



Planning Board Minutes

Thursday, March 11, 2010, 5:00P.M.

Bryant Womack Justice & Administration Center

Columbus, North Carolina

Members Present: Lee Bradley, Bill Ennis, Wayne Horne, Lisa Krolak, Harry Petersen, and Mike Stone

Member(s) Absent: John Hansborough, William Deck

Staff Present: Cathy Ruth, Ange' High

- I. Call to order
Bill Ennis called meeting to order.
- II. Approval of Agenda
Mike Stone made a motion to approve the March 11, 2010 Planning Board Agenda as written. Harry Petersen seconded. All in favor
- III. Approval of Minutes
Bill Ennis made a motion to clarify the motions made at the February 11, 2010 meeting, ensuring that the term percentage is changed to slope and that the sentence "Map 12 provides a delineation of the ~~degrees~~ percentage of slope throughout the county." is changed. Both are in the first paragraph on pg IV 26. Also, attach the Report & Recommendation submitted to the Board of Commissioners dated February 11, 2010 as part of the minutes.
Mike Stone seconded. All in favor.
- IV. Derbyshire Subdivision
Brian Carroll and David Odom presented to the Planning Board a new cost estimate for the changes in the water system. Cathy Ruth explained that the original cost estimate was for the water system and dam repair. Since no revision was being made at this time for the dam repair estimate, the guarantee held by the County would need to reflect the revised water system and the original dam repair cost estimates at 1 ¼ times the cost, as stated in the Polk County Subdivision Ordinance section 3.9. In doing so, there is a deficit of \$16, 011.34 in the escrow account being held by the County.
Derbyshire is requesting a release of \$42,853.25. Cathy Ruth suggested taking that amount of the deficit (\$16,011.34) out of the partial release being requested, therefore correcting the deficiency in the Performance Guarantee. Brian Carroll and David Odom both agreed to Cathy's recommendation and the new amount being requested for release is \$26,841.91.

Harry Petersen made the motion to release the money requested minus the difference needed to make the Performance Guarantee 1 ¼ times the cost estimates. Mike Stone seconded. (Wayne Horne recues himself.) All in favor.

V. Subdivision Ordinance

Bill Smith, Polk County resident and retired engineer, made a presentation to the Planning Board requesting a change to the Subdivision Ordinance that would require new developments to have a certified water source for fire protection. He explained how this feature affects the County's ranking and insurance rates. Bill Ennis read the current subdivision ordinance regarding fire protection; Section 513.3, *In subdivisions where there is an existing or proposed pond feature a dry hydrant shall be provided for area fire protection wherever possible*. Mr. Smith said he feels that the current language is more of a suggestion and he would like it to be a requirement. Lee Bradley was concerned that there may be areas within Polk County where creating a water source would not be feasible, such as the steep slope areas. Bill Ennis suggested that the Planning Board look into the issue further, and research how other rural jurisdictions handle this issue. Cathy Ruth suggested moving the topic to next month's meeting.

Bill Ennis made the motion to have the Planning Department research what other rural counties are doing and to move this topic to next meeting. Wayne Horne seconded. All in favor.

VI. Other Business

Lisa Krolak asked about the status of the NC Fire Code requirements and the current subdivision road standards. Cathy Ruth stated she would add the topic to next month's agenda. She will present the Board with a comparison of the current subdivision road standards and the NC Fire Code road standards. Then the Board can address specifically where they do not align.

Wayne Horne asked the status on the Soil & Erosion Control Ordinance.

Cathy Ruth said the ordinance was approved by the Board of Commissioners, but still needs to be approved by the State Sedimentation Control Commission. She also stated it was on the Board of Commissioners agenda for Monday night's meeting (3/15/10) where an update will be given.

VII. Adjournment

Lee Bradley made a motion to adjourn the meeting. Mike Stone seconded. All in favor.