

**PLANNING BOARD
DECEMBER 14, 2023
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. November 9, 2023 Minutes - Draft
 4. Zoning Ordinance - Text Amendment Request to Neighborhood Commercial (NC), add Automobile, Truck, & Farm Implement Sales & Service as a Permitted Use
 5. Other Business
 6. Public Comments
 7. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

DECEMBER 14, 2023 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
Minutes.11.9.2023.draft	Cover Memo	12/7/2023

PLANNING BOARD
November 9, 2023 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Warren Eadus, Warren Watson, Tony Dale, Chris Jones, Anwar Timol, Libby Morris

Members Absent: Lisa Krolak, Edward Daniel

Staff Present: Cathy Ruth, Chelsea Allen

1. Call to Order

Warren Eadus called the meeting to order at 5:33pm.

2. Approval of Agenda

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

3. Approval of Minutes

A. June 8, 2023 Minutes

A motion to approve the minutes from June 8, 2023 was made by Libby Morris, seconded by Chris Jones. A vote was taken and all were in favor, the motion carried unanimously.

B. September 14, 2023 Minutes

A motion to approve the minutes from September 14, 2023 was made by Libby Morris, seconded by Chris Jones. A vote was taken and all were in favor, the motion carried unanimously.

C. October 12, 2023 Minutes

A motion to approve the minutes from October 12, 2023 was made by Libby Morris, seconded by Chris Jones. A vote was taken and all were in favor, the motion carried unanimously.

4. Watershed Ordinance - Draft

Cathy Ruth gave an overview of the suggested updates to the Watershed Ordinance to the Board. The Board had a brief discussion. A motion was made by Warren Watson to recommend to the Polk County Board of Commissioners to adopt the updates to the Polk County Watershed Ordinance as it meets the 2020 Vision Plan, seconded by Anwar Timol. A vote was taken, the motion carried unanimously.

5. Other Business

A brief discussion was held regarding upcoming Planning Board member terms ending in January 2024.

6. Public Comments

None.

7. Adjournment

Warren Eadus adjourned the meeting at 6:11pm.

POLK COUNTY PLANNING BOARD

AGENDA ITEM

DECEMBER 14, 2023 REGULAR MEETING

Agenda Item#: 4.

Presenter: Citizen

ATTACHMENTS:

Description	Type	Upload Date
Cacioppo Application and Permit	Cover Memo	12/7/2023

Action Requested:

Citizen requested a text amendment to the Neighborhood Commercial (NC) district to include Automobile, truck, & farm Implement sales & service as a permitted use (P) in the Permitted Use Table.

POLK COUNTY

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

Amendment Application



Case #: 2825771

1. Application Type

Rezoning (Map Amendment):
 Rezoning

Text Amendment:
 Other:

2. Project Information

Date of Application 11/9/23 Name of Project _____
 Location Lynn Rd _____
 Property Size (acres) _____ # of Units (residential) _____
 Current Zoning NC Proposed Zoning NC
 Current Land Use _____ Proposed Land Use See other side
 Tax Parcel Number(s) _____

3. Contact Information

Developer Mike Cacioppo _____
 Developer Address PO Box 499 Lynn NC 28750 City, State Zip _____
 Telephone 941-268-7498 Fax _____
 Signature [Signature] Print Name Mike Cacioppo Date 11/9/23

Agent (Registered Engineer, Designer, Surveyor, etc.) _____
 Address _____
 City, State Zip _____
 Telephone _____ Fax _____
 Signature _____ Print Name _____ Date _____

Property Owner MCacioppo _____
 Address PO Box 499 _____
 City, State Zip Lynn NC 2 _____
 Telephone _____ Fax _____
 Signature [Signature] Print Name MCacioppo Date 11/9/23

3. Description of Project

a. Briefly explain the nature of this request

NC. add permitted use for
Automotive Truck Farm Equipment + Farm
Implement Sales + Service

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

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

Staff Use Only:

