



TOWN OF TRYON

301 North Trade Street Tryon, NC 28782 • 828-859-6654 • Fax 828-859-6653

Land Development Application

Case #: **26-REZ-01**

1. Application Type

Subdivision:	<input checked="" type="checkbox"/>	Fee	Site Plans:	<input checked="" type="checkbox"/>	Fee
Major Subdivision	<input checked="" type="checkbox"/>	_____	Major Site Plan (Planning Board)	<input type="checkbox"/>	_____
Sketch Plan	<input type="checkbox"/>	_____	Minor Site Plan (Administrative)	<input type="checkbox"/>	_____
Preliminary Plat	<input type="checkbox"/>	_____			
Construction Plans	<input type="checkbox"/>	_____			
Final Plat	<input type="checkbox"/>	_____	Text Amendment:	<input type="checkbox"/>	_____
Minor Subdivision					
Final Plat	<input type="checkbox"/>	_____	Special Use Permit:	<input type="checkbox"/>	_____
Rezoning (Map Amendment):			Other: _____	<input type="checkbox"/>	_____
Standard Rezoning	<input type="checkbox"/>	_____			
Conditional Use District Rezoning	<input checked="" type="checkbox"/>	_____			
					Fee Total _____

2. Project Information

Date of Application 02/24/2026 Name of Project Recovery Room Phase # _____
 Location 330 Carolina Drive Property Size (acres) 5.48 (2.34) acres # of Units (residential) _____
 Current Zoning CU-GB Proposed Zoning CU-GB (new uses)
 Current Land Use General Business Proposed Land Use Restaurant/Retail/Personal Service
 Tax Parcel Number(s) T12-E20

3. Contact Information

Developer Josh Stahl / Tiffany Glasl
 Developer Address 183 Woodhaven Drive City, State Zip Saluda, NC, 28773
 Telephone 517 677 2237
 Signature [Signature] Print Name Josh Stahl / Tiffany Glasl Date 2-24-26

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

Address

City, State Zip

Telephone

Fax

Signature

Print Name

Date

Easley Appellate Practice PLLC
Property Owner

1200 Brickell Ave
Address

Miami, FL 33131
City, State Zip

Telephone

Fax

Signature

Print Name

Date

4. Description of Project

a. Briefly explain the nature of this request.

Looking to purchase 330 Carolina Dr. "Old St Lukes Hospital" and convert it into a restaurant/bar in the main space and utilize the hospital rooms for retail suites for arts, crafts, wellness, etc. Target is to preserve the original building with minimal change yet create a community hub.

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

Support planned and economic commercial growth in areas of town appropriate for the uses and available infrastructure, with an emphasis on local businesses, investment and job creation.

c. For Conditional Use District Rezoning: Provide a statement regarding the reasonableness of the rezoning request.

The building is currently just sitting and not being used. Converting this per zone request aligns with the planned and economic commercial growth in the town.

Staff Use Only:

Date Application Received: 2/24/26

Received By: TIM DANIELS

Fee Paid: \$ _____

Case #: 26-REZ-01

Notes: SALE OF PROPERTY CONTINGENT UPON REZONING.



Tax Parcel: T12-E20 📄 ^ ✕

🔍 Zoom to

OWNER INFORMATION:
EASLEY APPELLATE PRACTICE PLLC,, (ID:29615)
1200 BRICKELL AVE
MIAMI, FL 33131

PHYSICAL STREET ADDRESS: 330 CAROLINA DR
ACRES: 5.48
DEED: 446/983 **DEED YEAR:**2020
PREVIOUS DEED: /
PLAT REF: F/1529

[REGISTER OF DEEDS LOOKUP](#)

LAND VALUE: \$157,140
BUILDING VALUE: \$55,630
TOTAL VALUE: \$212,770

NEIGHBORHOOD: G-WOODS GLENWALDEN
SCHOOL CODE: 1
DISTRICT CODE: 3

[CURRENT TAX INFO-PRC](#)

For information regarding this layer, please contact:



NORTH ARROW BASED ON
LEAD BOOK 441 PAGE 2362
POLK COUNTY REGISTRY

SURVEY FOR
EASLEY APPELLATE PRACTICE, PLLC
TRYON TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: DB. 157-1109, 157-1112, 157-1113
JULY 14, 2020

