BOARD OF ADJUSTMENT
DECEMBER 5, 2023
5:00 PM

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

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
   A. September 20, 2022 Minutes
4. Special Use Permit Request - Gabe and Jami Temple - Docket No. 2023-03 (SU)
   A. Staff Report - Temple
5. Special Use Permit Request - Craig Taffaro - Docket No. 2023-04 (SU)
   A. Staff Report - Taffaro
6. Other Business
7. Public Comments
8. Adjournment

POLK COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

DECEMBER 5, 2023 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
September 20 2022 Minutes	Cover Memo	11/30/2023

BOARD OF ADJUSTMENT
September 20, 2022 - 5:00 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members: Chris Jones, Lisa Krolak, Frank Monterisi (Chair, non-voting member), Betty Hill, Hal Green, Michael Axelrod
Staff: Hannah Lynch, Cathy Ruth, Jana Berg

1. Call to Order

Frank Monterisi called the meeting to order.

2. Approval of Agenda

Hal Green made a motion to approve the agenda, Betty Hill seconded. A vote was taken and all were in favor. The motion passed unanimously.

3. Approval of Minutes

A. Draft Minutes - July 5, 2022

Lisa Krolak made a motion to approve the minutes from the July 5, 2022 meeting, Chris Jones seconded. A vote was taken and all were in favor. The motion passed unanimously.

4. 2022-06 (SUP) - Meadowbrook RV Park, Paul Deck

- Frank Monterisi: We are ready to proceed with an application for the Meadowbrook RV Park.
- Jana Berg: The applicant has an existing permit to operate the campground on the site with the approved site plan at the previous meeting. For clarity, the applicant is requesting a modification of the permit. If the Board does not approve the modification, the applicant has the right to develop the RV park according to the previous approval. If the Board decides to issue a new permit, it will be substituted for the previously approved permit.
- Frank Monterisi: Frank recused himself from the first meeting because he had a business relationship with Paul Deck: owner of McCurry Deck car dealership. Since that time Mr. Deck has sold the business, but still works there. He explained he would recuse himself, however run the meeting as the Chair, but only do mechanics, basically to moderate the meeting.
- Frank Monterisi: Read the overview of the Board of Adjustment's

procedures, expectations, and responsibilities for evidentiary hearings. The board was asked if there were any ex-parte communications or relationship with the applicant to be disclosed to which there were none.

- Jana Berg: The Chair and counsel will make dispositive evidentiary decisions.
- Frank Monterisi: Agreed with counsel, and swore in Hannah Lynch (Zoning Administrator), Scott Roach, Paul Deck: Wilda Luckadoo, Kathleen Van Arnhem, Linda Roland, Angela Luckadoo, Tom Horonzy, Victor Barbato, William Van Arnhem, and Tyler West.
- Frank Monterisi: Requested Hannah Lynch to present.
- Hannah Lynch: Presented the packet and Power Point presentation as evidence and gave presentation.
- Frank Monterisi: The packet will be identified as Zoning Administrator 1 (ZA-1) and the PowerPoint presentation will be identified as Zoning Administrator 2 (ZA-2). ZA-2 as an overview of ZA-1. ZA-1 contained:

  EX-A. General Application Form, site plan, updated presentation, and 2020 presentation submitted by Paul Deck for Meadowbrook Development, Inc.
  EX-B. Zoning Permit / Application and receipt of $100.00.
  EX-C Notice of public hearing and signed and notarized Affidavit of Mailing to adjacent property owners, property owner, and applicant.
  EX-D. Signed and notarized Affidavit of Posting of notice of public hearing.
  EX-E. Recorded deed in the Register of Deeds Office for Tax Parcel P130-95, dated November 16, 2007, Book 360, Page 397-398.
  EX-F. Recorded deed in the Register of Deeds Office for Tax Parcel P130-40, dated December 27, 2012, Book 397, Page 1115-1117.
  EX-G. Recorded plat in the Register of Deeds Office for Tax Parcel P130-95, Dated November 16, 2007, Book E, Page 1886.
  EX-H. Aerial view from Google Earth of Tax Parcel P130-95 & P130-40.
  EX-I. Polk County Property Card Tax Record for P130-95.
  EX-J. Polk County Property Card Tax Record for P130-40.
  EX-K. Aerial view of P130-95 & P130-40 with the surrounding parcels' current uses and zoning from the Polk County GIS site.
  EX-L. Sign posting locations and photos taken from the site.
  EX-M. Conditional Use Permit for RV Park and/or Camp Area, 2020-02 (CU).

- Frank Monterisi: Does the board have any questions? Since there are none, Mr. Deck, please proceed with your presentation.
- Paul Deck: He requested his presentation be placed into evidence.
- Frank Monterisi: He placed it into evidence - Exhibit Applicant 1 (EXA-1).
- Paul Deck: In October of 2020 a presentation was given, it was approved

and there was some restrictions added to with the approval. We began detail work and as we looked at those restrictions, most made a great deal of sense to us. We understood why they were there, one hundred foot setback to keep us from being too close to any neighbor. But as we evaluated the location of Phase 1, we saw that with that hundred foot setback that it limited what we could do on that side and would require a lot of grading, so we started looking at an alternative site. And that was when we went to what was called Hilltop in the original presentation. We used that hundred foot setback from our neighbor to make sure we shifted and could screen anything from any of our neighbors. For safety purposes, the entrance was placed in that area, because there's a crown there on the road. You may be able to see from those photos. We chose the high point as a safety consideration for the entrance. The rest of the RV Park is going to be set back on that site and screened where it will not alter any of our neighbor's evenings or sites. There was another restriction for quiet hours after 10:00 p.m. – 7:00 a.m. We will be observing that. The new master plan is showing Phase 1 and 2. We are increasing the size of Phase 1, the overall size is not increasing. Phase 1 will have 29 sites. In the design, we made sure the restrictions will be followed, while trying to create some space within the RV Park. I'm pleased with how it's progressed, and was not expecting to have to come before the board again, but when I did submit the update, I learned that would be necessary. So that brings us to where we are, but I'd be happy to answer any questions.

- Lisa Krolak: For clarity of the master plan and the new plan (page 18 of 103).
- Paul Deck: What was Hilltop has progressed to the new master plan, fitting in the same property.
- Hannah Lynch: Phase 1 is 29 units and Phase 2 is 43 units.
- Michael Axelrod: It appears 18 and 20 are identical, but 20 has an updated RV Master Plan, are we supposed to be looking at the comparison between the updated plan and the old plan?
- Frank Monterisi: For clarity, everything that is new is from pages 16-20 and the subsequent approval is from 21 on, is that correct?
- Michael Axelrod: Page 19 shows the original of the entire project. It does not show a comparison of the entire project, only Phase 1 and 2 on pages 18 and 20?
- Paul Deck: If you go back to the original master plan on page 17. Phase 1 was identified along Meadowbrook Road and there were going to be 16 sites, but as we evaluated it, it became evident it was not feasible to do that area in Phase 1. So that's what led us to the new master plan that you have now for Phase 1 to Phase 2.
- Paul Deck: Page 17 was the original master plan, and page 19 is the updated master plan. And a blow up on page 18 of new master plan, but no blow up of original plan.
- Michael Axelrod: It is hard to compare the scale.
- Paul Deck: On the previous approval Phase 1 was 16 units, new master plan is for Phase 1 to be 29 units. Previous approval for Phase 2 was 40 units, new master plan for Phase 2 is 43 units.
- Lisa Krolak: What Phase 2 was?

- Paul Deck: It is the new Hilltop.
- Betty Hill: What about Phase 3, is it was going to be eliminated?
- Paul Deck: They had not done the plan for Phase 3, but the total number of sites will not increase from original approval. The total number of sites remains the same at 96 sites.
- Hal Green summarizes, what you are doing is taking Hilltop site and adding 60 sites to the Hilltop site, while subtracting 16 sites from the original plan Phase 1, but now will have no sites on it all due to the setbacks and other things? The new master plan has Hilltop site, Phase 1 and 2, a total 72 RV sites? You are concentrating sites in one area?
- Paul Deck: We are moving 16 sites and shifting some of the sites from Phase 3 to Hilltop.
- Michael Axelrod: How many acres is the modification that includes Phase 1 and 2? The original master plan called for 6.2 acres for Hilltop. It's practically doubled the units on this area.
- Paul Deck: Not sure of acreage, but approximately six acres.
- Chris Jones: What do you forecast your clientele to utilize? Is it primarily golf focused?
- Paul Deck: Customers stay 2 or 3 nights, playing golf, exploring the area. Primarily golfers, but some people won't be golfer.
- Chris Jones: What do you have in place for the kids?
- Paul Deck: Walking trails, not a lot of amenities at first, but plans for a pool and play area in the future.
- Chris Jones: What kind of alcohol policy and how do you plan to manage quiet hours?
- Frank Monterisi: All that covered in the first approval. That is not what he is coming before this board for.
- Hal Green: From the plan you went from 40 to 56 units and went as high as 72 units at approximately 10 or 12 per acre, about 400 feet devoted to an RV site, assuming 6.2 acre. Could you have gotten greater density?
- Paul Deck: He could have gotten more density, but wanted to create some sense of space, an outdoor play area, and make it attractive desirable place to visit. The play area can be outside the 6.2 acre area and the walking area. It's convenient to the clubhouse area. Part of the setback area can be used as a walking trail.
- Frank Monterisi: Is the issue whether we can amp up the sites in the area?
- Michael Axelrod: We do not know if it is 6.2 acres. If I do compare the new plan on page 19, two dotted areas, Phase 1 and 2 from the dotted area of the original 2020 plan. He is questioning the area of Phase 1 and 2 to compare the differences. It's not the same shape from the 2020 plan to the 2022 plan. How many acres is the new Phase 1 and 2?
- Frank Monterisi: Let's give Mr. Deck a few minutes to calculate the acreage.
- Scott Roach: is it approximately 6.2 acres and Phase 2 is essentially the same size. It's approximately 12 to 13 acres for the 72 units.
- Jana Berg: On the evidentiary, we're considering whether or not to grant a new special use permit. Granted the special use permit is a modification of the prior issued conditional use permit, but we still have to address each and every one of the questions and we can't rely on the prior hearing. We still need to hear testimony related to the answer to each of the

findings of fact. And so when Chris brought up the question as to what measures will he have in place with respect to alcohol sales and something else, I think it's appropriate when considering the harmonious use. I think it would be good to hear that testimony. This is a new permit. We already granted the previous permit based on reliance of what he: that was going to be done or how the plan was going to be developed. We have a new substantial modification, material modification. The concentration of the units are going to be denser in a particular area. It is appropriate to revisit the answers to these questions again, with respect to the harmony and the other things, property values and what not, because it is a material change necessitating a new permit. We're not here to say we previously granted the permit because we found that it met the criteria. We did and that's just decided issue. The issue before us today is in regard to this material modification, what impact does that have on these questions? I know that sounds like a bunch of legal jargon, but if you want to ask questions, about the impact of the concentration, on harmony of use, property values and things of that nature, it's entirely appropriate. He can refer to his prior testimony, but each question stands alone and each hearing stands alone.

- Frank Monterisi: We have had instances before where we referred back to the previous case.
- Jana Berg: He can say that I'm going to follow my prior policy, which is. Each question stands alone and if the measures that he will have in place, he can say is the same as last time and that was.
- Frank Monterisi: Okay, thank you. Sorry for interrupting you Chris.
- Chris Jones: No worries. Mr. Deck, since the footprint looks more condensed, have you put an updated plan in place for alcohol and quiet times?
- Paul Deck: We had put in place some rules, and we were getting ready to build the RV Park and we were following all the guidelines we had been given. To observe quiet time after 10 p.m. and that there would be someone available to police that area, if needed, if there were any calls about to be too loud or out of order.
- Chris Jones: How will you monitor it? Will someone be out there full time?
- Paul Deck: Not full time, but someone will be available on call. During the day we will operate the RV Park with the staff that we have.
- Chris Jones: What's going to happen to a camper if they're out at 11 p.m. and there's a call from a neighbor,
- Paul Deck: There will be someone to go over there to investigate see what's going on.
- Chris Jones: Are you going to have a set plan in place for repeat offenders or how are you going to manage that? That's just going to be a tough piece to manage when you don't have somebody on site 24/7? I'm just concerned with that.
- Paul Deck: We have will have someone there within ten minutes from when we are notified.
- Chris Jones: Do you have a plan for enforcing alcohol? I mean, we all know the golf most golfers drink, right? And if you're going to have golfers out there, and things could get a little rambunctious. Do you have an alcohol policy?

- Paul Deck: We do not have an alcohol policy in place at this moment. We haven't published all our rules yet, but we've spent the past year and a half working on and modifying the plan. We were waiting on soil scientist to come out to do their review, and give us the approval, which we have that. We would have that plan in place before we open.
- Lisa Krolak: Please confirm the number of units will be 96 units and wanted to know if they were approving phase 1, 2 and 3?
- Frank Monterisi: We are approving the application as it was presented.
- Michael Axelrod: He did have a question about the Hilltop. Between the original is the setback from the boundary to the left side of it is smaller than the original plan, is it less than 100 feet that was required by the conditional use permit? The setback is much greater in the proposed modification of the plan.
- Paul Deck: When we were given approval, there were some modifications as part of that Board of Adjustment approval, and one of them was 100 foot setback shall be required where the RV camp area meets or adjoins a public right-of-way or properties not owned by the developer. We incorporated that into the design, that's why the setbacks are greater in than the modified plan.
- Michael Axelrod: Do you know what the original setback was on your original master plan from 2020?
- Paul Deck: No, sir, not without going back and looking back.
- Michael Axelrod: Do you know what the regular setback of the property was?
- Hannah Lynch: It is in Multiple Use which is 25' front and rear, 15' from the sides for structures.
- Frank Monterisi: Does anyone else have any questions for Mr. Deck?
- Tom Horonzy: My property is to the west. Do you have a timeline as to when Phase 1 will start?
- Paul Deck: Hopefully beginning this year.
- Tom Horonzy: Where are you placing dumpsters? I'm worried about the cattle out there. When will Phase 2 start?
- Paul Deck: It will be driven by the demand.
- Tom Horonzy: Where is the waste going, is it going to be hooked up to a septic?
- Paul Deck: We have an engineer designing the system.
- Scott Roach: There will be an onsite waste water system. It is an engineered option rather than going through the Environmental Health Department for Polk County, it is a larger scale of a septic system, according to the requirements. It must meet all of the State requirements. A soil scientist goes out and does the evaluation.
- Paul Deck: The drain fields are going down the hill, where some of the pine trees are now. Most of the slope is from the fairway towards the range.
- Tom Horonzy: I thought I noticed on your introductory page it looks like there were changes. Are you going to do campers in there, or other things like tree houses and such, or all RVs? Are the walking trails going to be around the exterior? Where will the pool be?
- Paul Deck: All RVs and walking trails will go past that area. The pool will be located near the range and clubhouse, changing the ninth hole.

- Angela Luckadoo: She doesn't want RVs and things in her back door. She is near the Phase 3. Enough riffraff going back and forth. Owns property around the area, resides at the corner of Poors Ford and Lee Cudd. If something happened to me, they couldn't be at my house in ten minutes.
- Lisa Krolak: Are dogs allowed. Kids wander, will you mark the property boundaries?
- Paul Deck: We have not finalized rules, we did have something about dogs being allowed, that could be added, leashed. He will mark the boundaries. Phase 1 and 3 is 7.75 acres.
- William Van Arnhem Varnh: It's a little after the fact that this point, but if they put signs up like they did this time in 2020, that's a no wonder nobody knew about it. I live right up the road from this, and I'm up the hill and they're going to have dogs or going to have 100 campsites. Did anybody study any of the traffic problems or noise that might be here? What about power? We get black outs now and it rains outside. It doesn't seem like anybody study the impact it is going to have on the neighborhood. We didn't get notice. This was in the middle of Covid. We don't know if the police are going to come. A lot can go down in ten minutes.
- Jana Berg: The purpose of you speaking is for you to ask him questions about his testimony. You will have time to testify for yourself to the things you just:.
- Kathleen Van Arnhem Varnh: Will campers have fire pits?
- Paul Deck: Yes, they will have fires.
- Kathleen Van Arnhem Varnh: What about people that are elderly and might have asthma questions? What about electricity? We already have brown outs. Are they adding infrastructure? We rent our house out for Air BnB and we are already struggling to do that and now I see that you are going to be pulling power from me.
- Paul Deck: I don't know if they are adding infrastructure.
- Jana Berg: Remember the questions, not the testimony.
- Kathleen Van Armhem Varnh: What about the extra traffic? I see where this is going to be detrimental to my property.
- Frank Monterisi: Hannah Lynch please address signage.
- Hannah Lynch: There is a requirement to post the site 10 to 25 days before the hearing. We are required to post onsite, and we are required by the North Carolina General Statutes to send notice to all adjacent property owners. The signs were posted in the same spots they were posted in 2020.
- Kathleen Van Armhem Varnh: You dotted your i's and crossed your t's, but that doesn't do anything for people that are two or three properties away. We got no notification whatsoever in 2020. The signs are this big when you're going 55 miles an hour passed them, and only three of them are on the main road.
- Frank Monterisi: To address applicant for questions, and other comments were not pertinent.
- Hal Green: about testimony previously about traffic? How many people were visiting the course weekly? And have you had any problems with traffic during those times?
- Paul Deck: 100 to 120, and up to 150 people on the weekend to golf

course. And we have not had any problems with traffic.

- Lisa Krolak: For an explanation of entrances. And will those be shared entrances?
- Paul Deck pointed out the entrance areas, and he: we hope so. There are two entrances. This is a club house right here. It's also possible to loop around Meadowbrook Road and come in from the other side of Poors Ford Road. We do have some traffic come in that way as well. But everyone has to come into the parking area here at the clubhouse area from either this side of Meadowbrook Road or the other end of Meadowbrook Road.
- Lisa Krolak: If golf carts are used for RVs. The people in the RVs, can they use golf carts to drive from their RV to the golf course? Will there be golf carts running back and forth?
- Paul Deck: We do not plan for golf carts for use in the RV Park.
- Lisa Krolak: What if they bring their own?
- Paul Deck: Then they would have to use the trails that are allowed golf carts.
- Linda Roland: About crossing the road, and: it was dangerous. Next to Mrs. Luckadoo property, I believe it is the third phase, they will have to cross Poors Ford Road over the golf course. Are they going to walk across Poors Ford Road? Traffic goes down that road at 55 and 70 miles an hour all the time. There are already beer cans along the road. What's the speed limit?
- Paul Deck: This would require them to cross the road. Speed limit is 55.
- Lisa Krolak: Frank, can we add something about a pedestrian crossing?
- Frank Monterisi: Jana.
- Jana Berg: It is up to the NCDOT, but you can request that he ask for NCDOT for a golf cart crossing sign and marked. We could require that they apply to the NCDOT, but it's up to the NCDOT.
- Chris Jones: Are you considering the pond with chemical run off from the golf course itself? Or has the water been tested?
- Paul Deck: It was designed to capture run off, it has not been tested. We can have it tested.
- Betty Hill: I'm having a problem with Phase 3, there's nothing in there. It seems like everything is up in the air.
- Michael Axelrod: It's different from the original master plan, there's a gap. It's on Meadowbrook Road where the clubhouse is, it doesn't show an RV check in on the new site. Phase 3, will require an additional hearing?
- Jana Berg: Phase 3 is empty, so how can we approve it? We need some site specific plans.
- Michael Axelrod: Phase 3, will it need to come back?
- Frank Monterisi: The same amount of unit's remains, Phase 1 and 2 is 72, and total will not include Phase 3, unless it is listed. But since this is a material change, changes the density, what is formally on Phase 3, it is a material change on his site plan. It is requiring a new Special Use permit, if it is not approved, it will fall back to original plan.
- Hal Green: Because the 100 foot setback, page 17 shows 100 foot setback.
- Jana Berg: That is not a substantial modification. Density was approved within same footprint.

- Hal Green: Can he expand to the area submitted? Hilltop 40, but because the setback, he won't fit in the same footprint, change the 6.2 acreage to 7.75 acres which would comply with setbacks.
- Jana Berg: We changed the site plan for him by requiring 100 foot setback, as long as it is the same built upon area and the density would not change.
- Hal Green: Can you clarify, if we deny?
- Jana Berg: Her interpretation is that the setback area was moved to the outside boundary.
- Hal Green: He would be free to move the footprint in a different direction, and that is not a substantial change. Could he still do that with the existing footprint? 40 units on 6.2 acres.
- Frank Monterisi: Did we by imposing a setback then create a hardship, no? Is the 100 foot setback causing a hardship?
- Jana Berg: No.
- Hal Green: He could put a pool there?
- Paul Deck: As we have tried to address issues. We tried to select Hilltop as the most viable spot and had more room, meeting the constraints the board had given us. It's preferable to put as many units in one spot rather than going into the ravine. We thought we were being good neighbors and efficient.
- Michael Axelrod: The original plan of Phase 1 was The Knoll with 16 units. Under the new modification, there is nothing there. Can you tell us what your plans are for that area, is that not suitable for the RV area?
- Paul Deck: Due the 100 foot setback, we would have to move the road because of the ravine. We don't have plans right now to approve that site. At one time we had talked about putting homes on that site, whether that became viable again we will have to see. We would have to come back and get an approval for that site.
- Michael Axelrod: From the original plan 40 units on 6.2 acres equals 6.45 units per acre. Under the new proposed plan 72 units on 7.75 acres equals 9.29 units per acre.
- Hal Green: If you did a 25% increase, 40 units have already been approved, you would be able to put 50 units, if you expanded the box. Moved it over and increased it 7.75 acres, he could add 25% or 10 more and maintain the same density.
- Michael Axelrod: but he still needs to submit for a permit.
- Hal Green: Agreed.
- Jana Berg: Your analysis sounds correct.
- Tom Horonzy: How did you get the change of the acreage, by looking at the maps, it seems like it is off?
- Hal Green: I'm taking his word for it. If you are able to increase the box by 25% then you could increase the RV site by 25% and get the same density.
- Paul Deck: I understand.
- Frank Monterisi: If there were any other questions for Mr. Deck.
- Linda Roland: How many people, if you are increasing the RVs? I've worked at three different RV dealerships. You don't have a plan on alcohol, you don't have a lot of plans. Each RV can hold 4 to 8 people for sleeping. That's a lot of people. And you say that you don't have water

testing done on that water area. You have a private engineer coming in rather than the Health Department. This all sounds a little fishy.

- Paul Deck: The RV Park has been laid out using a landscape architect and engineer. The engineer, Scott Road from Odom Engineering is here. The landscape architect is my son, Brian Deck, with a master's degree in landscape architecture and lives in Boulder, Colorado and has done some work for the family. We have city water, a waterline from Inman Campobello. We waited a year and a half to have the soil scientists test the land, which Odom Engineering recommends. I don't think this is just a loose interpretation, a lot of time and effort has been made for this plan.
- Linda Roland: You are not answering all the questions. Is there chemical runoff?
- Paul Deck: If there is any run off from chemicals it is from the golf course, and we have had no issues in the ten years since those holes have been there.
- Linda Roland: That's a lot of waste going into the ground.
- Scott Roach: Each of these systems are being designed by 120 gallons per day, as per the State of North Carolina requirements. I guarantee you that they will never see 120 gallons per day for each system. Being on the water system, they can track that after a year, as far as water usage goes. It will show they are well under that.
- Linda Roland: Can you guarantee that in writing that his cattle are not going to be polluted, or my stream that runs alongside of my house?
- Scott Roach: I'm telling you that it was designed in accordance with the State of North Carolina's regulations, just like your septic tank and drain field is at your house.
- Linda Roland: The water has not been tested yet?
- Scott Roach: It has nothing to do with this approval. The chemicals have been there since the golf course holes have been there.
- Lisa Krolak: If the Inman Campobello line is already out to the facility and do you have access to it.
- Paul Deck: It goes Meadowbrook Road. We do have access to it. We meet all the regulations for spraying.
- William Deck: He was the golf professional for 28 years. The water was tested, when it would come off the property in case any of the neighbors: it killed our cattle or anything. There was never any deviation on the chemical levels by the time it entered the property or left the property.
- Jana Berg: He was not sworn in. His testimony cannot be considered.
- Frank Monterisi: We can't hear from you since you weren't sworn in.
- Angela Luckadoo: There are concerns for safety. And the area that was Phase 1, it looks like trolls live out there. She knows golfer drink and you can't control it. Who is going to be there in ten minutes? We have called emergency and we are lucky if they are there in 30 minutes. I'm asking about the beautification of the neighborhood. Saturday night a golfer went into the gully by my house. There doesn't seem to be rules. My husband takes care of William's house Mike and Barbara's house. The beer cans we pick up is unreal. The speed of the cars on the weekend has been reported. We know there is nothing you can do. It causes concern for me. People are going to do their own thing and drink.
- Frank Monterisi: At the prior hearing wasn't about EMS getting out at the

site, he was talking about someone on the ground in ten minutes.

