



Planning Board Minutes

Thursday, January 12, 2017, 5:00 p.m.

**Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722**

Members Present: Neal Barton, Wally Pace, Lee Bradley Mike Stone, Bill Ennis and Trey Dusenbury

Member(s) Absent: Libby Morris

Staff Present: Cathy Ruth, Mara Short

- I. Call to order
Lee Bradley called meeting to order. Cathy explained to the board that Libby Morris was unable to attend the meeting and requested to be included in the meeting via telephone. Cathy explained it is the board's decision. After discussion the board unanimously voted against the request.
- II. Approval of Agenda
Wally Pace made a motion to approve agenda, Bill Ennis seconded. The motion was approved unanimously.
- III. Approval of November 10, 2016 meeting minutes.
Mike Stone mad a motion to approve minutes, Trey Dusenbury seconded. The motion was approved unanimously.
- IV. Tryon Equestrian Properties, LLC – Text Amendment
- Public Comment

Cathy Ruth reviewed the Tryon Equestrian Properties application. Cathy stated the proposed amendments had changed since the packet had been mailed out. Cathy went over the changes and addressed questions from the board. Jeff Brown and Sharon Decker addressed question from the board. Members of the board expressed their concerns about approving the request at this meeting since they had received the new information and had not had the opportunity to review. Lee Bradley asked if the public had any questions.

Shannon Carney, Joann Leen and Ray Gasperson asked questions. Jeff Brown and Sharon Decker responded to each of the inquiry and concerns.

The board scheduled a special meeting for January 17, 2017 at 5:30pm.

- V. 20/20 Vision Plan Update
Updates and revisions will be continued at the next regularly scheduled meeting.
- VI. Other Business - none.
- VII. Public Comments - none.
- VIII. Adjournment –Bill Ennis made a motion to adjourn, Mike Stone seconded. Motion approved unanimously.



Planning Board Minutes Special Meeting

Thursday, January 17, 2017, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722

Members Present: Libby Morris Neal Barton, Wally Pace, Lee Bradley Mike Stone, Bill Ennis and Trey Dusenbury

Member(s) Absent:

Staff Present: Cathy Ruth, Mara Short

- I. Call to order
Lee Bradley called meeting to order.

- II. Tryon Equestrian Properties, LLC – Text Amendment
- Public Comment

The board discussed the proposed text amendment and rezoning request. Cathy Ruth and Jeff Brown addressed questions from the board. Members of the board expressed their concerns about Tyron Equestrian not having a Master Plan for their project, along with how fast things are getting approved. The board would like for Cathy to set up a meeting for them to meet with the Commissioners. Lee Bradley asked if the public had any questions.

Dave Pschirer and Joann Leen asked questions. Jeff Brown responded to each of the questions and concerns.

Mike Stone made a motion to approve proposed ordinance, Bill Ennis seconded. Vote was taken 7-0. Motion passed. The board agreed to include in the plan consistency statement, recommend the enactment of the proposed ordinance as well as the rezoning map, and a note to include that the Planning Board is concerned about scale of the development moving forward and the consistency of the 20/20 Vision Plan.

- III. Adjournment –Lee Bradley adjourned the meeting.



Planning Board Minutes

Thursday, March 23, 2017, 5:00 p.m.

**Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722**

Members Present: Bill Ennis, Libby Morris, Gerald Pack and Neal Barton

Member(s) Absent: Wally Pace, Mike Stone

Staff Present: Cathy Ruth and Kristy Tipton, Interim Secretary

- I. Call to order
Bill Ennis called meeting to order.

- II. Approval of Agenda
Bill Ennis appointed Kristy Tipton as interim secretary. Bill Ennis read a statement from Beacon Towers requesting their tower approval be moved to the June 8th meeting. He made a motion to approve the agenda with the modification of removing the telecommunication approval request, Libby Morris seconded. The motion was approved unanimously.

- III. Preliminary Subdivision Approval – Fletcher Subdivision
Cathy Ruth presented the preliminary plat to the Board. Libby Morris made a motion to approve the subdivision, Gerald Pack seconded. The motion was approved unanimously.

