

**PLANNING BOARD
JUNE 9, 2022
5:30 PM**



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

-
1. Call to Order
 2. Approval of Agenda
 3. Approval of Minutes
 - A. Approval of Minutes from April 14, 2022
 - B. Approval of Minutes from May 12, 2022
 4. Housing Assistance - 4-Lot Minor Subdivision
 5. Text Amendment Request - NC Wine Academy
 6. Zoning Ordinance - Permitted Use Updates
 7. Other Business
 8. Public Comments
 9. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

JUNE 9, 2022 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
PB Minutes 4.14.2022 - DRAFT	Exhibit	6/2/2022

PLANNING BOARD
April 14, 2022 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Ray Gasperson, Libby Morris, Lisa Krolak, Chris Jones, Ed Daniels, Warren Eadus, Anwar Timol,
Staff Present: Cathy Ruth, Chelsea Allen
Public: Ray Young

1. Call to Order

Ray Gasperson called the meeting to order at 5:29 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Libby Morris, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Planning Board Draft Minutes March 10, 2022

Ray Gasperson called for a motion to approve the minutes from March 10, 2022. Lisa Krolak noted a correction. A motion to approve the minutes with correction was made by Libby Morris, seconded by Chris Jones.

4. Zoning Ordinance - Permitted Use Updates

Cathy Ruth presented possible changes to the Polk County Zoning Ordinance.

A motion was made by Chris Jones to add Animal Processing to the table of uses and allow it as a permitted use in the Industrial (I) district and require a Special Use Permit in Family Farm (FF) and Multiple Use (MU) districts. Warren Eadus seconded the motion. A vote was taken, the motion carried unanimously.

The Board discussed including boarding houses to the table of uses. The Board agreed to further discussion and to resume the topic at a subsequent meeting.

Anwar Timol made a motion to define car wash, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

A motion was made by Chris Jones to add funeral homes to the table of uses and that it be a permitted use in Industrial (I), Highway Commercial (HC), Neighborhood Commercial (NC), and Agricultural Residential (AR) districts and require a Special Use Permit in Family Farm (FF), Multiple Use (MU), and Agricultural Residential Very Low Density (AR-5) districts. He continued the motion to include the use be defined as “an establishment where the dead are prepared for burial or cremation and or visitations.” This was seconded by Libby Morris. A vote was taken, the motion carried unanimously.

A motion was made by Libby Morris to add food trucks as a restaurant use, including fast food, and drive thru services. This was seconded by Warren Eadus. A vote was taken, the motion carried unanimously.

Chris Jones made a motion to add indoor shooting ranges to the Use Table and permitted in the Multiple Use (MU) district and all other districts remain as they are. The Board discussed further. Warren Eadus seconded the motion. Ed Daniels voted in favor. Libby Morris, Lisa Krolak, Anwar Timol, and Ray Gasperson voted in opposition. The motion did not pass.

A motion was made by Libby Morris to add indoor shooting ranges to the table of uses and permitted in Industrial (I) and Highway Commercial (HC) Zoning Districts and require a Special Use Permit in Multi-Family Residential (MR), Agricultural Residential (AR), Neighborhood Commercial (NC), Multiple Use (MU), and Family Farm (FF) Districts. Lisa Krolak seconded the motion. Anwar Timol, and Ray Gasperson voted in favor. Chris Jones, Ed Daniels, and Warren Eadus voted in opposition. The motion carried four in favor and three against.

A motion was made by Warren Eadus to add outdoor shooting ranges to the table of uses and require a Special Use Permit in Industrial (I), Multiple Use (MU), and Family Farm (FF) districts. Chris Jones seconded the motion. A vote was taken, the motion carried unanimously.

The Board discussed including tattoo parlors in an appendix and have it referenced within a group of similar uses such as beauty parlors. The Board decided to revisit the subject at a subsequent meeting.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 7:22 pm.

POLK COUNTY PLANNING BOARD

AGENDA ITEM

JUNE 9, 2022 REGULAR MEETING

Agenda Item#: B.

