



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			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"/>	_____	Text Amendment:	<input type="checkbox"/>	_____
Final Plat	<input type="checkbox"/>	_____			
Minor Subdivision			Special Use Permit:	<input type="checkbox"/>	_____
Final Plat	<input type="checkbox"/>	_____			
Rezoning (Map Amendment):			Other: _____	<input type="checkbox"/>	_____
Standard Rezoning	<input type="checkbox"/>	_____			
Conditional Use District Rezoning	<input checked="" type="checkbox"/>	<u>1,075</u>			Fee Total <u>\$1,075</u>

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 Fax _____
 Signature [Signature] Print Name Josh Stahl / Tiffany Glasl Date 2-24-26

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

Property Owner Easley Appellate Practice PLLC
 Address 1200 Brickell Ave
 City, State Zip Miami, FL 33131
 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 Rezonings: 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 Rezonings: 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: \$ 1,075

Case #: 26-REZ-01

Notes: SALE OF PROPERTY CONTINGENT UPON REZONING.

Tax Parcel: T12-E20



00 00 Zoom to

[CURRENT TAX INFO-PRC](#)

[REGISTER OF DEEDS LOOKUP](#)

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

LAND VALUE: \$157,140

BUILDING VALUE: \$55,630

TOTAL VALUE: \$212,770

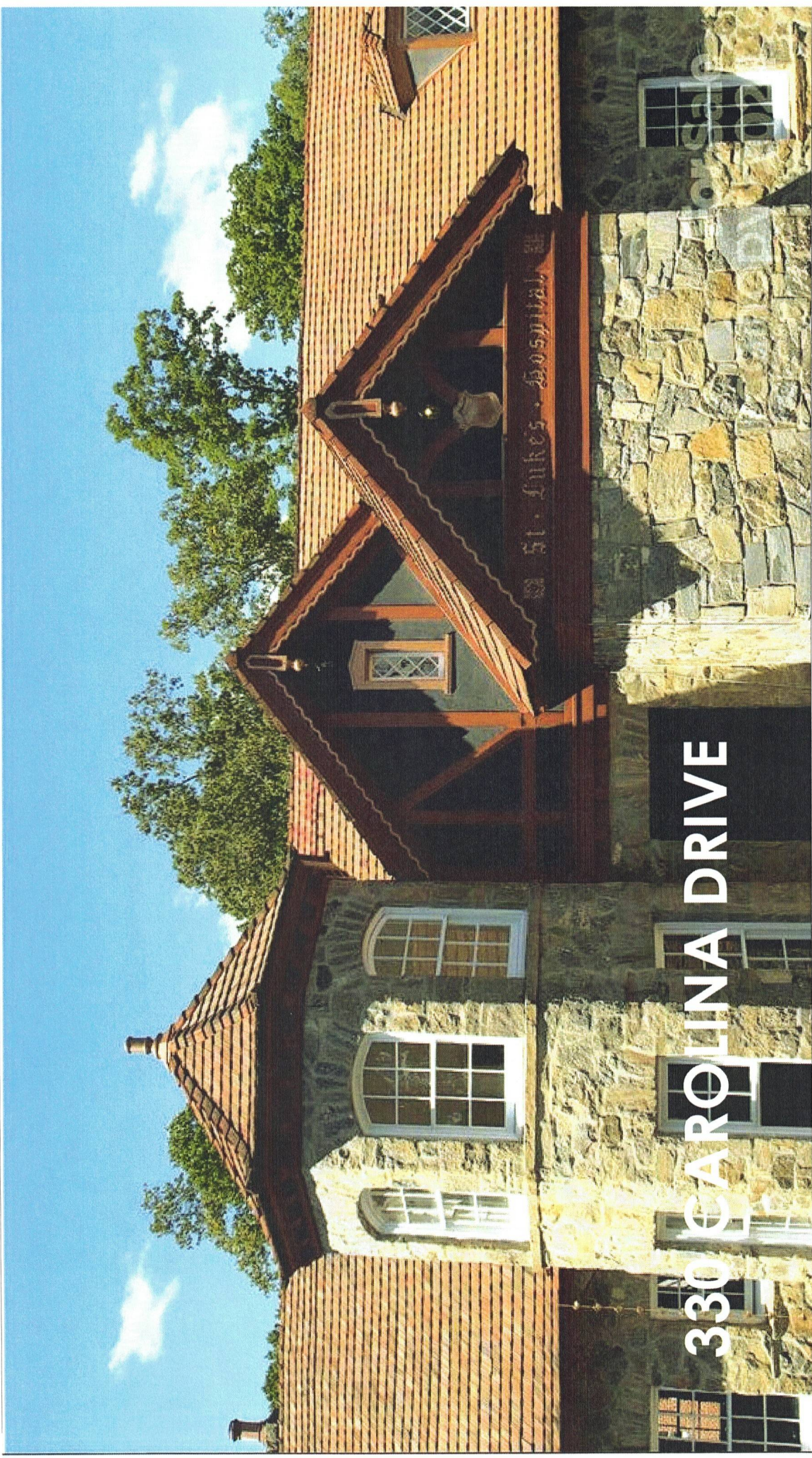
NEIGHBORHOOD: G-WOODS GLENWALDEN

SCHOOL CODE: 1

DISTRICT CODE: 3

For information regarding this layer, please contact:





330 CAROLINA DRIVE

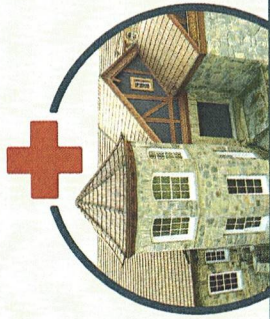
Business concept

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.





THE RECOVERY ROOM

WHERE THE CURE IS
ALWAYS ON TAP

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.

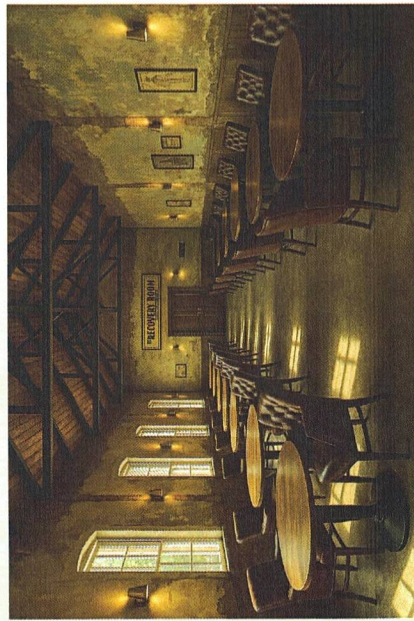
Entertainment: Locals can enjoy great food and drinks alongside their neighbors while experiencing community friendly rotating theme nights, such as trivia.

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.

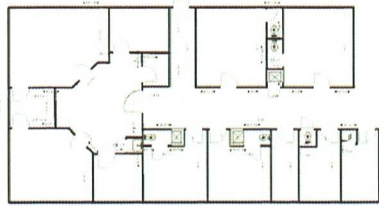
Giving Back: Guests and locals can participate in scheduled charity events supporting our community.

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

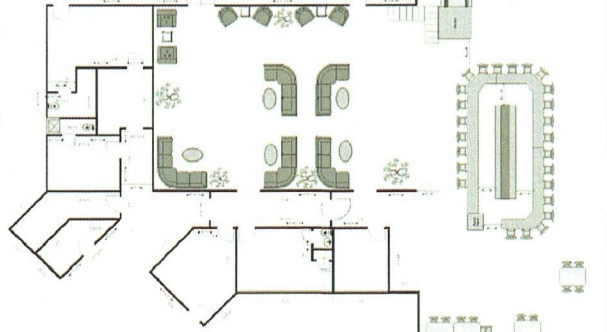
Floor Plan



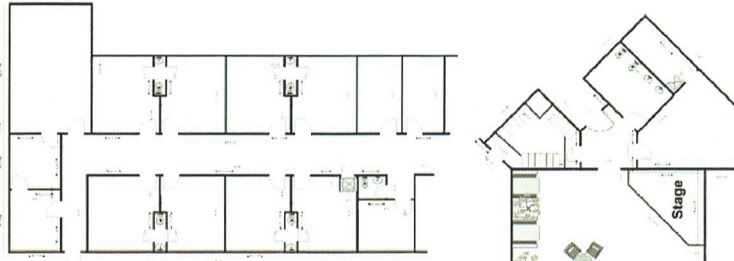
Left Wing (PH II - Year 2)



Main Wing (PH I - Year 1)

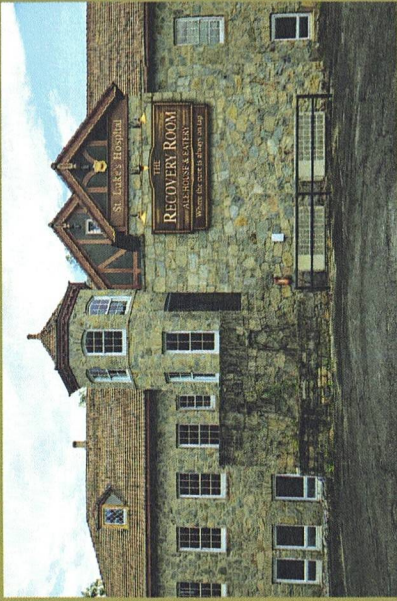


Right Wing (PH III - Year 3)



153

Stage



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.

