

POLK COUNTY
UDO ADVISORY COMMITTEE MEETING
SEPTEMBER 23, 2010 - AGENDA
7:00 PM
SENIOR RECREATION CENTER/THE MEETING PLACE
75 CARMEL LN
COLUMBUS, NORTH CAROLINA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES FOR JULY 26, 2010, MEETING
6. STAFF COMMENTS
7. OLD BUSINESS
 - None
8. NEW BUSINESS
 - Review committee prioritization of 20/20 Vision Plan implementing actions.
 - Dale Holland – discussion of UDO potential issues/concerns.
9. DESIGNATE COMMITTEE MEMBER FOR PUBLIC ARTICLE 8/30/10 MEETING
10. PUBLIC COMMENT (10-minute limit)
11. NEXT MEETING
12. ADJOURNMENT

POLK COUNTY
UNIFIED DEVELOPMENT ORDINANCE (UDO) ADVISORY COMMITTEE MEETING
JULY 26, 2010 - MINUTES
POLK COUNTY LIBRARY CONFERENCE ROOM
COLUMBUS, NORTH CAROLINA

1. CALL TO ORDER
Cathy Ruth called the meeting to order.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Members Present: Henry Bright, Mark Byington, Emily Clark, Ray Gasperson, Doug Harmon, Lisa Krolak, Renee' McDermott, Roger Odel, Harry Petersen, and Christel Walter.
Members Absent: Evangelena Barber, Jim Carson, and Wayne Horne
Staff Present: Dale Holland, Cathy Ruth, Ange' High
Public Present: 1
4. APPROVAL OF AGENDA
No changes
5. STAFF COMMENTS
Cathy Ruth welcomed the Committee and shared the news that the Polk County 20/20 Vision Plan had been selected by the North Carolina Chapter of the American Planning Association (NCAPA) to receive a 2010 North Carolina Marvin Collins Planning Award in the Outstanding Planning Award/Comprehensive Planning (Small Community) category. Dale Holland explained that the award will be presented during the North Carolina Annual Planning Conference Awards Luncheon on Thursday, September 30, 2010 in New Bern, North Carolina.
6. OLD BUSINESS
 - None
7. NEW BUSINESS

Dale Holland distributed to the committee chapters 6 & 7 from the book, Introduction to Zoning, third edition, 2007 by David W. Owens, published by the UNC School of Government. The two chapters refer to making quasi-judicial decisions and special and conditional use permits. He recommended that the committee read the information and said that other educational material may follow as the meetings progress.

 - Appointment of officers:
Christel Walter nominated Mark Byington as Chair, Emily Clark seconded. All in favor.
Doug Harmon nominated Emily Clark as Vice-Chair, Henry Bright seconded. All in favor.
Ange' High was appointed as secretary. All in favor.
 - Dale Holland discussed with the committee the project schedule:
 - He will take the next month and invest his time in collecting data and research.
 - August 30, 2010 will be the next UDO Committee meeting. Dale will review the data and give the results of his effort.
 - During the months of September, October, and part of November, he will produce a "DRAFT" ordinance.
 - November 18, 2010 the Committee will again meet, and he will give an overview of the draft ordinance.
 - The Committee will have the next 2 months to review the Draft.
 - January 20, 2011 the Committee will meet and begin the question, answer, and review process of the draft.

Mr. Holland stated that this process will be different from the 20/20 Vision Plan process because the UDO is such an integrated document. It's like a jigsaw puzzle, it's difficult to read one section or piece of the UDO without seeing all the pieces and how they interconnect.

Mark Byington, Chair, said he would be out of town for the August 30, 2010 meeting. Emily Clark, Vice-Chair, said she would be present. The Committee agreed to move forward with the proposed schedule.

- Dale Holland defined a Unified Development Ordinance for the Committee. A UDO is a document which incorporates all land use regulatory controls into one ordinance. These controls are legitimized by NC General Statute 153A for counties, and include: zoning, subdivision, historic preservation, community appearance, minimum housing codes, transportation, storm water control, flood, watershed, mobile home parks, junkyards, ridge protection, and signage. He further explained that one of the main objectives for jurisdictions to create a UDO is to eliminate all the inconsistencies that have occurred over time by the independent adoption of the different ordinances and the miscellaneous text amendments that have been made throughout the years.

Mr. Holland said there are 5 main challenges to creating a UDO:

1. Making all the existing ordinances mesh and become consistent.
2. Incorporating the recommendations set forth in the 20/20 Vision Plan.
3. Creating a document that is readable by the public at large.
4. Getting public support and acceptance.
5. Educating the various County Boards on how to use and implement the new regulations.

The Committee then discussed their areas of concern:

- Protecting the rural character of Polk County.
- Getting public support through communication and education.
- Creating consistency between the ordinances.
- Anticipating the future needs within the county, such as housing and jobs.
- Fairness to every individual.
- Organized development, smart growth

They discussed ways they could handle the above challenges and concerns. They decided that after each UDO meeting, a member would write an article for the newspaper. The purpose of the articles will be to keep the public informed of the process and to encourage their involvement.

The Committee received a ranking sheet. Dale explained that these are excerpts from the implementing strategies taken directly from the 20/20 Vision Plan. They are listed in the order that they appear in the plan. He would like the Committee to rank their top 5 items of concern from the list. He stated he will take the individual rankings and prepare a composite ranking that will show what the collective ranking is for the major issues. The results will help to narrow the focus and prioritize the time and direction of the research in preparation for the creation of the UDO.

8. PUBLIC COMMENT (10-minute limit)

- None

9. NEXT MEETING

August 30, 2010 7:00 pm

10. ADJOURNMENT

Doug Harmon made a motion to adjourn. Roger Odel seconded. All in favor.

**POLK COUNTY, NORTH CAROLINA
UNIFIED DEVELOPMENT ORDINANCE (UDO) PREPARATION**

Ranked #1

- Consider impact on prime agricultural lands. (I.43)

Ranked #2

- Allow/encourage cluster development or consider establishment of Polk County Land Preservation Districts in the greenspace and restricted growth land use sectors. (I.42)
- With the exception of the conservation sector (which excludes major subdivisions), require conditional use permits for all major subdivisions in all land use sectors. (I.40)

Ranked #3

- Incorporate changes to support/accommodate affordable housing. (I.40)

Ranked #4

- Encourage commercial development to locate in clusters/nodes, special use districts and intended growth and controlled growth land use categories. (I.40)
- Improve/strengthen zoning regulations to protect agricultural and forestry use, including the county's farmland preservation ordinance. (I.40)

Ranked #5

- Expand the ordinance to provide county-wide zoning. (I.40)
- Incorporate provisions addressing "big box" developments. (I.40)
- Consider the following in order to improve water quality: (I.48)
 - Incorporate LID standards
 - Protect sensitive natural areas
 - Establish buffer networks
 - Minimize impervious cover in site design
 - Limit erosion during construction
 - Encourage/require water harvesting devices, such as cisterns and rain barrels

Unified Development Ordinance Committee Meeting Dates

Thursday, September 23, 2010

Polk County Senior Recreation Center
75 Carmel Lane, Columbus 7:00 pm

Thursday, November 18, 2010

Polk County Library Columbus 7:00pm

Thursday, January 20, 2011

Polk County Library Columbus 7:00pm