ATTACHMENTS:

Description	Type	Upload Date
PB Minutes 5.12.2022 - DRAFT	Exhibit	5/25/2022

PLANNING BOARD
May 12, 2022 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Ray Gasperson, Libby Morris, Don Hofmann, Chris Jones,
Ed Daniels, Warren Eadus, Anwar Timol
Staff Present: Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)

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 Libby Morris, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from April 14, 2022

Hannah Lynch requested the motion to approve the minutes from April 14, 2022 be postponed as further revisions were needed. The Board agreed to table the motion until the subsequent meeting.

4. Zoning Ordinance - Permitted Use Updates

Hannah Lynch presented to the Board. The Planning Board discussed the proposed Examples of Uses as a drafted appendix to the Zoning Ordinance. Discussion included adding a statement similar to, any use not listed or defined is not permitted.

Don Hoffman made a motion to keep rest and convalescent homes, sanitariums a separate use from hospitals and clinics, and remove the term sanitarium from the use's title, seconded by Libby Morris. A vote was taken, the motion carried unanimously.

The Board discussed the differences between recreational facilities for profit, recreational centers non-profit, community recreation center and nature-oriented non-motorized outdoor recreation and decided consultation with the county attorney was necessary before proceeding, as well as what other counties had in their ordinances. The Board also requested staff to research data mining and data centers.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:44pm.

POLK COUNTY PLANNING BOARD

AGENDA ITEM

JUNE 9, 2022 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
Housing Assistance - Application, Receipt	Exhibit	6/1/2022
Housing Assistance - Overview	Exhibit	6/1/2022
Housing Assistance - Preliminary Plat	Exhibit	6/1/2022

DATE 5/25/22
TIME 14:55:51
USER PLBCONNER

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 23572 ZONING PERMIT APPLIED 5/25/2022
WORK ORDER# 44151 TYPE SUBDIVISION FEES ISSUED 5/25/2022
LOCATION S NC 9 HWY EXPIRES 11/21/2022
PIN HEALTH
PARCEL ID P97-1 COLUMBUS REFERENCE
TOWNSHIP 5 GREEN CREEK ACREAGE 4.000 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL; R/ HWY 9; FOLLOW PAST LANDRUM RD - PROP ON R JUST
PAST BROOKSTONE LN

THE HOUSING ASSISTANCE CORP. OWNER ID 5376
214 N. KING STREET PHONE 828.674.8430
HENDERSONVILLE NC 28795

OWNER GAVIN VENTURES LLC
OCCUPANT GAVIN VENTURES LLC

SUBDIVISION
W/ 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 4- LOT MINOR SUBDIVISION OF 4 ACRES REMAINING ON P97-1

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 5/25/2022 BY: PLHLYNCH PERMIT EXPIRES: 11/21/2022 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
SIGNATURE OF OWNER/ AGENT
Hannah B. Lynch
CODE ENFORCEMENT OFFICIAL

5/25/2022
DATE

DATE 5/25/22
TIME 14:55:51
USER PLBCONNER

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

PERMIT NUMBER ZP 23572 ZONING PERMIT APPLIED 5/25/2022
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PIN HEALTH
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DI RECTI ONS PENIEL; R/ HWY 9; FOLLOW PAST LANDRUM RD - PROP ON R JUST
PAST BROOKSTONE LN

THE HOUSING ASSISTANCE CORP. OWNER ID 5376
PHONE 828.674.8430
214 N. KING STREET
HENDERSONVILLE NC 28795

OWNER GAVIN VENTURES LLC
OCCUPANT GAVIN VENTURES LLC

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MINOR	1	300.00	300.00	300.00	
PAID BY: THE HOUSING ASSISTANCE CORP.			CK#:	27479	PAID BY CHECK
TRANSACTION 861707 TOTALS			300.00	300.00	

CASH RECEIPT

User ID	:	PLBCONNER	POLK COUNTY	Collected By	:	PLBCONNER
Today's Date	:	5/25/2022	Transaction Date	:	5/25/2022	Number 861707
For	:	ZONING PERMITS				

