



Building Inspections
Steve Jones
Director
(828) 894-3739

Community Development

Planning/Zoning
Cathy Ruth
Planner
(828) 894-2732

POLK COUNTY
UDO ADVISORY COMMITTEE MEETING
JULY 26, 2010 - AGENDA
7:00 PM
POLK COUNTY LIBRARY CONFERENCE ROOM
COLUMBUS, NORTH CAROLINA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. STAFF COMMENTS
6. OLD BUSINESS
 - None
7. NEW BUSINESS
 - Organization/appointment of officers
 - Discuss project schedule
 - Discuss committee member UDO concerns/issues
 - Ranking of Polk County 20/20 Vision Plan land use regulatory action items
8. PUBLIC COMMENT (10-minute limit)
9. NEXT MEETING
10. ADJOURNMENT

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

Identify the **TOP FIVE (5)** most important actions/revisions with #1 being the most important.

<u>Rank</u>	<u>Issue</u>
	Expand the ordinance to provide county-wide zoning. (I.40)
	Redefine the zoning districts to be supportive of the 20/20 Vision Plan land use categories. (I.40)
	Incorporate changes to support/accommodate affordable housing. (I.40)
	Require buffers/transition areas between residential and nonresidential development. (I.40)
	Improve/strengthen zoning regulations to protect agricultural and forestry use, including the county's farmland preservation ordinance. (I.40)
	Coordinate open space preservation (coordinate with Future Land Use Map). (I.40)
	Include low impact development standards to address stormwater impacts. (I.40)
	Provide for residential/nonresidential mixed use zoning. (I.40)
	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)
	Revise the zoning map to accomplish greater consistency with the Future Land Use Map. (I.40)
	Stop the proliferation of residential lots stripped along major highways. (I.40)
	Encourage commercial development to locate in clusters/nodes, special use districts and intended growth and controlled growth land use categories. (I.40)
	Incorporate commercial off-street parking requirements with encourage (1) parking to be located to the side or rear of businesses, and (2) adjoining parking lots to be connected. (I.40)
	Incorporate/coordinate with the voluntary agricultural district program and encourage its expansion. (I.40)
	Provide specific site design requirements for nonresidential land use. (I.40)
	Establish a conservation zoning district designed to protect the conservation areas depicted on the Future Land Use Map. (I.40)
	Establish commercial building design standards. (I.40)
	Incorporate provisions addressing "big box" developments. (I.40)
	Establish conditional use permit requirements to address scattered commercial, office, retail, and mixed use in the greenspace land use sector. (I.40)
	Establish conditional use permit requirements for multi-unit residential development. (I.40)
	Encourage mixed land uses in the intended growth, controlled growth, special districts, and development node land use sectors. (I.40)

Rank	Issue
	Incorporate subdivision access road requirements which require grades/slope acceptable for adequate emergency vehicle access. (I.40)
	Create distinct zoning districts with different densities to curtail sprawl. (I.40)
	Consider adoption of performance standards to coordinate development with the availability of infrastructure and services. (I.41)
	Allow/encourage cluster development or consider establishment of Polk County Land Preservation Districts in the greenspace and restricted growth land use sectors. (I.42)
	Require that interior subdivision road systems in major subdivisions provide vehicular access to lots abutting primary roads. (I.43)
	For conditional use permit approval, require expanded impact statements (including traffic impact) for all major subdivisions. (I.43)
	Encourage road interconnectivity of subdivisions in the controlled growth, intended growth, development nodes, and special districts land use sectors. (I.43)
	Where practical, make subdivisions "walkable" communities including coordination with and access to existing Polk County trail systems. (I.43)
	Provide specific stream protection requirements through vegetative buffering. (I.43)
	Require tree preservation plans for all major subdivisions. (I.43)
	Consider impact on prime agricultural lands. (I.43)
	Establish a development proposal (site plans and subdivision plats) technical review committee. (I.44)
	As necessary, revise/update the <u>Polk County Mountainside and Ridgeline Protection Ordinance</u> and the <u>Polk County Tower Ordinance</u> . (I.47)
	<p>Consider the following in order to improve water quality: (I.48)</p> <ul style="list-style-type: none"> • 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
	Consider adoption of a local stormwater control ordinance which would assume responsibility for stormwater regulation at the county level. (I.54)