POLK COUNTY BOARD OF COMMISSIONERS
Public Hearing & Regular Meeting
January 13, 2025 - 5:00 PM
Bryant H. Womack Justice & Administration
Building 4O Courthouse Street
Columbus, NC 28722
MINUTES

Present: Chair Yoder, Vice-Chair Moore, Commissioner Beiler, Commissioner Hargett (arrived at 5:07 pm), and Commissioner Melton. Also in attendance were County Manager Pittman, County Attorney Berg, Acting Clerk to the Board High, media, and citizens.

1. Public Hearing

A. Call to Order the Public Hearing **-** Chairman Yoder called the public hearing to order. The purpose of the Public Hearing was to receive public comments on proposed new road names in Polk County: Green Creek Township: Carson Meadows Drive - Fairway Drive -Kenneth Drive - Private roads- Off Poors Ford Rd (SR 1004) and Hidden View Lane - Private road- Off Chesnee Rd (SR 1343) Tryon Township: Oak Leaf Trail - Private road- Off Moore Rd (SR 1332) White Oak Township: Haven Way - Private road- Off Big Level Rd (SR 1311). The public hearing was properly advertised in the Tryon Daily Bulletin.

B. There were no citizen comments for the public hearing.

C. Commissioner Melton moved to adjourn the public hearing, seconded by Commissioner Beiler and the motion carried unanimously.

2. Call to Order the Regular Meeting - Chair Yoder.

3. Invocation - Vice-Chair Moore.

4. Pledge of Allegiance - Chair Yoder.

5. Approval of Agenda

A. Commissioner Melton moved to approve the agenda as written, seconded by Commissioner Beiler and the motion carried unanimously.

6. Consent Agenda

A. Approval meeting minutes for November 18, 2024, and December 2, 2024.

B. Budget Amendment to transfer initial amount ($90,000) for Rostan Solutions, LLC as Polk County's FEMA Grant Administrator (contracted service) as discussed and approved at the 12/2/24 BOC meeting.

C. Tax Refund Requests through January 3, 2025, for $1,982.53.

D. Schedule a public hearing to review and discuss approval of text amendments to the Subdivision Ordinance on Monday, February 17, 2025, at 5:00 pm in the Bryant H. Womack Justice & Administration Building, 40 Courthouse St. Columbus, NC. (A copy of the current Subdivision Ordinance is available for review online at https://www.polknc.gov/ordinances.php or in the County Manager's office).

Commissioner Melton moved to approve the consent agenda, seconded by Commissioner Beiler and the motion carried unanimously.

7. There were no citizen comments on agenda items.

8. Regular Agenda Items

A. Polk County Schools - Aaron Greene, Superintendent, presented the request to transfer funds from the Capital Reserve Fund (funds that were reserved from the sales tax set-aside computation) to the General Fund School Capital as reimbursement of capital spending - Tryon Elementary Pre-K addition ($240,158.58) and Polk County School track repairs ($1,050.00) request approval for the Budget Amendment to transfer funds as presented for, $241,209.00.

Commissioner Melton moved to approve the budget amendment as presented, seconded by Vice-Chair Moore and the motion carried unanimously.

B. Consideration and approval of the proposed six new Polk County Private Road names during the Public Hearing: Carson Meadows Drive - Fairway Drive - Kenneth Drive - Hidden View Lane -Oak Leaf Trail - Haven Way.

Commissioner Melton moved to approve the new road names as presented, seconded by Commissioner Beiler and the motion carried unanimously.

C. FEMA Temporary Transportable Housing Units (TTHUs) in the Floodplain. Cathy Ruth, Planning Director, presented the information and requested authorization for FEMA TTHUs to be considered for placement in the floodplain within Polk County's jurisdiction on a case-by-case basis.

After the discussion, Commissioner Melton moved to approve FEMA TTHUs for placement in the floodplain within Polk County’s jurisdiction on a case-by-case basis, seconded by Vice-Chair Moore and the motion carried unanimously.