Received From : THE HOUSING ASSISTANCE CORP. PMT# ZP00023572 CK# 0000027479

Total Transaction Amt 300.00 CK#: 27479



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 # 2P 23572

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 May 25, 2022 Name of Project Highway 9 Subdivision
 Location S NC Highway 9 Property Size (acres) 4 acres
 Zoning District Multiple Use Date of Last Subdivision 2/10/2022
 Current Land Use vacant Proposed Land Use residential
 Tax Parcel Number(s) P97-1 Proposed # of Lots 4

3. CONTACT INFORMATION

Property Owner
 Gavin Ventures, LLC
 Address City, State, Zip
2803 Wilmar Lane Albany, GA 31707
 Telephone E-mail Address

Housing Assistance

Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)
214 N. King Street Hendersonville, NC 28792
 Address City, State, Zip
828-674-8430 susan@housing-assistance.com
 Telephone E-mail Address

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

OWNER / APPLICANT SIGNATURE Gavin Ventures DATE 5/23/22
dotloop verified 05/24/22 3:55 PM EDT OBW9-WUOP-OHCQ-OQBF

FOR STAFF USE ONLY

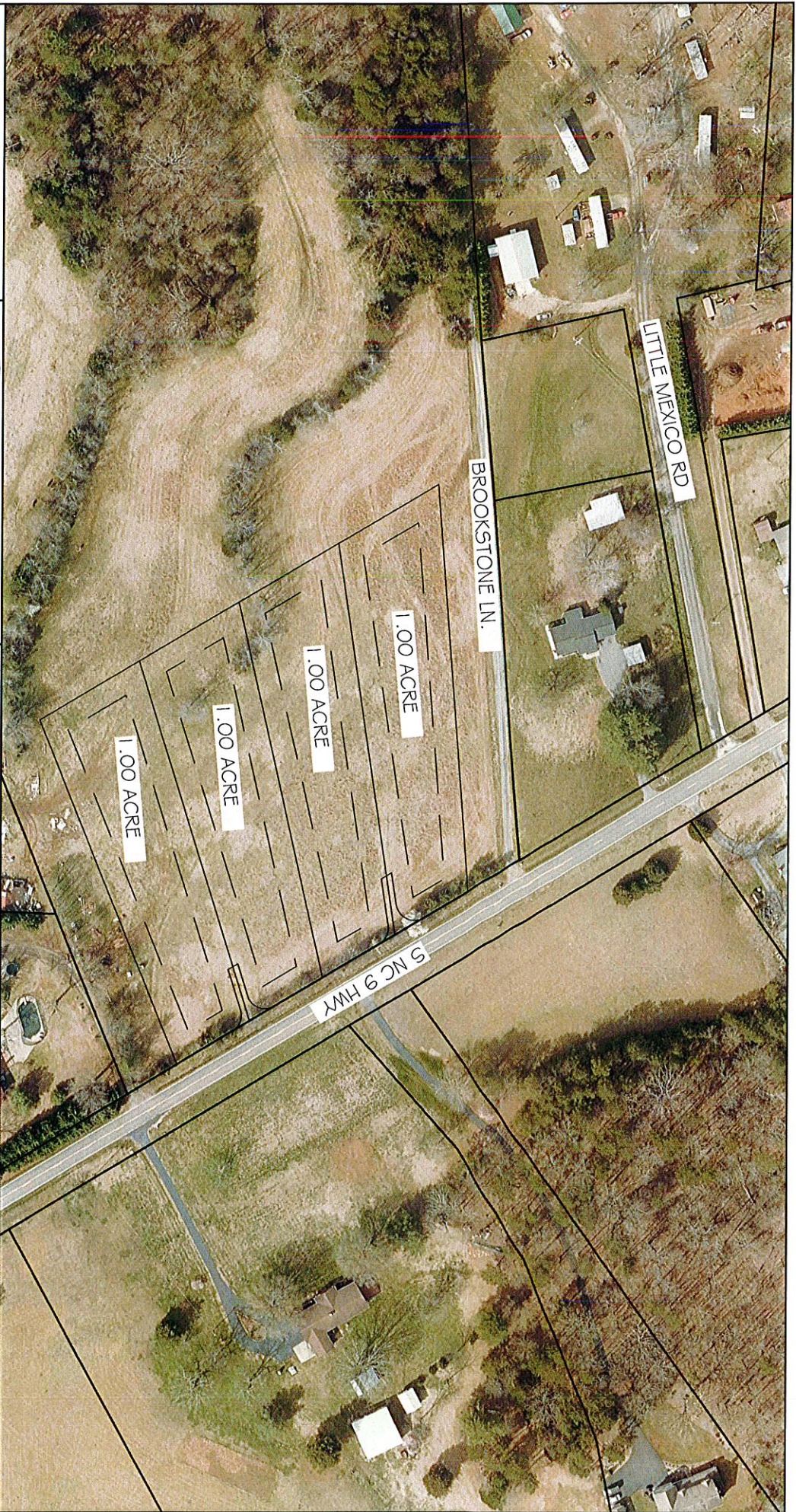
Permit Number 2P 23572 Flood? Yes ☐ Map # _____ No ☒
 Fee \$300.00 Watershed? Yes ☐ Map # _____ No ☒
 Zoning District MU Location # 7529
 Staff Signature Hannah B. Lynch Date 5/25/2022