- Angela Luckadoo: What about law enforcement and EMS?
- Frank Monterisi: It is not something he can control, how long it takes for them to come. In the previous hearing that he would have someone that lived within ten minutes that would be at the property if there was a complaint. He never referred that EMS would get there in ten minutes. He is giving an employee of his the authority to regulate his camp site.
- Paul Deck: There will be responsibility of the camper, the RV person needs to behave. If they can't they need to leave. There will be some rules. We have worked on that draft, and it will be published once all of this is finalized and before the first site is rented.
- Lisa Krolak: Are there rules for the golf course? What is the golf course clubhouse? Is a restaurant, does it sell alcohol?
- Paul Deck: There are some rules. It is a small pro shop, there are locker rooms for ladies and men, and there is small snack bar in that area. It does serve alcohol and has a state license for that. We sell beer only there.
- Scott Roach: We will bring municipal water to site, water main extension. On site Waste water system will meet or exceed any NC requirements for waste water. 125 gallons per day is what this system has been designed for. A soil scientist was on site and they evaluated the soils with multiple test pits which are roughly four or five feet deep to look at the soil strata. System will be laid out to regulations. It is similar to residences, just bigger. We will do the Soil and Erosion Sediment Control plan will be submitted to the state for them to disturb and develop the plan. We will get a NCDOT driveway permit. We met with Paul Deck's son, Brian for design for safety for driveway. Driveway is in the setback, but it's not considered a structure. People do fly on that road, this maximized location the site distance. I don't expect NCDOT would require any additional requirements. It won't be that large of a traffic impact.
- Lisa Krolak: Mr. Deck mentioned access from Poors Ford Road cars, trails may be used for golf carts, but they would get to the golf course with cars. Did you consider that with the traffic?
- Scott Roach: He could look at reducing the speed by NCDOT. He doesn't think NCDOT would allow golf carts on that road. You could request 35 mph on that road.
- Frank Monterisi: It is NCDOT would be the ones that regulate the NCDOT requirements.
- Michael Axelrod: If NCDOT doesn't approve, what do we need to do if it changes? They could have gotten this approved in advance.
- Frank Monterisi: Mr. Roach if they have NCDOT approval for the driveway permit.
- Scott Roach: They did not.
- Frank Monterisi: If he doesn't get it, then he will have to come back to the Board.
- Angela Luckadoo: Where the entrance was going to be.
- Scott Road: Where it is marked on the site plan in the upper left hand corner.
- Tyler West: The entrance is basically where there is already a little pull in, where the dumpster section are, a little paved area.

- Scott Roach: I believe that is it.
- Paul Deck: It is not paved right now.
- Scott Roach: RV Parks are the hottest thing going on right now. Trash is in the interior. We made sure there was enough radius to come in and out.
- Kathleen Van Arnhem: What about trash on the side of the road? What about drunk drivers?
- Scott Roach: These are not things that they can regulate.
- William Van Arnhem: Does the State approve septic tank meet the similar size in other areas. Does the state address that many within that footprint of land?
- Scott Roach: Absolutely. We are meeting the State requirements. We not going to do anything to harm the environment, that's why they hired us, to protect the environment.
- Betty Hill: How many acres are involved, 12 or 13 acres?
- Scott Roach, I believe the area is larger than the 7 acres mentioned earlier. I don't have a set of scaled drawings with me. Can't get you anything definite.
- Betty Hill: You haven't done any measurements?
- Scott Roach: This is the landscape architect's rendering. Phase 1 has 7.42 acres, which includes septic tank drain fields in the green area.
- Michael Axelrod: How can we approve the site plan, if this is not truly a survey? I don't think it is suitable for us to decide.
- Hal Green: I concur. Jana, can we adjourn this hearing, with an actual survey of what we are approving?
- Jana Berg: We would be continuing the meeting, not adjourning the meeting. As long as you set up another date, so everyone here knows when that meeting is and has the opportunity to come.
- Hal Green: It would be beneficial for all of us to come up with some very specifics questions of what would we need to move forward.
- Jana Berg: So what I've heard you say that you are inquiring about what is the acreage that is involved in this change, specific locations of drain fields and septic tanks. Is there something else?
- Hal Green: A survey so we can have specific amounts.
- Chris Jones: Is it going to make a difference to us if it is 6.5 sites or 8.5 sites per acre?
- Hal Green: It will on density and ratio.
- Michael Axelrod: Certain testimony that has not been presented having to do will not be detrimental injurious to property, property values. I don't think we have near enough information to make a determination.
- Lisa Krolak: If Mr. Deck had more people to present.
- Scott Roach: We can get it more dialed in as far total acreage and density.
- Michael Axelrod: That's part of it, but a lack of a true site plan.
- Scott Roach: It is a true site plan. A landscape architect drawing is a true site plan.
- Hal Green: What we are looking for is a survey which shows physically on this property. We need to know where the site plan is where they are going to put the site on the property, not a drawing, but an actual survey.
- Scott Roach: You can't do an as built survey with something that's not there. I can give you a site drawing with all the proposed RVs that meet

the 100 foot setback along with the roadways to get to it.

- Hal Green: But we want a boundary survey.
- Scott Roach: We have a boundary survey here. I actually have my civil drawings for soil and erosion permit.
- Hannah Lynch: Does Scott Roach wanted to submit it as evidence?
- Scott Roach: He could leave it.
- Lisa Krolak: If he could get additional copies for the board.
- Frank Monterisi: If we continue the meeting.
- Jana Berg: If we continue the meeting you can accept more exhibits. Having one of those with an easel make be helpful for the board and people in the audience to see. Testimony on how this will affect property values and property uses. Testimony about how this will be operated in a manner that will be in harmony with the area, rules. Whether it was going to injurious to health and safety, trash pickups, screening from the neighbors to make it more visually pleasing to them, quiet hours. Just throwing out some stuff, lighting downturned.
- Hal Green: You've got a body of water, it might be helpful with some water analysis.
- Jana Berg: The body of water is existing, unless there is going to more impervious surface, then we are dealing with storm water runoff, and address if it will or won't impact the property.
- Hal Green: Chris Jones: was concerned about a safety issue with the body of water.
- Chris Jones: If there are going to be any rules, no fishing, and no swimming. Need to address some rules.
- Scott Roach: The pond is a half mile away. What kind of test do you want?
- Hal Green: We are trying to give you a chance of addressing these questions, rather than just denying the permit.
- Lisa Krolak: Where the power point was where the people live. I need more information on who is being impacted.
- Hal Green made a motion to continue the meeting.
- Frank Monterisi: If we need to keep the same panel.
- Jana Berg: We do not. Just would recommend to have them listen to the audio.
- Scott Roach: If he could bring more exhibits to be submitted.
- Frank Monterisi: Yes, we are continuing the meeting.
- Michael Axelrod: There are more things than just the density question that need to be addressed.
- Scott Roach: He understood.
- Jana Berg: Let's set the date.
- Frank Monterisi: How much time will you need?
- Paul Deck: Two weeks.
- Scott Roach: Three weeks would work better.
- The board discussed dates and the meeting was set to be continued on October 4th at 5:00 p.m. A vote was taken, all in favor.

5. Other Business

None.

6. Public Comments

   None.

7. Adjournment

   Frank Monterisi adjourned meeting.

POLK COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

DECEMBER 5, 2023 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
Temple - Staff Report	Cover Memo	11/29/2023

To: Zoning Board of Adjustment

From: Cathy Ruth, Zoning Administrator

Date: December 5, 2023

Re: In the Matter of the Application of Gabe and Jami Temple for a Special Use Permit, Docket No. 2023-03 (SU)

A. Action Requested by Board of Adjustment
   1. Review all currently available information prior to meeting
   2. Consider Variance Request

B. Background
   1. In August 2023, Gabe Temple contacted the Planning office and requested information regarding a campground for 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. Mr. Temple was provided a copy of the Polk County Zoning Ordinance, Special Use handout, an application and the Polk County Board of Adjustment Rules of Procedure for Quasi-Judicial Proceedings.

   2. On September 1, 2023, Gabe and Jami Temple provided a completed application, applied to the Board of Adjustment for a Special Use Permit for a Recreational Vehicle (RV) Park and/or Camp Areas, and paid the $100 fee. The hearing was scheduled for October 3, the applicant requested to remove their application prior to the hearing being completed. On October 18, 2023, Gabe and Jami Temple provided a completed application, applied to the Board of Adjustment for a Special Use Permit for a Recreational Vehicle (RV) Park, the application for two campsites, two geodomes, and one bathhouse. The hearing was scheduled for December 5, 2023 at 5:00 p.m.

   3. The property, comprised of 26.08 acres, is identified as Tax Parcel P106-18 on the tax records of Polk County. The property is located in the Multiple Use zoning district.

4. Exhibits included:

-Exhibits XA consists of the General Application Form and site plan.
-Exhibit XB consists of the zoning permit/application and receipt of $100.
-Exhibit XC consists of the recorded deed in the Register of Deeds Office dated October 6, 2022, Book 473, Page 1405.
-Exhibit XD consists of the recorded plat in the Register of Deeds Office dated November 24, 2015, Plat F 599.
-Exhibit XE consists of the Polk County Property Card tax record for P106-18.
-Exhibit XF consists of Polk County Geographic Information System (GIS) map, P106-18.
-Exhibit XG consists Google Map of parcel area.
-Exhibit XH consists of P106-18 and surrounding parcels' zoning from the Polk County GIS site.
-Exhibit XI consists of P106-18 and surrounding parcels' current uses from the Polk County GIS site, tax record.
-Exhibit XJ consists of the signed and notarized Affidavit of Mailing of notice of public hearing to adjacent property owners, property owner, and applicant; including map of adjacent property parcels and addresses.
-Exhibit XK consists of the signed and notarized Affidavit of Posting of notice of public and photos of posted signs.
-Exhibit XL consists of pictures taken by staff of the parcel.

XA-1

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
2 Geodomes
1 Bathhouse

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

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

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.*

XA -2

PROPOSED SITE PLAN AT ALPINE SOUTH
proposed structures only
Proposed Geodome
Luxury Glamping
Laundry/Bath House
Walking Path
KELLY A SULIK
SHANNON H RHODES
GLENN PAUL CANTRELL
MELANIE M KMETZ
GRACIELLA LILLY
GREEN CREEK CABINS LLC
MOORE RD
SANDY PLAINS RD
SANDY PLAINS RD
SANDY PLAINS RD
HENRY B BRISCOE
DANIEL ELLIOTT
SCOTT GREVE
ARESTRONG PROPERTIES LLC
SEVERIANO RAMIREZ
DARRELL JACKSON
MARY L DILL
KATHLEEN M DAFONTE
REVISED

XA -3

Map Legend
existing structures
SFR
barn
one way road {entrance}
one way road {exit}
round-about
parking
gardening shed
workshop
Footbridge
PROPOSED SITE PLAN AT ALPINE SOUTH
proposed and existing structures
Proposed Geodome
Luxury Glamping
Laundry/Bath House
Walking Path
SANDY PLAINS RD
SANDY PLAINS RD
SANDY PLAINS RD
ONE WAY ENTRANCE
ONE WAY EXIT
MELANIE M KMETZ
GRACIELLA LILLY
GREEN CREEK CABINS LLC
HENRY B BRISCOE
DANIEL ELLIOTT
SCOTT GREVE
ARESTRONG PROPERTIES LLC
SEVERIANO RAMIREZ
DARRELL JACKSON
KATHLEEN M DAFONTE
MARY L DILL
REVISED

XB-1

DATE 10/18/23 POLK COUNTY PAGE 1
TIME 16:27:35 APPLICATION AND PERMIT PROG# PT2000
USER PLCATHYR

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#
DIRECTIONS PENIEL; R/9S; L/SANDY PLAINS RD; 1.3 MILES ON L/STORAGE CONTAINERS

TEMPLE, GABE OWNER ID 58290
PHONE 704.787.1593

206 HOOKER RD

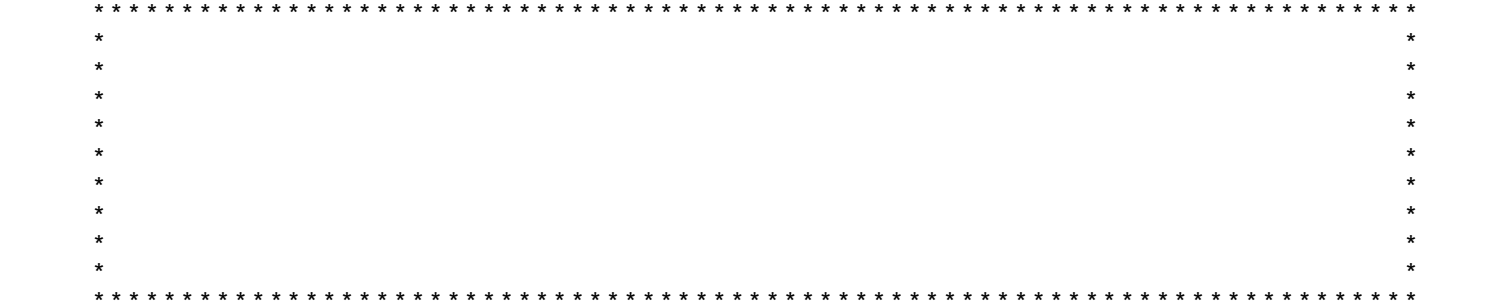
COLUMBUS NC 28722

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

SUBDIVISION
M/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 - CAMPGROUND - 2 CAMPSITES, 2 GEODOMES, BATHHOUSE

SURVEYOR
GENERAL

SITE PLAN



PERMIT ISSUED: 10/18/2023 BY: PLCATHYR PERMIT EXPIRES: 4/15/2024 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.

_____ _____
SIGNATURE OF OWNER/AGENT DATE

_____
CODE ENFORCEMENT OFFICIAL

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#
DIRECTIONS PENIEL; R/9S; L/SANDY PLAINS RD; 1.3 MILES ON L/STORAGE CONTAINERS

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

XB-3

DATE 11/29/23 POLK COUNTY PAGE 1
TIME 13:30:22 APPLICATION AND PERMIT PROG# PT2000
USER PLSZOEL

PERMIT NUMBER ZP 25436 ZONING PERMIT APPLIED 9/01/2023
WORK ORDER# 48662 TYPE ZONING BOARD OF ADJUSTMNT ISSUED 9/01/2023
LOCATION 131 ALPINE SOUTH DR EXPIRES 2/28/2024
PIN HEALTH
PARCEL ID P106-18 TRYON REFERENCE Z00024578
TOWNSHIP 5 GREEN CREEK ACREAGE 26.080 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL; R/9S; L/SANDY PLAINS RD; 1.3 MILES ON L/STORAGE CONT AINERS

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

SUBDIVISION
M/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 - CAMPGROUND - APPLICANT WITHDREW APP ON 10/17/2023 - NEW PERMIT APPLICATION ISSUED 10/18/2023

SURVEYOR
GENERAL

SITE PLAN

PERMIT ISSUED: 9/01/2023 BY: PLCHELS PERMIT EXPIRES: 2/28/2024 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.

SIGNATURE OF OWNER/AGENT DATE

CODE ENFORCEMENT OFFICIAL

XB-4

DATE 11/29/23 POLK COUNTY PAGE 2
TIME 13:30:22 BILLING NOTICE PROG# PT2000
USER PLSZOEL

PERMIT NUMBER ZP 25436 ZONING PERMIT APPLIED 9/01/2023
WORK ORDER# 48662 TYPE ZONING BOARD OF ADJUSTMNT ISSUED 9/01/2023
LOCATION 131 ALPINE SOUTH DR EXPIRES 2/28/2024
PIN HEALTH
PARCEL ID P106-18 TRYON REFERENCE Z00024578
TOWNSHIP 5 GREEN CREEK ACREAGE 26.080 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL; R/9S; L/SANDY PLAINS RD; 1.3 MILES ON L/STORAGE CONT AINERS

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
ZBA	1	100.00	100.00	100.00	

PAID BY: TEMPLE LAND GROUP LLC DBA PAID BY CASH

TRANSACTION TOTALS 100.00 100.00

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/6/2022 3:58:32 PM
Fee Amt: $1,676.00 Page 1 of 4
Revenue Tax: $1,650.00
Polk, NC
Sheila Whitmire Register of Deeds

BK 473 PG 1405 - 1408

XC-1

Assessor JC
Collector JC
Land Use JC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: $1650.00

Parcel Identifier No. P106-18 Verified by Polk County on the ____ day of_____, 2022
By:_____

Mail/Box to: Washburn Law Firm, 136 Pacolet Street, Tryon, NC 28782

This instrument was prepared by: ROBERT J. DEUTSCH, a N.C. licensed attorney, DEUTSCH & GOTTSCHALK, P.A.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 52 Swiss Cabin Drive, Tryon, NC 28782

THIS DEED made this 29th day of September, 2022, by and between

GRANTOR	GRANTEE
MARY E. MANUCY, EXECTOR AND TRUSTEE UNDER THE TESTAMENTARY TRUST ESTABLISHED UNDER WILL OF ROGER W. GOSSENREITER dtd APRIL 25, 2013 1367 Sandy Plains Road Tryon, NC 28782	**TEMPLE LAND GROUP, LLC dba FRONTIER VILLAGE, a North Carolina limited liability company** 206 Hooker Road Columbus, NC 28722

WHEREAS, Roger W. Gossenreiter, died on December 31, 2021, a resident of Polk County, North Carolina, and his Last Will and Testament (hereinafter "the Will") was probated with the Clerk of Superior Court in Polk County, North Carolina in File 22 E 21; and

WHEREAS the Will established a Testamentary Trust in Article Four (hereinafter "the Trust") and appointed Grantor Mary E. Manucy as Trustee of the Trust; and

WHEREAS the Will appointed Mary E. Manucy as Executor of the Estate of Roger W. Gossenreiter and Letters Testamentary were issued to her by the Clerk of Superior Court of Polk County, North Carolina on March 22, 2022; and

WHEREAS, the Trust assets include all the real property described herein; and

Submitted electronically by "Washburn Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Polk County Register of Deeds.

XC-2

WHEREAS, Mary E. Manucy as Executor of the Estate of Roger W. Gossenreiter and Trustee of the Trust executes this Deed for the purpose of conveying the property herein described.

NOW, THEREFORE, THIS CONVEYANCE:

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Polk County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed X includes or __ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: easements, restrictions, and rights of way of record.

[GRANTOR SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

{12431807}NC Bar Association Form No. 6 © 1/1/2010
Printed by Agreement with the NC Bar Association

XC-3

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

ROGER W. GOSSENREITER TESTAMENTARY TRUST
UNDER WILL DATED APRIL 25, 2013

Mary E. Manucy (Seal)
Mary E. Manucy, Trustee

Mary E. Manucy (Seal)
Mary E. Manucy, Executor of the Estate of Roger W. Gossenreiter

Buncombe County, State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary E. Manucy **as Executor of the Estate of Roger W. Gossenreiter and Trustee of the Testamentary Trust Under Will of Roger W. Gossenreiter, Grantor herein.**

Date: 9/29, 2022

Elizabeth G. Hill

Elizabeth G. Hill
Printed Name, Notary Public

My Commission expires: 5/5/24

ELIZABETH G HILL
NOTARY PUBLIC
Buncombe County
North Carolina
My Commission Expires 5/5/24

{12431807}NC Bar Association Form No. 6 © 1/1/2010
Printed by Agreement with the NC Bar Association

XC-4

Exhibit "A"
Property Description

BEING all that certain tract or parcel of land, containing 29.19 acres, as shown and delineated upon a Plat entitled "Survey for ROGER W. GOSSENREITER, Located in Green Creek Community, County: Polk, State: North Carolina", dated March 15, 1990 and prepared by Wolfe & Huskey, Inc., Engineering and Surveying, Lyman, S.C., which Plat is duly recorded in Card File B, Page 225, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

Less and excepting that 3.10 acre tract conveyed to Green Creek Cabins, LLC by deed dated December 15, 2014 and recorded on December 16, 2014 in Book 410 at Page 712 of the Polk County Register of Deeds.

XD

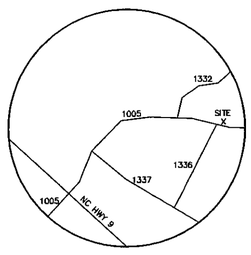
NORTH ARROW BASED ON
CARD FILE B, PAGE 225
POLK COUNTY REGISTRY.

SURVEY FOR
ROGER W. GOSSENREITER
GREEEN CREEK TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: DB. 229-901

AUGUST 22, 2014

BUTLER ASSOCIATES
10 MAPLE STREET
TRYON, NC 28782
828-859-5390

Doc ID: 004567620001 Type: CRP
Recorded: 11/24/2015 at 11:41:04 AM
Fee Amt: $21.00 Page 1 of 1
Polk, NC
Sheila Whitmire Register of Deeds
BK F PG 599



VICINITY MAP
(NOT TO SCALE)

NOTE:
THIS PARCEL IS SUBJECT TO ALL EASEMENTS
AND RESTRICTIONS OF RECORD.

NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.

NOTE:
DASHED LINES A-B TAKEN FROM
CARD FILE B, PAGE 225 POLK
COUNTY REGISTRY NOT SURVEYED
BY THIS OFFICE.

