

**PLANNING BOARD
JULY 14, 2022
5:30 PM**



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

-
1. Call to Order
 2. Approval of Agenda
 3. Approval of Minutes
 - A. Draft Minutes from June 9, 2022
 4. Minor Subdivision - The Farms at Tryon Crossing, P103-12&13 (42.09 acres) 8 lots, William McCraw
 5. Zoning Ordinance - Permitted Use Table Discussion
 6. Other Business
 7. Public Comments
 8. Adjournment

PLANNING BOARD
June 9, 2022 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Ray Gasperson, Don Hofmann, Chris Jones, Ed Daniel, Anwar Timol, Lisa Krolak
Staff Present: Cathy Ruth (County Planner), Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)
Public: Susan Frady, Sean Rose, Yellymary Montolvo

1. Call to Order

Ray Gasperson called the meeting to order at 5:30 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by Ed Daniel. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from April 14, 2022

A motion to approve the minutes from April 14, 2022 was made by Don Hofmann, seconded by Ed Daniel. A vote was taken and the motion carried unanimously.

B. Approval of Minutes from May 12, 2022

A motion to approve the minutes from May 12, 2022 was made by Don Hofmann, seconded by Ed Daniel. A vote was taken and the motion carried unanimously.

4. Housing Assistance - 4-Lot Minor Subdivision

Cathy Ruth presented the proposed subdivision plat to the Board, which consisted of four one-acre parcels, and two shared drives. She stated the proposed minor subdivision meets the Polk County Subdivision Ordinance requirements. The Planning Board discussed the subdivision. Susan Frady and Sean Rose from Housing Assistance answered questions. Chris Jones made a motion to approve the 4-lot Minor Subdivision, seconded by Anwar Timol. A vote was taken, the motion carried unanimously.

5. Text Amendment Request - NC Wine Academy

Cathy Ruth gave an overview of the text amendment request from Yellymary Montolvo, NC Wine Academy. She is requesting a change to the definition of "School; Vocational Schools, Business Schools, and Special Schools," and requesting this use be permitted by right in the Neighborhood Commercial zoning district. Cathy Ruth referenced the Polk County 2020 Vision Plan and the proposed change would be consistent with that.

Chris Jones made a motion to permit by right "School; Vocational Schools, Business Schools, and Special Schools" in the Neighborhood Commercial District (NC), with the definition, "Land, buildings, and facilities that do not offer a complete educational curriculum." He referenced the text amendment as discussed, the Polk County 2020 Vision Plan, and Don Hofmann seconded the motion. A vote was taken, the motion carried unanimously. The text amendment request will go before the Board of Commissioners to request a public hearing.

6. Zoning Ordinance - Permitted Use Updates

Cathy Ruth presented data mining research, information from other county ordinances and how they currently define Data/Mining Centers and the requirements imposed on those centers. Anwar Timol suggested making a specific use just for crypto mining facilities because of their significant difference from data processing centers and the threat they pose to the environment and the surrounding community. The Board discussed and decided more research and time was needed before making a motion. The Board tabled the discussion and motion until the subsequent meeting.

7. Other Business

None.

8. Public Comments

None.

9. Adjournment

Ray Gasperson adjourned the meeting at 7:02pm.

POLK COUNTY PLANNING BOARD

AGENDA ITEM

JULY 14, 2022 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
McCraw Application	Cover Memo	7/6/2022
McCraw Plat	Cover Memo	7/7/2022



POLK COUNTY, NC

35 Walker Street • PO Box 308 • Columbus, NC 28722 • Phone: 828-894-2732 • Fax: 828-894-2913

MINOR SUBDIVISION AND MAJOR SUBDIVISION APPLICATION

PERMIT # _____

1. APPLICATION TYPE

Minor Subdivision (2-8 Lots) ☒

Major Subdivision (9+ Lots) ☐

NOTE: A PRE-APPLICATION CONFERENCE WITH THE SUBDIVISION ADMINISTRATOR PRIOR TO SUBMITTING THE PRELIMINARY PLAT FOR A MAJOR SUBDIVISION IS RECOMMENDED.

2. PROJECT INFORMATION

Date of Application _____ Name of Project The Farms At Tryon Crossing
Location _____ Property Size (acres) 42.09
Zoning District 400 County Rural Code 6 Date of Last Subdivision _____
Current Land Use Pasture Proposed Land Use _____
Tax Parcel Number(s) P103-12 & P103-13 Proposed # of Lots 8

3. CONTACT INFORMATION

William McCraw
Property Owner
102 Rockwood Dr.
Address City, State, Zip
102 Rockwood Dr. Hendersonville NC 28792
Telephone E-mail Address
(828) 388-4568 rickmccraw@gmail.com

William McCraw
Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)
William McCraw 102 Rockwood Dr.
Address City, State, Zip
Hendersonville NC 28792
Telephone E-mail Address
(828) 388-4568 rickmccraw@gmail.com

If you have any questions regarding these requirements, please contact the Polk County Community Development Department at 828.894.2732.