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

Subdivision of four acres into four 1 acre lots for the
construction of four single-family affordable dwelling
units by the Housing Assistance Corp.

Gravin Ventures

dotloop verified
05/24/22 3:55 PM EDT
T3N5-PLVE-EAET-LKSD



THIS PLAN IS A PRELIMINARY DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED APPROVED: _____ INITIALS _____ / _____ DATE _____		 Odom Engineering PLLC 169 Oak Street, Forest City, N.C. 28043 ph: 828.247.4495 fax: 828.247.4498 NC Permit: P-08080		NOT FOR CONSTRUCTION		JOB NAME: NC 9 HWY, 4 ACRE PARCEL LOCATION: NC 9 HWY, COLUMBUS NC		SCALE: 1" = 100' DATE: 05/11/22		DRAWN BY: EHM CHECKED BY: DWO	
DESCRIPTION:		PROJECT NUMBER		SHEET		PROJECT MGR: DWO		22094		1 OF 1 Δ	

POLK COUNTY PLANNING BOARD

AGENDA ITEM

JUNE 9, 2022 REGULAR MEETING

Agenda Item#: 5.

ATTACHMENTS:

Description	Type	Upload Date
Montalvo, Yellymary - School; Vocational Schools, Business Schools, Special Schools, and Training	Exhibit	6/2/2022

POLK COUNTY

• PO Box 308 • Columbus, NC 28722 • 828-894-2732 • 828-894-2913 (Fax)

Amendment Application



Case #:

1. Application Type

Rezoning (Map Amendment):

Rezoning

☐

✓

Text Amendment:

Other:

☒
☐

2. Project Information

Date of Application 5/25/22 Name of Project North Carolina Wine Academy
Location 2186 Lynn Rd, Tryon, NC 28722
Property Size (acres) _____ # of Units (residential) _____
Current Zoning NC Proposed Zoning _____
Current Land Use _____ Proposed Land Use _____
Tax Parcel Number(s) P47-307

3. Contact Information

Developer Yellymary Montalvo
Developer Address 44 Philip Street City, State Zip Columbus, NC 28722
Telephone 321-504-1554 Fax _____
Signature [Signature] Print Name Yellymary Montalvo Date 6/22/22

Agent (Registered Engineer, Designer, Surveyor, etc.)

Address

City, State Zip

Telephone

Fax

Signature

Print Name

Date

Property Owner

Address

City, State Zip

Telephone

Fax

Signature

Print Name

Date

3. Description of Project

a. Briefly explain the nature of this request.

