



# *Planning Board Minutes*

Thursday, April 8, 2010, 5:00 p.m.

Bryant Womack Justice & Administration Center  
Columbus, North Carolina

**Members Present:** Lee Bradley, Bill Ennis, John Hansborough, Wayne Horne, Lisa Krolak, and Harry Petersen

**Member(s) Absent:** William Deck, Mike Stone

**Staff Present:** Cathy Ruth, Ange' High

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- I. Call to order  
Bill Ennis called meeting to order.
  
  - II. Approve Agenda  
John Hansborough made a motion to approve the April 8, 2010 Planning Board Agenda. Harry Petersen seconded. All in favor
  
  - III. Approval of Minutes  
Lee Bradley made a motion to approve the March 11, 2010 meeting minutes as written. John Hansborough seconded. All in favor
  
  - IV. Subdivision Ordinance
    - A. Road Standards  
Bill Ennis reviewed the current road standards in the Subdivision Ordinance, stating that the main change to meet the NC Fire Code requirements would be in the width of the road, which he feels would be a significant change. His concern was that changing the road width requirement to 20 feet would be in direct conflict with the purpose of the Mountain Ridgeline Protection Ordinance. Cathy Ruth, Polk County Planner, explained that Polk County has not adopted Appendix

D of North Carolina Fire Code, which has the more restrictive requirements. However, the 20 foot road width requirement is part of the standard North Carolina Fire Code in Chapter 5 which has been adopted.

After, discussion, the Board concurred to leave the current subdivision road standards alone, but to add language to refer developers to the NC Fire Code.

Lee Bradley made a motion to keep the current subdivision road standard dimensions as they are and for Cathy Ruth to add further wording to explain how dimensions could be met, such as the 12 foot width, as well as add a reference to Chapter 5 of NC Fire Code, regarding the 20 foot minimum road width requirement. Harry Petersen seconded. All in favor.

B. Certified Water Source

Cathy Ruth told the Board, that as they had requested at the last meeting, the Planning Department gathered information from surrounding rural counties regarding the requirement of a certified water source within subdivisions. From the research done, no other jurisdiction require a certified water source, unless an existing source is available. She referred the Board to an implementing strategy relating to this topic from the Comprehensive Plan, *I.38 to require that all necessary infrastructure firefighting capability/capacity be provided in new subdivisions and nonresidential developments*. She also reviewed with the Board, the Mitigation Activity already in place within the County's Hazardous Mitigation Plan, *to locate and map existing water sources within Polk County*, and to have them listed so that firefighters would have access to them.

John Hansborough made a motion to leave the text in the current subdivision ordinance regarding fire protection, the same with the exception of changing the word wherever to whenever. *Section 5.13, In subdivisions where there is an existing or proposed pond feature a dry hydrant shall be provided for area fire protection ~~wherever~~ whenever possible.* Lee Bradley seconded. All in favor.

V. Other Business

- Next month zoning ordinance changes on the agenda. Cathy has been working with Mike Egan to tighten up some issues that have come up recently.
- The Comprehensive Plan has been approved. When the Final Draft is received, the County will begin moving forward on implementing the plan if the funds are approved in next year's budget.
- Discussion on the concern of satellite annexation in the unzoned area of the county from the Town of Lake Lure.
- Discussion of extra-territorial jurisdictions.

VI. Adjournment

Lee Bradley made a motion to adjourn the meeting. Lisa Krolak seconded. All in favor