OWNER / APPLICANT SIGNATURE William McCraw DATE _____

FOR STAFF USE ONLY

Permit Number 2P 23605 Flood? Yes ☐ Map # _____ No ☒
Fee \$500.00 Watershed? Yes ☐ Map # _____ No ☒
Zoning District unzoned Location # 7761
Staff Signature Hannah B. Lynch Date 6/1/2022

4. DESCRIPTION OF PROJECT (BRIEFLY EXPLAIN THE NATURE OF THIS REQUEST.)

8 Lots Averaging 5.26 Ac.
Equine farms preferred

DATE 6/01/22
TIME 14:22:21
USER PLBCONNER

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 23605 ZONING PERMIT APPLIED 6/01/2022
WORK ORDER# 44205 TYPE SUBDIVISION FEES ISSUED 6/01/2022
LOCATION MANUS CHAPEL RD EXPIRES 11/28/2022
PIN HEALTH
PARCEL ID P103-12 MILL SPRING REFERENCE
TOWNSHIP 6 WHITE OAK ACREAGE 20.670 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DI RECTI ONS

MCCRAW WILLIAM
102 ROCKWOOD DR.

OWNER ID 54875
PHONE 828.388.4568

HENDERSONVILLE NC 8792

OWNER MCCRAW EVE L TRUSTEE 727-461-3683
OCCUPANT MCCRAW WILLIAM

SUBDIVISION
M/ HOME PARK LOT #:
ZONING DISTRICT OU
COND/ SPECIAL USE
SETBACK FRONT: REAR: RIGHT: LEFT:
PARKING SPACES
SIGNS/ PAVING
TYPE WATER/ SEWER
DESCRIPTION MINOR SUBDIVISION - 8 LOTS, P103-12, P103-13 - PB MEETING
JULY 14, 2022

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 6/01/2022 BY: PLHLYNCH PERMIT EXPIRES: 11/28/2022 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

6/1/2022

SIGNATURE OF OWNER/ AGENT

DATE

Hannah B. Lynch
CODE ENFORCEMENT OFFICIAL

DATE 6/01/22
TIME 14:22:21
USER PLBCONNER

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

PERMIT NUMBER ZP	23605	ZONING PERMIT	APPLIED	6/01/2022
WORK ORDER#	44205	TYPE SUBDIVISION FEES	ISSUED	6/01/2022
LOCATION	MANUS CHAPEL RD		EXPIRES	11/28/2022
PIN			HEALTH	
PARCEL ID	P103-12	MILL SPRING	REFERENCE	
TOWNSHIP	6 WHITE OAK	ACREAGE	20.670 CENSUS TRACT	
WATERSHED	NOT IN WATERSHED	FLOOD PLAIN? N	SBC#	
DIRECTIONS				

MCCRAW WILLIAM

OWNER ID 54875
PHONE 828.388.4568

102 ROCKWOOD DR.

HENDERSONVILLE NC 8792

OWNER MCCRAW EVE L TRUSTEE
OCCUPANT MCCRAW WILLIAM

727-461-3683

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MINOR	1	500.00	500.00	500.00	
PAID BY: APPLICANT			CK#:	281 PAID BY CHECK	
TRANSACTION 861802 TOTALS			500.00	500.00	

CASH RECEIPT

POLK COUNTY

User ID : PLBCONNER

Collected By : PLBCONNER

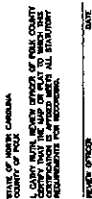
Today's Date : 6/01/2022

Transaction Date 6/01/2022 Number 861802

For : ZONING PERMITS

Received From : APPLICANT PMT# ZP00023605 CK# 0000000281

Total Transaction Amt 500.00 CK#: 281

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DATA PROCESSING

Data processing facilities. A building or dedicated space within a building used to house a large group of computer systems and associated components, such as telecommunications and data processing systems, to be used for the remote storage, processing, or distribution of large amounts of data. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support operations.

This definition shall not apply to smaller data processing facilities that are located on less than one acre of land and where such facilities are accessory or incidental to another primary use.

Data Processing Facilities

1. Submittal Requirements

- a. A narrative describing the proposed data processing facility including an overview of the project;
- b. A site plan showing the proposed location and dimensions of all equipment, existing and proposed structures, screening, fencing, property lines, access roads, turnout locations;
- c. A study prepared by an acoustical engineer that describes the anticipated noise level of the facility and any proposed mitigation efforts such as sound walls, baffles, ventilation silencers, additional separation from surrounding uses, etc.;

2. Access - All roads shall be of sufficient width to accommodate emergency vehicle access as determined by the Polk County Fire Marshal.

