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# UDO draft adds new environmental regulations

The Unified Development Ordinance (UDO) committee continues to work on a new unified ordinance, which combines all of the Polk County land use ordinances into one ordinance and integrates the new concepts and ideas from the Comprehensive Land Use Plan approved by the board of commissioners earlier this year.

Combining this information into one ordinance will make it easier for citizens and officials to review and implement the regulations. Duplication of information has been eliminated and a common source of definitions is referenced for all regulations.

During the meeting on Thursday, Nov. 18, Dale Holland of Holland Consulting Planners gave the committee an overview of the major points of the initial draft of the UDO.

The following ordinances were merged into a single ordinance:

- Zoning ordinance
- Mountain and ridgeline protective ordinance
- Subdivision ordinance
- Adult entertainment ordinance
- Sign ordinance
- Junkyard ordinance
- Tower ordinance

Environmental regulations are the most significant new addition incorporated in the draft.

Other significant new elements include:

- Detailed provisions dealing with legislative and quasi-judicial proceedings by both the planning board and the zoning board of adjustment

- Revisions to the development review process

- Performance standards that must be met with respect to all uses other than single family dwellings

- Landscaping, buffering and screening requirements for commercial development

Key changes to consider include the following:

- New major subdivisions would be treated as conditional uses, requiring the planning board, in quasi-judicial proceedings, to establish that specified standards have been met. This will permit landowners in the vicinity of a proposed major subdivision to participate in the proceedings and express their views concerning the proposed development.

- White Oak and Cooper Gap townships, which are not zoned, would remain "open districts." The only restrictions on land use would be the conditional use approval requirement for major subdivisions.

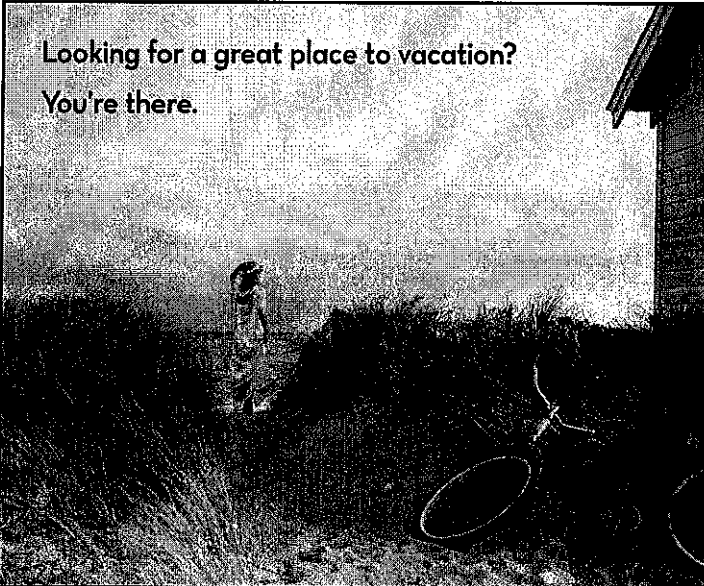
- Building design standards would be established for non-residential developments within 1,000 feet of federal or North Carolina highways but not secondary roads.

- "Dark sky" outdoor lighting standards would govern in the case of new major subdivisions and commercial developments.

- Environmental impact assessments of varying content would be required in the case of major subdivision and commercial developments depending on the degree of impact measured by area of ground disturbance, building

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## • Joint meeting

(CONTINUED FROM PAGE 4)

ville. The town recently completed a rebuild of its sewer plant that was funded by FEMA following damage from hurricanes. Saluda officials in September did not provide total debt for

its water and sewer systems, but budgeted \$82,960 worth of debt service this fiscal year.

According to county and town officials, the gap between the September meeting and this week's meeting was because of scheduling conflicts caused by the election and the holiday season.

# Watson accepts Edward Jones limited partnership, Turner HD Media opens studio at Polk ag center

Sue Watson, an Edward Jones financial advisor in Polk County, has accepted an invitation to increase her limited partner holdings in The Jones Financial Cos., the holding company for the St. Louis-based financial services firm.

Watson joined Edward Jones in 1987 and has served investors in Polk County for the past five years. In addition, she is active in several local groups, including Kiwanis.

Edward Jones currently employs more than 40,000 associates in all 50 states and through its affiliate in Canada. Under the current partnership offering, 16,000 associates received initial limited partnership offerings or were invited to increase their existing

ownership in the firm.

"I am honored to be invited to increase my ownership in the firm," said Watson. "I enjoy working for Edward Jones, and I am very proud of the way we do business and the way we treat our clients."

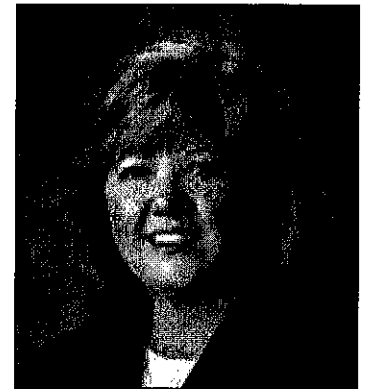
James D. Weddle, the firm's managing partner, said, "Edward Jones is employee-owned. We believe one of the best ways to reward outstanding associates is to offer them an opportunity to share in the ownership of the firm they help build. I'm pleased to say that this associate certainly deserves the limited partnership offering."

The Jones Financial Cos. was created in 1987 to enable the firm to expand into new business areas while allowing it to remain a partnership. The Jones Financial Cos.

owns Edward D. Jones & Co. LP, which operates under the trade name Edward Jones,

EDJ Leasing Co., the Edward Jones Trust Co. and its international financial services subsidiary, Edward Jones Candada.

Edward Jones was ranked number 2 on "Fortune" magazine's "100 Best Companies to Work For" in 2010. For more information, check [www.edwardjones.com](http://www.edwardjones.com) or its recruiting



SUE WATSON

website, [www.careers.edward-jones.com](http://www.careers.edward-jones.com).

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Turner HD Media has opened a new office and studio at the Polk

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## • UDO draft

(CONTINUED FROM PAGE 6)

footprints, number of dwelling units and other factors.

The draft UDO is a starting point for review and discussion

by the committee. The review process is expected to take more than 12 months and is a long way from being finalized.

The committee is currently studying the ordinance and will meet regularly to step through the

draft article by article. The UDO committee's current assignment is to submit written comments on a proposed draft of the county permitted use table. The comments will be collated and reviewed at the committee's next meeting to

be held Thursday, Jan. 20 at the Polk County Library.

All UDO meetings are open to the public and public comments are encouraged and welcome.

For further information, contact the county planning department.



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