POLK COUNTY PLANNING BOARD
Regular Meeting
November 14, 2024 - 5:30 PM
Bryant H. Womack Justice & Administration Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

1. Call to Order

   Members Present: Warren Eadus, Libby Morris, Lisa Krolak, Kim Daniel
   Members Absent: Tony Dale, Chris Jones, Warren Watson, Anwar Timol
   Staff Present: Cathy Ruth, Chelsea Allen, Sarah Zoellers

   The meeting was called to order by Warren Eadus at 5:30 pm.

2. Approval of Agenda

   A motion was made to approve the agenda by Libby Morris, seconded by Lisa Krolak. A vote was taken and all were in favor. The motion carried unanimously.

3. Approval of Minutes

   A. Minutes - September 12, 2024

   A motion was made to approve the minutes from September 12, 2024, with the noted corrections by Libby Morris, seconded by Kim Daniel. A vote was taken and all were in favor. The motion carried unanimously.

4. Agenda Items

   A. Wilson Ridge Farms Minor Subdivision - 4 lots, Green Creek Township, P126-8, 26.43 acres

   Chelsea Allen gave an overview of the proposed Wilson Ridge Minor Subdivision to the Board. The proposed minor subdivision, P126-8, has a total of four lots, is located in the Multiple Use (MU) zoning district within the Green Creek Township, and consists of 26.43 acres. The average lot size is 6.58 acres. Chelsea Allen stated the preliminary plat for the Wilson Ridge Minor Subdivision met the requirements of the subdivision ordinance and recommended the Planning Board approve the plat with the condition that the applicant must meet the requirements of North Carolina Department of Transportation (NCDOT) requirements prior to the final plat approval. A motion was made to approve the Wilson Ridge Minor Subdivison with the recommended condition of NCDOT approval by Libby Morris, seconded by Kim Daniel. A vote was taken and all were in favor. The motion carried unanimously.

   B. Subdivision Discussion - Continued

Cathy Ruth led the Board through topics previously discussed in the subdivision ordinance for a final review. A motion was made by Warren Eadus to reduce the maximum number of lots from eight to five for both minor subdivisions and family subdivisions. Also, included in the motion was the adoption of the Plan Consistency Statement regarding the subdivision ordinance changes that included the vision of the 20/20 Vision Plan, and as necessary, revise and update the Polk County ordinances, seconded by Libby Morris. A vote was taken and all were in favor. The motion carried unanimously.

5. Other Business

   Cathy Ruth gave notice of the upcoming Planning Board terms set to expire in January 2025.

6. Public Comments

   None.

7. Adjournment

   Warren Eadus adjourned the Planning Board meeting at 6:43 pm.