North Carolina Wine Academy was established in 2001 to offer professional wine certifications, professional training services and consumer training classes. We are the first of this kind in WNC. We had our location in Asheville but Columbus is our hometown and we noticed most of our students and consumers were coming from the Triad/Columbus/Spartanburg area so we decided to move operations this way. Sadly we learned that the building is in the County line.

SEE ATTACHED

b. For All Rezoning: Provide a statement regarding the consistency of this request with Comprehensive Plan and the surrounding land uses.

See Attached

c. For Text Amendments: Provide a statement regarding the reasonableness of the text amendment request.

See attached

Staff Use Only:

Date Application Received: May 25, 2022

Received By: HBL

Fee Paid: \$ 100.00

Case #: 2P 23575

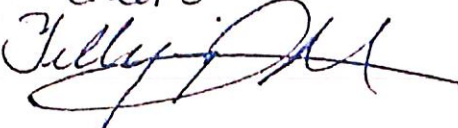
Notes: LOC-3519

We will like to bring these training, classes and certifications to our area since our demographics are avid wine consumers that want to learn more. Same with our professional certifications. Most of our students are winery employees. The wineries want to offer the best experience they can to their ~~sup~~ guests and these professional certifications (WSET & SWS & FWS) achieve this goal. We have trained so many employees from Mountain Brook, Parker-Pins & P&B. For consumers we offer class training in regards Wine 101, Blind Tasting 101 and then also varietal specific (Chardonnay, Pinot Noir, etc). Part of the training is wine tasting. This is the most important part! With the dry county limitation I will be very limited to the classes and experiences I can offer. I ~~not~~ would like for my students and my consumers to have the flexibility to taste the wines and buy the bottles of wines of the subject we are tasting and learning about. Our wine selections in the area are very limited. Usually at our classes we have a different kind of clientele wanting nicer wines, more exclusive wines and hard to find wines. These will bring also a positive impact to our economy by bringing an elevated experience and consumers from neighboring towns. We have been recently selected by the prestigious Cotes du Rhone Region in France to host a wine tasting & class featuring their wines in our Asheville and Greenville location and I would like to bring this to our town. I have successfully owned a wine bar and restaurant for the last 10 years in Orlando, FL.

After visiting this area many times we fell in love with the people and the area and decided to close and move here. This text modification will not only help me but other entrepreneurs wanting to create these kind of exclusive experiences. We are thrilled to call Polk County our home and we look forward bringing our experience, passion and entrepreneurial resources to the area.

c. We think this text amendment is reasonable as can beneficially impact our community with a more cultural and expert training expertise. We have a proven business track that shows that we keep everything that we do within legal and professional standard. We want to be able to bring our business model to our hometown. Even when novel and different ~~to~~ these classes have proven beneficial to local hospitality employers and employees. Also, the regular person or ~~from~~ consumer also benefits by having access to more culturally diverse training and wine classes without having to drive 1 hour away to any of the bigger cities. This will also hopefully represent revenue to the County ^{through} taxes and such.

Thank you so much for even considering this text amendment and I look forward to working with Polk County in the near future. Cheers!

Jelly 



NORTH CAROLINA
WINE ACADEMY

To: Polk County Planning and Zoning

Text Amendment Petition

Current text:

School; Vocational Schools, Business Schools, Special Schools. Land, buildings, and facilities that do not offer a complete educational curriculum and that are operated by publicly or privately elected or appointed school officials in which the education program and activities are under the control of these officials and which is supported primarily by public or private funds.

Text Amendment:

School; Vocational Schools, Business Schools, and Special Schools, **and Training**. Land, buildings, and facilities that do not offer a complete educational curriculum. ~~and that are operated by publicly or privately elected or appointed school officials in which the education program and activities are under the control of these officials and which is supported primarily by public or private funds.~~

★ Also allow as permitted by right in NC.



YELLYMARY MONTALVO

WINE BAR OWNER
ENTREPRENEUR & WINE
EDUCATOR,
CONSULTANT

MAIN OBJECTIVE

To become an educator (tutor) and qualify as a in Asheville, North Carolina. I hope that in exchange I can become a provider and to provide mentorship to those that need it and to help increase the organization's goals and visibility in the area.

