

Building Inspections
Environmental Health
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Planning & Zoning
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Community Development

BOARD OF ADJUSTMENT

IN THE MATTER OF THE APPLICATION
OF CRAIG TAFFARO
FOR A SPECIAL USE PERMIT

DOCKET NO. 2023-04 (SU)

NOTICE OF BOARD OF ADJUSTMENT HEARING

On November 1, 2023, Craig Taffaro applied for a Special Use Permit for an Animal Processing Facility for the property located at 584 Melvin Hill Road, Columbus, NC 28722, identified as Tax Parcel ID P126-190 in the tax records of Polk County, and consisting of approximately 16.44 acres. The property is located in the Multiple Use (MU) zoning district. The application was signed by the property owner, Craig Taffaro.

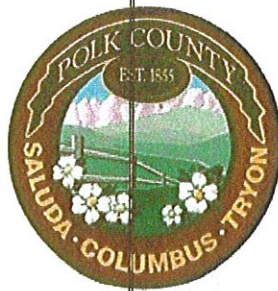
A copy of the written application is available for review in the Office of the County Manager in the Womack Building, 40 Courthouse Street, Columbus, NC 28722, and the Planning Office, 35 Walker Street, Columbus, NC 28722.

The Board of Adjustment will open a public hearing on the request for a Special Use Permit on Tuesday, December 5, 2023, at 5:00 P.M. (local time) in the R. Jay Foster Hall of Justice in the Womack Building, 40 Courthouse Street, Columbus, NC 28722. The Board of Adjustment shall conduct an evidentiary hearing on the request and shall allow any interested party to appear, either in person or by agent or attorney.

November 16, 2023

Cathy Ruth, County Planner
Polk County Board of Adjustment

Location # 7630



GENERAL APPLICATION FORM

Docket No: _____

Date: 11/1/2023

Permit Fee: \$100

Receipt #: 2P25755

Permit or Relief Requested: Appeal*

Variance Special Use Permit

Applicant Craig Taffaro

Owner: Craig Taffaro

Address 584 Melvin Hill Rd
Columbus, NC 28722

Address 584 Melvin Hill Rd
Columbus, NC 28722

Telephone 828-722-1233

Telephone 828-722-1233

Legal Relationship of Applicant to Property Owner: Same

Purpose of Request: Animal Processing on Multiple Use zoned property

Property Location: 584 Melvin Hill Rd, Long -82.02 Lat 35.202940

Street Address: 584 Melvin Hill Rd

Tax Map & Parcel Number: P126-190 Lot Size: 16.44 Acres Zoning District: Multiple Use

Number Of Buildings To Remain: 2 Gross Floor Area To Remain: ~2,000 sq ft

Number Of Buildings Proposed: 0 Gross Floor Area Of Proposed Buildings: 0

Total Square Footage Of Land To Be Disturbed: 0 Estimated Cost Of Project: 0

Please provide clear directions (with landmarks) to the property: Pericel to R on Hwy 9. L on Chesnee R on Melvin Hill L at fork to remain on Melvin Hill

If needed to illustrate the appeal, or to request a variance or a special use permit, please attach a plot plan.

The applicant (if an owner of the property) grants the members and staff of the Polk County Board of Adjustment, and the Polk County Zoning Administrator and members of his staff, the right to enter onto the property for purposes of making a site inspection in connection with this proceeding. This right of entry shall not extend to any of the interior of any structures or enclosures on the property.

Craig Taffaro
Signature of Applicant

* Please attach a copy of the Zoning Administrator's written decision, if available.

