To: Polk County Board of Commissioners

From: Planning Board and Staff

Date: January 9, 2025

Re: Polk County Zoning Ordinance Text Amendment

Project History & Analysis

The Planning Board, with support from staff and county attorney, have updated the Polk County Zoning Ordinance. A text amendment to the Polk County Zoning Ordinance to permit temporary housing buildings to be provided to those in need for use as a temporary shelter during recovery from the state of emergency declared in Polk County.

The proposed text amendment would only apply to the county's unincorporated areas. It would allow in all zoning districts detached accessory buildings constructed and installed per the requirements of North Carolina Administrative Code for use as temporary housing during recovery from a declared disaster, under the Authority of North Carolina General Statute 143-138.

Occupancy and use of a detached accessory building as temporary housing, due to damage from the declared disaster, shall be permitted upon submittal of an affidavit by the owner of the real property to the county building inspection department.

Occupancy and use of a detached accessory building for temporary housing shall be limited to 180 days from the first day of occupancy. In the event the State of Emergency and the rule remain in effect at the expiration of 180 days, occupancy and use of the structure may continue upon good cause shown to the chief building inspector and the submittal of a new affidavit.

Proposed Amendments

Amendments included in attached document (additions to existing text are indicated by the use of underlining, and deletions are indicated by strike-through). See attached document.

Plan Consistency

The Planning Board has found that this request is consistent with the Polk County 20/20 Vision Comprehensive Plan, adopted March 15, 2010, amended September 18, 2017:

a. I.47 As necessary, revise/update the Polk County Ordinances.

Recommendation

The Planning Board does recommend that the Board of Commissioners enact the Polk County Zoning Ordinance text amendments.

Votes:
Aye - 5
Nay - ____
Abstain - ____



Planning Board Chair