



# Planning Board Minutes

Thursday, January 14, 2016, 5:00 p.m.  
Bryant Womack Justice & Administration Center  
40 Courthouse Street Columbus, North Carolina 28722

---

**Members Present:** Lisa Krolak, Michael Stone, Myron Yoder, Bill Ennis, Lee Bradley 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  
Myron Yoder made a motion to approve the agenda, Bill Ennis seconded. The motion was approved unanimously.
- III. Approval of October 8, 2015 and October 12, 2015 meeting minutes.  
Michael Stone made a motion to approve the minutes, Lee Bradley seconded. The motion was approved unanimously.
- IV. Proposed Zoning Ordinance Changes: Recreational Vehicle and Bona-fide farms and Eaves.

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.

Add *Recreational Vehicle* which shall be a Permitted with Conditions (6.2.16) in the E, AR, HC, MU and FF zoning 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.

Add *Recreational Vehicle* which shall be a Permitted with Conditions (6.2.16) in the RE1, RE2, RE5, R, MR, NC, I and AR5 zoning districts:

One per parcel while stored upon the owner's property on which there is a residence built and utilized for the owner's personal use.

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.

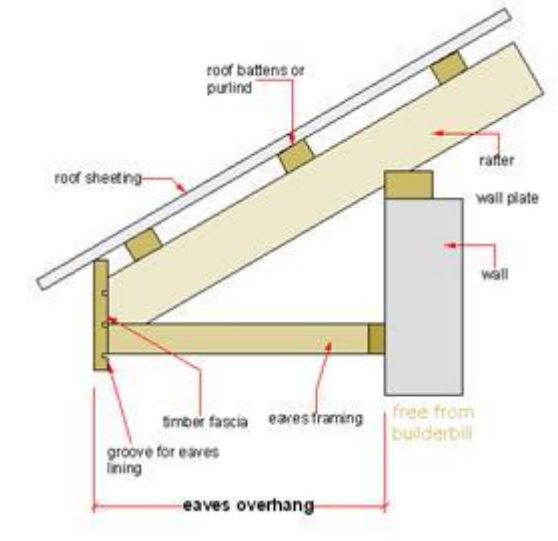
~~*Bona fide farm:* The production and activities relating or incidental to the production of crops, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agricultural products having a domestic or foreign market.~~

*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.

The board also discussed defining the word eaves within this ordinance to the following:

Eaves. - The projecting overhangs at the lower edge of the roof, located at the bottom of the fascia; not including dormers, chimneys or ornamental features (non-habitable).



The public expressed concern about the height requirement. Myron Yoder made a motion to approve the proposed zoning ordinance changes with the recommended changes and consistency statement (attached document), Mike Stone seconded. The motion was approved unanimously.

- V. Other Business- none.
- VI. Public Comments – none.
- VII. Adjournment – Wally Pace made a motion to adjourn, Myron Yoder seconded. Motion approved unanimously.



# Planning Board Minutes

Thursday, March 10, 2016, 5:00 p.m.  
Bryant Womack Justice & Administration Center  
40 Courthouse Street Columbus, North Carolina 28722

---

**Members Present:** Myron Yoder, Bill Ennis, Lee Bradley, Wally Pace and Libby Morris

**Member(s) Absent:** Mike Stone

**Staff Present:** Cathy Ruth and Jim Edwards, Consultant

---

- I. Call to order  
Lee Bradley called meeting to order.
- II. Approval of Agenda  
Bill Ennis made a motion to approve the agenda, Libby Morris seconded. The motion was approved unanimously.
- III. Approval of January 15, 2016 meeting minutes.  
Wally Pace made a motion to approve the minutes, Bill Ennis seconded. The motion was approved unanimously.
- IV. Officer Elections and Appointments.  
Lee Bradley made a motion to postpone elections and appointments until a full board has been appointed by the Board of Commissioners, Bill Ennis seconded. The motion was approved unanimously.
- V. Preliminary Subdivision Approval – Allen Subdivision  
Cathy Ruth presented the preliminary plat to the Board. Bill Ennis made a motion to approve the subdivision, Wally Pace seconded. The motion was approved unanimously.
- VI. Preliminary Subdivision Approval – Abbie Subdivision  
Cathy Ruth presented the preliminary plat to the Board. Lee Bradley made a motion to approve the subdivision, Bill Ennis seconded. The motion was approved unanimously.
- VII. 20/20 Vision Plan Update  
Cathy Ruth presented background information on the 20/20 Vision Plan. Jim Edwards presented updates and proposed changes.
- VIII. Other Business – none.
- IX. Public Comments – none.
- X. Adjournment – Bill Ennis made a motion to adjourn, Wally Pace seconded. Motion approved unanimously.