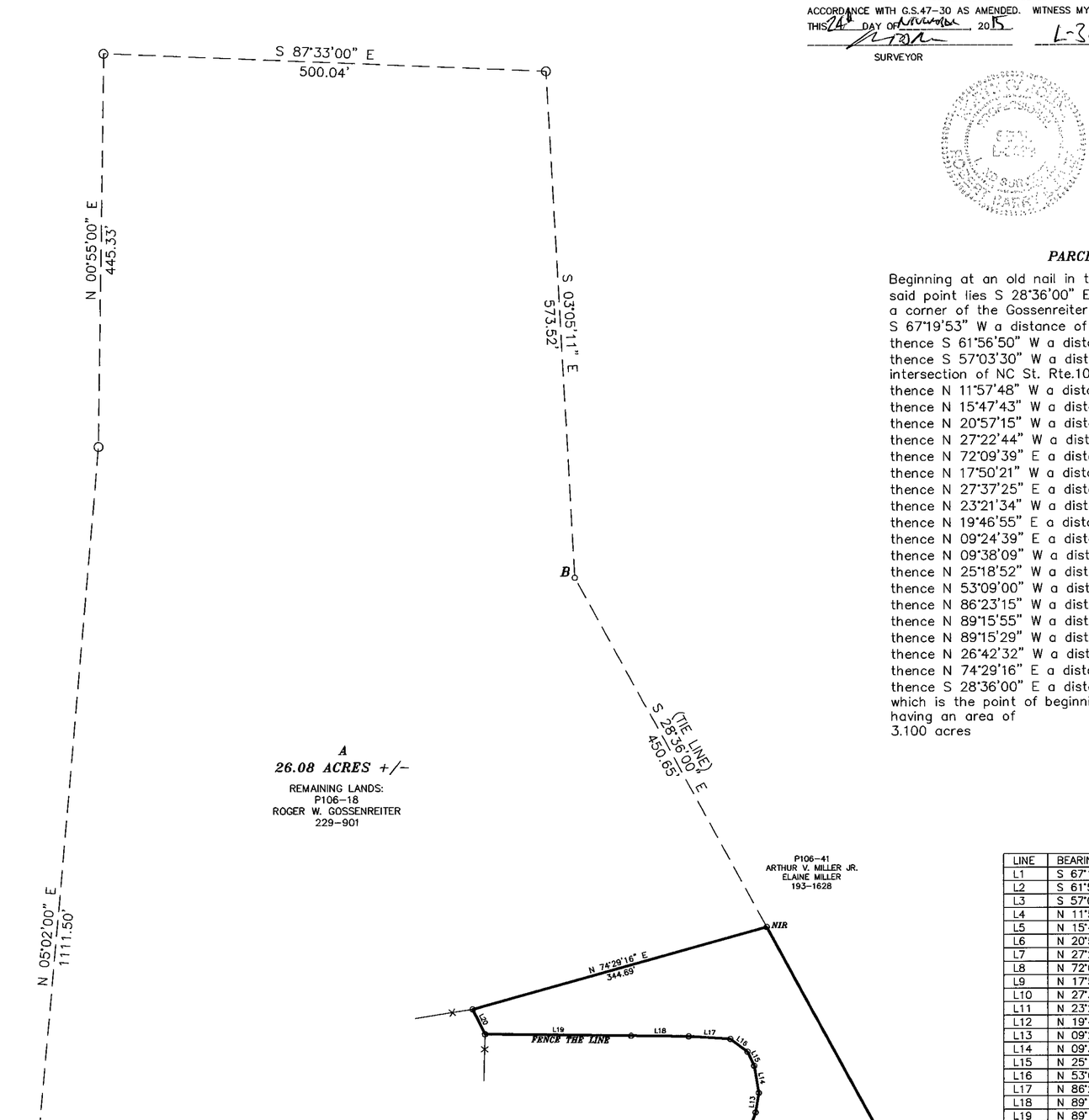
NOTE:
THIS SURVEY CREATES A SUBDIVISION OF LAND
WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ORDINANCE THAT REGULATES
PARCELS OF LAND. G.S. 47-30(F)(11)(A)

STATE OF NORTH CAROLINA, Polk COUNTY, I Robert R. Butler
CERTIFY THAT THIS MAP WAS (~~DRAWN BY ME~~)/(DRAWN UNDER MY SUPERVISION)
FROM (~~AN ACTUAL SURVEY BY ME~~)/(AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION)-DEED DESCRIPTION RECORDED IN BOOK 229 PAGE 901
BOOK_____PAGE_____;ETC...; THAT THE RATIO OF PRECISION AS CALCULATED
BY LATITUDES AND DEPARTURES IS 1/ 10,000 ; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION
FOUND IN BOOK_____PAGE_____; THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH G.S.47-30 AS AMENDED. WITNESS MY HAND AND SEAL
THIS 24th DAY OF November, 2015

SURVEYOR — REG. NO. L-3033

PARCEL A

Beginning at a nail set at the intersection of the driveway and NC St. Rte. 1005 ;
thence N 11°57'48" W a distance of 69.34';
thence N 15°47'43" W a distance of 37.16';
thence N 20°57'15" W a distance of 27.15';
thence N 27°22'44" W a distance of 29.53';
thence N 72°09'39" E a distance of 22.36';
thence N 17°50'21" W a distance of 94.27';
thence N 27°37'25" E a distance of 35.41';
thence N 23°21'34" W a distance of 120.43';
thence N 19°46'55" E a distance of 95.28';
thence N 09°24'39" E a distance of 22.40';
thence N 09°38'09" W a distance of 31.25';
thence N 25°18'52" W a distance of 17.48';
thence N 53°09'00" W a distance of 24.26';
thence N 86°23'15" W a distance of 47.19';
thence N 89°15'55" W a distance of 64.91';
thence N 89°15'29" W a distance of 164.89';
thence N 26°42'32" W a distance of 31.49';
thence N 74°29'16" E a distance of 344.69' to a nir;
thence N 28°36'00" W a distance of 450.65' to an eir;
thence with the lines of a previous survey by Wolfe and Huskey, INC dated March 15, 1990 and recorded in plat book B page 225 Polk County Registry
N 03°05'11" W a distance of 573.52';
thence N 87°33'00" W a distance of 500.04';
thence S 00°55'00" W a distance of 445.33';
thence S 05°02'00" W a distance of 1111.50';
thence S 88°53'14" E a distance of 217.01';
thence S 13°54'14" E a distance of 222.73';
thence N 84°05'46" E a distance of 144.98';
thence S 88°54'14" E a distance of 173.00';
thence S 86°34'28" E a distance of 179.46' to an old nail in center if St. Rte. 1005 being point "A" as shown on plat;
thence N 53°15'31" E a distance of 100.02';
thence N 57°03'30" E a distance of 54.43' to a nail;
which is the point of beginning,
having an area of
26.077 acres



LINE	BEARING	DISTANCE
L1	S 67°19'53" W	100.05'
L2	S 61°56'50" W	150.02'
L3	S 57°03'30" W	45.57'
L4	N 11°57'48" W	69.34'
L5	N 15°47'43" W	37.16'
L6	N 20°57'15" W	27.15'
L7	N 27°22'44" W	29.53'
L8	N 72°09'39" E	22.36'
L9	N 17°50'21" W	94.27'
L10	N 27°37'25" E	35.41'
L11	N 23°21'34" W	120.43'
L12	N 19°46'55" E	95.28'
L13	N 09°24'39" E	22.40'
L14	N 09°38'09" W	31.25'
L15	N 25°18'52" W	17.48'
L16	N 53°09'00" W	24.26'
L17	N 86°23'15" W	47.19'
L18	N 89°15'55" W	64.91'
L19	N 89°15'29" W	164.89'
L20	N 26°42'32" W	31.49'

TIE LINES

L23	S 57°03'30" W	54.43'
L24	S 53°15'31" W	100.02'

PARCEL B

Beginning at an old nail in the center of NC State Rte. 1005; said point lies S 28°36'00" E from an EIR a distance of 1087.31' a corner of the Gossenreiter property
S 67°19'53" W a distance of 100.05' to a point;
thence S 61°56'50" W a distance of 150.02' to a point;
thence S 57°03'30" W a distance of 45.57' to a nail set at the intersection of NC St. Rte.1005 and driveway;
thence N 11°57'48" W a distance of 69.34' to a point;
thence N 15°47'43" W a distance of 37.16' to a point;
thence N 20°57'15" W a distance of 27.15' to a point;
thence N 27°22'44" W a distance of 29.53' to a point;
thence N 72°09'39" E a distance of 22.36' to a point;
thence N 17°50'21" W a distance of 94.27' to a point;
thence N 27°37'25" E a distance of 35.41' to a point;
thence N 23°21'34" W a distance of 120.43' to a point;
thence N 19°46'55" E a distance of 95.28' to a point;
thence N 09°24'39" E a distance of 22.40' to a point;
thence N 09°38'09" W a distance of 31.25' to a point;
thence N 25°18'52" W a distance of 17.48' to a point;
thence N 53°09'00" W a distance of 24.26' to a point;
thence N 86°23'15" W a distance of 47.19' to a point;
thence N 89°15'55" W a distance of 64.91' to a point;
thence N 89°15'29" W a distance of 164.89' to a point;
thence N 26°42'32" W a distance of 31.49' to a point;
thence N 74°29'16" E a distance of 344.69' to a nir;
thence S 28°36'00" E a distance of 636.66' to an old nail;
which is the point of beginning,
having an area of
3.100 acres

LEGEND:
NIR - NEW IRON ROD
CM - CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
Ⓔ - ELECTRICAL POLE
● - OLD NAIL
---------- DRIVEWAY
-·-·-·-·- ADJOINING BOUNDARY LINE
—— ——·—— R/W
—E—E—E— OVERHEAD UTILITIES
BOUNDARY LINE SURVEYED
BOUNDARY LINE NOT SURVEYED
---------- TAKEN FROM MAP SLIDE B-225 POLK COUNTY REGISTRY.

GRAPHIC SCALE 1" = 100'

0' 100' 200' 300'

NOTE:
THIS PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD
HAZARD AS DETERMINED BY THE
FEDERAL INSURANCE RATE MAP
OF NORTH CAROLINA.

NC FIRM LICENSE NO. F-0409
RATIO OF PRECISION: 1:10,000
D-153-77

STATE OF NORTH CAROLINA

POLK COUNTY
OFFICE OF REGISTER OF DEEDS
FILED FOR RECORD THIS THE 24 DAY OF
Nov, 2015 AT 11:41 O'CLOCK A M
AND DULY REGISTERED IN SAID OFFICE
CARD FILE F PAGE 599
Sheila B. Whitmire

REGISTER OF DEEDS

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF POLK

I, Cathy Ruth, REVIEW OFFICER OF POLK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Cathy Ruth — 11/24/15
REVIEW OFFICER — DATE

TAX PARCEL:
PORTION OF:
P-106-18

12603A

XE-1

POLK COUNTY

TEMPLE LAND GROUP LLC DBA N2 FOUND YR 2023 **P106-18** **ACCOUNT#:** 58290 PAGE 1
52 SWISS CABIN DR 720 **NBHD:** 720 720 COUNTY RURAL
PIN: Plat Bk/Pg F 599 APPR: AH APPR DT: 10/26/2020
26.080 AC TWSP: 005 **DISTRICT:** 5 GRN CRK TWNSHP- SWF 1.00 EXCD: NOTICE: TRF 10/13/2022

Bldg No. 1 Exempt Code **LAND VALUE** 456,360
Imp Desc: R01 SINGLE FAMILY EYB: 52 SWISS CABIN DR **MISC VALUE** 38,652
Grade : C+ RESID C PLUS GRADE AYB: 1976 Finished Area: 2,688.00 **BLDG VALUE** 190,694
# of Units 6 Rms 3 Bedrms 3.0 Bathrms HBaths **TOTAL VALUE** 685,706

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		207	30.00						6,210
AC 50 PORCH	100		190	30.00						5,700
AC 70 LIVING AR-UPPER FIN	100		900	90.00			75.00			60,750
AC 76 DECK - TYPICAL	100		201	19.50						3,919
MA R01 RES-SINGLE FAMILY	100		1788	112.00	1.00		97.00			194,248
- AR 01 CENTRAL AIR	100		1788	.00						0
- AR 02 CENTRAL HEAT	100		1788	.00						0
- DS EC01 BRICK VENEER	100		1788	.00						0
- DS FN 07 REINFORCED CONCRETE	100		1788	.00						0
- DS RM01 ASPHALT SHINGLE	100		1788	.00						0
- DS RT04 GABLE	100		1788	.00						0
- FP 09 FIRE PL MAS/ST	100		1	6125.00						6,125
- PL 05 3.0 BATHS	100		1	16875.00						16,875

RCN...	PCT COMPLETE	100	x			293,827	
QUAL.. C+		110.00	x			323,209	
DEPR.. AVC		41.00	-	132,515		132,515	T
--ASV...						190,694	

PROPERTY NOTES:

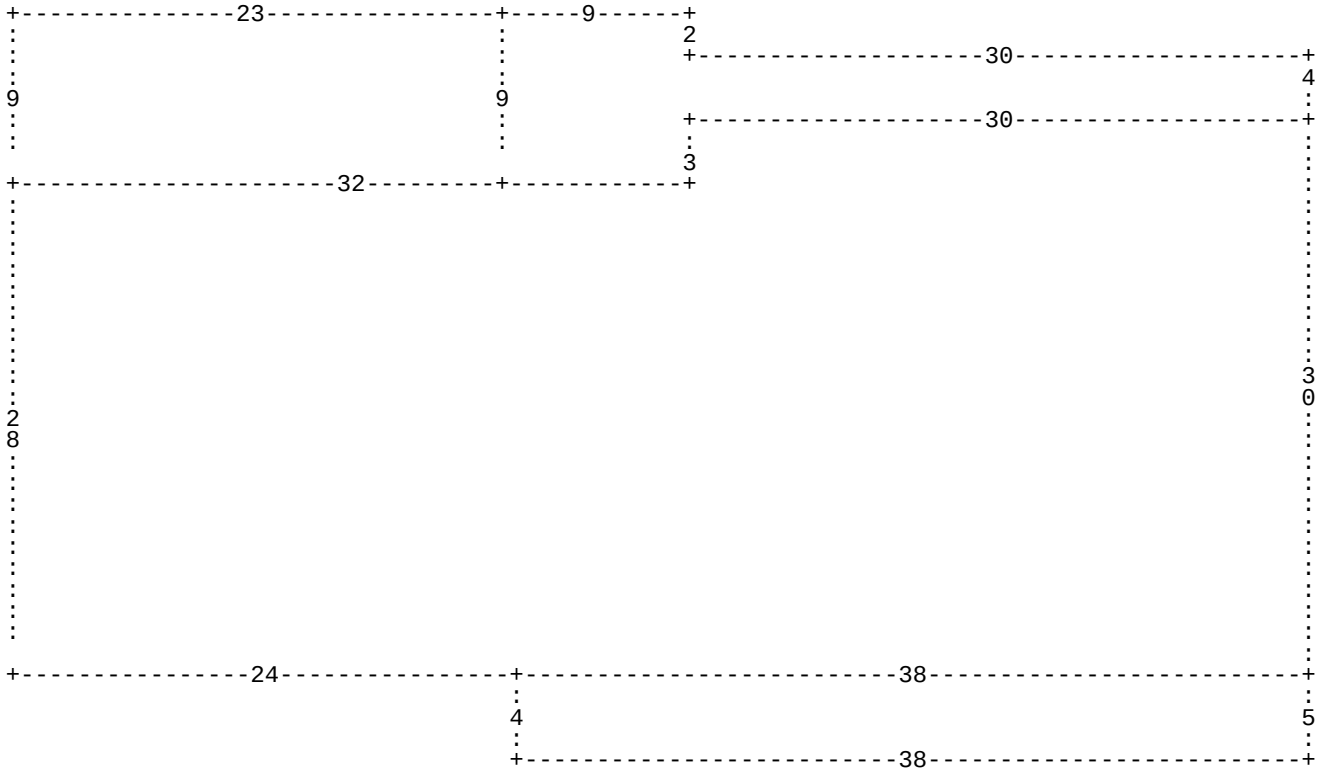
PERMIT NO	TYPE	DATE	AMOUNT

BOOK	PAGE	DT	DATE	QS	SALES PRICE
473	1405	SPEC	10/06/2022		825,000
229	901	SPL	12/16/2014		
229	901		12/31/1997	#	

MISC	CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR PCT	VALUE	EXMPT
2	083	HORSEBARN 36 X 48	1,728.00	45.00	1970		AVD	55.00	100		27,994	
3	027	SHOP 20 X 20	400.00	40.00	1995		AV2	36.00	100		8,192	
4	030	STORAGE BLD 8 X 16	128.00	14.00	2010		AV1	29.00	100		1,273	
5	030	STORAGE BLD 10 X 12	120.00	14.00	2010		AV1	29.00	100		1,193	

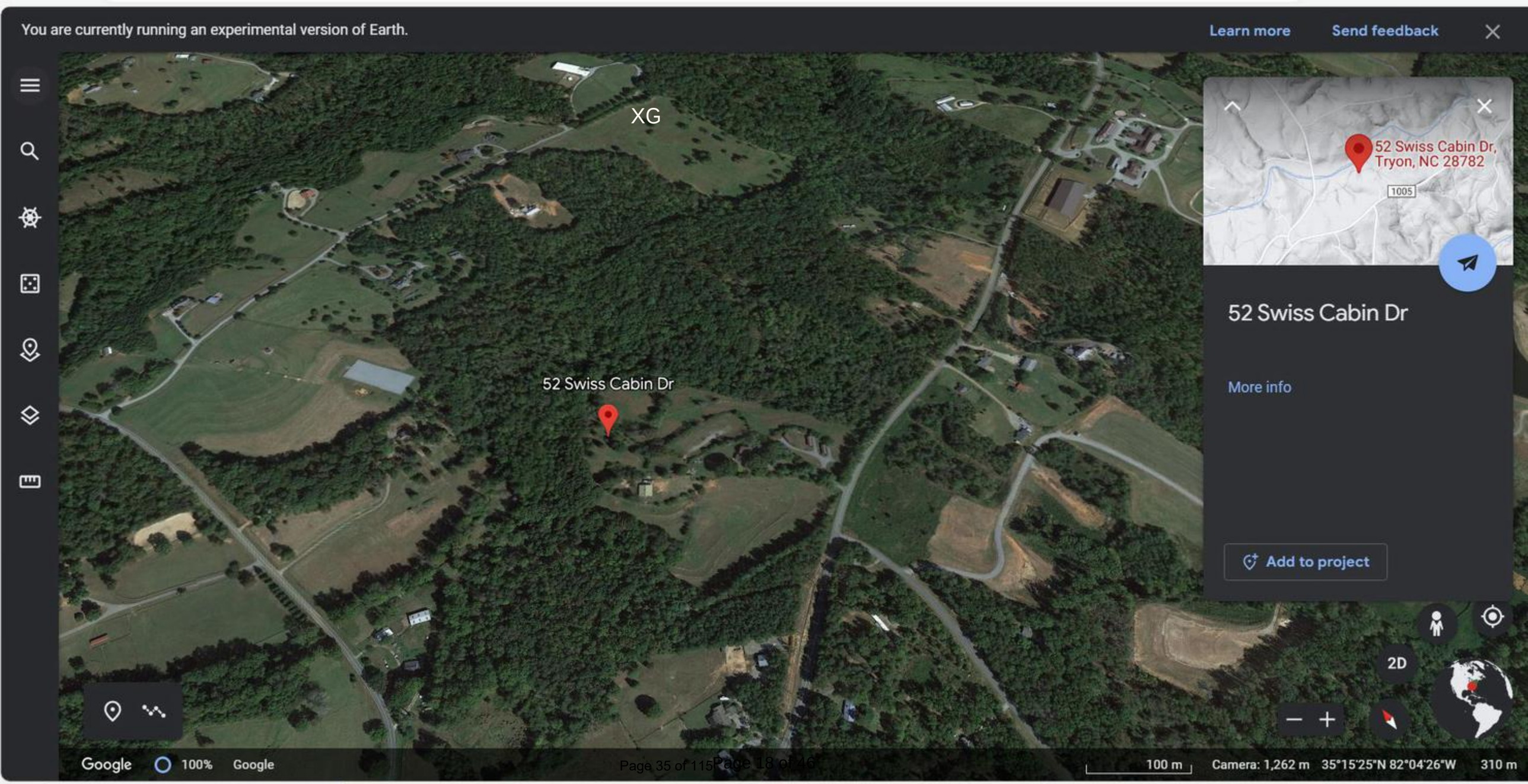
#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC BS	1.000	30,000.00		.00	.00	.00	.00	.00	.00	.00	30,000	
2		AC OP	9.990	17,000.00		.00	.00	.00	.00	.00	.00	.00	169,830	
3		AC WD	15.090	17,000.00		.00	.00	.00	.00	.00	.00	.00	256,530	

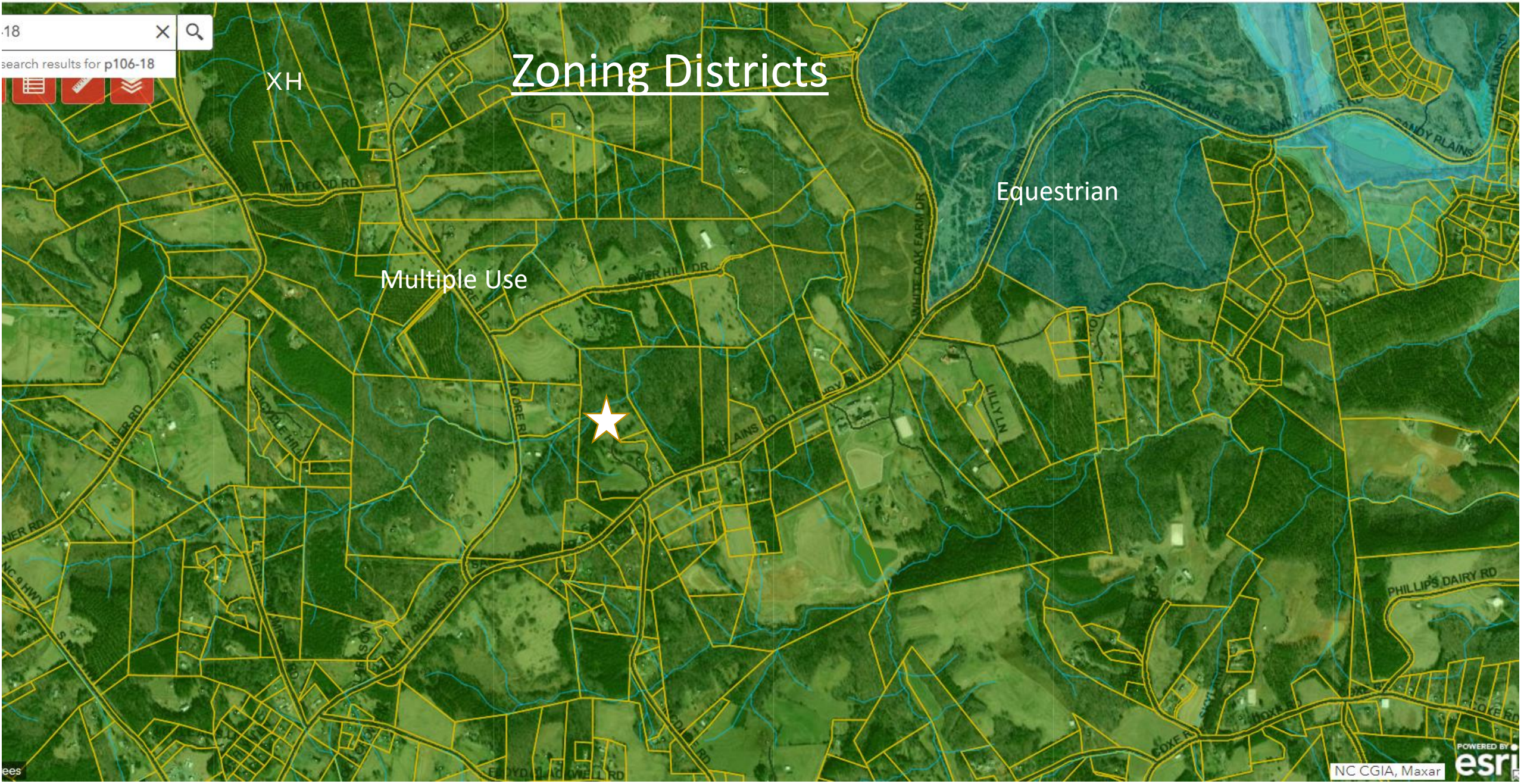
XE-2

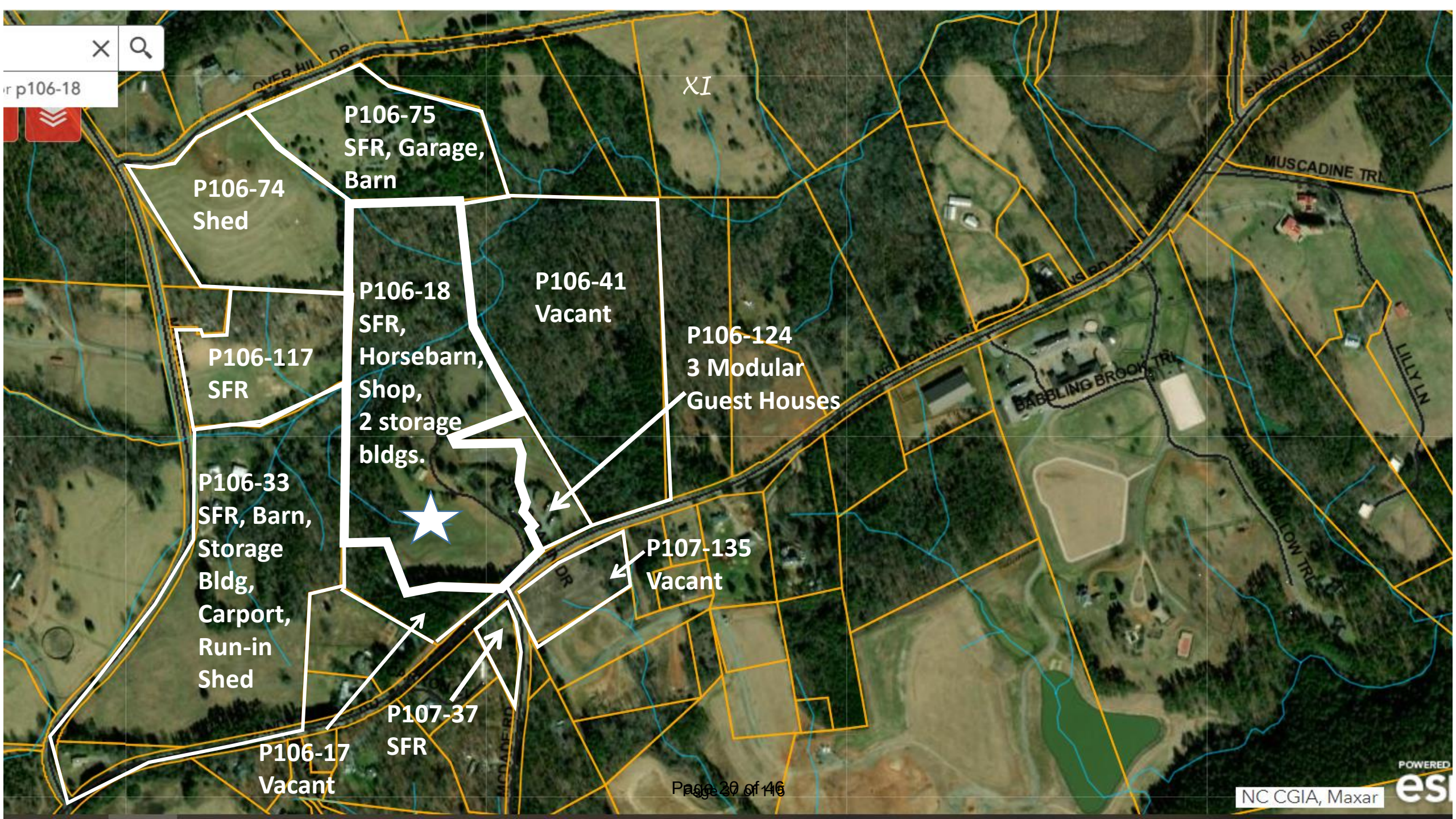


= AC 50 207.00 PORCH = AC 50 190.00 PORCH = AC 76 201.00 DECK - TYPICA
= MA R01 1,788.00 RES-SINGLE FA

Page 3 of
NC CGIA, Maxar


You are currently running an experimental version of Earth.
Learn more
Send feedback
XG
52 Swiss Cabin Dr
52 Swiss Cabin Dr, Tryon, NC 28782
1005
52 Swiss Cabin Dr
More info
Add to project
2D
Google
100%
Google
100 m
Camera: 1,262 m 35°15'25"N 82°04'26"W
310 m


Zoning Districts
XH
Multiple Use
Equestrian
search results for p106-18
MOORE RD
MIDFORD RD
TURNER RD
HOVER HILL DR
WHITE OAK FARM DR
SANDY PLAINS RD
LILLY LN
PHILLIPS DAIRY RD
COXE RD
NC 9 HWY
NC CGIA, Maxar
esri


P106-75
SFR, Garage,
Barn
P106-74
Shed
P106-18
SFR,
Horsebarn,
Shop,
2 storage
bldgs.
P106-41
Vacant
P106-124
3 Modular
Guest Houses
P106-117
SFR
P106-33
SFR, Barn,
Storage
Bldg,
Carport,
Run-in
Shed
P107-135
Vacant
P107-37
SFR
P106-17
Vacant
XI
MUSCADINE TRL
BABBLING BROOK TRL
LILLY LN
NC CGIA, Maxar

XJ-1

AFFIDAVIT OF MAILING

State of North Carolina
County of Polk

Re: Notice of Board of Adjustment Hearing

Chelsea Allen of Polk County, North Carolina, being duly sworn, states that on the 16 day of November, 2023 she personally mailed, first class the public notice that reads, "Notice of Board of Adjustment Hearing" to the following property owner and adjacent property owners:

SEE ATTACHED LIST

Chelsea Allen

Subscribed and sworn to before me this 28th day of November 2023.