ACCOMPLISHMENTS

- WSET Certified Level 3 Awards in Wine with Merit (Diploma Student)
- Spanish Wine Scholar Guild with Honors (2020)
- WSET Level 2 Awards in Wine with Merit (2018)
- Court of Master Sommeliers 2014)
- Provides consistently consumer educational courses
- Best Sanford Wine Bar (2019)
- Nominated Best Wine Bar in Orlando (2020) by Orlando Weekly
- Named one of the top 5 Wine Bars in Central Florida to Learn by Edible Magazine
- Creator of The Road to Wine Podcast
- Content Creator of The Vino Dame
- Keeping my business (Luisa's Cellar) open and profitable during COVID-19 Pandemic

CONTACT DETAILS

Cell: 321-504-1554
www.luisascellar.com
www.thevinodame.com
www.ncwineacademy.com

WORK EXPERIENCE

Luisa's Cellar

Proprietor| Sanford, FL | 2018 - 2020

- Wine Buyer
- Sommelier & Manager of Front of the House
- Social Media relations and management
- Events Coordinator & Wine Consultant
- Educator in Webinars, Seminars & Wine Classes

North Carolina Wine Academy

Educator & Director of Wine Education| Asheville, NC| 2021

- Consumer educational classes and wine tastings
- Creation and coordination of courses
- Educator in Webinars, Seminars & Wine Classes

Rabbit's Hole Bookstore & Coffee Shop

Proprietor| Clermont, FL| 2014 - 2016

- Manager
- Book Buyer
- Social Media Manager

Vineyards of the World

Proprietor| Clermont, FL | 2012 - 2016

- Wine Buyer
- Sommelier & Manager of Front of the House
- Social Media relations and management

ACADEMIC HISTORY

University of Puerto Rico Law School

Class of 2009 | San Juan, Puerto Rico| Juris Doctor

Florida International University

Class of 2004 |Miami, Florida| Masters Degree in Journalism & Public Relations

Universidad del Sagrado Corazon

Class of 2003 | San Juan, Puerto Rico| Bachelors in Arts (Journalism)| Magna Cum Laude

MAIN INTERESTS

- Wine Education
- Mentoring & Entrepreneurship
- Reading
- Volunteering in Animal Shelters
- Comics
- Traveling
- Blogging
- Family Time
- Music
- History
- Networking
- Languages: Spanish, English & German

DATE 5/25/22
TIME 15:08:15
USER PLBCONNER

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 23575 ZONING PERMIT APPLIED 5/25/2022
WORK ORDER# 44155 TYPE MISCELLANEOUS ISSUED 5/25/2022
LOCATION 2186 LYNN RD EXPIRES 11/21/2022
PIN HEALTH
PARCEL ID P47-307 TRYON REFERENCE
TOWNSHIP 9 COLUMBUS- OUTSIDE ACREAGE 1.070 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS HWY 108 TOWARD TRYON ON RIGHT PLAZA "TRYON SMOK SHOP"
ON RIGHT SIDE

MONTALVO, YELLYMARY

OWNER ID 55365
PHONE 321.504.1554

44 PHILIP STREET

COLUMBUS NC 28722

OWNER SO LUCKY LLC
OCCUPANT MONTALVO, YELLYMARY

SUBDIVISION
M/ HOME PARK LOT #:
ZONING DISTRICT NC
COND/ SPECIAL USE
SETBACK FRONT: 50 REAR: 20 RIGHT: 20 LEFT: 20
PARKING SPACES
SIGNS/ PAVING
TYPE WATER/ SEWER
DESCRIPTION TEXT AMENDMENT REQUEST APPLICATION - 6.9.22 PB MEETING

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 5/25/2022 BY: PLHLYNCH PERMIT EXPIRES: 11/21/2022 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

5/25/2022

SIGNATURE OF OWNER/ AGENT

DATE

Hannah B. Lynch
CODE ENFORCEMENT OFFICIAL