# Planning Board Minutes

Thursday, April 14, 2016, 5:00 p.m.

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

---

**Members Present:** Myron Yoder, Mike Stone, Bill Ennis, Libby Morris and Neal Barton

**Member(s) Absent:** Lee Bradley and Wally Pace

**Staff Present:** Cathy Ruth, Mara Short and Jim Edwards, Consultant

---

- I. Call to order  
Bill Ennis called meeting to order.
- II. Approval of Agenda  
Myron Yoder made a motion to approve the agenda, Libby Morris seconded. The motion was approved unanimously.
- III. Approval of March 10, 2016 meeting minutes.  
Libby Morris made a motion to approve the minutes, Myron Yoder seconded. The motion was approved unanimously.
- IV. Group Development Application- Tryon Equestrian Cabins- 29 cabins on 14.80 acres  
Cathy Ruth presented information pertaining to the Group Development application. David Odom answered questions from the board. Libby Morris made a motion to approve the Group Development application, Neal Barton seconded. The motion was approved unanimously.
- V. 20/20 Vision Plan Update  
Cathy Ruth presented information on the updates of 20/20 Vision Plan. Jim Edwards presented updates and proposed changes. The board discussed the proposed changes. Updates and revisions will be continued at the next meeting.
- VI. Other Business – none.
- VII. Public Comments – A member of the public asked questions regarding the updates to the 20/20 Vision Plan and Group Development approval regarding parking at the Tryon International Equestrian Center facility.
- VIII. Adjournment – Bill Ennis made a motion to adjourn, Wally Pace seconded. Motion approved unanimously.



# Planning Board Minutes

Thursday, June 9, 2016, 5:00 p.m.

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

---

**Members Present:** Lee Bradley, Myron Yoder, Mike Stone, Bill Ennis, Libby Morris, Vernon Dusenbury and Neal Barton

**Member(s) Absent:** Wally Pace

**Staff Present:** Cathy Ruth, Mara Short, Jim Edwards, Consultant, Ray Gasperson, County Commissioner, and Marche Pittman, County Manager

---

- I. Call to order  
Lee Bradley called meeting to order.
- II. Approval of Agenda  
Bill Ennis made a motion to approve the agenda, Mike Stone seconded. The motion was approved unanimously.
- III. Approval of April 14, 2016 meeting minutes.  
Myron Yoder made a motion to approve the minutes, Bill Ennis seconded. The motion was 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 Wally Pace. Cathy explained that Wally could not be present at the meeting but would not accept the Chair position. Bill Ennis nominated Lee Bradley for chair, Libby Morris seconded. Vote was approved unanimously. Lee Bradley took over as chair of the meeting.  
  
Lee Bradley asked for nominations for Vice-Chair. Bill Ennis nominated Myron Yoder for Vice-Chair no other nominations were made. Myron Yoder was unanimously elected Vice-Chair. Motion approved unanimously.  
  
Lee Bradley nominated Mara Short as Secretary, Bill Ennis seconded. Vote was approved unanimously.
- V. Proposed Zoning Ordinance Changes: Government and Public Facilities Zoning District.  
Cathy Ruth explained to the board that the Board of Commissioners directed the Planning Board to make a recommendation regarding the creation of a designated zoning district for the Polk County Government Complex in the proposed location and report back at the June 20, 2016 Board of Commissioners meeting. Cathy Ruth reviewed a draft amendment to the zoning ordinance and showed the board a map with an overview of the law enforcement facility, a map showing the property and the different zoning districts, and a map from the 20/20 Vision Plan. Ray Gasperson, County Commissioner, gave the board an overview of the law enforcement facility and addressed questions. The board expressed concerns regarding

the buffers and setbacks. Marche Pittman, County Manager addressed the concerns regarding setbacks and a vegetation buffer. Lee Bradley asked for a motion to approve with the board expressing concerns regarding vegetation buffer around the law enforcement facility. Myron Yoder made a motion to approve, Libby Morris seconded. Vote was approved unanimously.

