

**BOARD OF
ADJUSTMENT
FEBRUARY 20, 2024
5:00 PM**



**BRYANT H. WOMACK
BUILDING
40 COURTHOUSE ST.
COLUMBUS, NC 28756**

-
1. Call to Order
 2. (Continuation) Special Use Permit Request - Mike Nuckles on behalf of Christy Pond - Docket No. 2024-01 (SU)
 3. Other Business
 - A. Training Schedule
 4. Public Comments
 5. Adjournment

POLK COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

FEBRUARY 20, 2024 REGULAR MEETING

Agenda Item#: 2.

ATTACHMENTS:

Description	Type	Upload Date
Event Venue - Worksheet	Cover Memo	2/14/2024

Polk County Planning & Zoning Department
PO Box 308
Columbus, NC 28722
(828)894-2732



SPECIAL USE PERMIT WORKSHEET

On February 6, 2024, the Board of Adjustment of Polk County met and held a public hearing to consider the following application, meeting was reconvened on February 20, 2024 for deliberation:

Application No.: 2024-01 (SU)

Applicant: Mike Nuckles on behalf of Christy Pond

Property Location: 1261 River Crest Parkway

Parcel Number: P114-31

Zoning District: MU

Zoning District Intent:

The multiple use district (MU) is intended to provide locations for most types of land uses allowed in the other zoning districts. Uses in this district should not endanger the public health and safety, not substantially injure the surrounding property values, and be in harmony with the surrounding area. In light of historic development patterns in this district, and in consideration of the significant impact of large-scale residential development within Polk County, special provision is made with respect to major subdivisions.

Surrounding Zoning:

North: MU

South: MU

East: MU

West: MU

Proposed Use of Property:

The application was submitted to the Polk County Planning & Zoning Department on November 27, 2023.

The applicant is proposing an Event Venue defined as a facility that is leased or operated for special events that are typically private in nature, including but not limited to weddings, reunions, retreats, and organized gatherings. The proposed use is permissible in the Multiple Use District with Special Use

specialuse.boa.updated.1.4.2021

approval by the Polk County Board of Adjustment, consistent with the limitations outlined in Article X of the Polk County Zoning Ordinance.

Notice & Authority:

The Polk County Zoning Ordinance authorizes the Board of Adjustment to approve Special Use Permit application(s) on finding that such proposed use(s) complies(y) with the following:

- 1) The proposed use complies with the standards for such use, if any, contained in the Zoning Ordinance.
- 2) The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use.
- 3) The proposed use will not be detrimental or injurious to property, property uses or property values, or to public improvements, in the neighborhood of such proposed use.
- 4) The proposed use is designed and will be operated in such a manner as to be in harmony with the neighborhood in which it is to be located.

Hearing: The Polk County Board of Adjustment for this proceeding included:

Sworn in: Mike Nuckles, Christy Pond, Nikki Suave, Chelsea Allen
Ray Wehrs, David More, John Eaton, Denise Noonan, Albert Troutman, Scott Crews, Ellen Cantrell

CONCLUSION:

1. The use, *Event Venue*, for which the Special Use Permit is sought is in the Multiple Use Zoning District and the proposed use *complies with the standards for such use, if any, contained in the Zoning Ordinance:*

a. **The Zoning Administrator presented maps to show the area and the zoning district.**

b.

2. The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood of such proposed use:

a.

b.

3. The proposed use will not be detrimental or injurious to property, property uses or property values, or to public improvements, in the neighborhood of such proposed use;

a.

b.

4. The proposed use is designed and will be operated in such a manner as to be in harmony with the neighborhood in which it is to be located.

a.

b.

DECISION AND CONDITIONS: Now, therefore, the application to make use of the above described property for the purpose indicated is hereby *approved and granted, not approved or approved, subject to all applicable provisions of the Polk County Zoning Ordinance, this permit, and the following special conditions which the Board of Adjustment finds to be in the public interest:*

A. The development of the parcels shall comply with all regulations as specified in the Polk County Zoning Ordinance.

B.

C. If the conditions addressed in this special exception are violated, the permit shall be revoked and the use will no longer be allowed. Only by reapplying to the Board of Adjustment for another Special Use Permit and receiving their approval can the use be again permitted.

SECTION 4 - RECORDATION/EFFECT OF APPROVAL. The Special Use Permit shall be filed with the Polk County Register of Deeds by the Clerk to the Board of Adjustment within one month from the date of approval. All special use permits that are granted shall run with the property or structure for which the conditional use permit is being sought and not with the owner of the property or structure.

POLK COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

FEBRUARY 20, 2024 REGULAR MEETING

Agenda Item#: A.