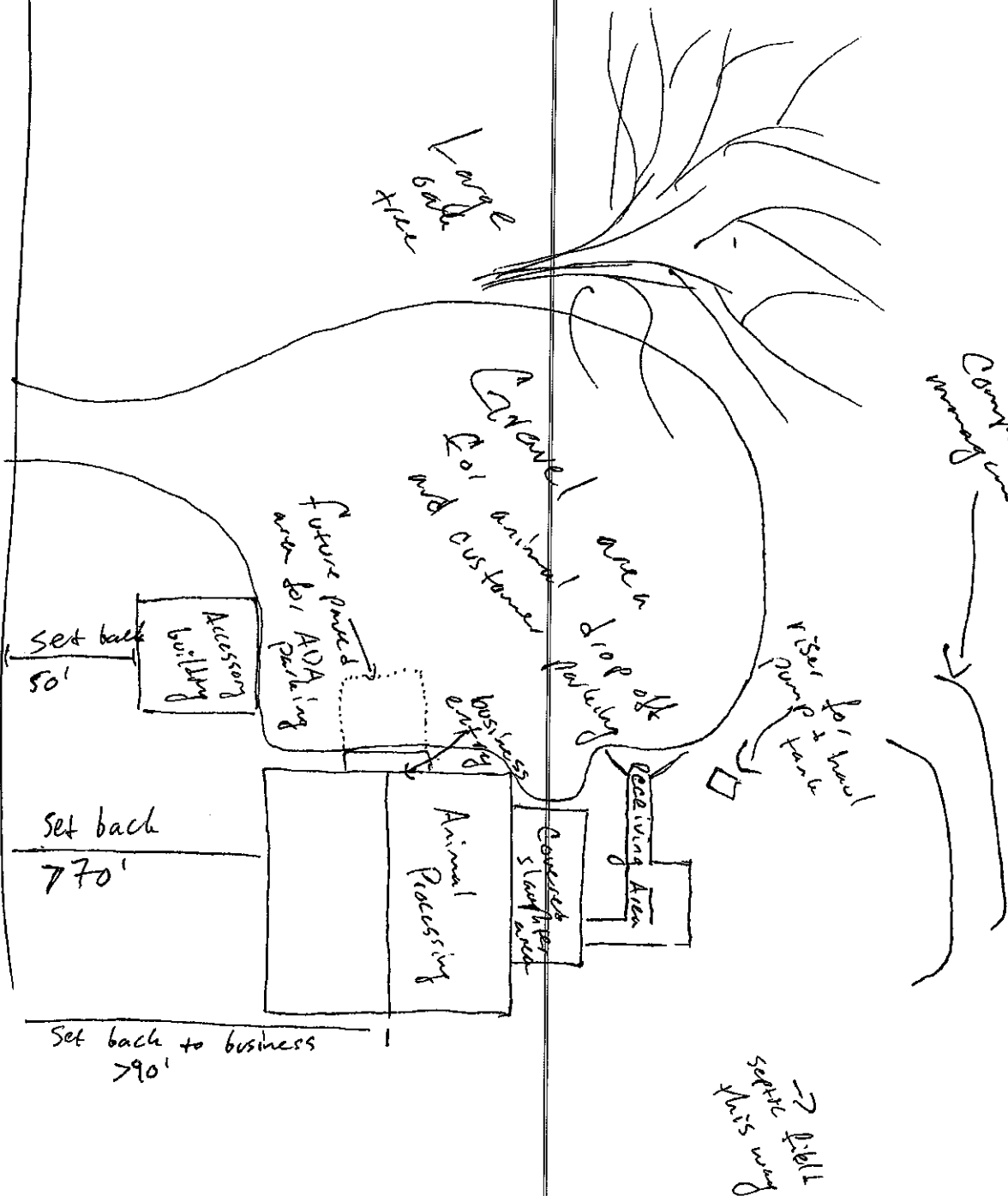
Melvin Hill

Ton Johnson

Large
open
area

Compost
Machinery
Area

Animal Processing
building
height 20'



Set back
50'

Set back
70'

Set back to business
90'

Accessory
building

Future paved
area for ADA
parking

Business
parking
20' animal
and customer
area
Drop off

Receiving
Area

Covered
Slab
Area

Animal
Processing

150' for animal
visiting
+ horse

septic
field
→

DATE 11/03/23
TIME 16:28:09
USER PLCHELS

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 25755 ZONING PERMIT APPLIED 11/03/2023
WORK ORDER# 49092 TYPE ZONING BOARD OF ADJUSTMNT ISSUED 11/03/2023
LOCATION 584 MELVIN HILL RD EXPIRES 5/01/2024
PIN HEALTH
PARCEL ID P126-190 COLUMBUS REFERENCE B00023282
TOWNSHIP 5 ACREAGE 16.440 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS 9S; L/ CHESNEE; R/ MELVIN HILL; STAY LEFT ON MELVIN HILL RD;
#584