D. Temporary Housing Units as Accessory Structures for Temporary Use by Residents Displaced by Hurricane Helene - Attorney Berg and Cathy Ruth, Planning Director, presented the information and requested approval for the following:

1. RESOLUTION OF INTENT TO AMEND ZONING ORDINANCE TO PERMIT TEMPORARY HOUSING UNITS AS ACCESSORY STRUCTURES FOR TEMPORARY USE BY RESIDENTS DISPLACED BY HURRICANE HELENE.

   Commissioner Melton moved to adopt the Resolution, seconded by Commissioner Beiler and the motion carried unanimously.

2. Cathy Ruth, Planner, requested scheduling a public hearing to review and discuss a text amendment to the Zoning Ordinance concerning Temporary Housing Units for Monday, February 17, 2025, at 5:00 pm following the public hearing for the Subdivision Ordinance in the Bryant H. Womack Justice & Administration Building, 40 Courthouse St. Columbus, NC. (A copy of the current Zoning Ordinance is available for review online or in the County Manager's office).

   Vice-Chair Moore moved to schedule the public hearing as presented, seconded by Commissioner Melton and the motion carried unanimously.

E. Adjusting Development Regulations for Disaster Recovery. Attorney Berg led the discussion and read the RESOLUTION TO EXTEND MORATORIUM ON PERMIT FEES AUTHORIZED UNDER PART 16 OF THE DISASTER RECOVERY ACT OF 2024 for consideration.

Attorney Berg read the resolution and explained that the state's moratorium on Hurricane Helene-related permit fees expired on December 31, 2024. She said this resolution would extend the moratorium for Polk County from January 1, 2025, to March 31, 2025.

Commissioner Melton moved to adopt the Resolution, seconded by Commissioner Beiler and the motion carried unanimously.

F. Disaster Relief & Recovery Update. Bobby Arledge, Emergency Management Director, updated the disaster relief and recovery efforts. He said the Army Corp of Engineers has contracted with a debris removal vendor working seven days a week removing debris from roadways throughout the county. Since the vendor is contracted directly by the Army Corps, the county has no control over the timeline or location of the debris removal. Mr. Arledge noted that as the roadway debris removal is coming to an end, the Army Corps will begin removing debris on private property and in the waterways. To do this, they must obtain right-of-entry access agreements from the private property owners. He said public meetings will be scheduled to get the citizens more information regarding this process.

9. There were five citizen comments on non-agenda Items.

10. Volunteer Board Applications.

A. Adult Care & Nursing Home Community Advisory Committees - There were two vacancies and one applicant, Thomas Adkins.

Commissioner Beiler moved to appoint the applicant as presented, seconded by Vice-Chair Moore and the motion carried unanimously. **Following this appointment, we were informed that a new certification was needed before being appointed to this board. Mr. Adkins will reapply after completing his certification.*

B. Agricultural Advisory Board - There were two vacancies and two applicants, Ray Gasperson and Carl Pleasants.

Commissioner Beiler moved to appoint the applicants as presented, seconded by Vice-Chair Moore and the motion carried unanimously.

C.Planning Board—There were three regular vacancies and three applicants who reside in the corresponding townships. One alternate, at-large vacancy remains.

Regular Vacancies by Township - Columbus Township: Allan "Tony" Dale; Green Greek Township: Ray Gasperson; Tryon Township: Warren Watson.

Vice-Chair Moore moved to appoint the applicants for the three regular vacancies as presented, seconded by Commissioner Beiler and the motion carried unanimously.

11. The Commissioners thanked everyone for attending the meeting.

12. Commissioner Beiler moved to adjourn the meeting, seconded by Vice-Chair Moore and the motion carried unanimously.

ATTEST:

Angé High
Acting Clerk to the Board

POLK COUNTY BOARD
OF COMMISSIONERS

Myron Yoder
Chair