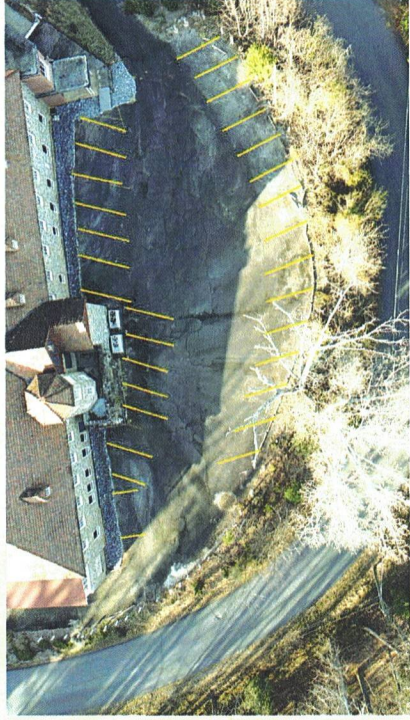
Prohibited Uses: No gambling. No weapon sales. No "payday lending". No food or alcohol to be served in the rentable spaces. All services rendered in rentable retail spaces will be offered by licensed professionals only. All retail spaces will abide by all local and state ordinances. No outdoor live entertainment.

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 1600 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 plan is targeted to mimic previous DSS parking layout, of 72 spaces.



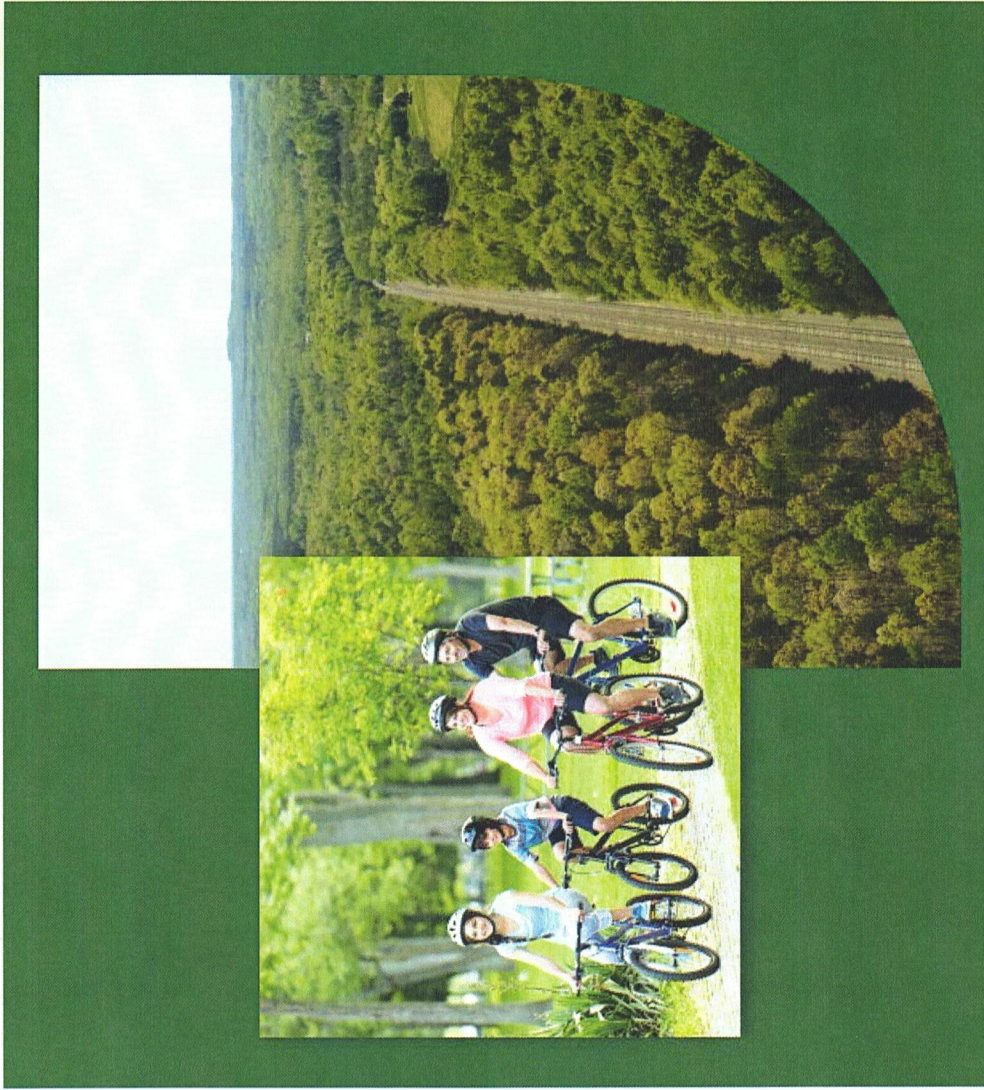
Parking

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.



