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County Manager

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County Attorney

Angé High
Clerk to the Board
Assistant to Manager



Jake H. Johnson
Chairman

Myron L. Yoder
Vice-Chairman

Shane Bradley
Commissioner

Ray D. Gasperson
Commissioner

Tommy W. Melton
Commissioner

POLK COUNTY
BOARD OF COMMISSIONERS' PUBLIC HEARINGS
& REGULAR MEETING
April 16, 2018 – 6:30 P.M.
R. Jay Foster Hall of Justice - Womack Building
Columbus, NC
AGENDA

1. Call to Order of the Public Hearing Regarding a Second Amendment to Modify the Development Agreement Between Tryon Equestrian Properties, LLC, Tryon Showgrounds, LLC, Tryon Lodging No. 1, LLC, Tryon Lodging No. 2, LLC, Tryon Equestrian Properties No. 2, LLC and the County of Polk– Chairman Johnson. Cathy Ruth, County Planner will present the information.

The proposed modified development agreement shall apply to the entire property as shown on the maps included in the agreement. It provides for a maximum of 1900 lodging units on overall property; extends the development schedule by five years; requires additional administrative approval for Equestrian and Equestrian Village Districts to include documentation from the Emergency Management Director confirming adequate public safety facilities and services exist, or can be reasonably provided, to serve the needs of the proposed use; requires the developer to provide rough grading and leveling to support proper surface draining of the site for construction of the Public Safety Facility; extension of the agreement for an additional five years; and identifies the effective zoning ordinance that applies to the entire property.

The public hearing was properly advertised in the Tryon Daily Bulletin, and information is included in the agenda packet under Agenda Item #29.

2. Citizen Comments
3. Commissioner Comments
4. Adjournment – Motion to adjourn the public hearing.

5. Call to Order of the Public Hearing Regarding Amending the Polk County Zoning Ordinance Concerning Agricultural Buildings in All Zoning Districts – Chairman Johnson. Cathy Ruth, County Planner will present the information.

An amendment to the Polk County Zoning Ordinance: Article VI. Permitted Use Table, adding a new category to all zoned districts to include Agricultural Building as “Permitted” for 10 acres or more, and as “Conditional Use” for less than 10 acres; add a definition for Agricultural Building; and add a definition for Building Height.

The public hearing was properly advertised in the Tryon Daily Bulletin, and information is included in the agenda packet under Agenda Item #27.

6. Citizen Comments

7. Commissioner Comments

8. Adjournment – Motion to adjourn the public hearing.

9. Call to Order of Regular Meeting – Chairman Johnson.

10. Invocation – Commissioner Bradley.

11. Pledge of Allegiance – Commissioner Gasperson.

12. Approval of Agenda – Agenda items may be added and/or deleted at this time. Motion to approve.

√ 13. Consent Agenda

A) March 5, 2018 regular meeting minutes' approval.

B) Schedule Public Hearing for Monday, May 7, 2018 at 7:00pm for the RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF POLK, NORTH CAROLINA, APPROVING THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY OF ITS ACTS RETIREMENT LIFE COMMUNITIES, INC. OBLIGATED GROUP, SERIES 2018 BONDS IN ONE OR MORE SERIES (THE “BONDS”), IN AN AMOUNT NOT TO EXCEED \$97,000,000

C) Tax Department March 2018 refund request – \$2,185.97.

Motion to approve consent agenda. **Pages 1-11.**

14. Citizen Comments on Agenda Items

15. Citizen Comments on Non-Agenda Items

- √ 16. Child Fatality & Neglect Annual Report – Representatives from the Community Child Fatality Prevention & Protection Team (CCFP&PT), will present the report. Motion to approve. **Page 12-17.**

- ✓ 17. Turner Shoals Dam at Lake Adger Update – David Odom, Odom Engineering will present the information. **Pages 18-19.**
- ✓ 18. Silver Creek Waterline Extension Project – David Odom, Odom Engineering will present the bids for the project, and Sandra Hughes, Finance Director will present the budget ordinance.
(A) Motion to approve the project bid.
(B) Motion to approve the project budget ordinance.
Pages 20-21.
19. Election Board Update – Cliff Marr, Board of Elections Director will present the information.
- ✓ 20. Henderson/Polk County Line Surveying Resolution – County Manager Pittman will present the resolution. Motion to approve. **Page 22.**
21. Consolidated Human Services Agency (CHSA) Board & Council on Aging - Joshua Kennedy, CHSA Director, and Attorney Berg will discuss merging the Council on Aging into the CHSA Board.
- ✓ 22. Special Section 5333 (b) Warranty – Joshua Kennedy, CHSA Director will present the information. Motion to approve. **Pages 23-36.**
- ✓ 23. Land Purchase at Transfer Station – Sandra Hughes, Finance Director will present the budget amendment from the Solid Waste Enterprise Fund to purchase a 14-acre tract of land adjacent to the current Polk County Transfer Station. Motion to approve. **Page 37.**
24. Henderson County's Proposed Range – Commissioner Gasperson requested this item be placed on the agenda for discussion on its impact on Polk County.
25. Tryon International Equestrian Center (TIEC) Public Safety Facility Discussion
Commissioner Gasperson requested this item be placed the agenda.
- Cost estimate analysis of facility needs.
 - Property, building and equipment ownership.
 - Acquire, fund, and equip personnel needed for adequate coverage.
 - Self-funding through fire district valuation increases related to TIEC, estimate of how long this may take.
 - Responsibility of TIEC to provide coverage until the facility is built, from application approval to the issuance of the Certificate of Occupancy.
26. Administration Checklist & Safety Issues- Commissioner Gasperson requested this item be placed on the agenda. Bobby Arledge, Emergency Management Director and Fire Marshal will be present.

- ✓ 27. Polk County Zoning Ordinance Concerning Agricultural Buildings in All Zoning Districts– To consider approval of the request subsequent to the public hearing. Motion to approve. **Pages 38-44.**
- ✓ 28. Polk County Zoning Ordinance & Zoning Map Concerning Equestrian, Equestrian Village, and Multiple Use Zoning Districts- To consider approval of the request subsequent to the public hearing held on March 19, 2018. Motion to approve. **Pages 45-53.**
- ✓ 29. Second Amendment to Modify the Development Agreement Between Tryon Equestrian Properties, LLC, Tryon Showgrounds, LLC, Tryon Lodging No. 1, LLC, Tryon Lodging No. 2, LLC, Tryon Equestrian Properties No. 2, LLC and the County of Polk – To consider approval of the request subsequent to the public hearing. Motion to approve. **Pages 54-74.**
- ✓ 30. Manager's Report – FRAC update; Pea Ridge Rd. and other NCDOT correspondence. **Pages 75-76.**
- ✓ 31. Volunteer Boards for Vote – Recycling Advisory Board, 1 applicant, 1 vacancy. Motion to approve. **Pages 77-78.**
- ✓ 32. Volunteer Boards for Review – CHSA Board- 3 applicants, 3 vacancies; Library Board of Trustees - 1 applicant, 1 vacancy. **Pages 79-82.**
- 33. Commissioner Comments
- 34. Adjournment – Motion to adjourn.