Date Application Received: 11/9/2023

Received By: Cathy Ruth

Fee Paid: \$ 10000

Case #: _____

Notes: Location # 8457 BP 25771

DATE 11/09/23
TIME 12:40:58
USER PLCHELS

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER BP 25771 BUILDING PERMIT APPLIED 11/09/2023
WORK ORDER# 49129 TYPE MISCELLANEOUS ISSUED 11/09/2023
LOCATION LYNN RD EXPIRES 5/07/2024
PIN HEALTH
PARCEL ID COLUMBUS ACREAGE REFERENCE
TOWNSHIP COLUMBUS- OUTSIDE ACREAGE CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DI RECT IONS COLUMBUS TO SKYUKA ON LYNN RD

CACI OPPO, MI KE

OWNER ID
PHONE 941-268-7498

PO BOX 499

LYNN NC 28750

OWNER OCCUPANT CACI OPPO, MI KE 941-268-7498

SUBDI VI SI ON LOT #:
W HOME PARK
ZONI NG DI STRI CT NC
COND/ SPECI AL USE
SETBACK FRONT: REAR: RI GHT: LEFT:
PARKI NG SPACES
SI GNS/ PAVI NG
TYPE WATER/ SEWER
PLANNED USE

CONST TYPE VALUE
FOUNDATI ON SQFT
DESCRI PTI ON TEXT AMENDMENT REQUEST NC ADD AUTOMOBILE, TRUCK, & FARM
IMPLEMENT SALES & SERVICE
BATHS: BEDROOMS: STORI ES: FI REPLACES: 00
AREA TOTAL: HEATED: UNHEATED:

SURVEYOR
CONTRACTOR 1
CONTRACTOR 2
CONTRACTOR 3
CONTRACTOR 4
CONTRACTOR 5
POWER
GAS

PERMIT ISSUED: 11/09/2023 BY: PLCATHYR PERMIT EXPIRES: 5/07/2024 or 12 months from last inspection

I HEREBY CERTIFY THAT ALL INFORMATION IN THIS APPLICATION IS CORRECT AND ALL WORK WILL COMPLY WITH THE STATE BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL LAWS, ORDINANCES, AND REGULATIONS. THE INSPECTION DEPARTMENT WILL BE NOTIFIED OF ANY CHANGES IN THE APPROVED PLANS AND/OR ANY CHANGES IN GENERAL OR SUB-CONTRACTORS FOR THIS PROJECT.

SIGNATURE OF OWNER/AGENT

DATE 11/9/23

CODE ENFORCEMENT OFFICIAL

DATE 11/09/23
 TIME 12:40:58
 USER PLCHELS

POLK COUNTY
 BILLING NOTICE

PAGE 2
 PROG# PT2000

PERMIT NUMBER BP	25771	BUILDING PERMIT	APPLIED	11/09/2023
WORK ORDER#	49129	TYPE MISCELLANEOUS	ISSUED	11/09/2023
LOCATION	LYNN RD		EXPIRES	5/07/2024
PIN			HEALTH	
PARCEL ID		COLUMBUS	REFERENCE	
TOWNSHIP	COLUMBUS- OUTSIDE	ACREAGE	CENSUS TRACT	
WATERSHED	NOT IN WATERSHED	FLOOD PLAIN? N	SBC#	
DIRECTIONS	COLUMBUS TO SKYUKA ON LYNN RD			

CACIOPPO, MIKE
 PO BOX 499
 LYNN NC 28750

OWNER ID
 PHONE 941-268-7498

OWNER OCCUPANT CACIOPPO, MIKE 941-268-7498

SERVICE ZON	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
PAID BY: OWNER	1	100.00	100.00	100.00	
				PAID BY CASH	
TRANSACTION 903551	TOTALS		100.00	100.00	

CASH RECEIPT

POLK COUNTY

User ID : PLCHELS
Todays Date : 11/09/2023
For : ZONING PERMITS

Collected By : PLCHELS
Transaction Date 11/09/2023 Number 903551

Received From : OWNER PMT# BP00025771

Total Transaction Amt 100.00 CK#: