

D. Marche Pittman
Interim County Manager
Beth Fehrmann
Clerk to the Board
Assistant to County Manager



Michael V. Gage
Chair

Ted B. Owens
Vice-Chair

Ray D. Gasperson
Commissioner

Keith Holbert
Commissioner

Tom E. Pack
Commissioner

POLK COUNTY
BOARD OF COMMISSIONERS' PUBLIC HEARINGS &
REGULAR MEETING
April 22, 2013, 6:00pm
R. Jay Foster Hall of Justice, Womack Building
Columbus, NC
AGENDA

1. Call to Order of the First Public Hearing – To take public comment on the proposed ordinance, "An Amendment to the Polk County Zoning Ordinance Establishing a New Zoning District to be known as Equestrian District and Amendment to the Polk County Zoning Ordinance and Zoning Map Rezoning Certain Area as Equestrian District." The proposed zoning district will include Polk County Tax Parcels: P115-1, P115-191, P105-17, P105-19, P105-53, P105-77, P105-94, P105-95, P105-96, P105-97, P105-103, P105-104, P105-105, P105-106, P105-107, P105-111 and P105-117 in the Green Creek Township. The proposed ordinance would incorporate most uses in the Multiple Use District, as well as include some uses that were conditional use as permitted use by right. It also adds new use categories including, heliport, equestrian centers & facilities, events, shows and festivals and museums. This public hearing was advertised in the *Tryon Daily Bulletin* on April 8th and April 18th, 2013. Cathy Ruth, Planner, will be present to answer questions. The information is included in the Board packet under agenda item #14.
2. Citizen Comments
3. Commissioner Comments
4. Adjourn – Motion to adjourn.
5. Call to Order of the Second Public Hearing – To take public comment on an ordinance to approve entering into a proposed development agreement between Tryon Equestrian Properties, LLC, Tryon Equestrian Properties No. 2, LLC and the County of Polk. The proposed development agreement will include Polk County Tax Parcels: P115-1, P115-191, P105-17, P105-19, P105-53, P105-77, P105-94, P105-95, P105-96, P105-97, P105-103, P105-104, P105-105, P105-106, P105-107, P105-111, P105-117, P105-22, P105-23, P105-24, P105-25, P105-71, P105-72, P105-73,

P105-74, P105-75, P105-76, P105-78, P106-25. The development agreement provides that "large-scale development projects occur in multiple phases extending over a period of years, requiring a long-term commitment of both public and private resources." The development agreement is proposed for twenty years. This public hearing was advertised in the *Tryon Daily Bulletin* on April 8th and April 18th, 2013. Cathy Ruth, Planner, will be present to answer questions. The information is included in the Board packet under agenda item #15.

6. Citizen Comments
7. Commissioner Comments
8. Adjourn – Motion to adjourn.
9. Call to Order of the Regular BOC Meeting – Chair Gage
10. Invocation – Rev. Warren Elliott, Pleasant Grove Baptist Church
11. Pledge of Allegiance – Commissioner Gasperson
- √ 12. Approval of Minutes – Approval of the March 21, 2013, joint meeting and the April 1, 2013, regular meeting minutes. **Pages 1-7.**
13. Approval of Agenda – Agenda items may be added and/or deleted at this time.
- √ 14. An Amendment to the Polk County Zoning Ordinance Establishing a New Zoning District to be known as Equestrian District and Amendment to the Polk County Zoning Ordinance and Zoning Map Rezoning Certain Area as Equestrian District – To consider the zoning ordinance amendment. **Pages 8-18.**
- √ 15. Proposed Development Agreement & Ordinance Between Tryon Equestrian Properties, LLC, Tryon Equestrian Properties No. 2, LLC and the County of Polk – To consider the development agreement and ordinance between Tryon Equestrian Properties and Polk County. **Pages 19-40.**
- √ 16. March Refund Request – Melissa Bowlin, Interim Tax Administrator, will present the request. **Page 41.**
- √ 17. Polk County Community Child Protection Team 2012 Annual Report – Kim Wilson, DSS Supervisor, will present the report. Citizen comments. **Pages 42-45.**
- √ 18. Juvenile Crime Prevention Council (JCPC) Annual County Plan & Funding Authorization – Kim Wilson, JCPC Chair, will give the presentation. Citizen comments. **Pages 46-60.**
- √ 19. Economic & Tourism Development Commission (ETDC) Status Report – ETDC Chair Craig Hilton and ETDC Vice-Chair Dennis Hill will present the report. Citizen comments. **Pages 61-73.**