Brooke M. Conner Brooke M. Conner
Notary Public

My Commission Expires: 9/14/2026

BROOKE M. CONNER
Notary Public
Polk
County
My Comm. Exp.
09-14-2026
NORTH CAROLINA

XJ-2

Adjacent Property Owners

Tax Parcels: P106-17

DAFONTE KATHLEEN M ,DAFONTE RICHARD J
921 SW DEPOT AVE
GAINESVILLE ,FL
32601

Tax Parcels: P106-33

DILL MARY L , ,
268 MOORE RD
TRYON ,NC
28782

Tax Parcels: P106-117

CANTRELL GLENN PAUL ET UX ,
CANTRELL WADONNA WILSON ,
400 MOORE RD
TRYON ,NC
28782

Tax Parcels: P106-74

SULIK KELLY A , ,
23 OVER HILL DR
TRYON ,NC
28782

Tax Parcels: P106-75

DAY RICHARD NORMAN ,DAY KAREN V ,
TRYON ,NC
28782

Tax Parcels: P106-41

KMETZ MELANIE M ET VIR ,KMETZ CHARLES F ,
16800 MUIRFIELD DR
ORLAND PARK ,IL
60467

Tax Parcels: P106-124

GREEN CREEK CABINS LLC , ,
A NC LIMITED LIABILITY COMPANY
100 MAPLE DRIVE
SUMMERVILLE ,SC
29485

XJ-3

Tax Parcels: P107-135

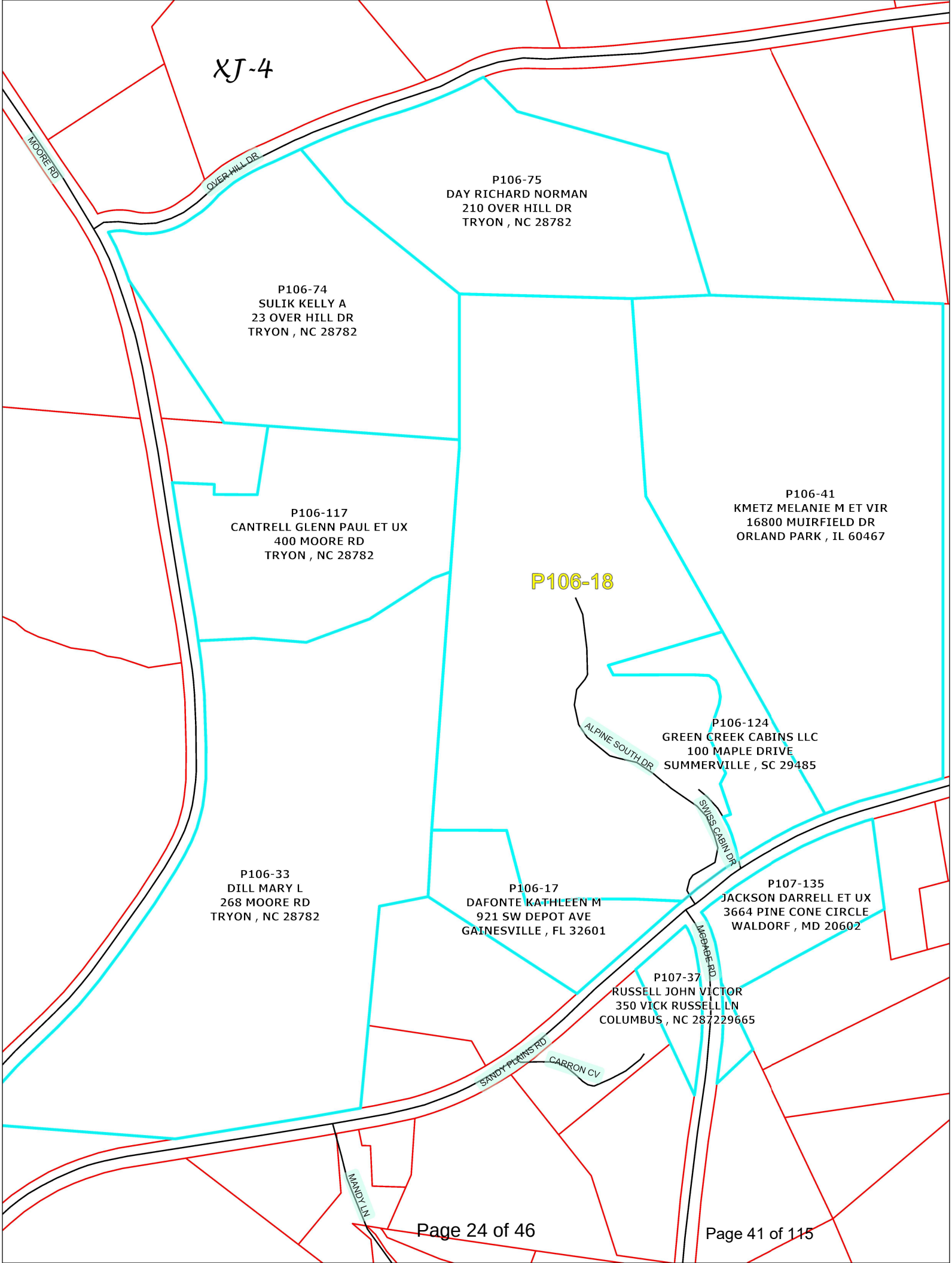
JACKSON DARRELL ET UX ,JACKSON MELISSA D ,
3664 PINE CONE CIRCLE
WALDORF ,MD
20602

Tax Parcels: P107-37

RUSSELL JOHN VICTOR , ,
350 VICK RUSSELL LN
COLUMBUS ,NC
287229665

Property Owners

Tax Parcels: P106-18
TEMPLE LAND GROUP LLC DBA ,
FRONTIER VILLAGE , (ID:58290)
206 HOOKER RD
COLUMBUS ,NC
28722


XJ-4
MOORE RD
OVER HILL DR
P106-75
DAY RICHARD NORMAN
210 OVER HILL DR
TRYON , NC 28782
P106-74
SULIK KELLY A
23 OVER HILL DR
TRYON , NC 28782
P106-117
CANTRELL GLENN PAUL ET UX
400 MOORE RD
TRYON , NC 28782
P106-41
KMETZ MELANIE M ET VIR
16800 MUIRFIELD DR
ORLAND PARK , IL 60467
P106-18
ALPINE SOUTH DR
P106-124
GREEN CREEK CABINS LLC
100 MAPLE DRIVE
SUMMERVILLE , SC 29485
SWISS CABIN DR
P106-33
DILL MARY L
268 MOORE RD
TRYON , NC 28782
P106-17
DAFONTE KATHLEEN M
921 SW DEPOT AVE
GAINESVILLE , FL 32601
P107-135
JACKSON DARRELL ET UX
3664 PINE CONE CIRCLE
WALDORF , MD 20602
MCDADE RD
P107-37
RUSSELL JOHN VICTOR
350 VICK RUSSELL LN
COLUMBUS , NC 287229665
SANDY PLAINS RD
CARRON CV
MANDY LN

XK-1

Building Inspections
Environmental Health
(828) 894-3739

Planning & Zoning
(828) 894-2732
Fax (828)894-2913

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

Cathy Ruth, County Planner
Polk County Board of Adjustment

XK-2

AFFIDAVIT OF POSTING

State of North Carolina
County of Polk

Re: Notice of Public Hearing

Chelsea Allen of Polk County, North Carolina, being duly sworn, states that on the 16th day of November 2023, she personally posted the attached photographed notice that reads, "Public Hearing Board of Adjustment Hearing December, 5th 2023 5:00 PM 40 Courthouse St. Columbus, NC 28722 Call 828-894-2732."

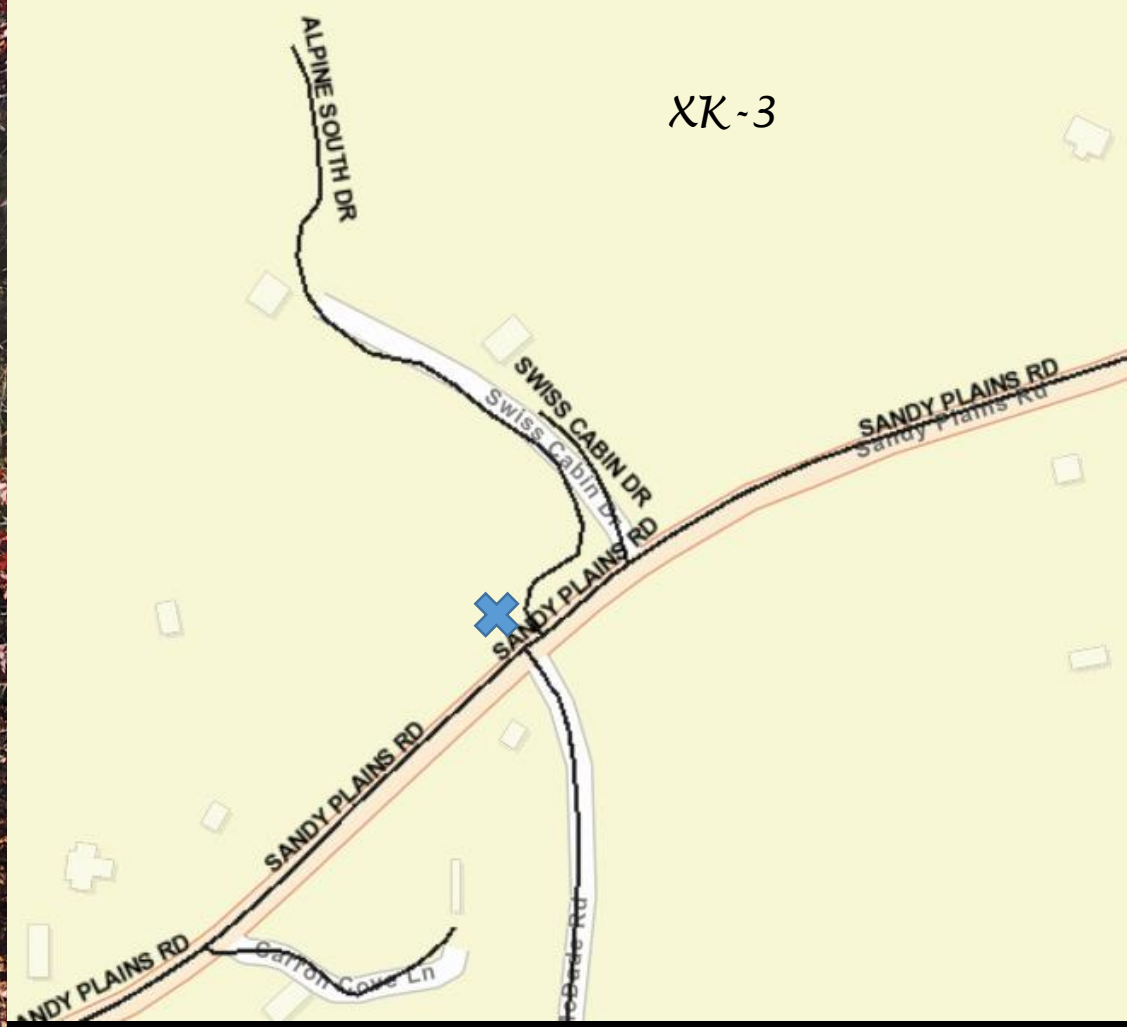
Chelsea Allen

Subscribed and sworn to before me this 29th day of November 2023.

Notary Public

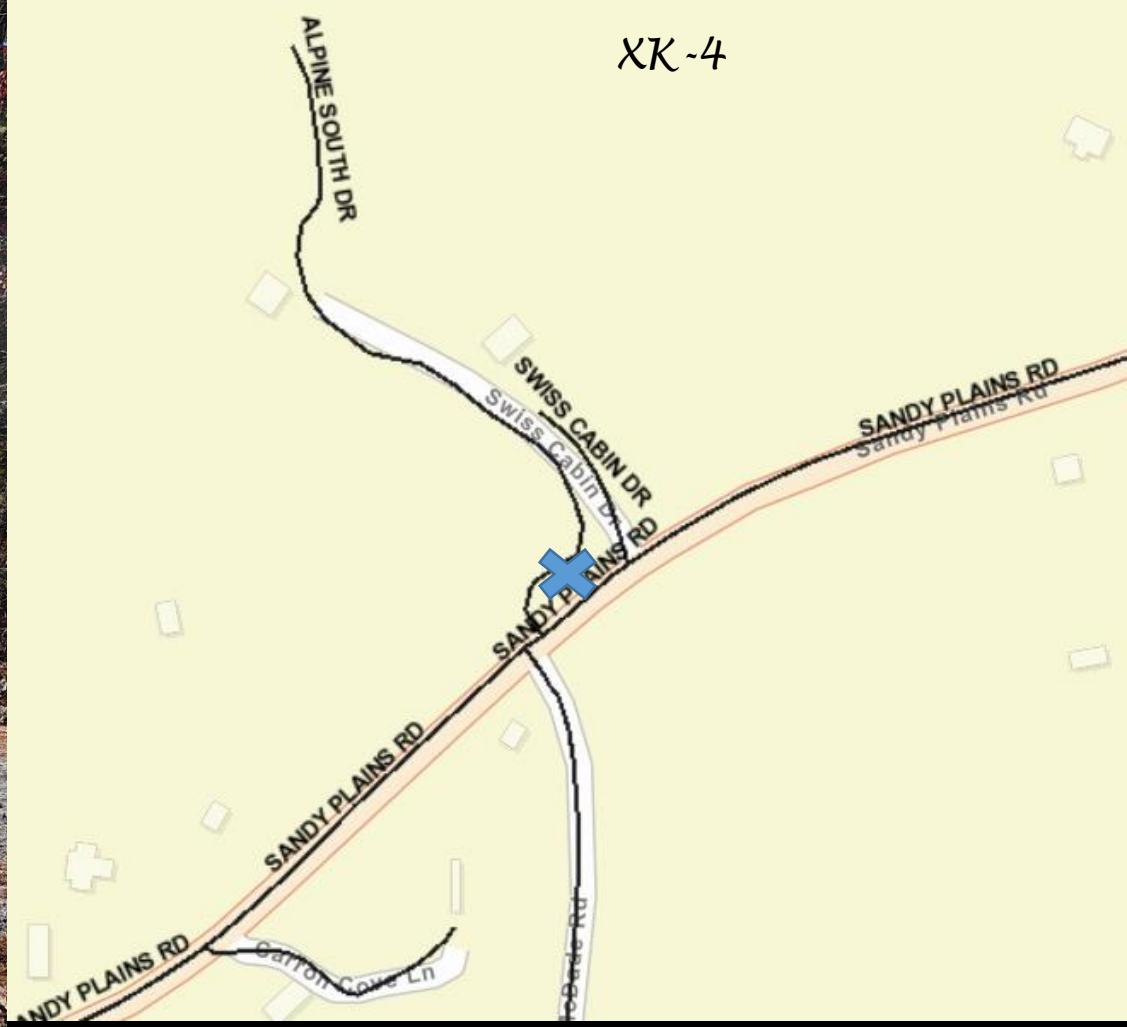
My Commission Expires: January 11, 2028

Sarah Zoellers
NOTARY PUBLIC
Polk County, NC
My Commission Expires January 11, 2028



Required signs posted - Alpine South Dr. on Sandy Plains Rd. across from McDade Rd.

XK-4



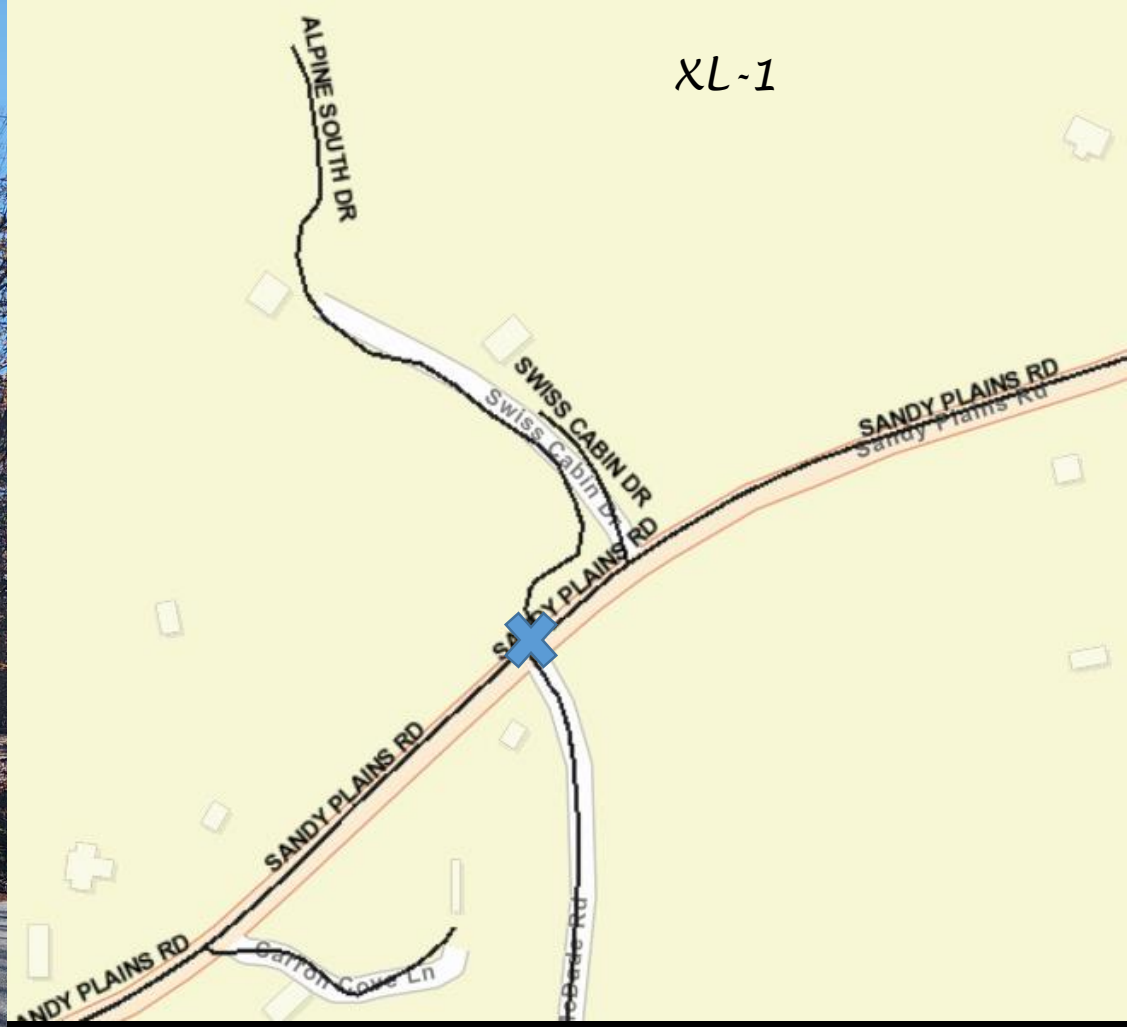
Required signs posted - Alpine South Dr. on Sandy Plains Rd. across from McDade Rd.

Required sign posting: Swiss Cabin Dr. off of Sandy Plains Rd.

Page 46 of 46

Required signs posted – Swiss Cabin Dr. on Sandy Plains Rd.

