



Planning Board Minutes

Thursday, January 8, 2015, 5:30 p.m.

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

Members Present: Eric Bradley, Lisa Krolak, Wally Pace, Bill Davis, Buffy Blackwell, Christel Walters, and Ricky McFall (Alternate)

Member(s) Absent: None

Staff Present: Cathy Ruth and Ange' High, Temporary Secretary

- I. Call to order
Eric Bradley called meeting to order.
- II. Approval of Agenda
Eric Bradley made a motion to approve Ange' High as temporary secretary for meeting, Bill Davis seconded. Motion approved unanimously. Buffy Blackwell made a motion to approve agenda, Lee Bradley seconded. Motion approved unanimously.
- III. Approval of Minutes
Lee Bradley made a motion to approve the minutes, Bill Davis seconded. Motion approved unanimously.
- IV. 2015 Meeting Schedule
Christel made a motion to approve, Lee seconded. Motion approved unanimously.
- V. Housing Solutions/Workforce Housing – Cathy Ruth provided additional information on request from Commissioners. The Planning Board discussed different options. They directed Cathy Ruth to define a second residence on 1 acre minimum size parcel or minimum district size, whichever is greater. They also requested Cathy to poll some people that live in more restrictive zoning districts if this is something that they would be interested in having in their district.
- VI. 20/20 Vision Plan Assessment – Item moved to next meeting.
- VII. Other Business – Cathy Ruth thanked members of the board for serving.
- VIII. Public Comments - none
- IX. Adjournment – Lee made motion to adjourn, Wally seconded. Motion approved unanimously.



Planning Board Minutes

Thursday, February 12, 2015, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722

Members Present: Lisa Krolak, Lee Bradley, Christel Walter, Myron Yoder and Bill Ennis (Alternate)

Member(s) Absent: Wally Pace, Buffy Blackwell

Staff Present: Cathy Ruth and Mara Short

- I. Call to order
Lee Bradley called meeting to order.
- II. Approval of Agenda
Lee Bradley asked for a motion to approve agenda. Bill Ennis made motion, Lisa Krolak seconded. Motion approved unanimously.
- III. Approval of January 8, 2015 Minutes
Christel Walter noted a name misspelling in minutes of the January 9, 2014. Christel Walter made a motion to approve the minutes with the amendment, seconded by Lisa Krolak and the minutes were approved unanimously.
- IV. Officer Elections and Appointments
Lee Bradley handed the meeting over to Cathy Ruth, who explained that Planning Board By-Laws required the election of a Chair, Vice-Chair and Secretary and asked for nominations from the board. Lee Bradley nominated Lisa Krolak for chair. Lisa Krolak nominated Lee Bradley for chair. After further discussion Lee Bradley stepped down from consideration and Lisa Krolak was named Chair. Vote was approved unanimously. Lisa Krolak took over as chair of the meeting.

Lisa Krolak nominated Lee Bradley for Vice-Chair no other nominations were made. Lee Bradley was unanimously elected Vice-Chair. Motion approved unanimously.

Bill Ennis nominated Mara Short as Secretary, Myron Yoder seconded. Vote was approved unanimously.
- V. Group Development Application Revision- Tryon Equestrian Cabin- 16 Cabins (1 additional) on 16.2 acres
David Odom presented the proposed addition of one unit to the Group Development that was previously approved in March of 2014. Myron Yoder made a motion to approve request, Lee Bradley seconded. Motion approved unanimously.

- VI. Housing Solutions/Workforce Housing – Cathy Ruth provided additional information on the request from the Planning Board to poll some people that live in more restrictive zoning districts about the proposed ordinance change. She invited them to attend the meeting. Cathy Ruth presented an ordinance entitled, “An Ordinance Concerning Accessory Dwelling Units; Providing a Definition; Amending the Polk County Zoning Ordinance to Authorize Accessory Dwelling Units in Zoning Districts” draft to the Planning Board with the requested changes. She worked with Jana Berg, County Attorney, on the ordinance. The Planning Board members requested a few changes for clarity. Lisa Krolak made a motion to approve the plan consistency statement and modifications to the proposed ordinance, Lee Bradley seconded, approved unanimously.
- VII. 20/20 Vision Plan Assessment – There was discussion about updating the 20/20 Vision Plan. The item will be moved to the next meeting.
- VIII. Other Business – Lisa Krolak called a Special Meeting for a tour Tryon Equestrian Facility on February 27, 2014 at 4:00pm.