20. Agricultural Economic Development (AED) Report – Lynn Sprague, AED Director, will present the report. Citizen comments.
- ✓ 21. North Carolina Division of Water Quality Clean Water Act Grant Award – Commissioner Gasperson asked that this item be placed on the agenda. Sky Conard, Green River Watershed Alliance, will discuss the award. Citizen comments. **Pages 74-77.**
- ✓ 22. ADM Funds – Sunny View School & Early College – The Polk County Board of Education approved the use of ADM funds for the payment of design and engineering fees for the construction projects at Sunny View Elementary School and the Polk County Early College at its March 11, 2013, meeting; the State requires the county's approval as well. Citizen comments. **Pages 78-80.**
- ✓ 23. North Carolina Education Lottery Funds Resolution – To consider a resolution requesting that State lottery money is spent on education to the fullest extent permissible under the law. Citizen comments. **Pages 81-82.**
- ✓ 24. Parks & Recreation Trust Fund (PARTF) Resolution – To consider a resolution asking the State to maintain and support the current integrity and funding of the PARTF. Citizen comments. **Pages 83-84.**
- ✓ 25. Patient Protection & Affordable Care Act Resolution – Commissioner Holbert asked that this resolution be placed on the agenda for consideration. Citizen comments. **Page 85.**
- ✓ 26. Commissioner Terms Resolution – Commissioner Pack asked that this resolution be placed on the agenda for consideration. Citizen comments. **Page 86.**
- ✓ 27. Budget Amendment/Addition – Sandra Hughes, Finance Director, will present Budget Addition #11, EMS \$6,000 – To increase budget for grant proceeds received in the prior year but not spent and therefore held in deferred revenue. Grant funds are needed to repair an ambulance engine. Citizen comments. **Page 87.**
28. Manager's Report – Western Highlands LME update. Citizen comments.
29. May 6, 2013, Regular BOC Meeting – Vice-Chair Owens asked that this item be placed on the agenda to discuss cancelling the May 6, 2013, regular BOC meeting and instead holding a joint meeting with the Farmland Preservation Board and the Soil & Water Conservation Board at 7:00pm in the auditorium of the Mill Spring Ag Center. Citizen comments.
- ✓ 30. Volunteer Boards for Vote – Library Board of Trustees – 1 application, 4 vacancies; Mental Health Advisory Board – 1 application, 8 regular vacancies; Social Services Board - 2 applications, 1 regular vacancy (NOTE: A board member resigned on

3/1/13, and the new appointee will complete the vacated term through 6/30/13.); Zoning Board of Adjustment – 1 application, 2 alternate vacancies. **Pages 88-92.**

√ 31. Volunteer Boards for Review – Appearance Commission – 1 application, 3 regular vacancies; Green Creek Fire District Tax Commission – 3 applications, 3 regular vacancies; Juvenile Crime Prevention Council – 1 application, 4 regular vacancies; Mental Health Advisory Board – 1 application, 8 vacancies. **Pages 93-98.**

32. Citizen Comments on Non-Agenda Items

33. Commissioner Comments

34. Closed Session – Motion to go in to closed session to discuss matters relating to the location of businesses in the county, G.S. 143-318.11(a)(4), personnel, G.S. 143-318.11(a)(6), and attorney-client privilege, G.S. 143-318.11(a)(3).

35. Open Session – Motion to return to open session.

36. Adjournment – Motion to adjourn.

√ *Indicates information is included in the agenda packet.*