VI. 20/20 Vision Plan Update

Jim Edwards presented updates and proposed changes. The board discussed the proposed changes. Cathy Ruth presented information on the updates of 20/20 Vision Plan and suggested to the board that they look over and review information so we can approve at the next meeting. Updates and revisions will be continued at the next meeting.

VII. Other Business – none.

VIII. Public Comments – none.

IX. Adjournment – Lee Bradley made a motion to adjourn, Bill Ennis seconded. Motion approved unanimously.



# Planning Board Minutes

Thursday, July 14, 2016, 5:00 p.m.

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

---

**Members Present:** Lee Bradley, Bill Ennis, Libby Morris

**Member(s) Absent:** Wally Pace, Trey Dusenbury, Mike Stone, Neal Barton, Myron Yoder

**Staff Present:** Cathy Ruth, Mara Short, Jim Edwards; Consultant

---

Quorum not met. Jim Edwards gave updates on 20/20 Vision Plan.





# Planning Board Minutes

Thursday, September 8, 2016, 5:00 p.m.  
Bryant Womack Justice & Administration Center  
40 Courthouse Street Columbus, North Carolina 28722

---

**Members Present:** Lee Bradley, Myron Yoder, Mike Stone, Bill Ennis, Libby Morris, Trey Dusenbury and Wally Pace

**Member(s) Absent:** Neal Barton

**Staff Present:** Cathy Ruth, Mara Short, Jim Edwards, Consultant

---

- I. Call to order  
Lee Bradley called meeting to order.
- II. Approval of Agenda  
Bill Ennis made a motion to approve the agenda with modification to add approval of the June 9, 2016 meeting minutes, Myron Yoder seconded. The motion was approved unanimously.
- III. Approval of June 9, 2016 and July 14, 2016 meeting minutes.  
Myron Yoder made a motion to approve the minutes, Trey Dusenbury seconded. The motion was approved unanimously.
- IV. Zoning Ordinance Amendment- RE 1- Schools, Vocation, Business and Special Schools  
Cathy Ruth stated the Board of Commissioners requested the Planning Board to look into including Schools, Vocation, Business and Special Schools in the RE 1 zoning district to in order to include Cooperative Extension offices, which include 4-H. Schools with a full curriculum are already permitted by adding Schools, Vocation, Business and Special Schools to the permitted use table it will then allow vocational schools that do not require a full curriculum in RE 1. Cathy addressed questions from the board. Myron Yoder made a motion to approve, Bill Ennis seconded. The motion was approved unanimously.
- V. 20/20 Vision Plan Update  
Jim Edwards presented updates and proposed changes. The board discussed the proposed changes. Cathy Ruth presented information on the updates of 20/20 Vision Plan and suggested to the board that they look over and review information for the next meeting. Updates and revisions will be continued at the next meeting.
- VI. Other Business – none.
- VII. Public Comments – none.
- VIII. Adjournment – Bill Ennis made a motion to adjourn, Trey Dusenbury seconded. Motion approved unanimously.



# Planning Board Minutes

Thursday, October 13, 2016, 5:00 p.m.  
Bryant Womack Justice & Administration Center  
40 Courthouse Street Columbus, North Carolina 28722

---

**Members Present:** Myron Yoder, Mike Stone, Bill Ennis, Libby Morris and Trey Dusenbury

**Member(s) Absent:** Neal Barton, Wally Pace and Lee Bradley

**Staff Present:** Cathy Ruth, Mara Short and Jim Edwards, Consultant

---

- I. Call to order  
Myron Yoder called meeting to order.
  
- II. Approval of Agenda  
Bill Ennis made a motion to approve the agenda, Libby Morris seconded. The motion was approved unanimously.
  
- III. Approval of September 8, 2016 meeting minutes.  
Bill Ennis made a motion to approve the minutes with modification due to a typographical correction, Mike Stone seconded. The motion was approved unanimously.
  