Lisa Krolak asked the Planning Board members if they would like to move the meeting to 5:00pm on the second Thursday of each month. The members agreed unanimously. Beginning March 12, 2015 meeting will begin at 5:00 pm.

- IX. Public Comments - none
- X. Adjournment – Lee made motion to adjourn, Bill Ennis seconded. Motion approved unanimously.



Planning Board Minutes

Special Meeting

Friday, February 27, 2015, 4:00 p.m.

Tryon International Equestrian Facility

4066 Pea Ridge Road

Mill Spring, North Carolina 28756

Members Present: Lisa Krolak, Christel Walter, Myron Yoder

Member(s) Absent: Wally Pace, Buffy Blackwell, Bill Ennis (Alternate), Lee Bradley

Staff Present: Cathy Ruth and Mara Short

Others Present: Jeff Brown, Vice President Resort Facilities, Tryon International Equestrian Center, and General Public

Planning Board Members toured the Tryon International Equestrian Facility, there was no action taken.



Planning Board Minutes

Thursday, March 12, 2015, 5:00 p.m.

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

Members Present: Eric Bradley, Wally Pace, Bill Ennis, Christel Walter, Lisa Krolak

Member(s) Absent: Buffy Blackwell, Myron Yoder

Staff Present: Cathy Ruth and Mara Short

- I. Call to order
Lisa Krolak called meeting to order.
- II. Approval of Agenda
Christel Walter made a motion to approve agenda, Bill Ennis seconded. Motion approved unanimously.
- III. Approval of Minutes
Christel Walter made a motion to approve the minutes, Lee Bradley seconded. Motion approved unanimously.
- IV. Preliminary Subdivision Approval for James and Shirley Smithson
James and Shirley Smithson sought preliminary plat approval for a minor subdivision. Cathy Ruth presented information to the board. Bill Ennis asked if the request for approval complies with the Minor Subdivision Requirements. Cathy Ruth replied that it did. Bill Ennis made a motion to approve preliminary approval. Lee Bradley seconded and the motion carried unanimously.
- V. Proposed Zoning Ordinance Changes: Recreational Vehicle and Bona-fide farms.
The Board discussed adding the following to the Zoning Ordinance concerning Recreational Vehicle in the zoning areas that currently allow recreational vehicle parks as a permitted use or conditional use.

Recreational Vehicles (RV) shall be allowed subject to the following:

- (1) One per parcel for a period of time.
 - a. the recreational vehicle has a valid operational permit from the Health Department for water and a wastewater disposal system, and connected to the wastewater disposal system.
 - b. Is ready for highway use (defined as: fully licensed, own wheels or jacking system, attached to the site only by quick disconnect utilities, with no permanently attached additions);
- (2) One per parcel during the construction of personal residence provided:
 - a. the recreational vehicle is ready for highway use as defined above and connected to the wastewater disposal system.

- b. the owner has a valid residential building permit for the parcel upon which the recreational vehicle is located;
- (3) One per parcel while stored upon the owner's property in which there is a residence built upon and is utilized for the owner's personal use; and
- (4) In recreational vehicle and travel trailer park or service and camp area.

The board also discussed changing the definition of bona fide farm in the Polk County Zoning Ordinance to match the North Carolina General Statutes definition as follows:

The provisions of this Ordinance shall not apply to bona fide farms (defined in Article 18). This Ordinance does not impose nor exercise any controls over any tract of land where the land is used for the production of and activities relating to, or incidental to, the production of crops, grains, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, forestry, and all other forms of agriculture, to include a farm that, as a primary activity, conducts business by engaging in any one or more of the activities of breeding, training, buying, selling, showing, racing, and boarding of horses, including associated accessory activities. Nor does it exercise control over any grain warehouses and warehouse operations that receive, load, weigh, dry, and store grain, farmhouse, barn, poultry house, or other farm buildings, including tenant or other houses for persons working on said farms, as long as such houses shall be in the same ownership as the farm and located on the farm and meets all North Carolina Building Codes required for the structure. Residences for non-farm use or occupancy and other non-farm uses shall be subject to the provisions of this Ordinance. (NCGS 153A-340b) For purposes of determining if a property is being used for bona fide farm purposes, any of the following shall constitute sufficient evidence for classification of a bona fide farm:

- A farm sales tax exemption certificate issued by the Department of Revenue; or
- A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to NCGS 105-277.3; or
- A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return; or 1.4.404 A forest management plan; or
- A Farm Identification Number issued by the United States Department of Agriculture Farm Service Agency.

Cathy asked the board if they were comfortable with her moving forward with these changes. The consensus was to move forward.

- VI. 20/20 Vision Plan Assessment – Cathy explained to the board that the 20/200 Vision Plan should be updated every two years and reassessed every year. She asked the board if they wanted to continue to assess the plan or would they like for her to add funds in her budget to hire a consultant. She explained that she had two current bids one from Holland Consultants for \$30,000.00 and the other from Isothermal Planning for \$20,000.00. Wally Pace made a motion to budget for consultant, Christel Walter seconded and the motion carried unanimously. It was suggested by the board to update information in need of updating rather than updating the entire plan.
- VII. Other Business – none
- VIII. Public Comments - none

- IX. Adjournment – Lisa Krolak made motion to adjourn, Wally seconded. Motion approved unanimously.



Planning Board Minutes

Thursday, April 9, 2015, 5:00 p.m.

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

Members Present: Christel Walter, Lisa Krolak and Myron Yoder

Member(s) Absent: Buffy Blackwell, Eric Bradley, Wally Pace, and Bill Ennis

Staff Present: Cathy Ruth and Mara Short

Lisa Krolak called meeting to order.

No actions were taken. Quorum was not met.

Meeting was adjourned.



Planning Board Minutes

Thursday, May 14, 2015, 5:00 p.m.

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

Members Present: Bill Ennis, Lisa Krolak, Wally Pace, Myron Yoder and Christel Walter

Member(s) Absent: Buffy Blackwell and Lee Bradley

Staff Present: Cathy Ruth and Mara Short

- I. Call to order
Bill Ennis called meeting to order.
- II. Approval of Agenda
Wally Pace made a motion to approve agenda, Christel Walter seconded. Motion approved unanimously.
- III. Approval of Minutes
Myron Yoder made a motion to approve the minutes, Wally Pace seconded. Motion approved unanimously.
- IV. Group Development updated – Tryon International Equestrian –
Equestrian District – Equestrian Center and Facilities, Multi-Discipline; Events, Shows and Festivals; and Spectator Sports Facilities, 500 or more spectators.
Cathy Ruth explained to the board that some new building have been added to the facility that would be used year round which is why the Group Development update is requested to include these additional building. David Odom was present to answer questions from the board. Bill Ennis made a motion to approve the updates to the Group Development for Tryon International Equestrian, Lisa Krolak seconded. Motion approved unanimously.
- V. Sign Text Amendment Request- Cathy Ruth presented the sign text amendment which was requested by Jeni Evans on behalf of Mid Way Baptist Church. Cathy Ruth explained that the sign ordinance was originally adopted in 1994, stating that in section 3.5.7 the maximum height and size were sixteen (16) square feet and six (6) feet high. Ms. Evans would like for the text amendment to allow them to have a maximum of sixty (60) square feet and six (6) feet in height, similar to sections in 3.5.5 regulations which address identification signs for commercial and industrial uses. The board voted to make section 3.5.7 read as follows:

3.5.7 Regulation of Institutional Signs - Signs erected by schools, churches, hospitals, governmental entities, and other public institutions. All setbacks are to be ten (10) feet measured from the property line, outside of the road right of way, and outside of all sight visibility triangles. Such signs may contain two (2) faces, may be changeable copy, and may be internally or externally illuminated.

Permitted Number: One (1) sign per entrance on the premises not to exceed two (2) signs.

Types: Pole, Monument, or Wall

Maximum Size and Height: Maximum of sixty (60) square feet; six (6) feet maximum height.

Bill Ennis made a motion to grant the sign text amendment as read above, Myron Yoder seconded. Motion approved unanimously. The Planning Board has found the proposed Sign Ordinance is neither consistent nor inconsistent with the Polk County 20/20 Vision Plan adopted March 15, 2010.

- VI. Proposed Zoning Ordinance Changes: Recreational Vehicle and Bona-fide farms. The Board discussed adding the following to the Zoning Ordinance concerning Recreational Vehicle in the zoning areas that currently allow recreational vehicle parks as a permitted use or conditional use.

Recreational Vehicles (RV) shall be allowed subject to the following in designated districts:

- (1) One per parcel for a period of time.
 - a. the recreational vehicle has a valid operational permit from the Health Department for water and a wastewater disposal system, and connected to the wastewater disposal system.
 - b. Is ready for highway use (defined as: fully licensed, own wheels or jacking system, attached to the site only by quick disconnect utilities, with no permanently attached additions);
- (2) One per parcel during the construction of personal residence provided:
 - a. the recreational vehicle is ready for highway use as defined above and connected to the wastewater disposal system.
 - b. the owner has a valid residential building permit for the parcel upon which the recreational vehicle is located;
- (3) One per parcel while stored upon the owner's property in which there is a residence built upon and is utilized for the owner's personal use; and
- (4) In recreational vehicle and travel trailer park or service and camp area.

The board also discussed changing the definitions within this ordinance (park model home, recreational vehicle (RV)/travel trailer, and recreational vehicle (RV) park) to match the definitions given by North Carolina Department of Insurance.

Cathy asked the board if they were comfortable with her moving forward with these changes. The consensus was to move forward.

The board did not have any discussion on the proposed ordinance change for bona-fide farms at this meeting.

- VII. Other Business – none
- VIII. Public Comments – Mindy Weiner stated to the board that she would like to put one airstream on her property to be able to rent out to the Equestrian on a weekly basis.
- IX. Adjournment – Wally Pace made a motion to adjourn, Myron Yoder seconded. Motion approved unanimously.



Planning Board Minutes

Thursday, July 9, 2015, 5:00 p.m.

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

Members Present: Bill Ennis, Lisa Krolak, Mike Stone, Myron Yoder and Christel Walter

Member(s) Absent: Buffy Blackwell and Wally Pace

Staff Present: Cathy Ruth and Mara Short

- I. Call to order
Lisa Krolak called meeting to order.
- II. Approval of Agenda
Christel Walter made a motion to approve agenda, Bill Ennis seconded. Motion approved unanimously.
- III. Approval of Minutes
Bill Ennis made a motion to approve the minutes, Lee Bradley seconded. Motion approved unanimously.
- IV. Proposed Zoning Ordinance Changes: Recreational Vehicle and Bona-fide farms.
The Board discussed adding the following to the Zoning Ordinance concerning Recreational Vehicle in the zoned areas that currently allow recreational vehicle parks as a permitted use or conditional use.

Recreational Vehicles (RV) shall be allowed subject to the following in designated districts:

- (1) One per parcel.
 - a. the recreational vehicle has a valid operational permit from the Health Department for water and a wastewater disposal system, and connected to the wastewater disposal system.
 - b. is ready for highway use (defined as: fully licensed, own wheels or jacking system, attached to the site only by quick disconnect utilities, with no permanently attached additions). If applicable the recreational vehicle must have a license plate.
 - c. apply for a zoning permit that is required to be renewed annually;
- (2) One per parcel during the construction of personal residence provided:
 - a. the recreational vehicle is ready for highway use as defined above and connected to the wastewater disposal system.
 - b. the owner has a valid residential building permit for the parcel upon which the recreational vehicle is located;
 - c. apply for a zoning permit that is required to be renewed annually;
- (3) One per parcel while stored upon the owner's property on which there is a residence built and is utilized for the owner's personal use;

(4) In recreational vehicle and travel trailer parks or service and camp areas.

The board also discussed changing the definitions within this ordinance (Recreational Vehicle) to the following:

Recreational Vehicles:

A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper, motor home, recreational park trailer and park trailer (park models).

Discussion continued with definition of structure and the board requested that RV be excluded from structure definition.

Cathy asked the board if they were comfortable with her moving forward with these changes. The consensus was to move forward.

The board did not have any discussion on the proposed ordinance change for bona-fide farms at this meeting.

- V. Other Business – Cathy Ruth stated to the board that Myron Yoder had moved out of the Green Creek Township and Buffy Blackwell out of the Green Creek and Tryon Township. She needed to notify the Board of Commissioners. The board asked Cathy to recommend to the Board of Commissioners to let Myron Yoder and Buffy Blackwell finish their current terms on their behalf.
- VI. Public Comments – none.
- VII. Adjournment – Bill Ennis made a motion to adjourn, Lee Bradley seconded. Motion approved unanimously.



Planning Board Minutes

Thursday, August 13, 2015, 5:00 p.m.

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

Members Present: Lisa Krolak, Michael Stone, Myron Yoder, Wally Pace, Lee Bradley and Christel Walter

Member(s) Absent: Buffy Blackwell and Bill Ennis

Staff Present: Cathy Ruth and Mara Short

- I. Call to order
Lisa Krolak called meeting to order.
- II. Approval of Agenda
Myron Yoder made a motion to approve the agenda, Michael Stone seconded. The motion was approved unanimously.
- III. Approval of Minutes
Christel Walter made a motion to approve the minutes, Michael Stone seconded. The motion was approved unanimously.
- IV. Proposed Zoning Ordinance Changes: Recreational Vehicle and Bona-fide farms.
The Board discussed adding the following to the Zoning Ordinance concerning Recreational Vehicle in the zoned areas that currently allow recreational vehicle parks as a permitted use or conditional use.

Recreational Vehicles (RV) shall be allowed subject to the following in designated districts:

- (1) One per parcel, provided the recreational vehicle:
 - a. has a valid operational permit from the Health Department for wastewater disposal system and is connected to the wastewater disposal system
 - b. is connected to an approved water source (well, municipal, community or county)
 - c. is ready for highway use (defined as: fully licensed, own wheels or jacking system, attached to the site only by quick disconnect utilities, with no permanently attached additions). If applicable the recreational vehicle must have a current license plate.
 - d. has a zoning permit that is required to be renewed annually; or
- (2) One per parcel while stored upon the owner's property on which there is a residence built and it is utilized for the owner's personal use; or
- (3) Located in a Recreational Vehicle (RV) Park and/or Camp Area.

The board also discussed changing the definitions within this ordinance (Recreational Vehicle) to the following:

Recreational Vehicles. A vehicular-type unit primarily designed as temporary living quarters for recreation, camping, or travel, which either has its own motive power or is mounted on or drawn by another vehicle. The following are classified as recreational vehicles: travel trailers, camping trailers, truck campers, motor homes, recreational park trailers and park trailers (park models).

Recreational Vehicle (RV) Park and/or Camp Areas. An establishment primarily engaged in operating sites to accommodate camping (tent and/or cabin) and/or recreational vehicles. These establishments may provide access to facilities, such as laundry rooms, recreational halls, playgrounds, stores and snack bars. An RV park will generally contain two (2) or more recreational vehicles.

The board discussed the proposed ordinance change for bona-fide farms and found no changes to be made to the proposed definition of bona-fide farms.

~~*Bona fide farm:* The production and activities relating or incidental to the production of crops, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agricultural products having a domestic or foreign market.~~

Bona fide farm. This Ordinance does not impose nor exercise any controls over any tract of land where the land is used for the production of and activities relating to, or incidental to, the production of crops, grains, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, forestry, and all other forms of agriculture, to include a farm that, as a primary activity, conducts business by engaging in any one or more of the activities of breeding, training, buying, selling, showing, racing, and boarding of horses, including associated accessory activities. Nor does it exercise control over any grain warehouses and warehouse operations that receive, load, weigh, dry, and store grain, farmhouse, barn, poultry house, or other farm buildings, including tenant or other houses for persons working on said farms, as long as such houses shall be in the same ownership as the farm and located on the farm and meets all North Carolina Building Codes required for the structure. Residences for non-farm use or occupancy and other non-farm uses shall be subject to the provisions of this Ordinance. (NCGS 153A-340b) For purposes of determining if a property is being used for bona fide farm purposes, any of the following shall constitute sufficient evidence for classification of a bona fide farm:

- A farm sales tax exemption certificate issued by the Department of Revenue; or
- A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to NCGS 105-277.3; or
- A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return; or 1.4.404 A forest management plan; or
- A Farm Identification Number issued by the United States Department of Agriculture Farm Service Agency.

Christel Walter made a motion to approve the proposed zoning ordinance changes with the recommended changes and consistency statement (attached document), Lee Bradley seconded. The motion was approved unanimously.

- V. Other Business – Cathy Ruth stated that Jim Edwards has been retained to update the 20/20 Vision Comprehensive Plan, adopted March 15, 2010. The update will be focused on technical updates.

There was discussion concerning the Duke Power lines.

- VI. Public Comments – none.

- VII. Adjournment – Wally Pace made a motion to adjourn, Myron Yoder seconded. Motion approved unanimously.



Planning Board Minutes

Thursday, October 8, 2015, 5:00 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722

Members Present: Lisa Krolak, Bill Ennis, Myron Yoder and Wally Pace

Member(s) Absent: Michael Stone, Buffy Blackwell, Lee Bradley and Christel Walter

Staff Present: Cathy Ruth and Mara Short

- I. Call to order
Lisa Krolak called meeting to order.
- II. Approval of Agenda
Bill Ennis made a motion to approve the agenda, Wally Pace seconded. The motion was approved unanimously.
- III. Approval of Minutes
Bill Ennis made a motion to approve the minutes, Wally Pace seconded. The motion was approved unanimously.
- IV. Group Development Application- Windy Hill Ln., LLC, 36 Windy Hill Lane, Tryon- 11 Single Family Dwellings on 16.9 acres
Public Comment
Cathy Ruth explained to the board that Jeremy Wood, Realtor, representing Windy Hill, LLC submitted an application for a group development. Parcel 105-63, 16.9 acre parcel, located on Windy Hill Lane for 11 single family residents.