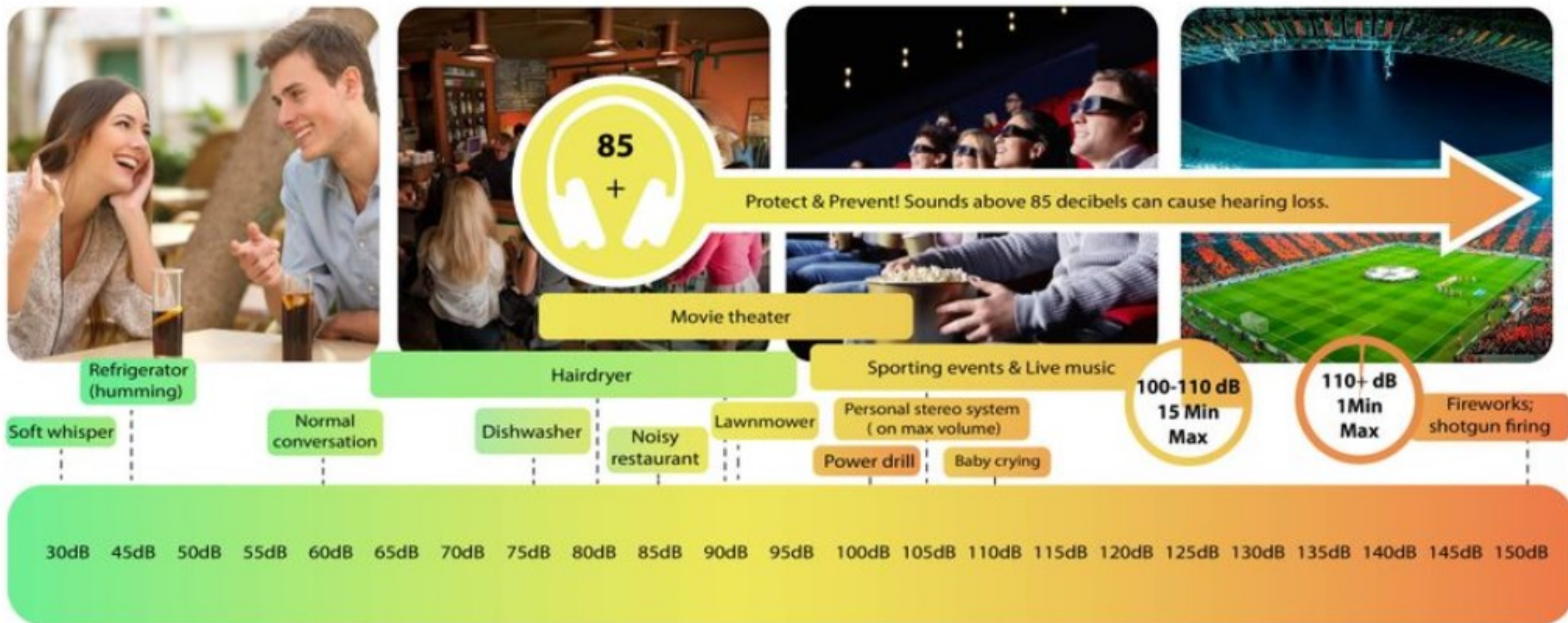
3. Screening - The entire perimeter of the facility shall be screened from adjoining properties by a buffer yard.

4. Utility Notification - No grid-connected data processing system shall be installed until evidence has been provided by the operator that installation of the system has been approved by the electrical utility provider. Off-grid systems shall be exempt from this requirement.

5. Security Fencing - Security fencing, a minimum of eight feet in height, shall be provided along the entire perimeter of the facility.

6. Signage - No signage shall be permitted on the perimeter fence, with the exception of one (1) sign not to exceed 32 square feet that displays the name, address and emergency contact information of the facility as well as appropriate warning signs.

7. Noise - The amount of noise generated by the facility shall not exceed 60 (dB(A)) as measured from the adjoining property line.



Resource: <https://decibelpro.app/blog/how-loud-is-60-db-compared-to-other-volumes/#How-Loud-Is-60-Decibels>

8. All exterior lighting shall be designed and constructed with cutoff and fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and adjacent properties.

9. Abandonment - It is the responsibility of the owner to notify Polk County and to remove all obsolete or unused systems. Any structure or equipment associated with the facility that is not operated for a continuous period of three hundred sixty-five (365) days shall be considered abandoned. The County may require the owner to remove such structures and equipment within 90 days after notice from the County. If the abandoned structure or equipment is not removed within 90 days, the County may remove it and recover its costs from the owner. If the owner of the abandoned structure or equipment cannot be located or is no longer in business, the requirements of this section shall be the responsibility of the landowner on whose property the structure or equipment is located.

Permitted Use Table

- Industrial – Permitted
- MU – Special Use Permit