

**PLANNING BOARD
MAY 12, 2022
5:30 PM**



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

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1. Call to Order
 2. Approval of Agenda
 3. Approval of Minutes
 - A. Approval of Minutes from April 14, 2022
 4. Zoning Ordinance - Permitted Use Updates
 5. Other Business
 6. Public Comments
 7. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

MAY 12, 2022 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
PB Minutes 4.14.2022 - DRAFT	Exhibit	5/5/2022

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 make Animal Processing a use in the Family Farm district which would require a Special Use permit, seconded by Warren Eadus. 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 as a permitted use in the Industrial District, and require a Special Use Permit for Multiple Use and

Family Farm District. 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.

Libby Morris made a motion 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 permit indoor shooting ranges in Multiple Use 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.

Libby Morris made a motion for indoor shooting ranges to be eliminated as a use in Equestrian and Equestrian Village districts and to require a Special Use Permit within the Family Farm district. Lisa Krolak seconded the motion A vote was taken, the motion passed 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

MAY 12, 2022 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
Permitted Uses and Examples	Cover Memo	5/5/2022

P = Permitted P* = Permitted with conditions C = Allowed as a Conditional Use Blank Space = Not Permitted	Examples of Uses
Accessory buildings	Residential Garage (no living quarters) Pool House (no living quarters) Storage Shed
Accessory dwelling unit	Pool House Apartment Garage Apartment Accessory SFR/MH Basement Apartment Apartment with separate entrance
Automobile, truck, & farm, implement sales & service	Farm Equipment Sales Vehicle Sales Vehicle services (alignment, auto body, auto paint, auto upholstery, towing service, auto detailing, battery Sales and installation, auto repair, brake repair, tire Sales and mounting)
Church, synagogue, temple, or other religious buildings	Church Synagogue Temple Place of Worship
Clubs, public or private	Kiwanis Club Rotary Club Lions Club 4-H Youth Club Bridge Club

P = Permitted P* = Permitted with conditions C = Allowed as a Conditional Use Blank Space = Not Permitted	Examples of Uses
Community recreation centers	Community pool Gym Tennis Pickle ball Recreation classes
Day care facility	In-Home Daycare Child Care Center Nursery School Preschool Adult Daycare
Hospitals & clinics	Blood/Plasma Donation Center Dialysis Center Rehabilitation Clinic Medical Center Medical Clinic Medical Laboratory Hospital Urgent Care/Emergency Medical
Kennels	Kennels Pet Daycares Overnight Pet Boarding
Manufacturing, Light	
Manufacturing	
Motels & hotels	
Multifamily residences	Apartment Complex Condominiums Triplex Quadplex

P = Permitted P* = Permitted with conditions C = Allowed as a Conditional Use Blank Space = Not Permitted	Examples of Uses
Nature-Oriented Non-Motorized Outdoor Recreation	Hiking Noise-Suppressed Zip-Lining Canoeing Kayaking Mountain Biking Horseback Riding Orienteering Tubing
Nursery and/or landscape business, & greenhouses	
Offices, business, medical, professional & public including banks	Advertising Business Management Chiropractor Consulting Dental Financial Business Collection Agency Real Estate Insurance Medical Professional Services (Lawyer, accountant, bookkeeper, engineer, architect, sales office, travel agency, business incubator)
Offices pertaining to permitted use	
Recreational facilities, for profit (bowling alleys, skating rinks, etc.)	Bowling Alleys Skating Rinks Gymnasiums Health Clubs Climbing/Jumping Gyms Indoor Shooting Range

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Recreational facilities, non-profit (parks, playgrounds, nature centers, equestrian courses)	Parks Playgrounds Nature Centers Equestrian Courses/Trails Walking Trails Non-Profit Gyms Memorial Gardens
Recreational Vehicle (RV)	RV Park Model RV 5th Wheels Motorhomes Campers Pop-ups
Recreational Vehicle (RV) & Park and/or Camp Areas	RV Park Tent Sites Cabin Camping Treehouse Camping Yurt Camping Park model Homes Sites
Restaurants, including fast food & drive thru services	
Rest & convalescent homes, sanitariums	Nursing Home Assisted Care Facility Senior Home

P = Permitted P* = Permitted with conditions C = Allowed as a Conditional Use Blank Space = Not Permitted	Examples of Uses
Retail trade, commercial services, sales and rental of merchandise & equipment	Stores: Antiques, Appliances, Art Supplies, Baked Goods, Bicycles, Books, Cameras, Floor Coverings, Crafts, Clothing, Computers, Dry Goods, Electronics, Flowers, Furniture, Garden Supplies, Gifts, Groceries, Hardware, Home Improvement, Household Products, Jewelry, Medical Supplies, Musical Instruments, Nail Salon, Pets, Pet Supplies, Pharmaceuticals, Photo Finishing, Picture Frames, Plans, Printed Materials, Produce, Sporting Goods, Stationery, Vehicle Parts, Farmers Market Services: Hair Salon, Tailor, Appliance/Computer Repair, Shoe Repair, Locksmith, Tattoos, Massages, General Contractors, Electricians, HVAC, Plumbers, Gas
Retail business customarily serving residential neighborhood & conducted within an enclosed building	
Spectator sport facilities 500 or more spectators	
Spectator sport facilities less than 500 spectators	

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Storage & warehousing	Self-Storage Warehouses Bulk Storage, including nonflammable liquids, feed and grain storage, cold storage plants, including frozen food lockers, household moving and general freight storage, separate warehouse used by retail store such as furniture or appliance store Bus Barn Outdoor Storage Yard Parcel Services Stockpiling of sand, gravel, or other aggregate materials Transfer and storage business where there are eno individual storage areas or where employees are the primary movers of goods to be stored or transferred.
Theaters	Movie Theatre Performing Arts Center Amphitheatre
Utility buildings and facilities, public	Electrical Substation Gas meter & Regulator Stations Phone Exchange

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Waste Handling, Treatment, Processing, Management or Disposal Facility	Sanitary Landfill Dump Open Dump Waste Incineration Facility Hazardous Waste Landfill Processing Facility Radioactive Waste Processing or Disposal Facility Medical Waste Processing or Disposal Facility Waste Transfer Facility State Regulated Compost Facility Industrial Process Waste Landfill or Processing Facility Waste Treatment and/or Processing Facility Septage Management Facility Animal Processing Facility

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Wholesale sales, retail sales & supply houses	Wholesale sales of animals, animal products, agricultural chemicals, pesticides or fertilizers, chemicals and allied products, grain and field beans, livestock, lumber and other construction materials, construction and mining machinery, farm and garden machinery, minerals, petroleum and petroleum products, resins restaurant equipment, store fixtures, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, food, clothing, auto parts