TAFFARO, CRAIG

OWNER ID 51123
PHONE 504.339.9186

584 MELVIN HILL RD

COLUMBUS NC 28722

OWNER TAFFARO CRAIG PAUL III
OCCUPANT TAFFARO, CRAIG

SUBDIVISION
W HOME PARK LOT #:
ZONING DISTRICT MU
COND/ SPECIAL USE
SETBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15
PARKING SPACES
SIGNS/ PAVING
TYPE WATER/ SEWER
DESCRIPTION SPECIAL USE PERMIT - ANIMAL PROCESSING FACILITY

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 11/03/2023 BY: PLCHELS PERMIT EXPIRES: 5/01/2024 or 12 months from last inspection

I HEREBY CERTIFY THAT THE INFORMATION GIVEN IS TRUE TO THE BEST OF MY KNOWLEDGE AND THAT ZONING IS SUBJECT TO ALL ADDITIONAL REGULATIONS PERTAINING TO THE PROPOSED USE. I UNDERSTAND THAT THIS PERMIT IS VOID AND OF NO EFFECT WITHIN 30 DAYS OF ISSUANCE IF NO BUILDING PERMIT HAS BEEN ISSUED FOR THE PROPOSED USE.

ON File
SIGNATURE OF OWNER/AGENT

11-3-2023
DATE

CODE ENFORCEMENT OFFICIAL

DATE 11/06/23
TIME 11:17:43
USER PLBCONNOR

POLK COUNTY
BILLING NOTICE

PAGE 1
PROG# PT2000

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#584

TAFFARO, CRAIG

OWNER ID 51123
PHONE 504.339.9186

584 MELVIN HILL RD

COLUMBUS NC 28722

OWNER TAFFARO CRAIG PAUL III
OCCUPANT TAFFARO, CRAIG

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
ZBA	1	100.00	100.00	100.00	
PAID BY: TAFFARO CRAIG PAUL III			CK#:	1031 PAID BY CHECK	
TRANSACTION 903351 TOTALS			100.00	100.00	

CASH RECEIPT

POLK COUNTY

User ID : PLBCONNER
Collected By : PLBCONNER
Todays Date : 11/06/2023
Transaction Date 11/06/2023 Number 903351
For : ZONING PERMITS

Received From : TAFFARO CRAIG PAUL III PMT# ZP00025755 CK# 0000001031

Total Transaction Amt 100.00 CK#: 1031

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Community Development

BOARD OF ADJUSTMENT

IN THE MATTER OF THE APPLICATION
OF TEMPLE LAND GROUP LLC
(GABE & JAMI TEMPLE)
FOR A SPECIAL USE PERMIT

DOCKET NO. 2023-03 (SU)

NOTICE OF BOARD OF ADJUSTMENT HEARING

On September 1, 2023, Temple Land Group, LLC, (Gabe & Jami Temple) applied for a Special Use Permit for a campground for the property located at 52 Swiss Cabin Drive, Tryon, NC 28782, identified as Tax Parcel ID P106-18 in the tax records of Polk County, and consisting of approximately 26.08 acres. The property is located in the Multiple Use (MU) zoning district. The application was signed by the property owner, Gabe Temple.

A copy of the written application is available for review in the Office of the County Manager in the Womack Building, 40 Courthouse Street, Columbus, NC 28722, and the Planning Office, 35 Walker Street, Columbus, NC 28722.

The Board of Adjustment will open a public hearing on the request for a Special Use Permit on Tuesday, December 5, 2023, at 5:00 P.M. (local time) in the R. Jay Foster Hall of Justice in the Womack Building, 40 Courthouse Street, Columbus, NC 28722. The Board of Adjustment shall conduct an evidentiary hearing on the request and shall allow any interested party to appear, either in person or by agent or attorney.

November 16, 2023

Cathy Ruth, County Planner
Polk County Board of Adjustment



GENERAL APPLICATION FORM

Docket No: _____ Date: October 18, 2023 Permit Fee: _____

_____ Receipt #: _____

Permit or Relief Requested: Appeal* Variance **Special Use Permit**

Applicant Gabriel and Jami Temple Owner: Gabriel and Jami Temple

Address 52 Swiss Cabin Drive Address 206 Hooker Road

Tryon, NC 28782 Columbus, NC 28722

Telephone 864-561-8031 Telephone 864-561-8031

Legal Relationship of Applicant to Property Owner: same

Purpose of Request: Applying for Campground Permit

Property Location: 52 Swiss Cabin Drive

Street Address: Tryon, NC 28782

Tax Map & Parcel Number: P106-18 Lot Size: 26.08 Zoning District: MU

2 Campsites

Number Of Buildings To Remain: 2 SFR/1 BARN/1 SHED/
1 WKSHP Gross Floor Area To Remain: NA