BUTLER ASSOCIATES
LAND SURVEYING, PLLC.
28 NORTH TRADE ST.
TRYON, NC 28782
828-859-5390
NC FIRM NO. P-1922



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- NEW - NEW IRON ROD
 - CM - CONCRETE MONUMENT
 - EP - EXISTING IRON PIPE
 - EP - EXISTING IRON ROD
 - MM - MANG NAIL
 - AG - ABOVE GRADE
 - BC - BELOW GRADE
 - E - ELECTRICAL
 - F - FIRE HYDRANT
 - A - AREA LIGHT
 - W - WELL/WATER METER
 - DR - DRIVE ROAD
 - AD - APPROX. ADJOINING LINE
 - RW - RIGHT-OF-WAY
 - OU - OVERHEAD UTILITIES
 - BL - BOUNDARY LINE

NOTES

THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS ON RECORD.

A TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.

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

NO TALL STRUCTURES LOCATED THIS DATE.

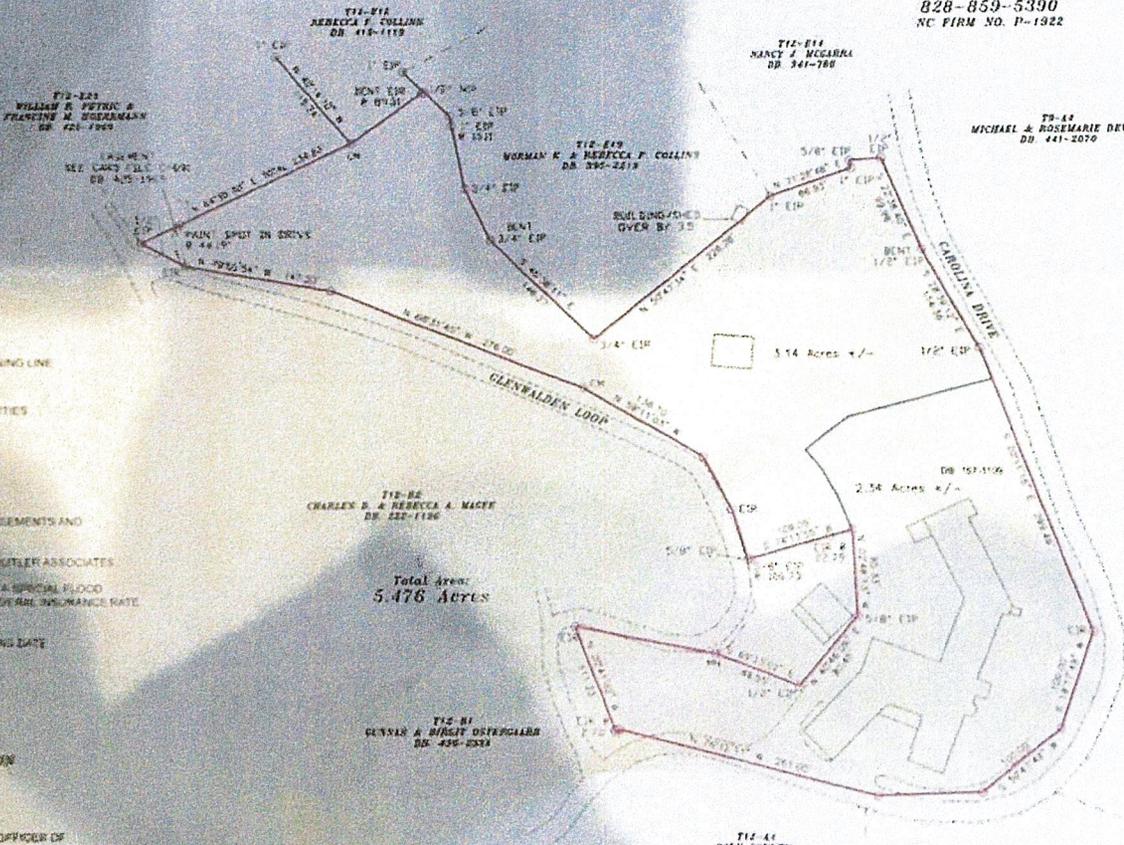
REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF POLK

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

REVIEW OFFICER _____ DATE _____

NO. 1884 LICENSE NO. P-1922
DATE OF PREVISION 7/15/20
D. 18/18



Total Area:
5.476 Acres

STATE OF NORTH CAROLINA
POLK COUNTY
OFFICE OF REGISTER OF DEEDS
FILED FOR RECORD THIS THE _____ DAY
OF _____ 20, AT _____ O'CLOCK _____ M
AND DULY REGISTERED IN SAID OFFICE
CARD FILE _____ PAGE _____

REGISTER OF DEEDS

NOTE

THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE
RECALCULATION OF EXISTING PERMITS, IS EXPLICITLY
RESERVED FOR OTHER CATEGORIES TO THE EXTENT AN
APPROPRIATE IS SET FORTH.