Mr. Wood explained well and septic approval has not been completed due to weather conditions and current property owner. Mark Prince from the Health Department has not been able to complete all of the steps in order to approve the septic tanks for the cabins. There currently is a well on the property that Mr. Prince felt would be adequate water supply for all the cabins. He said he met with Bobby Arledge, road requirements according to fire code are met. The board expressed concerns to Mr. Wood about adequate parking for horse trailers. Mr. Wood stated he would have the plan modified to accommodate parking for the trailers, whether by eliminating a cabin or reduce the number of horse stalls. The board asked if the public had any comments.

David Pschierer stated that he lived on Moore Road and has concerns about construction and noise on Moore Road. He asked the board to wait in making a decision for the approval from the Health Department.

Bill Ennis made a motion to approve pending approval from the Health Department for septic and well approval, Myron Yoder seconded. The motion was approved unanimously.
- V. Tryon Equestrian Properties, LLC- Rezoning Request/ Map & Text Amendment- Equestrian District- P105-101, P105-89, P105-102 & P105-151

Public Comment

Cathy Ruth explained the request to the board. Sharon Decker from Tryon Equestrian Properties was present to answer questions. Mrs. Decker requested a continuation of the meeting to give the board more time to look over the changes. The board agreed to continue the meeting on Monday, October 12, 2015 at 5:00pm.

- VI. Update 20/20 Vision plan- Jim Edwards informed the Board that the updates to the Comprehensive Plan will be focused on technical updates. He will be meeting with departments to address new plans that have been implemented. He will be back in a few months to review sections of the plan.
- VII. Public Comments – none.
- VIII. Lisa Krolak left meeting open and will meet again October 12, 2015 at 5:00 pm.



Planning Board Minutes

Monday, October 12, 2015, 5:00 p.m.

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

Members Present: Lisa Krolak, Bill Ennis, Myron Yoder, Wally Pace, Michael Stone, Lee Bradley and Christel Walter

Member(s) Absent: Buffy Blackwell

Staff Present: Cathy Ruth and Mara Short

Public Present

- I. Call to order
Lisa Krolak reopened meeting continuing from October 8, 2015.

- II. Tryon Equestrian Properties, LLC- Rezoning Request/ Map & Text Amendment- Equestrian District- P105-101, P105-89, P105-102 & P105-151

Cathy Ruth reviewed the Tryon Equestrian Properties application, proposed amendments and parcel rezoning with the Planning Board. Lisa Krolak asked Sharon Decker to walk the board through the proposed plan. Members of the board expressed their concerns regarding creating a new district (Equestrian Village District), open space, parking, changing height requirement and reducing the set back requirements. Sharon Decker answered questions and addressed concerns from the board. Lisa Krolak asked if the public had any questions.

Mike Beech inquired about prices of condos, parking, public trail riding, and a service station on the property. Ira Coreet expressed concerns about noise levels, emissions from vehicles, and retail spaces square footage. Francine Gilmer inquired about the timeline for the project. Shannon Carney inquired about cycling on the property. Sharon Decker responded to each of the inquiry and concerns.

Lee Bradley made a motion not to approve the proposed ordinance, Christel Walter seconded. Vote was taken 3 to 4. Motion did not pass.

Bill Ennis made a motion to approve proposed ordinance, Wally Pace seconded. Vote was taken 4-3. 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 with the setback change, with a vote of 4-3.

- III. Adjournment – Wally Pace made a motion to adjourn, Christel Walter seconded. Motion approved unanimously.



Planning Board Minutes

Thursday, December 10, 2015, 5:00 p.m.

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

Members Present: Lisa Krolak, Wally Pace and Christel Walter

Member(s) Absent: Lee Bradley, Buffy Blackwell, Myron Yoder, Mike Stone and Bill Ennis

Staff Present: Cathy Ruth and Mara Short

Quorum not met. Jim Edwards gave update on 20/20 Vision Plan. Cathy Ruth discussed information that was in the packet.