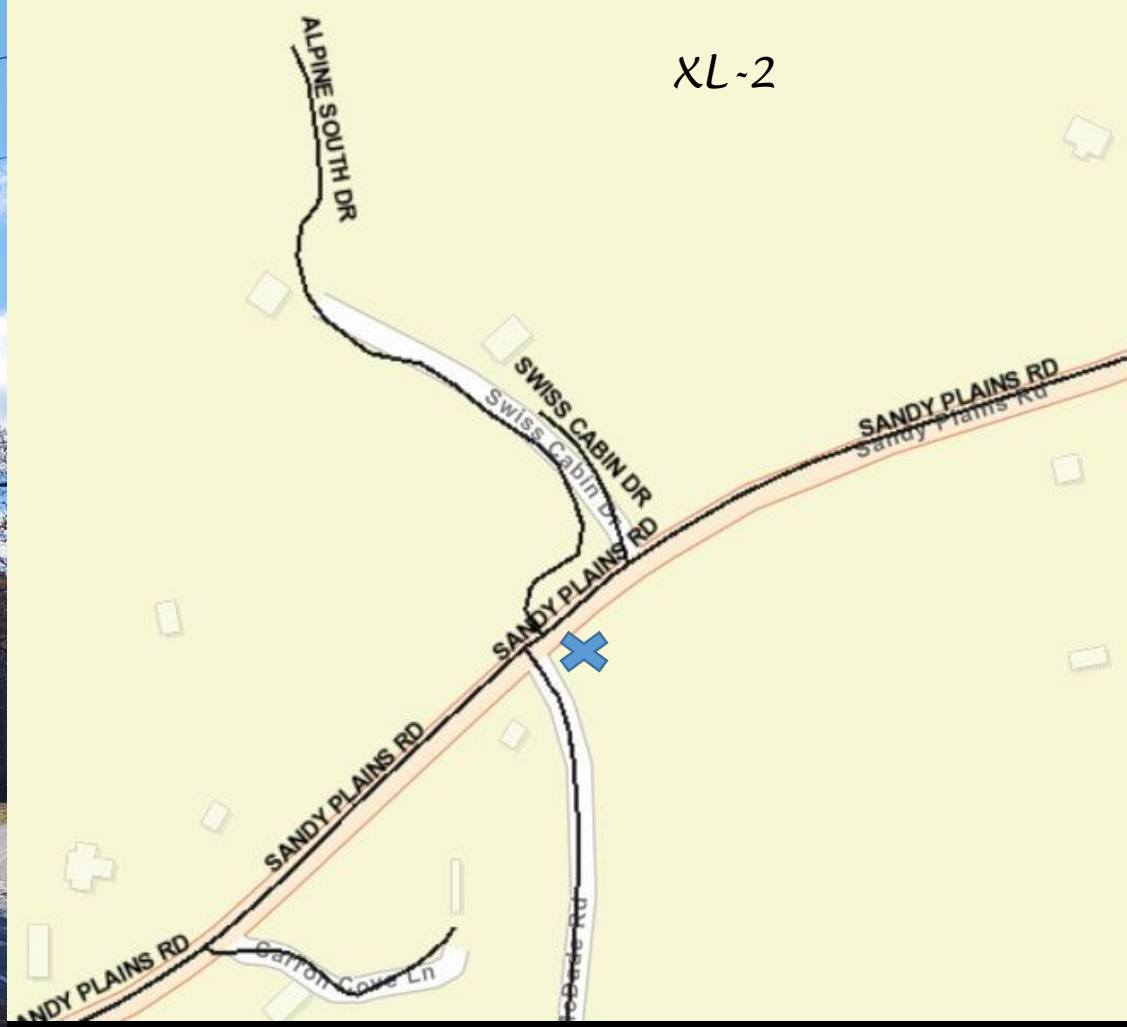
XL-1



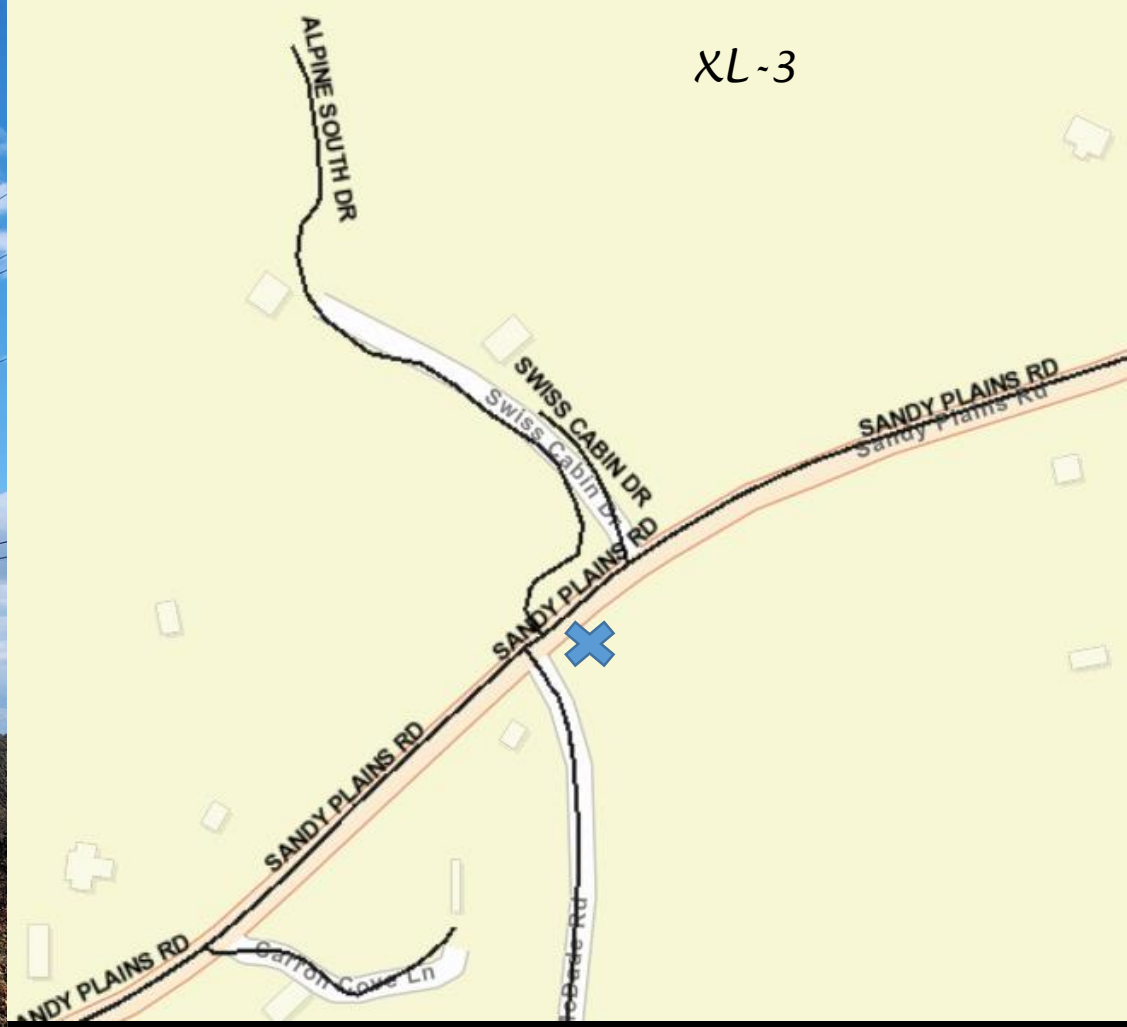
Alpine South Dr. on Sandy Plains Rd. across McDade Rd.

Page 48 of 46

XL-2

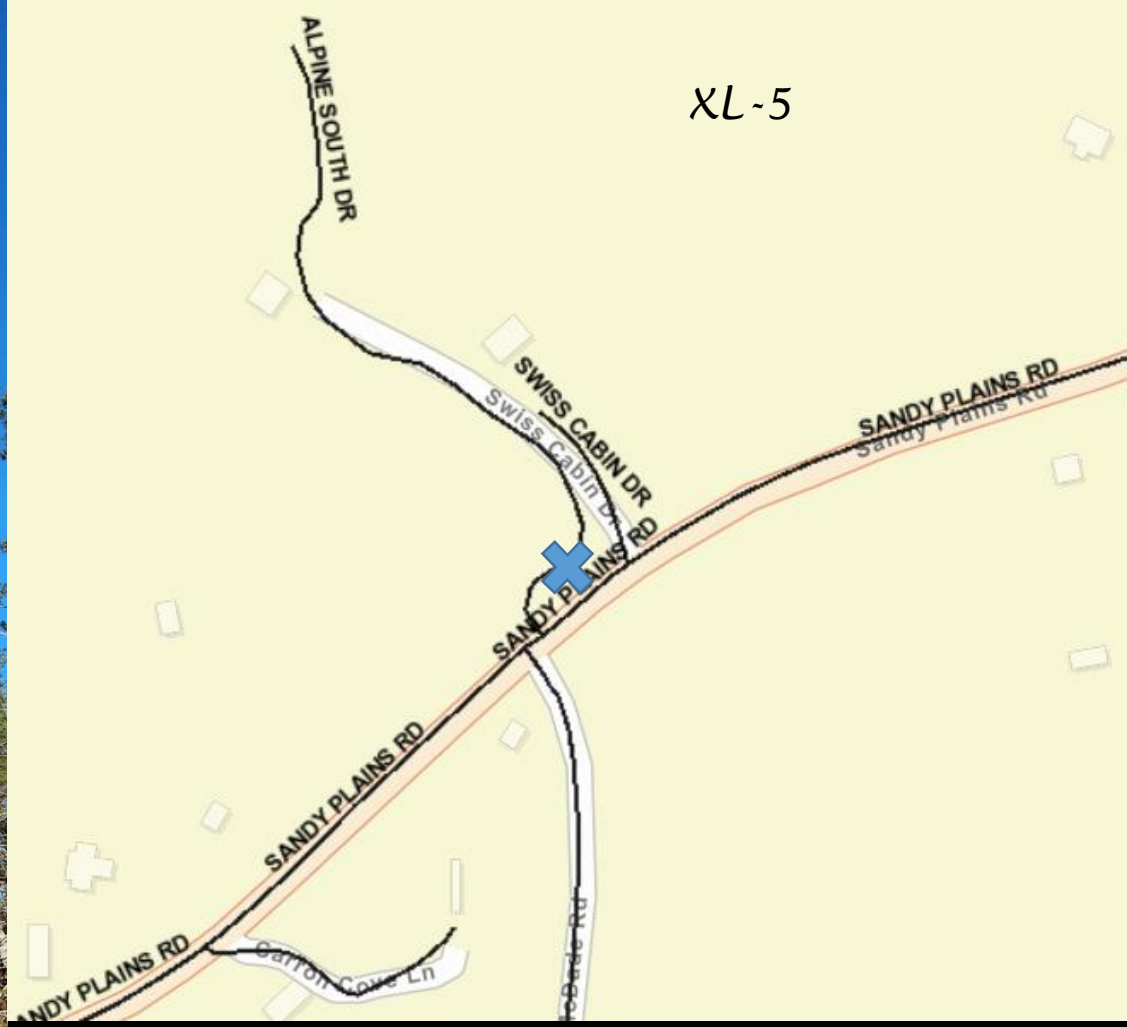


Sandy Plains Rd. next to McDade Rd., across street From Alpine South.



Sandy Plains Rd. across street, Alpine South on left in photo.

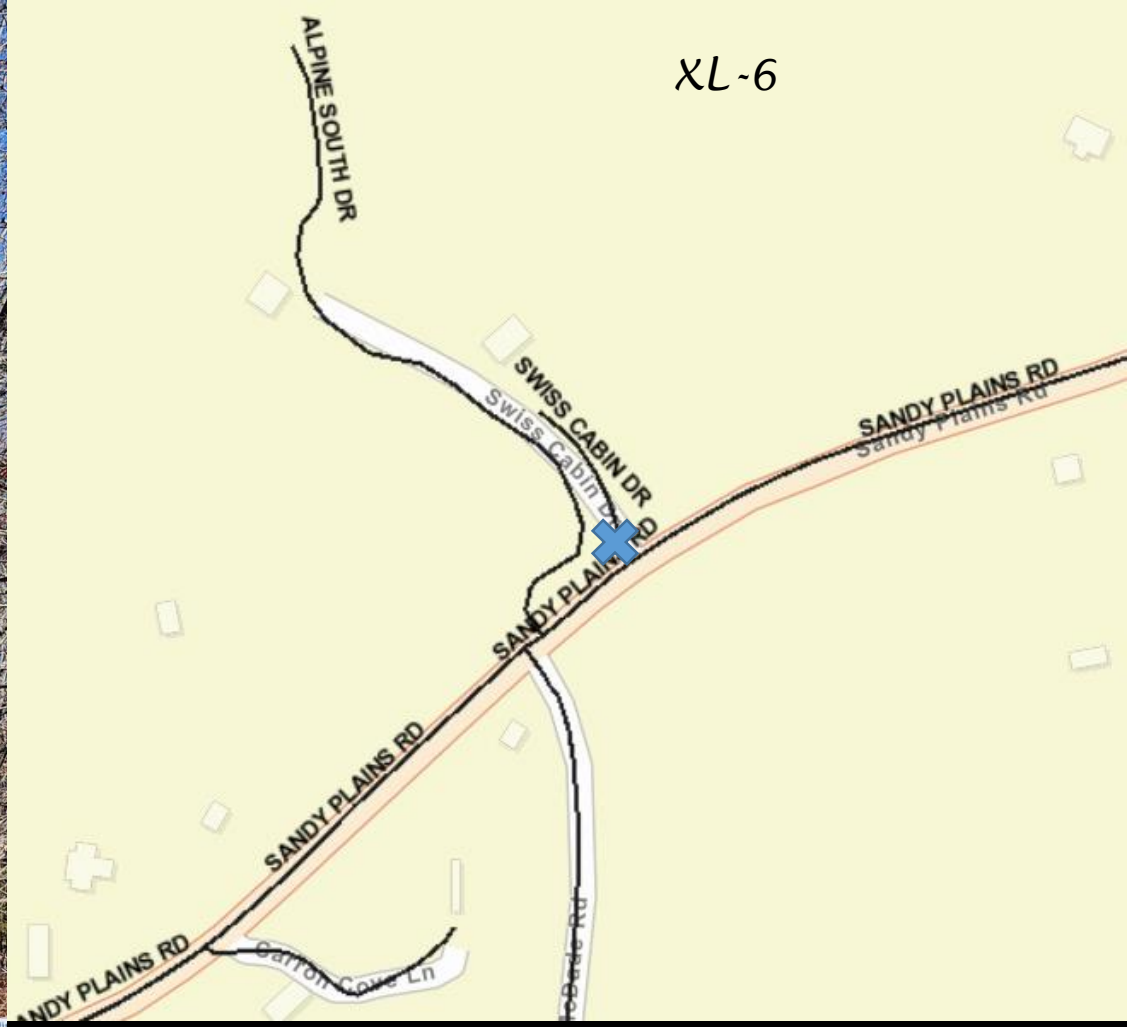
Sandy Plains Rd., Alpine South, truck located at Swiss Cabin Dr.



Sandy Plains Rd. looking onto Alpine South Dr.

Page 32 of 46

XL-6

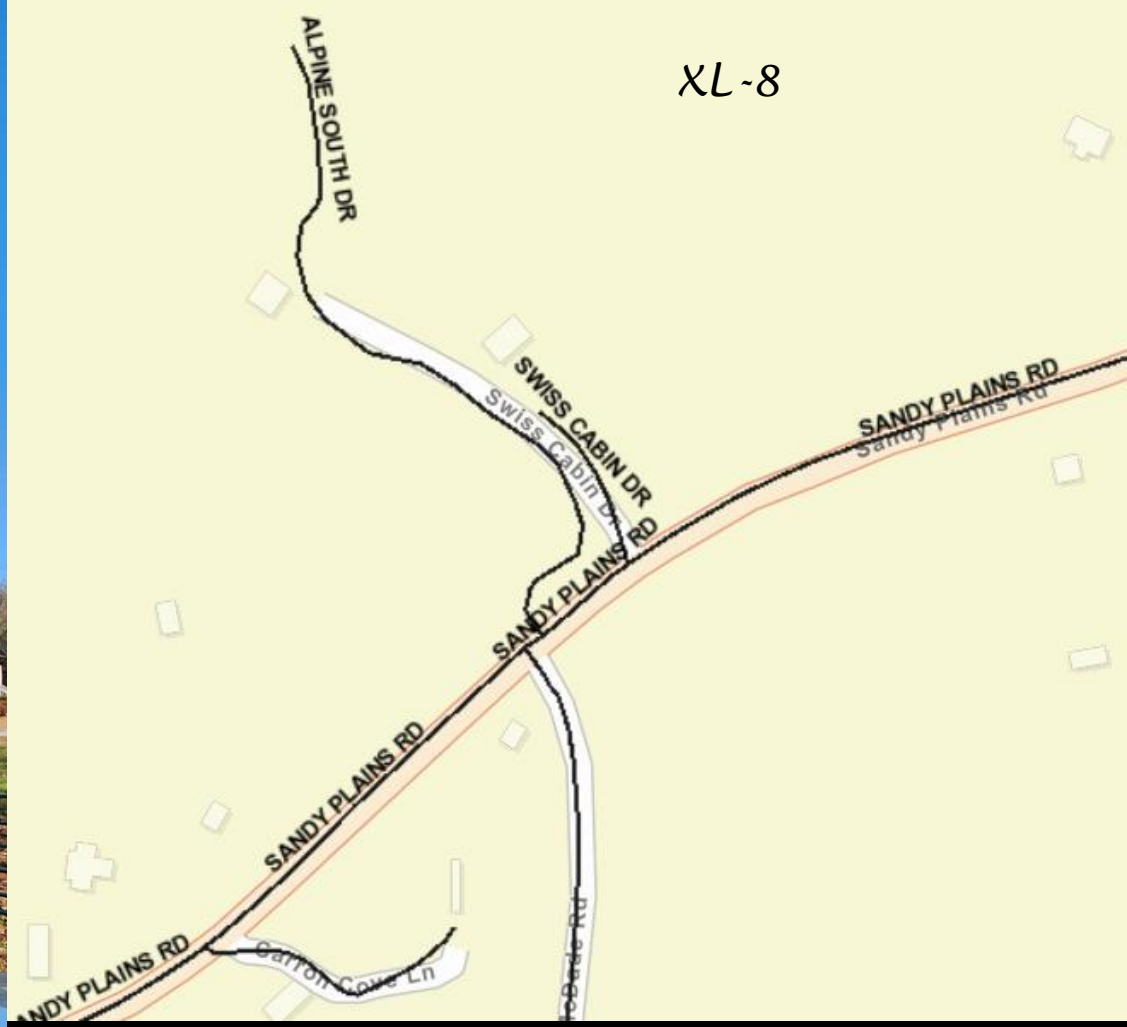


Swiss Cabin Dr. exit of Alpine South

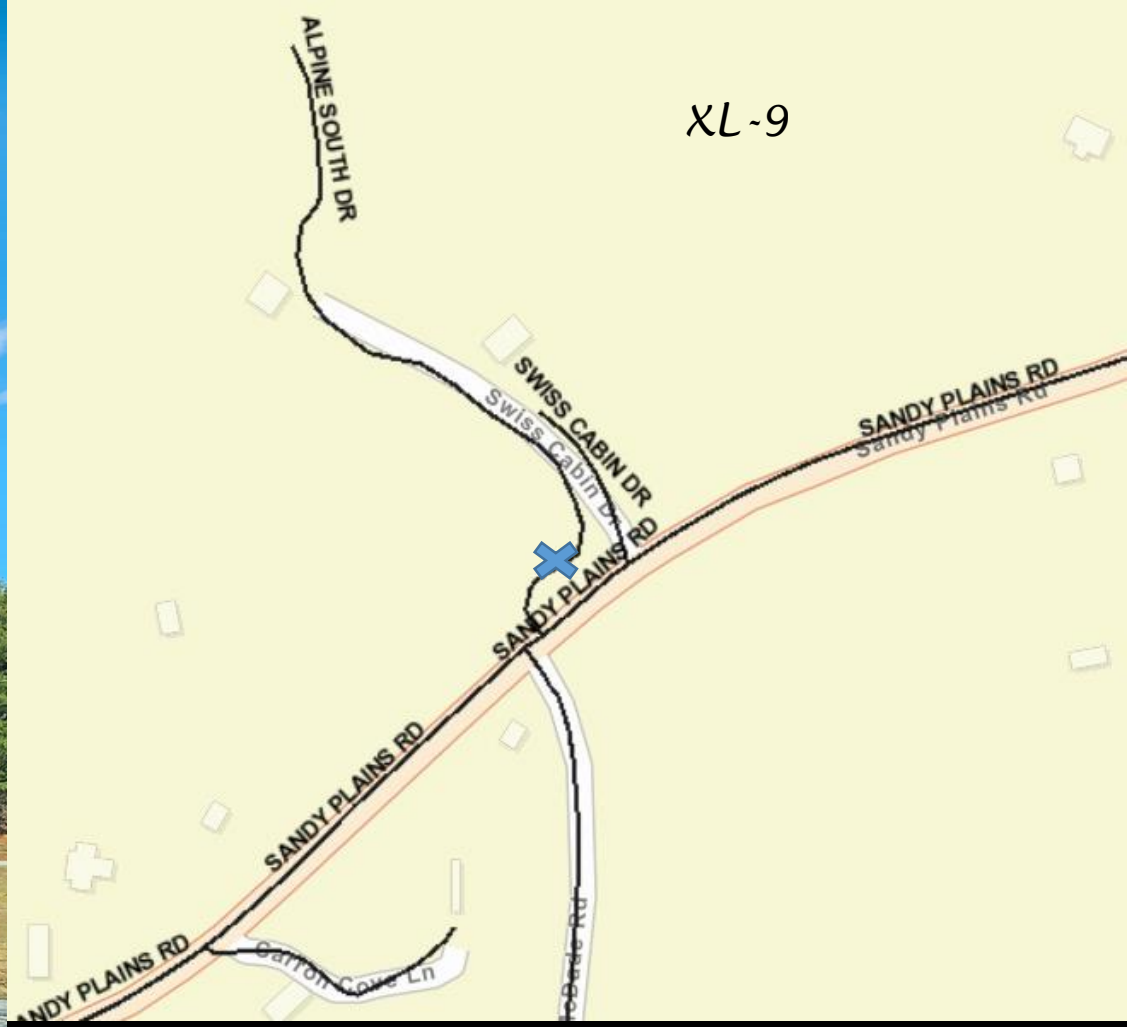
Page 36 of 46

XL-7

Swiss Cabin Dr. exit of Alpine South looking onto Alpine South Dr.

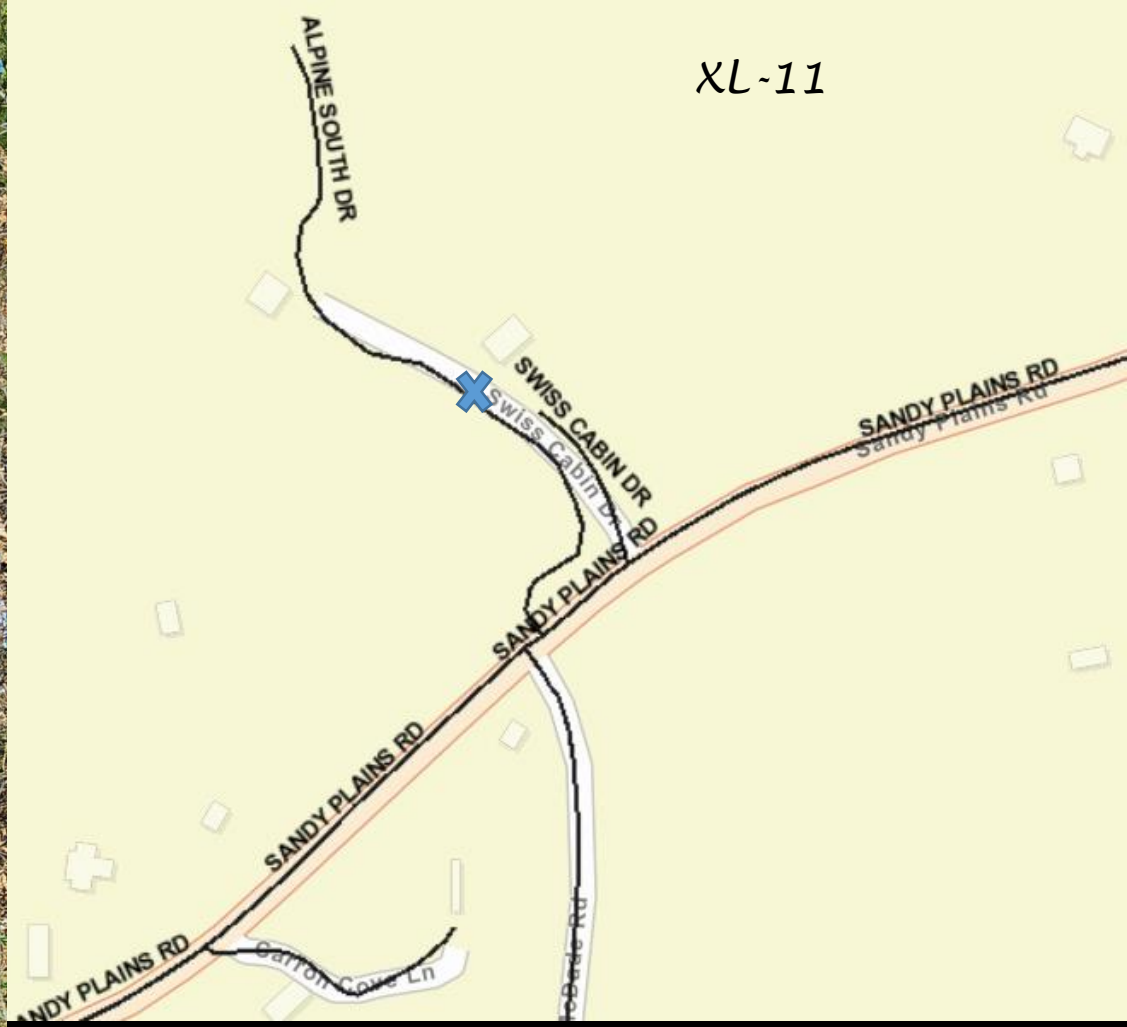


Swiss Cabin Dr. driving toward Alpine South, Green Creek Cabins on right.