- IV. Other Business
Libby Morris had questions about Tryon International Equestrian and their sewer capabilities. Cathy suggested asking Dave Odom, Engineer to speak with the board about the system. Libby had questions about permitting requirements for the hotels and agencies involved. Neal Barton asked about wetlands, and if identifying them could be included in the subdivision application process.

- V. Adjournment – Libby Morris made a motion to adjourn. Bill Ennis seconded. This motion passed unanimously.



Planning Board Minutes

Thursday, April 13, 2017, 5:00 p.m.

**Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722**

Members Present: Libby Morris, Gerald Pack, Neal Barton, Mike Stone and Wally Pace

Member(s) Absent: Bill Ennis

Staff Present: Cathy Ruth, Jim Edwards and Kristy Tipton, Interim Secretary

- I. Call to order
Libby Morris, Acting Chair, called meeting to order.
- II. Approval of Agenda
Craig Parker with SCI Towers requested their agenda item be moved to the next meeting.
- III. Approval of January 12, 2017, January 17, 2017, March 9, 2017 and March 23, 2017 meeting minutes.
Neal Barton made a motion to approve minutes. Wally Pace seconded. This motion passed unanimously.
- IV. Tryon International Equestrian Center – Zoning/Rezoning
This item was discussed. Mike Stone made a motion to approve. Gerald Pack seconded. This motion passed unanimously.
- V. 20/20 Vision Plan Update
This agenda item was discussed and will be continued to the next scheduled meeting.
- VI. Other Business
None
- VII. Public Comments
None
- VIII. Adjournment
Gerald Pack made a motion to adjourn. Mike Stone seconded. This motion passed unanimously.



Planning Board Minutes

Thursday, May 11, 2017, 5:00 p.m.

**Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722**

Members Present: Warren Watson, Wayne Horne, Libby Morris (Acting Chair), Mike Stone

Member(s) Absent: Bill Ennis, Wally Pace, Gerald Pack, Neal Barton

Staff Present: Cathy Ruth, Samantha Collins, Jim Edwards

I. Call to order

Libby Morris called the meeting to order.

II. Approval of Agenda

Mike Stone made a move to approve the agenda and Wayne Horne seconded the motion. Motion passed unanimously.

III. Approval of April 13, 2017 Minutes

Warren Wilson made a motion and Mike Stone seconded it. Motion passed unanimously.

IV. Proposed Wireless Telecommunication Facility – Approval SCI Towers, LLC – 190’ Monopole – River Crest Parkway, Rutherfordton, NC 28139; Parcel No. P121-13

Craig Parker, Project Manager, spoke to the Board and attendees. He presented an overview of the project and answered questions from the board and the public present: John Eaton, Dick Shaw.

Ms. Morris made a motion to approve the request with the following conditions (according to Polk County Wireless Telecommunications Ordinance Section 304.1.g) to be met: 1) a full geotechnical survey be completed, 2) the company meet with a representative of the Green River Highlands’s road committee before construction begin, 3) written statement that any new damage to the road caused by the company would be repaired by the company at the company’s cost, and 4) the company amend the drawing of C-6 to fix the mislabeling of River Crest Parkway.

Seconded by Mr. Stone. Motion passed unanimously.

V. Tryon International Equestrian Center – Re-zoning P/O P105-17, 1.76 acres, request re-zoning from Equestrian to Equestrian Village

Ms. Ruth explained David Odom was present to answer questions on capacity, as requested by the Planning Board, and to present the rezoning request.

Mr. Odom spoke about the development’s plans. Ms. Morris asked if the facility’s sewer and water capacity could handle the WEG 2018 event and Mr. Odom confirmed the capacity would be sufficient.

Ms. Morris stated the Planning Board has asked several times for a Master Plan for the TIEC. Mr. Odom says he has a Master Drawing in his office but not a Master Plan, it is the same drawing the Planning Board has on file. He said there have been over 200 iterations of the drawing.

Ms. Morris made a motion to accept the amendment to change the zoning for the 1.76 acres to Equestrian Village with the plan consistency statement. Mr. Wilson seconded her motion. The motion passed unanimously.