- IV. Text Amendment for Wireless Telecommunication Ordinance  
Cathy Ruth stated she received a request to add 10' feet to a 50' feet tower that was exempt from regulations. Skyrunner had recommended a 50' feet tower for four residents in a mountainous area. 50' feet or under is exempt from regulations. Skyrunner had expected 50' feet would work, but requested 10' feet be added for better reception. Engineered plans are required for towers over 50' feet, but the citizen said he went to three engineers and they will not approve because they hadn't seen existing footing. The fall zone of 1.5 the height was added as an option instead of only engineering requirements.  
  
The board recommended the following change in Section 303(1)(d), the information in red should be listed under Section 303(2)(b). Libby Morris made a motion to approve the proposed zoning ordinance changes with the recommended change and consistency statement (attached document), Mike Stone seconded. The motion was approved unanimously.  
  
Myron Yoder, Vice- Chair, turned meeting over to Bill Ennis.
  
- V. Zoning Ordinance Revisions  
  
Cathy Ruth stated the County Attorney, Jana Berg, has advised her we should update the Zoning Ordinance, primarily the permitted use table to add more categories. There will be more information provided at the next meeting.
  
- VI. 20/20 Vision Plan Update  
Jim Edwards presented updates and proposed changes. The board discussed the proposed changes. Cathy Ruth presented information on the updates of 20/20 Vision Plan and

suggested to the board they look over and review information for the next meeting. Updates and revisions will be continued at the next meeting.

VII. Other Business – none.

VIII. Public Comments – none.

IX. Adjournment – Libby Morris made a motion to adjourn, Trey Dusenbury seconded. Motion approved unanimously.



# Planning Board Minutes

Thursday, November 10, 2016, 5:00 p.m.  
Bryant Womack Justice & Administration Center  
40 Courthouse Street Columbus, North Carolina 28722

---

**Members Present:** Lee Bradley, Myron Yoder, Mike Stone, Neal Barton, Libby Morris, Trey Dusenbury and Wally Pace

**Member(s) Absent:** Bill Ennis

**Staff Present:** Cathy Ruth, Mara Short, Jim Edwards, Consultant

---

- I. Call to order  
Lee Bradley called meeting to order.
- II. Approval of Agenda  
Mike Stone made a motion to approve the agenda, Wally Pace seconded. The motion was approved unanimously.
- III. Approval of October 13, 2016 meeting minutes.  
Mike Stone made a motion to approve the minutes, Wally Pace seconded. The motion was approved unanimously.
- IV. Group Development Application - Gospel Express Evangelistic Team, 1710 Lynn Road, Columbus  
Cathy Ruth explained to the board the Gospel Express Evangelistic Team had come into the office to obtain a zoning permit to construct a duplex on their property. Mervin Wengerd from Gospel Express Evangelistic Team was present to answer questions. The property is currently zoned Residential and Neighborhood Commercial. In order for two primary uses to be on the same property it requires a Group Development approval. They had looked at subdividing the property but with doing that they were going to have to place the duplex back too far on the property in order to meet setback requirements and the area was not a good building site due to the topography. Cathy answered questions from the board. Mike Stone made a motion to approve the group development, Wally Pace seconded. The motion was approved unanimously.
- V. Tryon Equestrian Properties, LLC - Rezoning Request/Map Amendment - Equestrian Village District - P105-93 (16.07acres) and 2.68 acres DOT R/W  
Cathy Ruth explained the request to the board. Jeff Brown from Tryon Equestrian Properties was present to answer questions. Members of the board expressed their concerns regarding the decision that was made at the October 12, 2015 meeting which reduced the setback requirements. Members of the board recommended to retract the 15' (foot) setback and reinstate the 25' (foot) front setback. The board addressed the public for comments. Lee Bradley made a motion to approve rezoning request/map amendment to include the plan consistency statement and the retraction of the reduction in setback requirements and reinstate the 25' (foot) front setback which was approved at October 12, 2015 meeting, Trey Dusenbury seconded. The motion was approved unanimously.

- VI. 20/20 Vision Plan Update  
The staff and board discussed reviewing the plan and their responsibilities. Updates and revisions will be continued at the next meeting.
- VII. Other Business – none.
- VIII. Public Comments – none.
- IX. Adjournment – Wally Pace made a motion to adjourn, Trey Dusenbury seconded. Motion approved unanimously.