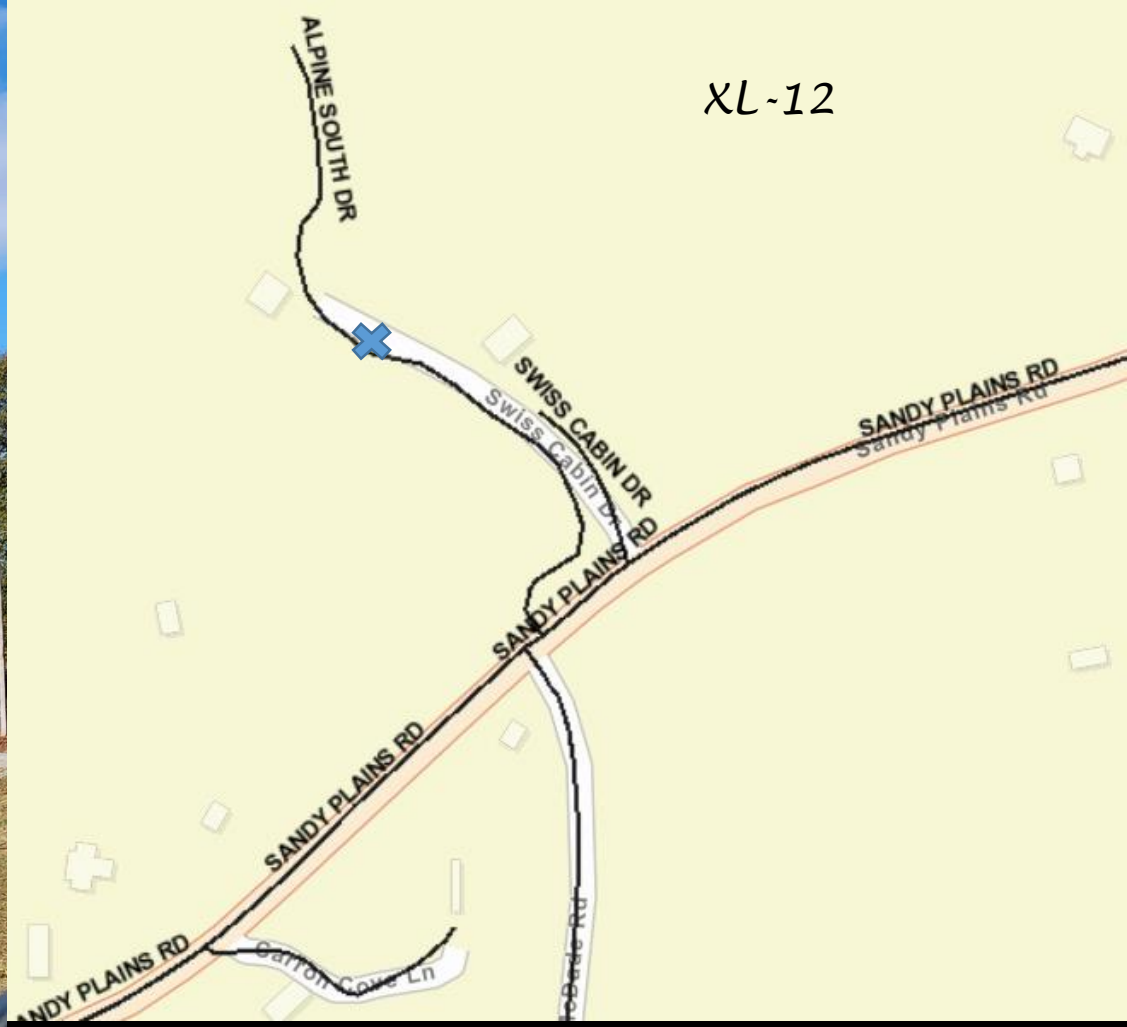
Alpine South Dr., driving onto property, open field, Chalet across Swiss Cabin Dr.

Alpine South Dr. , Chalet at top left of pic



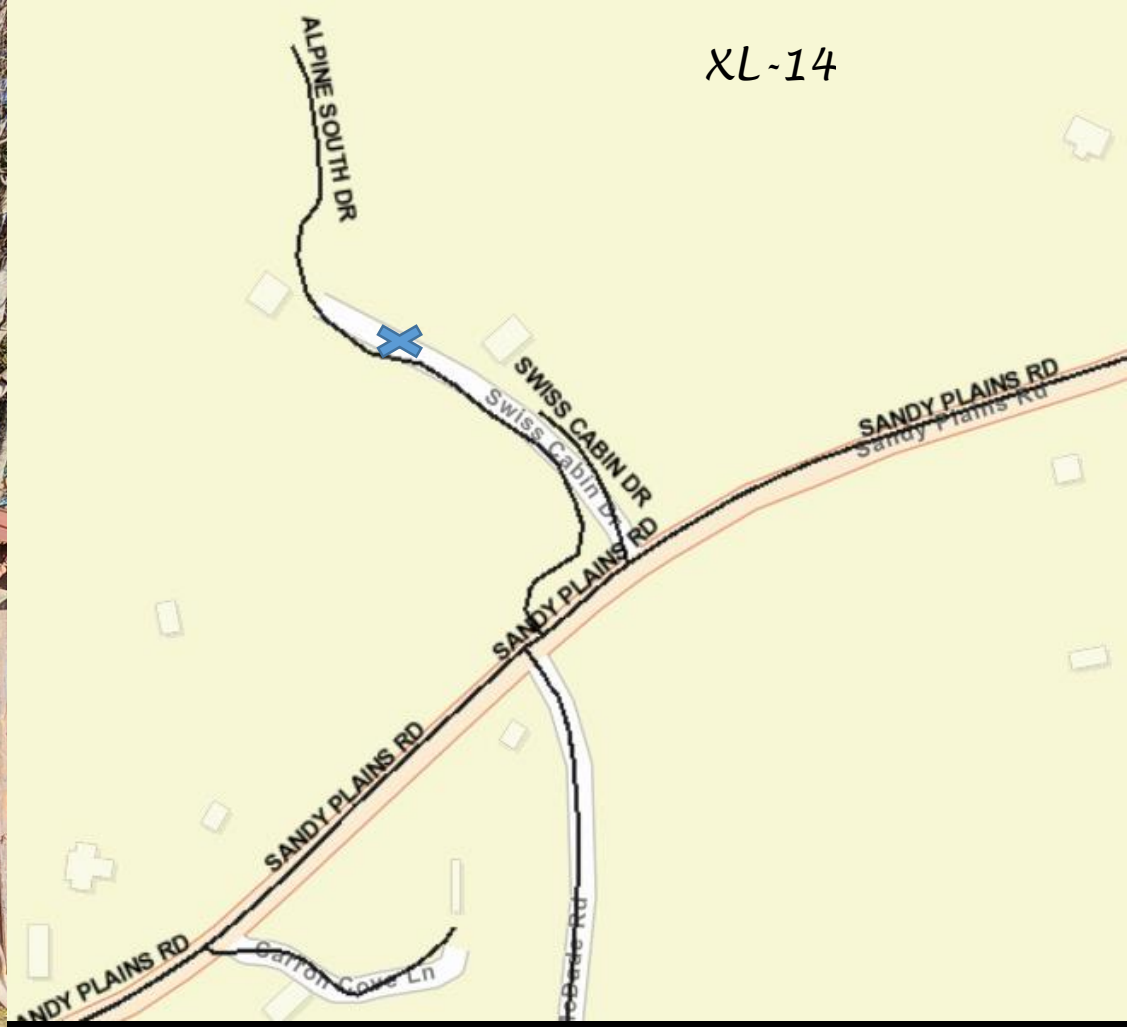
Alpine South Dr., Chalet

Page 58 of 46



Alpine South Dr. open field and barn

Alpine South Dr., barn.



Alpine South Dr. , shed near Chalet.

Alpine South Dr. in front of container home – Single family residence.

Page 62 of 46

Alpine South Dr., new road/driveway forks off to right.

POLK COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

DECEMBER 5, 2023 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
Taffaro Staff Report	Cover Memo	11/30/2023

To: Zoning Board of Adjustment

From: Cathy Ruth, Zoning Administrator

Date: December 5, 2023

Re: In the Matter of the Application of Craig Taffaro for a Special Use Permit, Docket No. 2023-04 (SU)

A. Action Requested by Board of Adjustment
   1. Review all currently available information prior to meeting
   2. Consider Variance Request

B. Background
   1. On November 1, 2023, Craig Taffaro met with staff regarding an Animal Processing Facility 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.

   2. Craig Taffaro provided a completed application, applied to the Board of Adjustment for a Special use Permit for an Animal Processing Facility on November 1, 2023. The application was signed by the property owner, Craig Taffaro. The hearing was scheduled for December 5, 2023 at 5:00 p.m.

   3. The property, comprised of 16.44 acres, is identified as Tax Parcel P126-190 on the tax records of Polk County. The property is located in the Multiple Use zoning district.

   4. Exhibits included:
      -Exhibits XA consists of the General Application Form and site plan.
      -Exhibit XB consists of the zoning permit/application and receipt of $100.
      -Exhibit XC consists of the recorded deed in the Register of Deeds Office dated November 15, 2021, Book 464, Page 2409.
      -Exhibit XD consists of the recorded plat in the Register of Deeds Office dated November 15, 2021, Book G, Page 87.

-Exhibit XE consists of the Polk County Property Card tax record for P126-190.
-Exhibit XF consists of Polk County Geographic Information System (GIS) map, P126-190.
-Exhibit XG consists Google Map of parcel area.
-Exhibit XH consists of P126-190 and surrounding parcels' zoning from the Polk County GIS site.
-Exhibit XI consists of P126-190 and surrounding parcels' current uses from the Polk County GIS site, tax record.
-Exhibit XJ consists of the signed and notarized Affidavit of Mailing of notice of public hearing to adjacent property owners, property owner, and applicant; including map of adjacent property parcels and addresses.
-Exhibit XK consists of the signed and notarized Affidavit of Posting of notice of public and photos of posted signs.
-Exhibit XL consists of pictures taken by staff of the parcel.

Location # 7630

XA-1

GENERAL APPLICATION FORM

Docket No: _____ Date: 11/1/2023

Permit Fee: $100 Receipt #: ZP25755

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

Applicant Craig Taffaro Owner: Craig Taffaro

Address 584 Melvin Hill Rd Address 584 Melvin Hill Rd

Columbus, NC 28722 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: Peniel 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.*

Planning Department * P.O. Box 308 * Columbus, NC 28722 * 828-894-2732 * 828-894-2913 (fax)
www.polknc.org

XA-2

To Johnson

Melvin Hill

Large oak tree

Covered area for animal drop off and customer parking

Future parking area for ADA parking

Accessory building

Set back 50'

Business entrance

Set back 770'

Animal Processing

Covered slaughter area

Receiving Area

Riser for manure pump to tank

Compost area

Animal Processing building height ~20'

Set back to business >90'

septic field this way

XB-1

DATE 11/03/23 POLK COUNTY PAGE 1
TIME 16:28:09 APPLICATION AND PERMIT PROG# PT2000
USER PLCHELS

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 LOT #:
MH HOME PARK
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

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 11-3-2023
SIGNATURE OF OWNER/AGENT DATE

CODE ENFORCEMENT OFFICIAL

XB-2

DATE 11/06/23 POLK COUNTY PAGE 1
TIME 11:17:43 BILLING NOTICE PROG# PT2000
USER PLBCONNER

PERMIT NUMBER ZP 25755 ZONING PERMIT APPLIED 11/03/2023
WORK ORDER# 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

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	

XB-3

CASH RECEIPT

POLK COUNTY

User ID : PLBCONNER
Todays Date : 11/06/2023
For : ZONING PERMITS

Collected By : PLBCONNER
Transaction Date 11/06/2023 Number 903351

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

Total Transaction Amt 100.00 CK#: 1031

XC-1

Doc ID: 004877450004 Type: CRP
Recorded: 11/15/2021 at 11:58:21 AM
Fee Amt: $304.00 Page 1 of 4
Revenue Tax: $278.00
Polk, NC
Sheila Whitmire Register of Deeds
BK464 PG2409-2412

Excise Tax $278.00 Recording Time, Book and Page
Tax Lot No. p.o. P126-37
Verified by Polk County:

Assessor IF
Collector
Land Use

Mail after recording to: See Below
This instrument was prepared by: Feagan Law Firm, PLLC, P.O. Box 309, Columbus, NC 28722
Brief description for the Index

16.44 acres (+/-)
West Melvin Hill Road &
Tom Johnson Road

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of November, 2021, by and between

GRANTOR	GRANTEE
VIRGINIA B. CAHAL, unmarried and G. VADEN BLACKWOOD and wife, NANCY BLACKWOOD	**CRAIG PAUL TAFFARO III and wife, ABIGAIL FAITH TAFFARO**
Address: 309 Viking Drive Columbia, SC 29229	**Address: 5742 Coulee Place Charlotte, NC 28217**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Green Creek Township, Polk County, North Carolina and more particularly described as follows:

BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH

XC-2

THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR PURPOSES OF N.C.G.S. 105-317.2(2).

This being the identical property conveyed to Jacob Curtis Blackwood, Sr. by deed from Gladys Blackwood, unmarried, dated March 7, 2006 and recorded in Book 340 at Page 904, of the Polk County Registry. Jacob Curtis Blackwood, Sr. died testate and a resident of Union County on August 16, 2007 and the above described property was devised to his children under the terms of Article III of the Last Will and Testament of Jacob Curtis Blackwood which is a matter of public record in Estate File 08E-176 in the Office of the Clerk of Superior Court for Polk County, North Carolina. This property being a portion of the property acquired by Grantors by instruments recorded in Book 367 at Page 515, Book 399 at Page 1980, Book 402 at Page 2444 and Book 403 at Page 686 all of the Polk County Registry.

A map showing the above described property is recorded in Card File G, Page 87.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

a. Subject to all rights of way for public utilities;
b. Subject to all rights of way for public streets, roadways, and/or easements;
c. Subject to any applicable provisions of the Polk County zoning ordinances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Virginia B. Cahal (Seal)
VIRGINIA B. CAHAL

SEAL-STAMP

STATE OF SOUTH CAROLINA, COUNTY OF Richland

I, a Notary Public of the County and State aforesaid, certify that, **VIRGINIA B. CAHAL**, unmarried, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of November, 2021.

My commission expires: 11/17/2026 _____ Notary Public

AARON BAUGHMAN
My Commission Expires
November 17, 2026

XC-3

G. Vaden Blackwood (Seal)
G. VADEN BLACKWOOD

Nancy B Blackwood (Seal)
NANCY BLACKWOOD

SEAL-STAMP STATE OF VIRGINIA, COUNTY OF Virginia Beach

MICHELLE MICA TORRES
NOTARY PUBLIC
REGISTRATION # 7813890
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
August 31, 2023

I, a Notary Public of the County and State aforesaid, certify that, **G. VADEN BLACKWOOD and wife, NANCY BLACKWOOD**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 10th day of November, 2021.

My commission expires: August 31, 2023 _____ Notary Public

XC-4

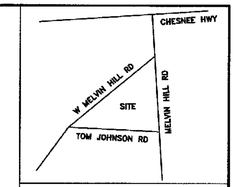
EXHIBIT A

BEING all of that lot or parcel of land containing 16.44 acres, more or less, as shown and delineated upon a plat entitled, "SURVEY FOR: CRAIG P. TAFFARO III", Location: Green Creek Township, Polk County, North Carolina, Tax Map No.: Part of P126-37, dated September 21, 2021 and prepared by Langford Land Surveying, PLLC, Landrum, SC, bearing Job #378621, which plat is duly recorded in Card File G at Page 87, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes, Section 47-30(g).

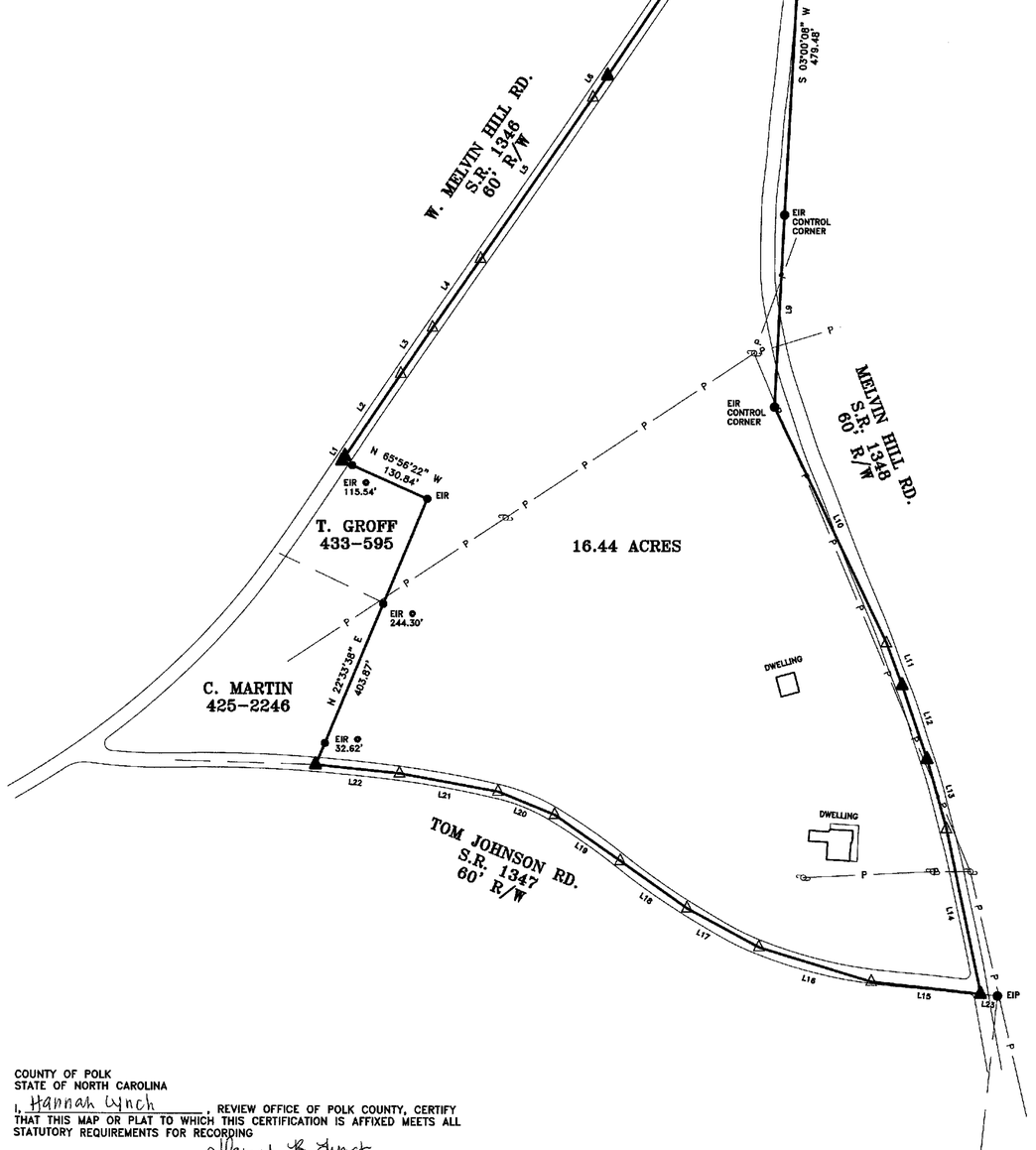
1/2" IRON PIN FOUND = ●
1/2" REBAR SET = ○
NAIL FOUND = ▲
POINT = △
POWER POLE = PP
POWER LINE = —— P ——

XD

LANGFORD
LAND SURVEYING, PLLC
PO BOX 697
105 RIDGE ROAD
LANDRUM, SC 29356
OFF. 864-316-5782
FIRM LICENSE P-2358



LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	N 33°51'23" E	17.81'
L2	N 33°56'50" E	139.85'
L3	N 34°18'50" E	78.20'
L4	N 34°48'51" E	117.69'
L5	N 34°42'15" E	275.35'
L6	N 35°40'59" E	38.80'
L7	N 34°00'55" E	322.13'
L8	N 77°51'23" E	24.49'
L9	S 04°47'58" W	269.74'
L10	S 20°38'43" E	386.68'
L11	S 20°30'19" E	83.10'
L12	S 18°38'04" E	109.30'
L13	S 15°40'54" E	101.32'
L14	S 11°55'17" E	336.11'
L15	N 83°48'17" W	153.77'
L16	N 73°08'01" W	164.99'
L17	N 61°38'29" W	114.66'
L18	N 52°43'40" W	114.51'
L19	N 50°03'48" W	112.79'
L20	N 67°49'41" W	86.38'
L21	N 79°37'29" W	140.07'
L22	N 84°16'40" W	118.36'
L23	N 83°48'17" W	23.26'

NOTES:

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND ROW'S & COVENANTS RECORDED OR UNRECORDED.

THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.

THIS SURVEY IS A LEGAL DOCUMENT FOR THE PARTY (PARTIES) LISTED BELOW ONLY.

THIS SURVEY CREATES A SUBDIVISION OF LAND.

THIS SURVEY IS UNDER THE JURISTICTION OF THE POLK COUNTY PLANNING COMMISSION.

THIS SURVEY DOES NOT CREATE OR CHANGE AN EXISTING STREET.

Doc ID: 00487440001 Type: CRP
Recorded: 11/15/2021 at 11:57:10 AM
Fee Amt: $21.00 Page 1 of 1
Polk, NC
Sheila Whitmire Register of Deeds
BK G PG 87

I, JAMES D. LANGFORD, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK 403, PAGE 686); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY 21ST DAY OF SEPTEMBER, A.D., 2021.

NORTH CAROLINA PROFESSIONAL SEAL L-4346 LAND SURVEYOR JAMES D. LANGFORD JR.