STATE OF NORTH CAROLINA, POLK COUNTY, I, _____, SURVEYOR,
CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION,
CREATING ALL THE BOUNDARIES MADE UNDER MY SUPERVISION UNDER
THE PROVISIONS OF BOOK 23, PAGE 2362, BOOK 23, PAGE 1112,
BOOK 23, PAGE 1113, ETC. THAT THE BASIS OF PRECISION IS CALCULATED
BY LATITUDE AND DEPARTURE IS 1:250,000. THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BOUNDARIES DERIVED FROM
INFORMATION FOUND BY SOME OTHER SOURCE. THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 171-1.11, 171-1.12, 171-1.13, 171-1.14,
171-1.15 AND 171-1.16 OF 2012, 2013.

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCES OR SALES

T9-410-BIG
LISSA MYHRE
BR 414-853

T14-41
POLK COUNTY
DB 157-142

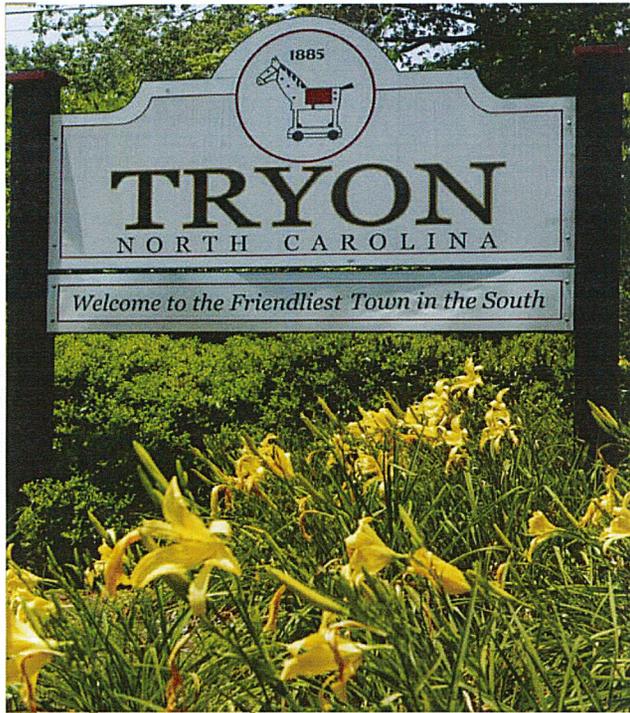
T9-411
MARK L. & REBORAH WARE
DB 414-1352

