

**BOARD OF
COMMISSIONERS
PUBLIC HEARING AND
REGULAR MEETING
JANUARY 13, 2025
5:00 PM**



**Bryant H. Womack
Justice &
Administration
Building
40 Courthouse Street
Columbus, NC 28722**

1. Public Hearing
 - A. Call to Order the Public Hearing - Chairman Yoder. Purpose of the Public Hearing: 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. Melissa O'Loughlin, Tax Administrator, is present.
 - B. Citizen Comments on the Public Hearing.
 - C. Adjourn the Public Hearing.
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. Items may be added or removed at this time.
6. Consent Agenda
 - A. Approval of 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).

7. Citizen Comments on Agenda Items.

8. Regular Agenda Items

- A. Polk County Schools - Dr. Brandon Schweitzer, Ed. D. Director of Operations, will be present to request the transfer of funds from the Capital Reserve Fund (funds that were reserved in prior years from the sales tax set-aside computation) to the General Fund School Capital account for reimbursement of capital spending - Tryon Elementary Pre-K addition (\$240,158.58) and Polk County High School track repairs (\$1,050.00) —request approval for the Budget Amendment to transfer funds as presented, \$241,209.00.
- B. Consideration and approval of the proposed six new Polk County Private Road names presented during the Public Hearing:
Carson Meadows Drive - Fairway Drive - Kenneth Drive - Hidden View Lane - Oak Leaf Trail - Haven Way.
- C. FEMA Temporary Transportable Housing Units (TTHUs) in the Floodplain - Cathy Ruth, Planning Director will present information and request authorization for FEMA TTHUs to be considered for placement in the floodplain within Polk County's jurisdiction on a case-by-case basis.
- D. Temporary Housing Units as Accessory Structures for Temporary Use by Residents Displaced by Hurricane Helene - Attorney Berg and Cathy Ruth, Planning Director, will present the information and request approval consideration 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.*
 - 2. Schedule 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 at <https://www.polknc.gov/ordinances.php> or in the County Manager's office).
- E. Adjusting Development Regulations for Disaster Recovery - Attorney Berg will lead the discussion and present the *RESOLUTION TO EXTEND MORATORIUM ON PERMIT FEES AUTHORIZED UNDER PART 16 OF THE DISASTER RECOVERY ACT OF 2024* for consideration.

F. Disaster Relief & Recovery Update - Bobby Arledge, Emergency Management Director.

9. Citizen Comments on Non-Agenda Items.

10. Volunteer Board Applications - All applications are available for review in the County Manager's office.

- A. Adult Care & Nursing Home Community Advisory Committees - There are two vacancies and one applicant, Thomas Adkins.
- B. Agricultural Advisory Board - There are three vacancies and two applicants, Ray Gasperson and Carl Pleasants.
- C. Planning Board - There are three regular vacancies and three applicants who reside in the corresponding township, aligning with the by-laws' preference to fill the vacancies with members of the representing township whenever possible. There is one alternate at large vacancy, with no applicant.
Regular Vacancies by Township - Columbus Township: Allan "Tony" Dale;
Green Greek Township: Ray Gasperson; Tryon Township: Warren Watson.

11. Commissioner Comments.

12. Adjournment