SEAL

REG. LAND SURVEYOR L-4346

JAMES D. LANGFORD, JR.
REG. NO. L-4346

COUNTY OF POLK
STATE OF NORTH CAROLINA
I, Hannah Lynch, REVIEW OFFICE OF POLK COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING
Hannah B. Lynch
11/12/2021

SURVEY FOR:
CRAIG P. TAFFARO III

LOCATION: GREEN CREEK TOWNSHIP
POLK COUNTY, NORTH CAROLINA
TAX MAP NO.: PART OF P126-37
DATE: 21 SEP 2021 | JOB NO.: 378621
SCALE: 1" = 100'
0 50 100 200 300

XE-1

POLK COUNTY

TAFFARO CRAIG PAUL III N2 FOUND YR 2024 **P126-190** **ACCOUNT#:** 51123 PAGE 1
584 MELVIN HILL RD 16.44 ACRES **NBHD:** 610 GREEN CREEK RURAL
PIN: Plat Bk/Pg G 87 APPR: PJC APPR DT: 11/01/2022
16.440 AC TWSP: 005 **DISTRICT:** 5 GRN CRK TWNSHP- SWF 1.00 EXCD: NOTICE:

Bldg No. 1 Exempt Code **LAND VALUE** 138,080
Imp Desc: R01 SINGLE FAMILY RESIDENTIAL EYB: 584 MELVIN HILL RD **MISC VALUE** 9,267
Grade : C- RESID C MINUS GRADE AYB: 2022 Finished Area: 2,040.00 **BLDG VALUE** 214,776
# of Units 6 Rms 3 Bedrms 2.0 Bathrms 1 HBaths **TOTAL VALUE** 362,123

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 46 PATIO - MASONRY	100		336	5.20						1,747
AC 46 PATIO - MASONRY	100		64	5.20						332
AC 46 PATIO - MASONRY	100		64	5.20						332
AC 50 PORCH	100		112	30.00						3,360
AC 70 LIVING AR-UPPER FIN	100		440	90.00						39,600
MA R01 RES-SINGLE FAMILY	100		1600	112.00	1.00		98.00			175,616
- AR 01 CENTRAL AIR	100		1600	.00						0
- AR 02 CENTRAL HEAT	100		1600	.00						0
- DS EC17 METAL	100		1600	.00						0
- DS FN03 SLAB	100		1600	2.50-						4,000-
- DS RM03 ENAMELED MT->1990	100		1600	6.25						10,000
- DS RT04 GABLE	100		1600	.00						0
- PL 04 2.5 BATHS	100		1	14063.00						14,063

RCN...	PCT COMPLETE	100	x			241,050	
QUAL.. C-		90.00	x			216,945	
DEPR.. EXC		1.00	-	2,169		2,169	T
--ASV...						214,776	

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	AMOUNT

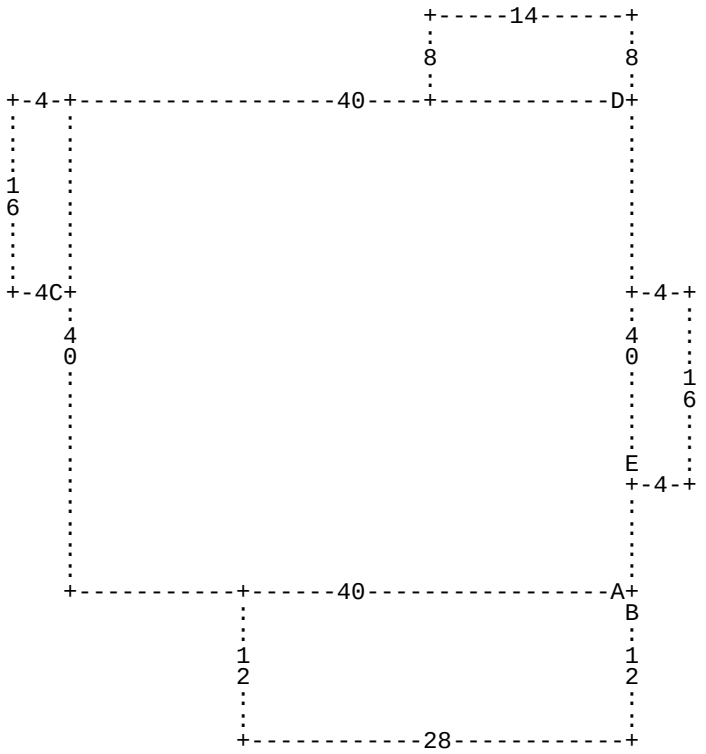
BOOK	PAGE	DT	DATE	QS	SALES PRICE
464	2409	WD	11/15/2021		139,000
403	686	SPL	10/10/2013		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR PCT	VALUE	EXMPT
2 110	PATIO-MAS/CONCRETE 12X12	144.00	5.00	2022		GD2	1.00	100		713	
3 076	METAL GARAGE/WKSHP 24X24	576.00	15.00	2022		GD2	1.00	100		8,554	
							.00				
							.00				

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC BS	1.000	30,000.00		.00	.00	.00	.00	.00	.00	.00	30,000	
2		AC OP	15.440	7,000.00		.00	.00	.00	.00	.00	.00	.00	108,080	

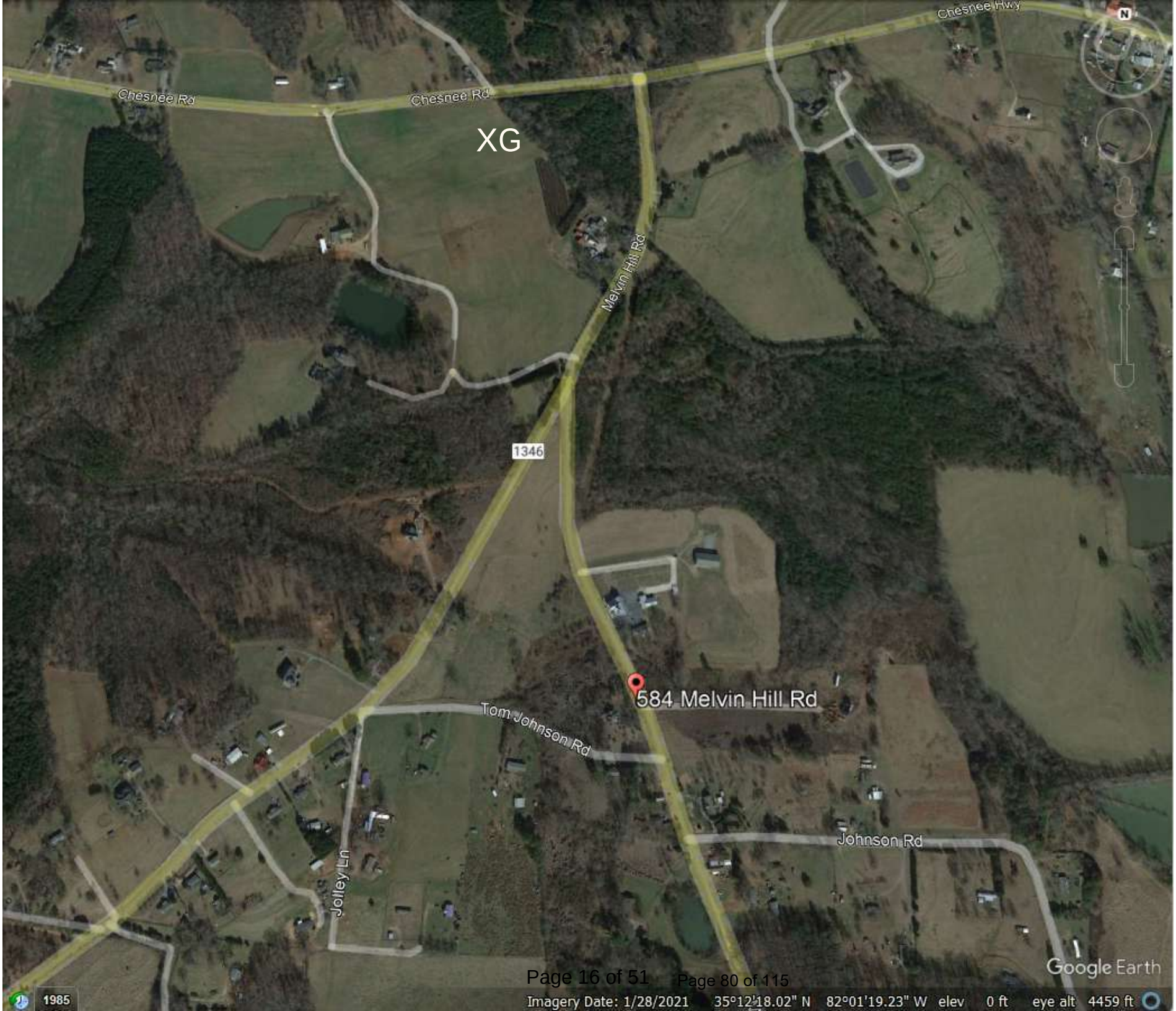
P126-190 584 MELVIN HILL RD REQUESTED BY JERRY RUN 11/28/23 TIME 16:53:19

XE-2



A= MA R01 1,600.00 RES-SINGLE FA **B=** AC 46 336.00 PATIO - MASON **C=** AC 46 64.00 PATIO - MASON
D= AC 50 112.00 PORCH **E=** AC 46 64.00 PATIO - MASON

NC CGIA, Maxar


Chesnee Hwy
Chesnee Rd
Chesnee Rd
XG
Melvin Hill Rd
1346
584 Melvin Hill Rd
Tom Johnson Rd
Johnson Rd
Jolley Ln
Google Earth
1985
Imagery Date: 1/28/2021 35°12'18.02" N 82°01'19.23" W elev 0 ft eye alt 4459 ft

Find address or place
XH
(2 of 2)
Zoning: MU
Zone_ MU
ZONENAM Multiple Use
MZONENAM Multiple Use
MZone
Zoom to
W MELVIN HILL RD
MELVIN HILL RD
300ft

Page 17 of 51

MBH, sheds, office/wkshop, porch, carport
P125-144
P125-25
SFR, workshops, garage, MBH
P125-55
Vacant
P126-37
Vacant
XI
P126-179
SFR
P126-38
SFR, metal bldgs., church
P126-34
SFR, Stable, Workshop
P126-36
SFR
P126-190
SFR, workshop
P126-34
P126-191
Vacant
P126-61
MBH, Barns, Storage Bldg.
P126-56
SFR
P126-27
SFR, metal bldg., storage bldg.
P126-55
P126-73
MBH, Garage, Barn
2 SFR, garage
JOHNSON RD

XJ-1

AFFIDAVIT OF MAILING

State of North Carolina
County of Polk

Re: Notice of Board of Adjustment Hearing

Chelsea Allen of Polk County, North Carolina, being duly sworn, states that on the 16th day of November, 2023 she personally mailed, first class the public notice that reads, "Notice of Board of Adjustment Hearing" to the following property owner and adjacent property owners:

SEE ATTACHED LIST

Chelsea Allen

Chelsea Allen

Subscribed and sworn to before me this 29th day of November 2023.

Sarah Zoellers 11/29/2023
Notary Public

My Commission Expires: January 11, 2028

Sarah Zoellers
NOTARY PUBLIC
Polk County, NC
My Commission Expires January 11, 2028

XJ-2

Adjacent Property Owners

P125-55
PARRIS KAYLE
134 HIDDEN HILL RD
SPARTANBURG, SC
29301

P125-144
SIROIS JON-PIERRE ET UX, SIROIS RENEE ALISON
212 BEAUTY HILL LN
COLUMBUS, NC
28722

P126-37
CAHAL VIRGINIA B TIC, BLACKWOOD G VADEN
309 VIKING DR
COLUMBIA, SC
29229

P126-179
CRAIG JASON M, CRAIG KATHERINE K
300 WEST MELVIN HILL RD
COLUMBUS, NC
28722

P126-34
CRAIG MARTIN E ET UX ET AL, CRAIG JASON M ET UX
300 WEST MELVIN HILL ROAD
COLUMBUS, NC
28722

P126-36
GROFF TIMOTHY
233 WEST MELVIN HILL ROAD
COLUMBUS, NC
28722

P126-61
GARCIA-PENA GABINO, CABRERA-PENA YAZMIN
50 TOM JOHNSON RD
COLUMBUS, NC
28722

XJ-3

P126-56
LANNING GEORGE M JR, LANNING CONNIE E HEIRS
130 TOM JOHNSON RD
COLUMBUS, NC
28722

P126-55
JOHNSON ANNA
701 MELVIN HILL RD
COLUMBUS, NC
28722

P126-27
JOHNSON ANNA
701 MELVIN HILL RD
COLUMBUS, NC
28722

P126-191
MELVIN HILL CHURCH
555 MELVIN HILL ROAD
COLUMBUS, NC
28722

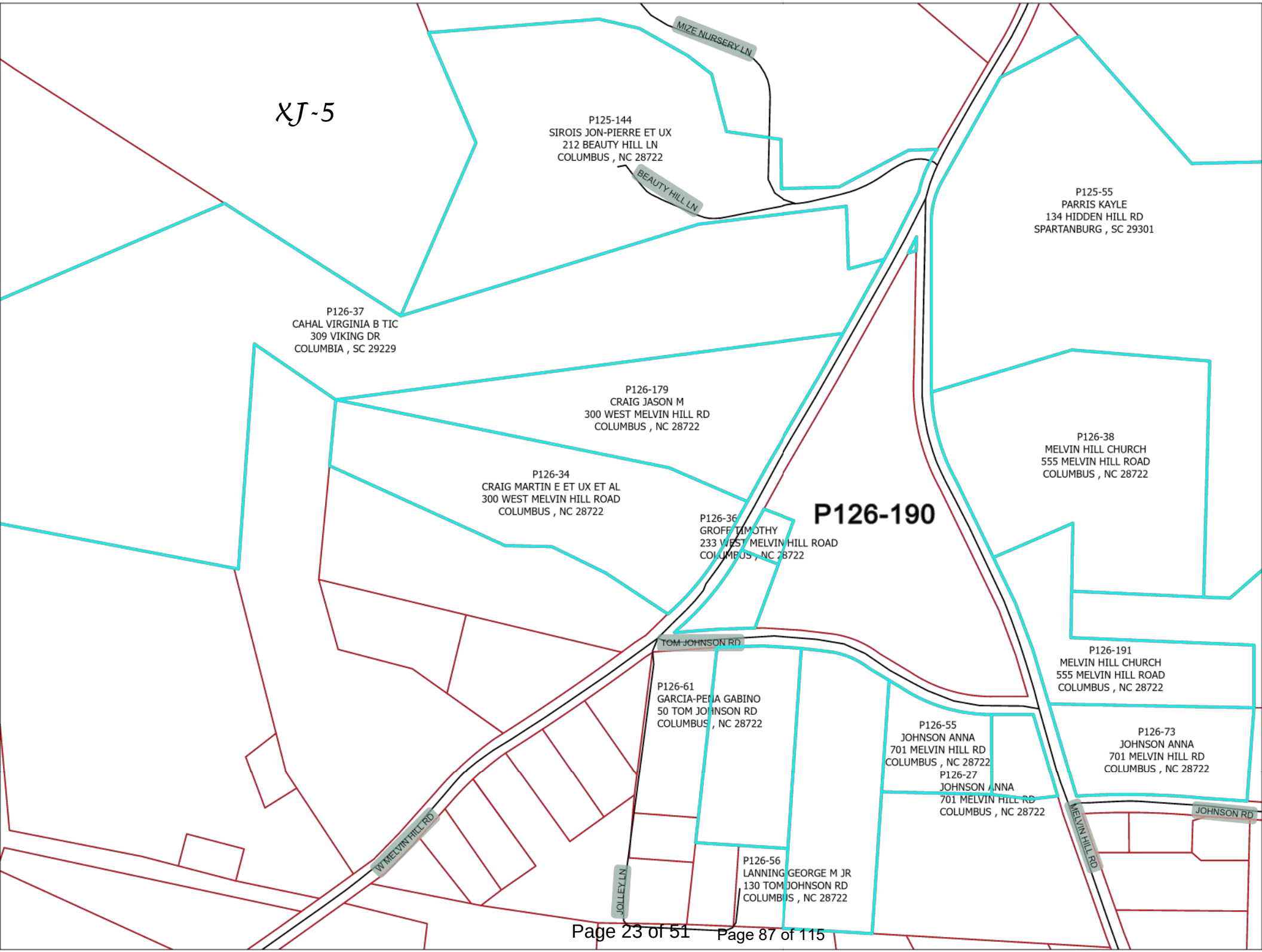
P126-38
MELVIN HILL CHURCH
555 MELVIN HILL ROAD
COLUMBUS, NC
28722

P126-73
JOHNSON ANNA,
701 MELVIN HILL RD
COLUMBUS, NC
28722

Property Owners

XJ-4

P126-190
TAFFARO CRAIG PAUL III , TAFFARO ABIGAIL FAITH
584 MELVIN HILL RD
COLUMBUS, NC
28722


XJ-5
MIZE NURSERY LN
P125-144
SIROIS JON-PIERRE ET UX
212 BEAUTY HILL LN
COLUMBUS , NC 28722
BEAUTY HILL LN
P125-55
PARRIS KAYLE
134 HIDDEN HILL RD
SPARTANBURG , SC 29301
P126-37
CAHAL VIRGINIA B TIC
309 VIKING DR
COLUMBIA , SC 29229
P126-179
CRAIG JASON M
300 WEST MELVIN HILL RD
COLUMBUS , NC 28722
P126-38
MELVIN HILL CHURCH
555 MELVIN HILL ROAD
COLUMBUS , NC 28722
P126-34
CRAIG MARTIN E ET UX ET AL
300 WEST MELVIN HILL ROAD
COLUMBUS , NC 28722
P126-190
P126-36
GROFF TIMOTHY
233 WEST MELVIN HILL ROAD
COLUMBUS , NC 28722
TOM JOHNSON RD
P126-191
MELVIN HILL CHURCH
555 MELVIN HILL ROAD
COLUMBUS , NC 28722
P126-61
GARCIA-PENA GABINO
50 TOM JOHNSON RD
COLUMBUS , NC 28722
P126-55
JOHNSON ANNA
701 MELVIN HILL RD
COLUMBUS , NC 28722
P126-73
JOHNSON ANNA
701 MELVIN HILL RD
COLUMBUS , NC 28722
P126-27
JOHNSON ANNA
701 MELVIN HILL RD
COLUMBUS , NC 28722
JOHNSON RD
W MELVIN HILL RD
MELVIN HILL RD
JOLLEY LN
P126-56
LANNING GEORGE M JR
130 TOM JOHNSON RD
COLUMBUS , NC 28722

XK-1

AFFIDAVIT OF POSTING

State of North Carolina
County of Polk

Re: Notice of Public Hearing

Chelsea Allen of Polk County, North Carolina, being duly sworn, states that on the 16th day of November 2023, she personally posted the attached photographed notice that reads, "Public Hearing Board of Adjustment Hearing December, 5th 2023 5:00 PM 40 Courthouse St. Columbus, NC 28722 Call 828-894-2732."

Chelsea Allen

Subscribed and sworn to before me this 29th day of November 2023.

Sarah Zoellers 11/29/2023
Notary Public

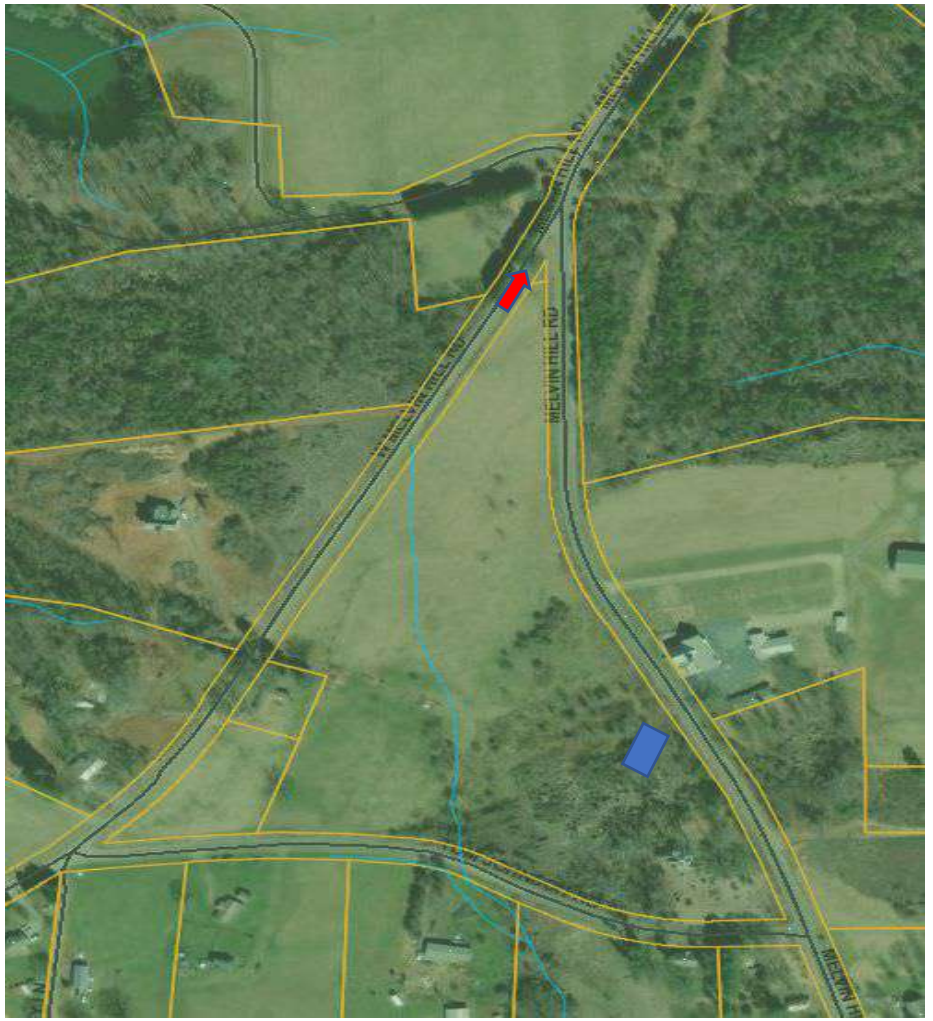
My Commission Expires: January 11, 2028

Sarah Zoellers
NOTARY PUBLIC
Polk County, NC
My Commission Expires January 11, 2028

XK - 2

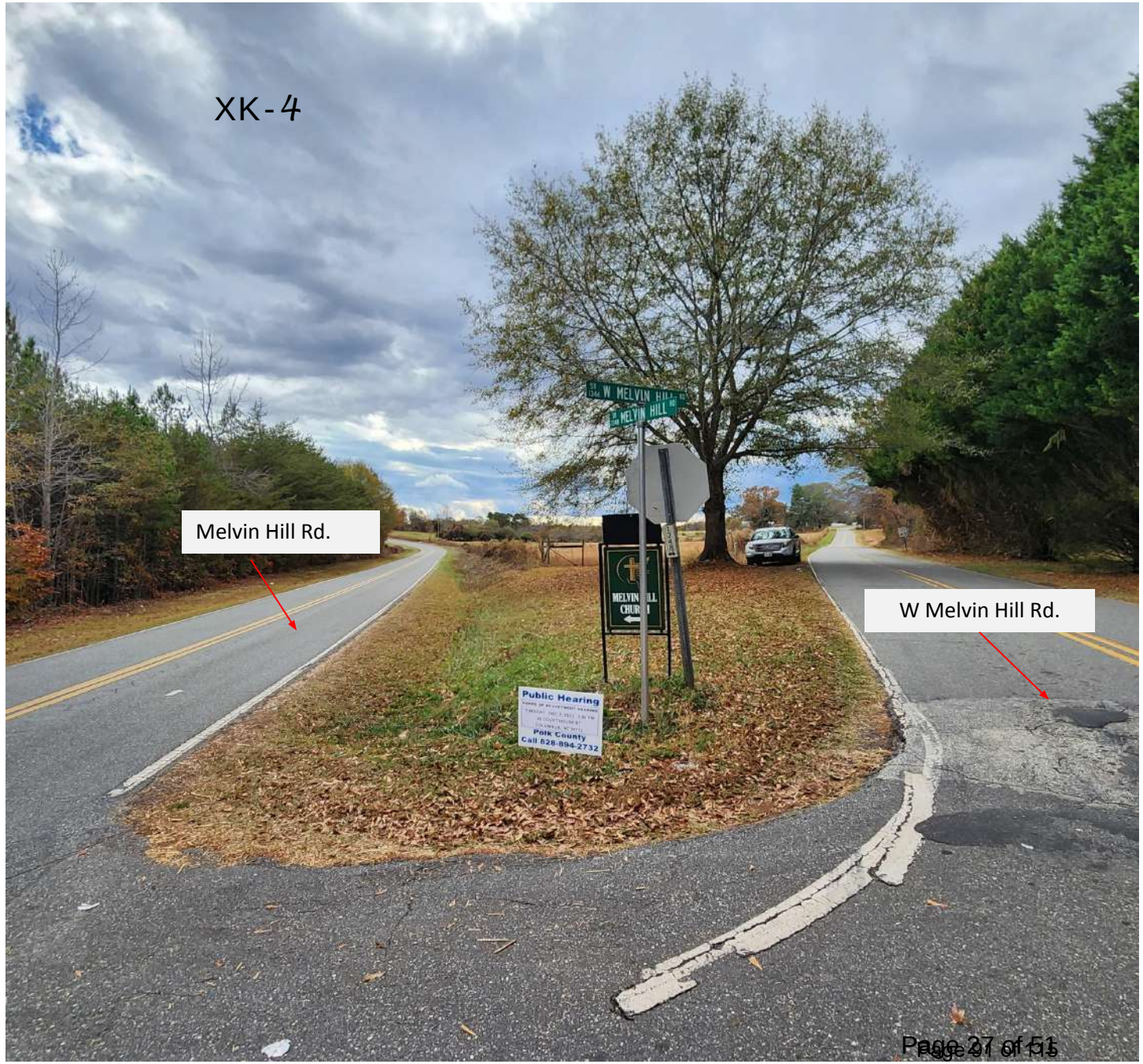
Facing down W Melvin Hill Rd at corner of Tom Johnson Rd.