T12-49
JAMES STEVEN SCARCE
DB 428-1400



TAX PARCEL:
T-12-E20
T-12-E29

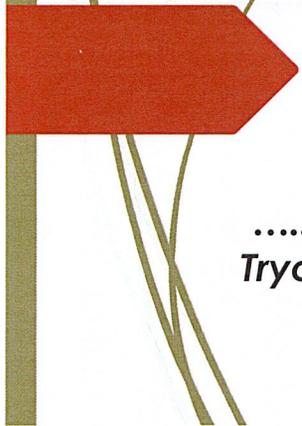
13769H



THE RECOVERY ROOM



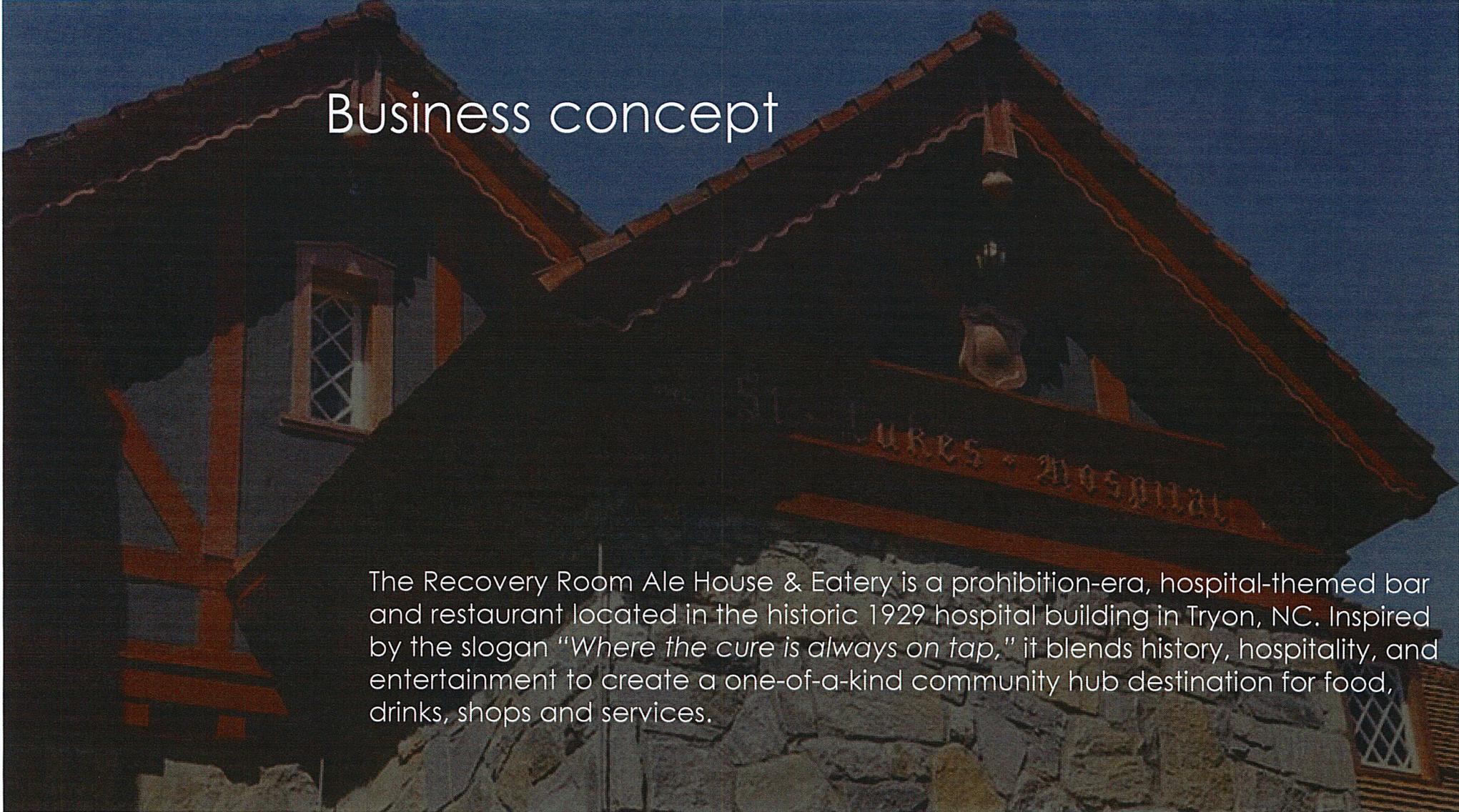
ALE HOUSE & EATERY



.....Our vision to preserve history and provide unforgettable food, spirits and experiences to the Tryon community



330 CAROLINA DRIVE



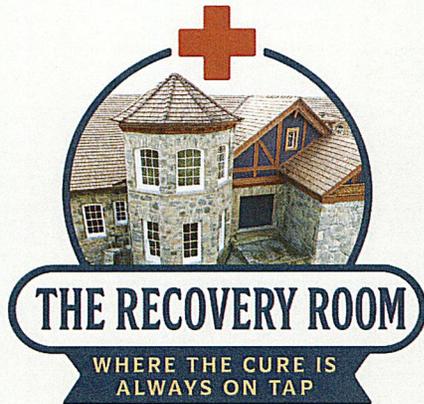
Business concept

The Recovery Room Ale House & Eatery is a prohibition-era, hospital-themed bar and restaurant located in the historic 1929 hospital building in Tryon, NC. Inspired by the slogan "*Where the cure is always on tap,*" it blends history, hospitality, and entertainment to create a one-of-a-kind community hub destination for food, drinks, shops and services.

Mission Statement

To provide a welcoming and memorable experience that combines great food, handcrafted drinks, and immersive ambiance — a place where locals can gather, celebrate, and recover.





Offerings

Food & Beverage: Elevated bar fare, artisan pizzas, signature cocktails, and rotating craft beers from local breweries.

Atmosphere: Rustic brick walls, warm woods, polished concrete floors, with prohibition-era hospital details.

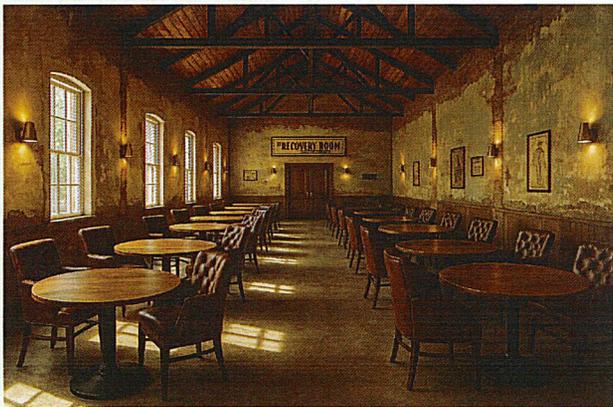
Entertainment: Locals can enjoy great food and drinks alongside their neighbors while experiencing community friendly rotating theme nights, such as trivia.

Community Integration: Rental suites for local artisans, barber/hair salon, yoga studio, pet accessories, bookstore, gift shop, and many more. Small retailers will operate during daytime hours, diversifying revenue and ensuring the building is active all day.

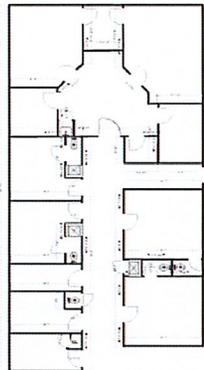
Giving Back: Guests and locals can participate in scheduled charity events supporting our community.

Great Place to Work: We aim to provide a top-notch employee experience, bringing additional employment opportunities to the area.

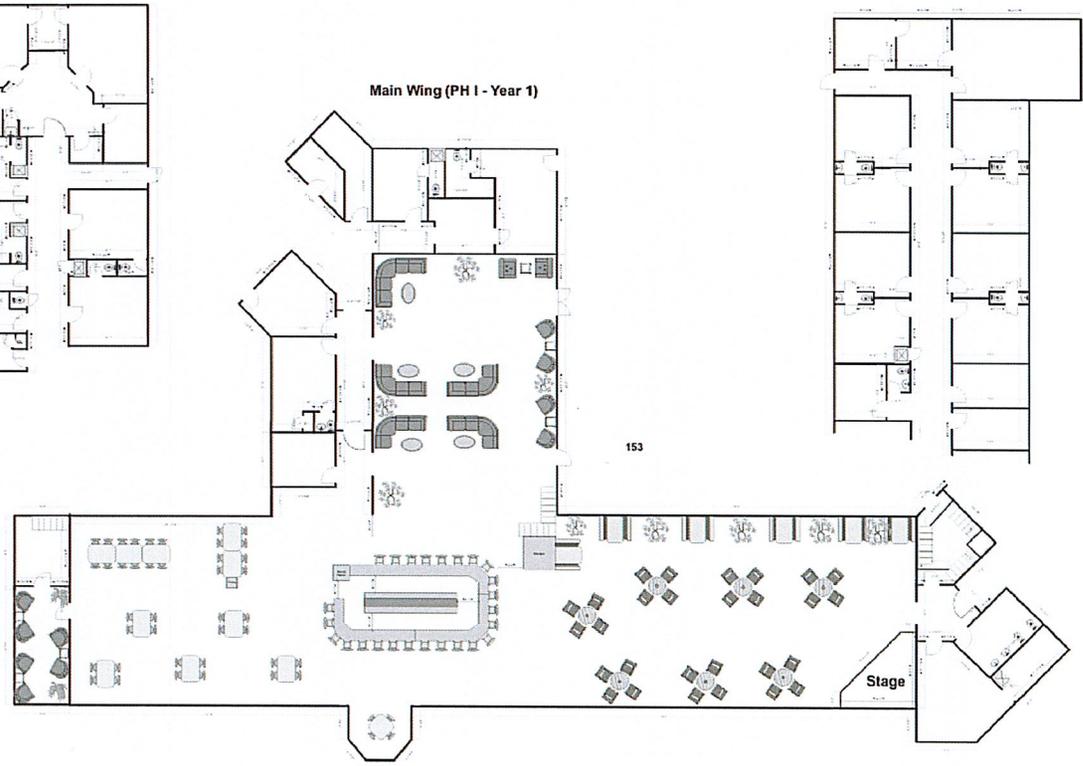
Floor Plan

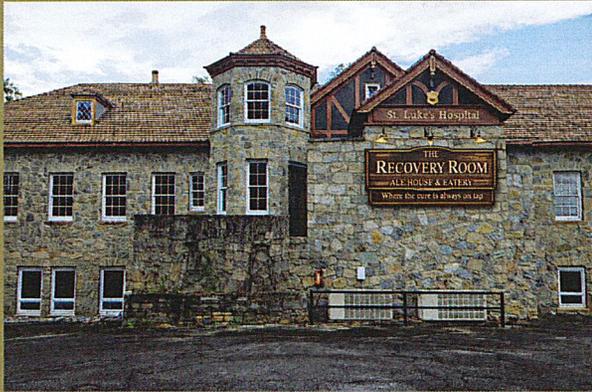


Left Wing (PH II - Year 2)



Main Wing (PH I - Year 1)





Conditions

Ramp Up: In year one the main T-shaped area will be opened which will include the restaurant and 5 rentable retail spaces. The goal for these first spaces will include barber, beautician, nail salon, coffee shop, etc. Year 2 will include the opening of the left wing which adds 10 retail spaces. Year 3 will include the opening of the right wing which adds an additional 12 retail spaces for a total of 27 rentable retail suites

Business Hours: The estimated business hours for the rentable suites would be 8:00am – 4:00pm. The business hours for the restaurant would be 11:00am – 9:00pm (10:00 pm Fri, Sat). With the restaurant being closed on Tuesday, while retail remains open.

Prohibited Uses: No gambling. No weapon sales. No "payday lending". No food or alcohol to be served in the rentable spaces. All services rendered in rentable retail spaces will be offered by licensed professionals only. All retail spaces will abide by all local and state ordinances. No outdoor live entertainment.

Aesthetics: The goal is to maintain and preserve the current St. Luke's exterior appearance. Work will be done on finishing the current exterior restorations, to include painting the wing additions, parking lot maintenance, landscaping, etc. A business sign will be added to the front and back of the building. (see example pictured left). Appropriate lighting will be added to the building to provide adequate parking lot visibility.

Projected Capacity: The projected capacity of the restaurant area as shown in the floor plan is set to be 153.

Projected Traffic: The plan is built on an average of 1 600 customers per month which averages out to 53 per day. Assuming that the average is 1 vehicle per every 2 customers, that equates to an average of 26 cars per day (which would also include 1 food delivery per week and 1 trash pickup per week).

Parking

Parking plan is targeted to mimic previous DSS parking layout, of 72 spaces.



With the city's approval to utilize the additional 12 spaces across the road for employee parking and/or overflow





With its proximity to the rails to trails initiative, the Recovery Room will offer a place to eat, drink and relax during and after exploring the beautiful outdoors!



About Us

We moved to this beautiful area for work 5 years ago and have fallen in love with every aspect of it.

Josh brings over 26 years of experience in facility management and project leadership. In his current role, he oversees five shifts consisting of five shift managers and nearly 50 employees, ensuring that complex facilities operate at peak efficiency. His technical knowledge spans from custodial operations up through HVAC systems and advanced automation.

Tiffany contributes over 25 years of leadership and operational management experience across logistics, manufacturing, and large-scale facilities. She has managed multi-country facilities, is fluent in Spanish and has expertise in third-party logistics, food safety, and FDA compliance.

Douglas the Husky rounds out the team, bringing with him eight years of cuteness, charm, and joy. Known for his one brown eye and one blue eye, Douglas is a hard worker who spends 10 hours a day at daycare during the week, but always makes time for treats, cuddles, car rides, and meeting new people. He loves stuffed toys, makes everyone smile, and reminds us that hospitality is about warmth, personality, and making people feel at home.