VI. 20/20 Vision Plan Update

Ms. Ruth asked for a special meeting to discuss the draft 20/20 vision plan. Ms. Ruth suggested two possible dates within the next two weeks: Tuesday 5/23 at 5:00pm or Tuesday 5/30 at 5:00pm. Ms. Ruth will send out a poll on Monday to find out which date works for everyone and then announce the Special Meeting date.

VII. Other Business

Introduced Samantha Collins, new Planning Administrator.

VIII. Adjournment

Ms. Morris made a motion to adjourn the meeting and Mr. Horne seconded it.



Special Meeting Planning Board Minutes

Tuesday May 23, 2017 5:30pm
Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722

Members Present: Libby Morris, Gerald Pack, Mike Stone, Wayne Horne, Warren Watson

Member(s) Absent: Bill Ennis, Neal Barton, Wally Pace

Staff Present: Cathy Ruth, Jim Edwards, Sam Collins

I. Call to order

II. 20/20 Vision Plan: Review

Discussed revisions to the updates of the 20/20 plan.

Will present changes at the next regularly scheduled Planning Board meeting.

III. Adjournment



Planning Board Minutes

Thursday, June 8, 2017, 5:00 p.m.

Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722

Members Present: Libby Morris (Chair), Bill Ennis (Vice Chair), Gerald Pack, Neal Barton, Wayne Horne, and Warren Watson

Member(s) Absent: Mike Stone, Wally Pace

Staff Present: Cathy Ruth, Jana Berg, and Samantha Collins (Secretary)

I. Call to order

- Libby Morris as acting Chair called the meeting to order.

II. Approval of Agenda

- Libby Morris made a motion to approve the agenda, Bill Ennis seconded it.

III. Approval of May 11, 2017 and May 23, 2017 meeting minutes.

- The May 23, 2017 minutes require an error be fixed and will be resubmitted for approval at the July 13, 2017 regularly planned Planning Board meeting.
- The May 11, 2017 minutes were approved by a motion made by Gerald Pack and seconded by Bill Ennis.

IV. Officer Elections and Appointments

- Election for Chair: Libby Morris was nominated by Bill Ennis and seconded by Neal Barton. All voted in favor and Libby Morris was elected Chairperson.
- Election for Vice Chair: Bill Ennis was nominated by Libby Morris and seconded by Neal Barton. All voted in favor and Bill Ennis was elected Vice Chairperson.
- Election for Secretary: Samantha Collins was nominated by Wayne Horne and seconded by Bill Ennis. All voted in favor and Samantha Collins was elected Secretary.

V. Wireless Telecommunication Permit Application - Approval

**Beacon Towers-VA, LLC - 195' Monopole - 815 Early Road, Saluda, NC 28773;
Parcel No. P34-150**

Mr. Jonathan Yates, applicant and attorney for Hellman, Yates & Tisdale, PA of Charleston, SC and Beacon Towers LLC of Mount Pleasant, SC, presented his application for the proposed 815 Early Road 195' monopole style wireless communication facility.

- Public Comments

Terri Wilson and Penny Phillips, neighboring property owners, spoke in opposition to the proposed tower and the concern of the close proximity to residence.

Mr. Michael Berkowitz, appraiser, testified that property values cannot be specifically devalued by the tower due to large existing power lines.

Ron Diaz, owner of the property at 815 Early Rd., spoke of the financial benefit to his family.

Jana Berg, Polk County's attorney, explained the federal provision that local government cannot consider health concerns related to the wireless communication tower due to the federal government's preemption. (reference: 47 U.S.C. Sec. 332(c)(7), a/k/a Section 704, added in 1996)

Roy Mills spoke on behalf of his parents, and addressed the health concerns of the tower. Jana Berg restated herself. Roy Mills spoke again and said he didn't agree.

Mrs. Ambruso spoke against the tower.

Cory Delehanty spoke and expressed interest in if the property values were appraised not as commercial but as personal; then asked about camouflage for the tree.

Mr. Berkowitz, retained by Beacon Towers, spoke and said said his impact study studied the properties as personal properties.

- Board Discussion

The Planning Board asked questions in reference to fall zone, gating the property, electronic surveillance, and alarms.

Gerald Pack made a motion to approve and Warren Watson seconded it. There were four approval votes, and Bill Ennis and Wayne Horne did not participate in the vote. The motion passed with 6-0.

**VI. Wireless Telecommunication Permit Application - Approval
Beacon Towers-VA, LLC - 195' Monopole – 2737 Landrum Road, Columbus, NC
28722; Parcel No. P98-33**

Libby Morris stated that the Board will review the county's current Wireless Telecommunications Ordinance to evaluate fall zone and lot size at the next board meeting.

Mr. Ambruso spoke against the tower and mentioned his health concerns pertaining to the tower.

Jana Berg stated the federal preemption forbidding local government from discussing health concerns regarding the implementation of a wireless tower again.

Mr. Jonathan Yates presented his application for the proposed 2737 Landrum Road 195' monopole style wireless communication facility. Mr. Berkowitz presented his report to the Board. Mr. Deputy spoke and presented simulated photos of the viewshed for the proposed tower.

- Public Comments

Dr. Ambruso, Carolyn Cadier, Roy Mills, Cory Delehanty spoke against the tower. Joyce Parvo, Deborah Schmitz, Earl Stuck, Lisa Miller, Mark Gibson spoke in favor of the tower. John Toney, the owner of the property on Landrum Rd., spoke about his decision to lease his land for the tower project. Jana Berg, Polk County Attorney, read a submitted letter from Edna Vaughn in favor of the tower.

- Board Discussion

The Board discussed the tower options of concealing or camouflaging it, as well as plantings around the fence area.

Neal Barton made a motion to accept the application with the following conditions: 1) mounts with a standoff of no more than 3' from the post and 2) sufficient brush to cover the fence and 3) the gate not be visible from the road. Warren Watson seconded the motion to accept with conditions and the motion passed 6-0.

VII. Other Business

Cathy Ruth advised the Planning Board know the 20/20 Vision Plan draft would be ready for their review and potential finalization next meeting.

Libby Morris asked that the Wireless Telecommunication Ordinance be discussed by the board at the next meeting.

VIII. Adjournment

Libby Morris made a motion to adjourn the meeting and Neal Barton seconded it. Motion passed.



Planning Board Minutes

Thursday, July 13, 2017, 5:00 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

Members Present: Libby Morris (Chair), Gerald Pack, Neal Barton, Wayne Horne, Mike Stone, and Warren Watson

Member(s) Absent: Bill Ennis (Vice Chair) and Wally Pace

Staff Present: Cathy Ruth, Jim Edwards, and Samantha Collins (Secretary)

I. Call to Order

- Libby Morris called the meeting to order

II. Approval of Agenda

- Libby Morris asked for approval of the agenda.
- Warren Watson made a motion to approve and Wayne Horne seconded, all in favor. Agenda approved.

III. Approval of May 23, 2017 and June 8, 2017 meeting minutes

- May 23, 2017 minutes, Wayne Horne made a motion to approve and Warren Watson seconded, all in favor. Minutes approved.
- June 8, 2017 minutes, Warren Watson made a motion to approve and Mike Stone seconded, all in favor. Minutes approved.

IV. 20/20 Vision Plan Update Revision: Review and Approval

- Cathy Ruth, County Planner, presented the final draft of the 20/20 Vision Plan. She noted there are grammatical and format changes but the content is set. Jim Edwards spoke and asked for comments. Members of the Board discussed the document.
 - i. Warren Watson made a motion to accept the document as an update to the original document without changing the basic structure with the understanding that there still may be small, minor updates. Wayne

Horne seconded the motion. All voted in favor of accepting the document. The motion passed.

▪ **Public Comment**

- i. Joanne Leen, member of the public, said she couldn't read some of the maps' legends in the document. Cathy Ruth stated that it will be remedied.

V. Board Discussion of Meeting Procedure

- Cathy Ruth presented a Robert's Rules of Order handout which was distributed to the board as an easy reference for the proper procedures for meetings.
 - i. The Board and staff discussed different methods and how the county's Board of Commissioners runs their meetings.
 - ii. Cathy Ruth offered to compile a suggested protocol. Libby Morris asked that this be presented at the next meeting.
- **Public Comment**
 - i. Joanne Leen commented that the Board of Commissioners has their meeting protocol information on the website for reference.

VI. Board Discussion of Polk County Wireless Telecommunication Ordinance

- Libby Morris said that at the last meeting (June 8, 2017) there was so much discussion regarding the ordinance she wanted to make sure that Board understands what the Ordinance covers as more towers are in the future.
 - i. The Board and staff discussed the June 8, 2017 meeting and the current County Wireless Telecommunication Ordinance (WTO).
 - ii. Cathy Ruth summarized what the Board has asked for:
 1. Requirement of a hardy evergreen buffer utilizing Leyland cypress or giant green arborvitae around the tower's fence for aesthetic purposes
 2. Require the property line setback to be 50' to the tower's fall zone
 3. Require tangential access to the site for aesthetic purposes
 4. Explore limiting new towers to the monopole style
 5. Ask Mr. Parker of SCI Towers, LLC to give the Board a presentation on current and upcoming wireless technologies
 6. Consider a revision to WTO Sections 303 and 304 for the approval process "clock to start" when the application is corrected, not when it is submitted to the Planning office.
 7. Consider a revision to WTO Section 303 to have the approval periods changed from 30 days to 60 days and from 10/10/10 to 20/20/20.
 8. Consider a revision to WTO Section 304 to have the approval period changed to 120 days and allow the Board be presented the tower application at an initial meeting with public comments; and to approve/disapprove the application at the following subsequent meeting.

9. A discussion with the County Lawyer regarding the WTO's requirements on decommissioning responsibilities and the possibilities of requiring bonding and/or escrow accounts to cover a tower's decommissioning costs.
 - iii. Cathy Ruth will discuss the above noted Board requests with the County Attorney, will contact Mr. Parker, and will present her findings at the next meeting.
- **Public Comment**
 - i. Joanne Leen questioned what is the level of saturation of towers. The Board will listen to Mr. Parker's (or similarly informed expert) presentation and will address this concern.
 - ii. Bob Oast, Land Use lawyer from Asheville, asked the date of when the current Wireless Telecommunications Ordinance was adopted. Cathy Ruth replied that it was adopted 6/16/2014 and amended 1/24/2017. Mr. Oast asked if it was based off of another jurisdiction. Cathy Ruth was unsure, the County Attorney provided it.

VII. Board Review of Zoning Ordinance

- Libby Morris requested the Board to review the Equestrian Village development standards.
 - i. Next meeting agenda to include Board discussion of solar farms in the Zoning Ordinance.
- **Public Comment**
 - i. None.

VIII. Other Business

- Warren Watson asked to have the meeting moved back to 5:30pm. Gerald Pack made a motion to change the Planning Board meeting to 5:30pm and Wayne Horne seconded. The motion passed unanimously.
- **Public Comment**
 - i. Tommy Melton, County Commissioner, made a comment about wanting to further dialogue between the Board of Commissioners and the Planning Board and he intends to attend future Planning Board meetings.
 - ii. Tommy Melton let the Planning Board know that a community member inquired about the 20/20 Vision Plan and the incorporation of UDO.

IX. Adjournment

- Wayne Horne made a motion to adjourn, Neal Barton seconded. The meeting was adjourned.



Planning Board Minutes

Thursday, August 10, 2017, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

Members Present: Libby Morris (Chair), Neal Barton, Mike Stone, Gerald Pack, Wayne Horne, and Wally Pace

Member(s) Absent: Bill Ennis (Vice Chair) and Warren Watson

Staff Present: Cathy Ruth and Samantha Collins (Secretary)

Members of the Public Present: David Jones, Katherine Hunter, Melanie Giles, and Roger Gossenreiter

I. Call to Order

- Libby Morris called the meeting to order.

II. Approval of Agenda

- Mike Stone made a motion to accept the agenda, Wayne Horne seconded. The motion passed unanimously.

III. Approval of July 13, 2017 meeting minutes

- Wally Pace made a motion to accept the July 13, 2017 meeting minutes, Gerald Pack seconded. The motion passed unanimously.

IV. Group Development Application ZP17460: 1217 Moore Rd. Cabins

- Cathy Ruth introduced the 1217 Moore Rd project. Katherine Hunter, David Jones, Melanie Giles, and Roger Gossenreiter presented the project and answered questions from the Board.
- Mr. Gerald Pack made motion to approve the group development, Neal Barton seconded. The motion passed unanimously.

V. Additions to 20/20 Draft for Approval

- Cathy Ruth presented an addition (see meeting packet pages and specifically the text in red) to the 20/20 Vision Plan Draft.
- Mike Stone made a motion to accept the addition to the 20/20 Vision Plan Draft, Wally Pace seconded it. The motion passed unanimously.

VI. Meeting Protocol discussion

- Cathy Ruth presented drafted Meeting Rules. The Board discussed the protocol.

- i. Wayne Horne made a motion to accept the Meeting Rules with the modification of Meeting Rule 4 replace “will” with “may”, and allow the Chair person to make the decision whether the time element is needed and how long. Wally Pace seconded it. The motion passed unanimously.

VII. Wireless Telecommunication Ordinance Discussion

- Cathy Ruth informed the Board Mr. Craig Parker of SCI Towers and the County Attorney Jana Berg will come to the next scheduled Planning Board meeting to address the Board regarding current and upcoming wireless technology.
- Cathy Ruth also offered to bring Jim Edwards in to speak knowledgably on internet service in the county.
- Mr. Parker asked for the Board’s specific questions ahead of time to prepare for meeting. Cathy Ruth will send the Board an email of the current questions per earlier discussion and get any additional questions from the Board before the next scheduled meeting.

VIII. Zoning Ordinance Discussion – Solar Farms

- Cathy Ruth presented the current ordinance requirements for a solar farm.
- The Board discussed vegetation six feet high of growth within two years around the fenced area, and changing fencing requirements to only green or black chain linked options.
- The Board tabled this discussion until the next meeting when County Attorney, Jana Berg is present.

IX. Other Business

- None.

X. Adjournment

- Wayne Horne made a motion to adjourn the meeting, Libby Morris seconded it. The motion passed unanimously.



Planning Board Minutes

Thursday, September 14, 2017, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

Members Present: Libby Morris (Chair), Neal Barton, Gerald Pack, Wayne Horne, Bill Ennis (Vice Chair), Warren Watson

Member(s) Absent: Wally Pace, Mike Stone

Staff Present: Cathy Ruth and Samantha Collins (Secretary)

Members of the Public Present: Tommy Melton, County Commissioner; Joanne Leen, Ray Morris

I. Call to Order

- Bill Ennis called the meeting to order.

II. Approval of Agenda

- Cathy Ruth asked the Board to table to following agenda items:
 - i) Agenda item #6: Craig Parker is unable to attend today, will be available at the next meeting.
 - ii) Agenda item # 7 and #8: County Attorney Jana Berg will be available at the next meeting.
- Gerald Pack made a motion to table the aforementioned items until the next meeting, Wayne Horne seconded; all voted in favor and the motion passed.

III. Approval of August 10, 2017 meeting minutes.

- Neal Barton made a motion to accept the drafted meeting minutes from the August 10, 2017

meeting, Gerald Pack seconded. All voted in favor and the motion passed.

IV. Zoning Ordinance Updates, Text Amendment (Neighborhood Commercial), Map Amendment RE-1 to MU (P46-56, P46-57, P46-101, P47-262).

- Cathy Ruth presented required updates for the Zoning Ordinance as necessary due to new legislation from the North Carolina General Assembly (General Statute 153A-354, Session Law 2017-10, Senate Bill 131, known as “An Act to Provide Further Regulatory Relief to the Citizens of North Carolina”) regarding new Agritourism exemptions. (pages 2 & 3)
 - i) Libby Morris suggested breaking the text into 2 paragraphs and add a statement to the beginning of the paragraph that gives credit for the added language as quoted from the General Statute 153A-354.
- Cathy Ruth presented a text amendment request of the Zoning Ordinance by a citizen for Neighborhood Commercial Zoning to include residential vacation rentals as a permitted use (page 19). Ruth gave an overview with a projected map of the area of the county that is zoned Neighborhood Commercial and read the current definition from the Zoning Ordinance.
- Cathy Ruth presented proposed changes to the Ordinance that were suggested by County Attorney to adjust the threshold of Tower’s Permitted or Conditional Use. (page 20)
 - i) Bill Ennis suggested having two lines for Tower to establish the threshold instead of the proposed dash and shared box.
- Cathy Ruth presented additional text that is a required change due to new legislation from the NC General Assembly. (pages 42 -44)
 - i) Libby Morris asked the break up the paragraph into two.
- Cathy Ruth presented required changes of the text as required change due to new legislation from the NC General Assembly. (page 45)
- Cathy Ruth presented the rezoning application of a citizen to change his parcels (P46-56, P46-101, P47-262, P46-57, P46-56) from RE-1 to MU.
- Cathy Ruth presented her staff memo dated 9/14/2017 covering this meeting’s topics in project history, analysis, and consistency with the 20/20 Vision Comprehensive Plan.
- Libby Morris, using Cathy Ruth’s four action items as stated by her memo, called for a vote by each item.
- Item #1: The Board agreed this item would be acceptable with the text broke into 2 paragraphs and an added statement at the beginning of the paragraph that gives credit for the language as being quoted from the General Statute and reference to the bill approved.

- i) The Board unanimously wanted to make a footnote on the recommendation to the Board of Commissioners that there is a concern for the public safety with this new exemption.
 - ii) Libby Morris called for a vote. Morris, Ennis, Barton, Pack, Horne voted in favor, Watson voted against. The motion passed.
- Item #2: The Board asked that property owner subdivide P46-56 so that the tract in question could be adjacent to Multiple Use district, and changing the zoning to Multiple use there only (leaving remaining parcels in RE-1).
 - i) Cathy Ruth said she would look into the possibilities and report back to the Board at the next meeting.
 - ii) All voted in favor and the vote passed.
- Item #3: Libby Morris called for a vote to recommend the change.
 - i) Morris, Ennis, Barton, Pack, Horne voted in favor, Watson voted against. The motion passed.
- Item #4: Staff will create two lines for Towers (one at the lower Administrative review threshold TBD and one for the higher Quasi-Judicial review TBD) on the Permitted Use Table of the county's zoning districts.
 - i) All voted in favor and the vote passed.

V. Sign Ordinance Text Amendments

- Cathy Ruth said she would undo the cross out of "June 15" amendment history. She presented the drafted, proposed changes to the Sign Ordinance page by page.
- Bill Ennis recommended on page 5 that wayfinding should be only erected by the Government.
- The Board agreed to take section item "G" out of the document as it is redundant.
- Cathy Ruth asked that the Board consider this document over the next weeks and readdress the proposed changes at the next meeting.

VI. Mr. Craig Parker of SCI Towers presents current and upcoming Wireless Communications technologies

- Tabled until October 14, 2017.

VII. Wireless Telecommunications Ordinance Updates and Text Amendments

- Tabled until October 14, 2017.

VIII. Continuation of Zoning Ordinance Discussion –Solar Farms from August 10, 2017 meeting.

- Tabled until October 14, 2017.

IX. Public Comment

- Joann Leen asked that the recommendation of Item #1 to the Board of Commissioners reflect the Board's discomfort with the exemption of Agritourism from the safety aspects of the Building Permit process.

X. Adjournment

- Bill Ennis made a motion to adjourn the meeting, Neal Barton seconded, and all voted in favor and the meeting was adjourned.

(Attach Cathy Ruth staff memo project: history, analysis, and plan consistency, dated September 14, 2017, for reference)