

**PLANNING BOARD  
DECEMBER 8, 2022  
5:30 PM**



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

- 
1. Call to Order
  2. Approval of Agenda
  3. Approval of Minutes
    - A. Approval of Minutes from November 10, 2022
  4. Zoning Ordinance Updates
  5. Other Business
  6. Public Comments
  7. Adjournment

POLK COUNTY PLANNING BOARD

**AGENDA ITEM**

DECEMBER 8, 2022 REGULAR MEETING

**Agenda Item#:** A.

**ATTACHMENTS:**

| Description                   | Type    | Upload Date |
|-------------------------------|---------|-------------|
| PB Minutes 11.10.2022 - DRAFT | Exhibit | 11/29/2022  |

PLANNING BOARD  
November 10, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Don Hofmann, Libby Morris, Warren Eadus, Edward Daniel,  
Lisa Krolak, Ray Gasperson, Anwar Timol

Absent: Chris Jones

Staff Present: Cathy Ruth (County Planner), Chelsea Allen (Secretary)

1. Call to Order

Ray Gasperson called the meeting to order at 5:32pm.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by Anwar Timol. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from October 13, 2022

A motion to approve the minutes was made by Don Hofmann, seconded by Warren Eadus. All in favor, motion carried unanimously.

4. Permitted Use Table Updates

Cathy Ruth reviewed previous ordinance updates recommended by the Board to be added to the Permitted Use Table. The Board voted on updates with no previous motions.

A motion was made by Don Hofmann to take out the words "internet café" in the use definition, seconded by Libby Morris. All were in favor, the motion carried unanimously.

A motion was made by Libby Morris to add a time limit of two weeks or less into the definition for bed and breakfast, seconded by Lisa Krolak. All were in favor, the motion carried unanimously.

A motion was made by Warren Eadus to remove retreat centers from the proposed use list and substitute it with event venues, remove the words "corporate, religious and political" from the proposed definition and use the phrase "organized gatherings" instead of "retreats". The motion was seconded by Don Hofmann. Lisa Krolak, Libby Morris, Ray Gasperson and Ed Daniel voted in favor. Anwar Timol voted in opposition. The motion carried.

The Board discussed light versus heavy manufacturing and if there was a need to define both in separate use categories or differentiate between the two with a statement added into the current use definition for light manufacturing. The discussion was tabled as further examples were needed for clarification and will

be presented at the next meeting.

A motion was made by Don Hofmann to combine boarding houses and dormitories with the current use of motels and hotels and use the definitions discussed by the Board in the previous meeting on October 13, 2022, seconded by Libby Morris. All were in favor, the motion carried unanimously.

A motion was made by Don Hofmann to take out the words "skeet, trap and black powder" in the proposed definition for indoor shooting ranges, seconded by Libby Morris. All were in favor, the motion carried unanimously.

The Board discussed the use of recreational facilities, centers and possibly separating them by non-motorized verses motorized as well as taking out the non-profit verses for profit aspect. In addition, combining them into three separate uses instead of four. The Board decided to table the discussion for a subsequent meeting as more research was needed.

Cathy Ruth reviewed recommendations previously made by the Board regarding the permitted uses of guest house, landscape business, stables and junkyard. No further motions were made at this time.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:33pm