2 Geodomes

Number Of Buildings Proposed: 5 Gross Floor Area Of Proposed Buildings: 2,500 SQ FT

1 Bathhouse

Total Square Footage Of Land To Be Disturbed: 3/4 acre Estimated Cost Of Project: \$150,000

Please provide clear directions (with landmarks) to the property: Drive through the 4 way stop at Sandy Plains and Hwy 9. Head

towards Forest City. 1 mile past the 4 way stop, take a left onto Alpine South Drive. Take gravel rd. to parking lot at the barn.

If needed to illustrate the appeal, or to request a variance or a special use permit, please attach a plot plan.

The applicant (if an owner of the property) grants the members and staff of the Polk County Board of Adjustment, and the Polk County Zoning Administrator and members of his staff, the right to enter onto the property for purposes of making a site inspection in connection with this proceeding. This right of entry shall not extend to any of the interior of any structures or enclosures on the property.

Jami Temple

Signature of Applicant

**Please attach a copy of the Zoning Administrator's written decision, if available.*



PROPOSED SITE PLAN AT ALPINE SOUTH
 proposed structures only

	Proposed Geodome
	Luxury Glamping
	Laundry/Bath House
	Walking Path

REVISID



DATE 10/18/23
TIME 16:27:35
USER PLCATHYR

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 25667 ZONING PERMIT APPLIED 10/18/2023
WORK ORDER# 48980 TYPE ZONING BOARD OF ADJUSTMNT ISSUED 10/18/2023
LOCATION 131 ALPINE SOUTH DR EXPIRES 4/15/2024
PIN HEALTH
PARCEL ID P106-18 TRYON REFERENCE Z00025436
TOWNSHIP 5 GREEN CREEK ACREAGE 26.080 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DI RECTI ONS PENI EL; R/9S; L/ SANDY PLAI NS RD; 1.3 MI LES ON L/ STORAGE CONT
AI NERS

TEMPLE, GABE

OWNER ID 58290

PHONE 704.787.1593

206 HOOKER RD

COLUMBUS NC 28722

OWNER TEMPLE LAND GROUP LLC DBA
OCCUPANT TEMPLE LAND GROUP LLC 864.561.8031

SUBDI VI SI ON
M/ HOME PARK LOT #:
ZONI NG DI STRI CT MU
COND/ SPECI AL USE
SETBACK FRONT: 25 REAR: 25 RI GHT: 15 LEFT: 15
PARKI NG SPACES
SI GNS/ PAVI NG
TYPE WATER/ SEWER
DESCRI PTI ON SPECI AL USE PERMI T - CAMPGROUND - 2 CAMPSI TES, 2 GEODOMES,
BATHHOUSE

SURVEYOR
GENERAL

SITE PLAN

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PERMI T ISSUED: 10/18/2023 BY: PLCATHYR PERMI T EXPI RES: 4/15/2024 or 12
months from last inspection

I HEREBY CERTIFY THAT THE I NFORMATI ON GI VEN I S TRUE TO THE BEST OF MY
KNOWLEDGE AND THAT ZONI NG I S SUBJECT TO ALL ADDI TI ONAL REGULATI ONS PERTAI NI NG
TO THE PROPOSED USE. I UNDERSTAND THAT THI S PERMI T I S VOI D AND OF NO EFFECT
W TH I N 30 DAY S OF I SSUANCE I F NO BUI LDI NG PERMI T HAS BEEN I SSUED FOR THE
PROPOSED USE.

SI G NATURE OF OWNER/ AGENT

DATE

CODE ENFORCEMENT OFFI CI AL

DATE 10/18/23
TIME 16:27:35
USER PLCATHYR

POLK COUNTY
BILLING NOTICE

PAGE 2
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DI RECTI ONS PENI EL; R/9S; L/ SANDY PLAINS RD; 1.3 MILES ON L/ STORAGE CONT
AI NERS

TEMPLE, GABE

OWNER ID 58290

PHONE 704.787.1593

206 HOOKER RD

COLUMBUS NC 28722

OWNER TEMPLE LAND GROUP LLC DBA
OCCUPANT TEMPLE LAND GROUP LLC

864.561.8031

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
TRANSACTION	TOTALS				