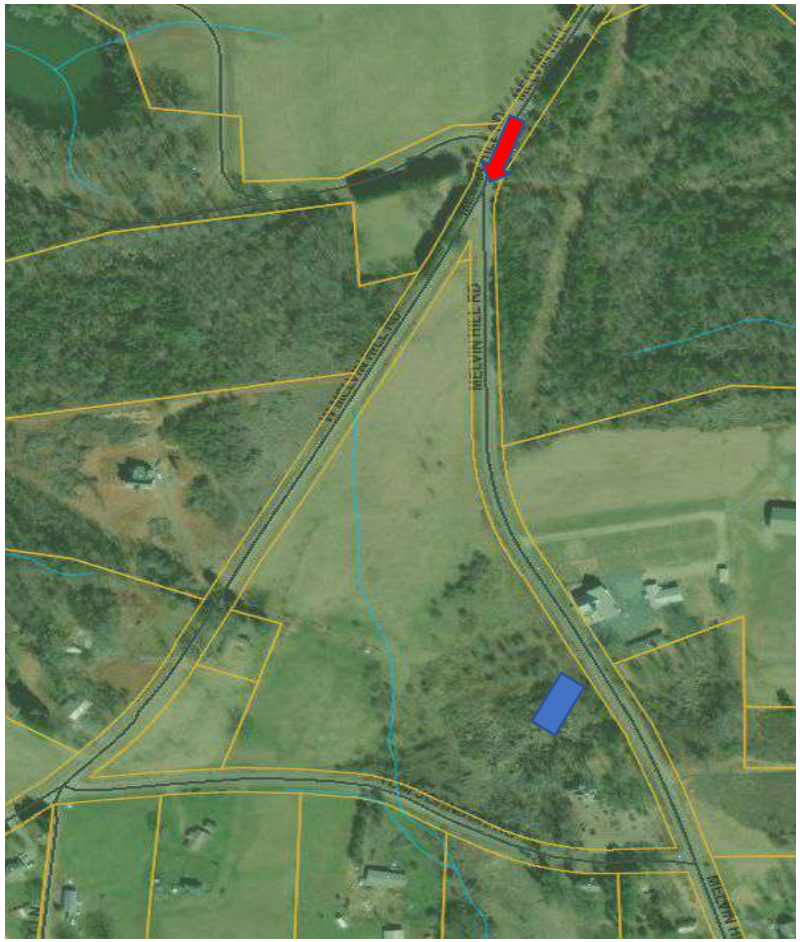
XK-3



Melvin Hill Rd and W Melvin Hill Rd Intersection facing Melvin Hill Rd.

XK-4





Intersection of W Melvin Hill Rd and Melvin Hill Rd.

Blue: Existing Structure.

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Corner of Tom Johnson Rd and Melvin Hill Rd, looking left toward church.

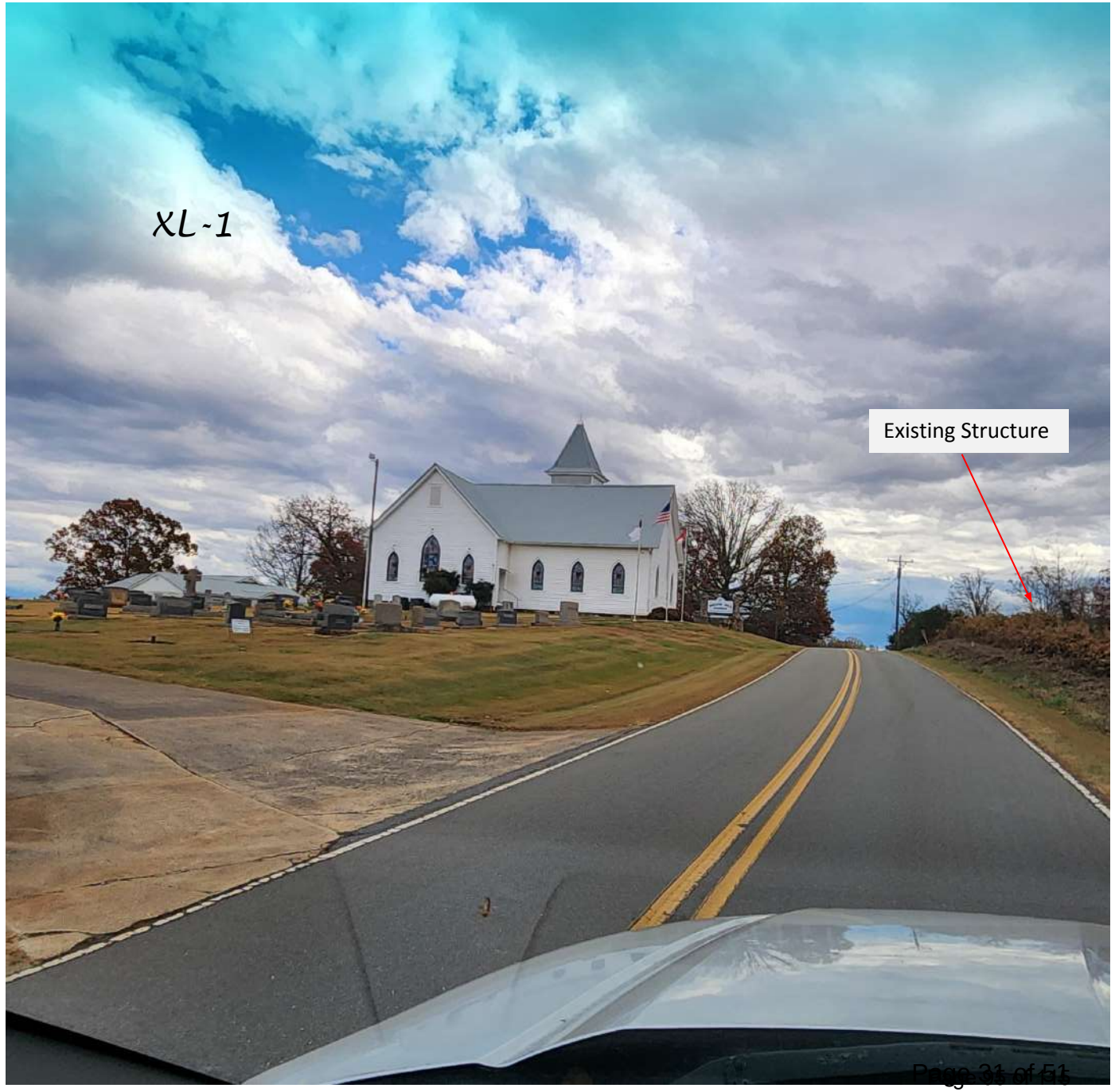
Blue: Existing Structure.

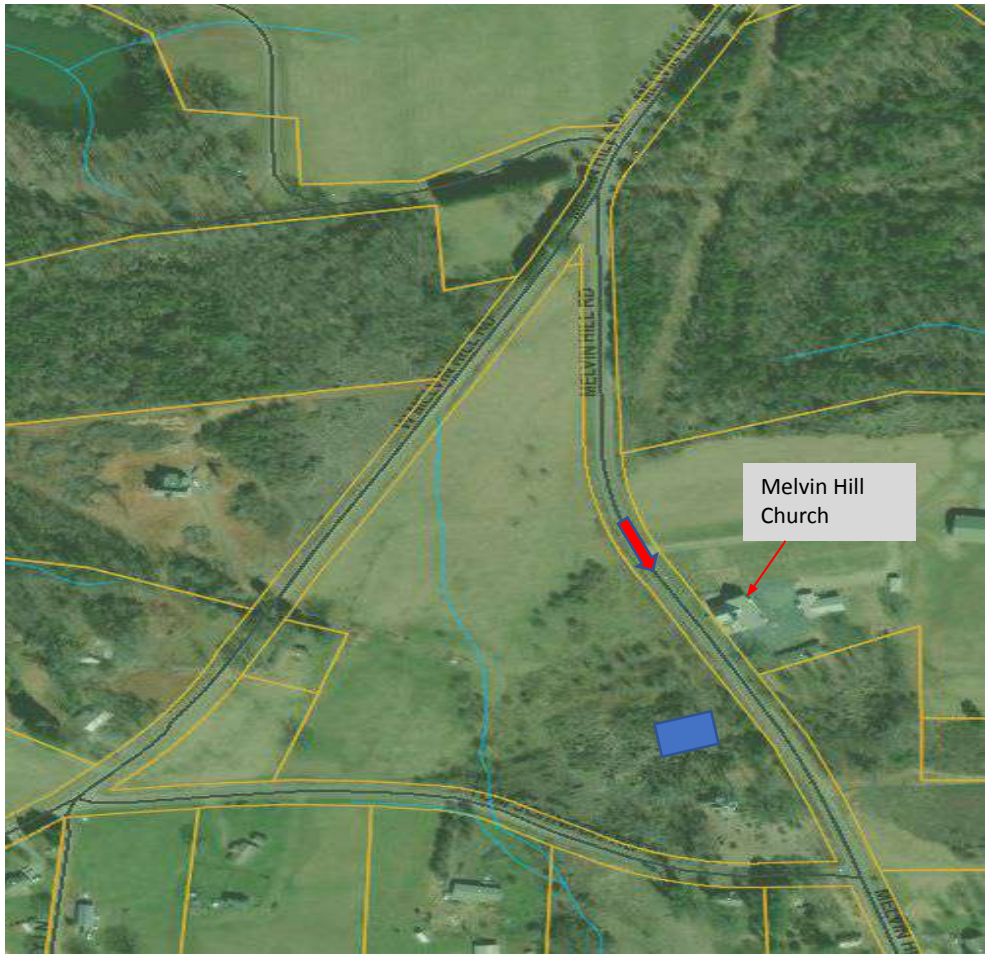
Corner of Tom Johnson Rd and Melvin Hill Rd, looking left.

XK-7

At the corner of Tom Johnson/W. Melvin Hill Rd.

Blue: Existing Structure.





Melvin Hill Rd headed toward Tom Johnson Rd on the right.
Blue: Existing Structure

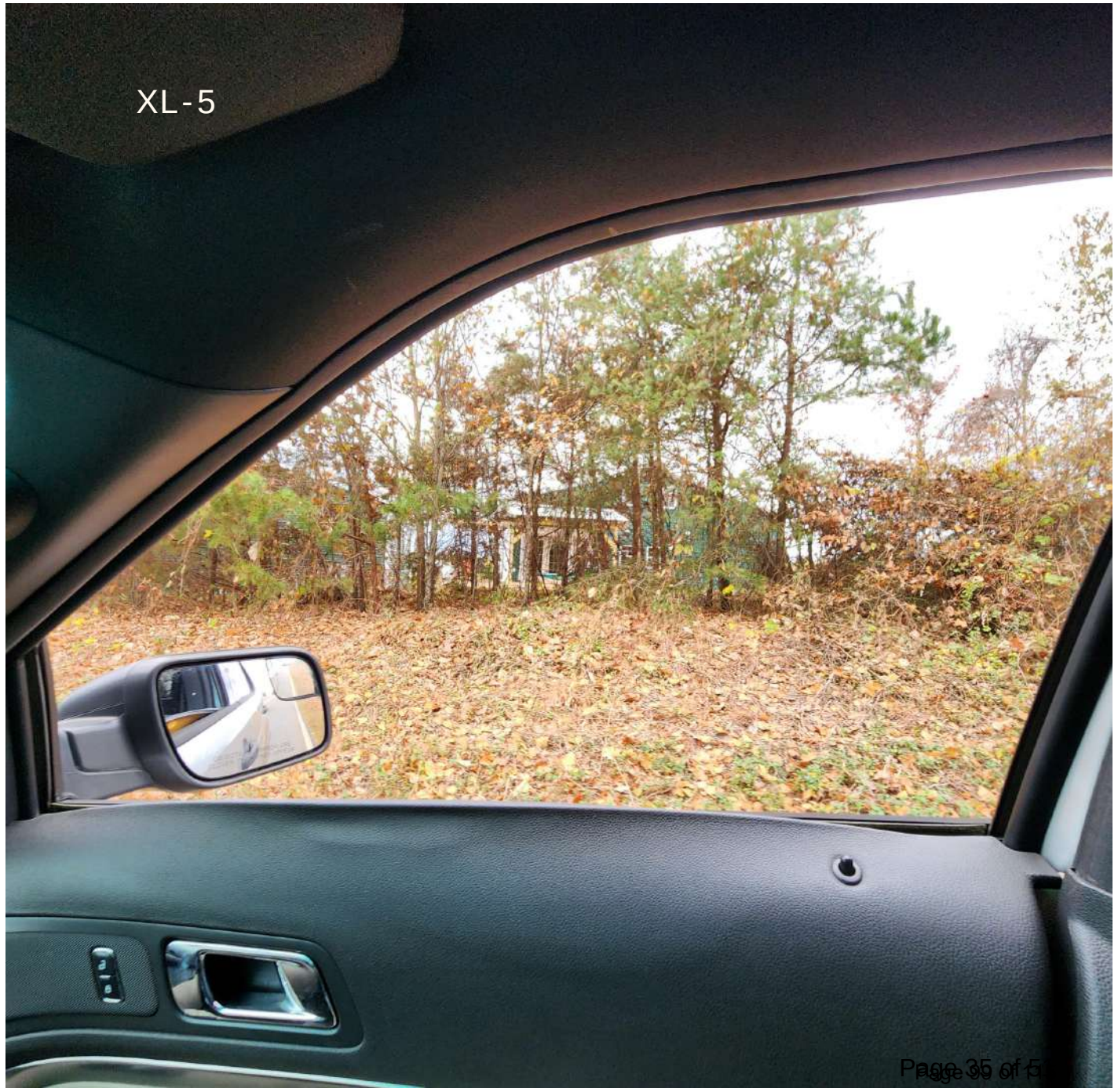
View of drive/entrance and right side of structure from Melvin Hill Rd.

Blue: Existing Structure

Right view of property beside existing structure, on Melvin Hill Rd.

Right view of existing structure, located on Melvin Hill Rd.

Blue: Existing Structure

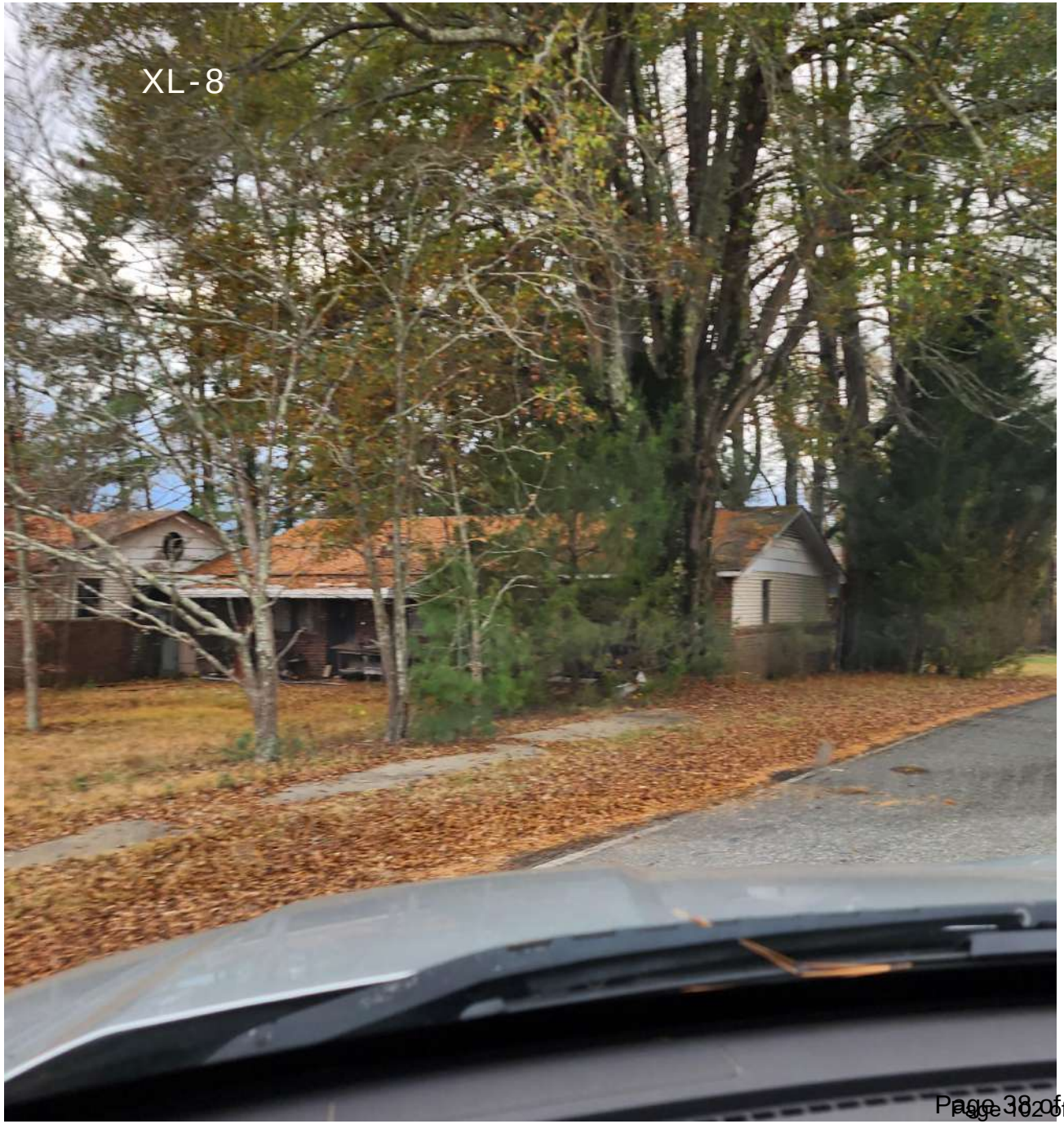


Front of Existing Structure, located on Melvin Hill Rd.

Blue: Existing Structure

Corner of Melvin Rd and Tom Johnson Rd.

Corner of Tom Johnson Rd. looking right on Melvin Hill Rd. toward Johnson Rd.



Adjacent SFR at corner of Melvin Hill Rd and Tom Johnson Rd.

Facing down Tom Johnson Rd from Melvin Hill Intersection.

Blue: Existing Structure.

SFR adjacent to applicant's property located on Tom Johnson Rd.

Taken from Tom Johnson Rd.
Red : photo location
Blue: Existing Building

Tom Johnson Rd facing toward Melvin Hill Intersection.

Driving on Tom Johnson toward W Melvin Hill Rd.
Blue: Existing Structure

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XL-14

Taken from Tom Johnson Rd, close to W Melvin Hill Rd intersection looking backwards toward the existing structure location.

XL-15

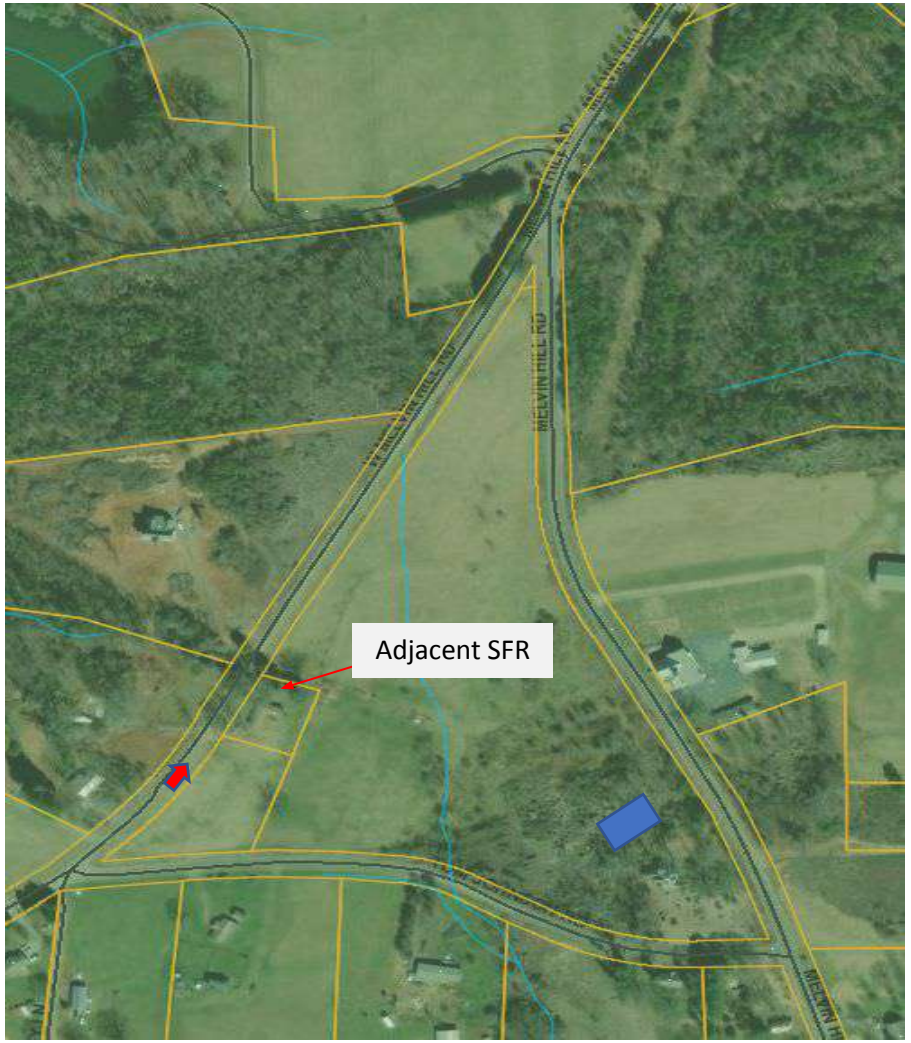
Taken from Tom Johnson Rd headed toward W Melvin Hill Rd.

Taken from Tom Johnson Road facing neighboring homes across the road.

XL-17

Facing left, W Melvin Hill Rd, toward Jolley Lane.

XL-18



Driving down W Melvin Hill Rd towards Melvin Hill Rd.

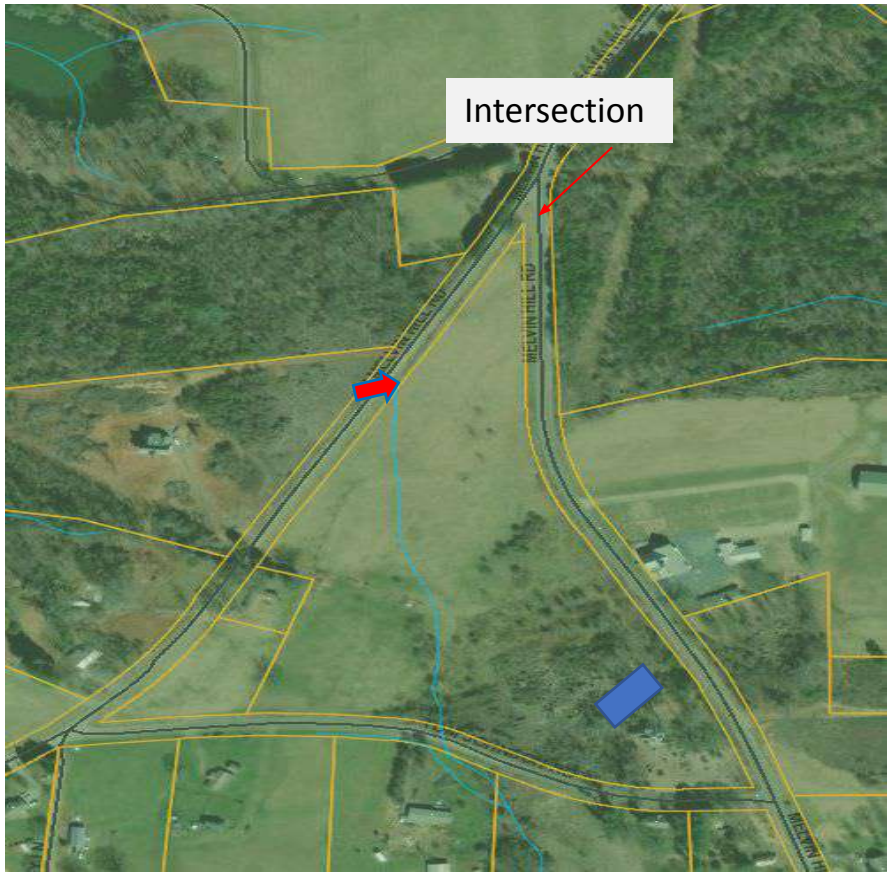
Blue: Existing Structure

Adjacent SFR on right driving on W Melvin Hill Rd.

Blue: Existing Structure

Adjacent SFR on left on W Melvin Hill Rd.

Blue: Existing Structure



Open field on right of W Melvin Hill Rd, heading toward Melvin Hill Rd. intersection.

Blue: Existing Structure