Example Conditions

The property under consideration (T12-E20) is a portion of what was a larger parcel that was the subject of a conditional use rezoning from R-2 to GB-CU on 2019, allowing specific uses and establishing specific conditions. The property was recently subdivided. Those specific uses and conditions will NOT be allowed in the 2.35-acre lot now under consideration and the uses and conditions established herein shall not be allowed on the remaining 3.13-acre lot (parcel T12-E30).

- (1) There shall be no outdoor storage of goods or materials, except during the renovation period.
- (2) No music shall be played outside the buildings whether live or recorded.
- (3) There shall be no outdoor dining.
- (4) No deliveries before 8 a.m. or after 6 p.m.
- (5) Dumpster location(s) shall be approved by the Planning Director, shall be appropriately screened and secured, and shall be emptied during daylight hours.
- (6) Kitchen exhaust systems shall include odor-control filtration to minimize impacts to nearby residences.
- (7) Stormwater shall be managed on-site with no increase in runoff toward Gillette Woods.
- (8) Grease traps shall be maintained in accordance with Town and state requirements, with records available upon request.
- (9) All exterior lighting shall be full cutoff, downward-directed, and dark-sky compliant.
- (10) Maintain the institutional/historic character of the former hospital building.
- (11) Prior to renovation, the sewer system integrity and capacity will be checked by the owner and approved by the Town's Operator in Responsible Charge.

Previous Conditional Rezoning application and decision



TOWN OF TRYON

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

Case #: REZ 2019-11A

1. Application Type

Subdivision:	<input checked="" type="checkbox"/>	Fee	Site Plans:	<input checked="" type="checkbox"/>	Fee
<i>Major Subdivision</i>			Major Site Plan (Planning Board)	<input type="checkbox"/>	_____
Sketch Plan	<input type="checkbox"/>	_____	Minor Site Plan (Administrative)	<input type="checkbox"/>	_____
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Final Plat	<input type="checkbox"/>	_____			
<i>Minor Subdivision</i>			Conditional Use Permit	<input type="checkbox"/>	_____
Final Plat	<input type="checkbox"/>	_____			
Rezoning (Map Amendment):			Other: _____	<input type="checkbox"/>	_____
Standard Rezoning	<input type="checkbox"/>				
Conditional Use District Rezoning	<input checked="" type="checkbox"/>	<u>GB-CU \$1300</u>			Fee Total <u>\$1,300</u>

2. Project Information

Date of Application 11-14-19 Name of Project St. Luke's Hospital Restoration Phase # Starting
 Location 330 Carolina Drive Property Size (acres) 4.92 # of Units (residential) 1 Unit, 2 wings
 Current Zoning R-2 Proposed Zoning GB with CU as set forth on attached Addendum
 Current Land Use Vacant Proposed Land Use Live-Work Unit, Gun Machinery Workshop,
 Tax Parcel Number(s) T12-E20 Land Reforestation and landscaping, possible use of goats,
Historic preservation of St. Luke's.

3. Contact Information

Private homeowners: Thomas J. Brylowe and Wife Dorothy F. Easley
 Developer
Tom Brylowe, 3525 Lynn Rd., Tryon, NC 28782
 Developer Address City, State Zip
828-283-9669 / Mopiles: 305-299-2613 [TB] 305-298-0300 [DE]
 Telephone Fax
Thomas J. Brylowe Thomas Brylowe and Dorothy Easley 11-14-19
 Signature Print Name Date

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

Contract Offer to Purchase from Seller Magnolia Financial
with a Rezoning Contingency
 Property Owner
Listing Agent for Magnolia: SC NC Realty, LLC
 Address Jeremy Wood
P.O. Box 111, Columbus, NC 28722
 City, State Zip
864-436-1768
 Telephone Fax
 Signature Print Name Date

4. Description of Project

a. Briefly explain the nature of this request.

St. Luke's Hospital, also known as the Jervy-Palmer building, was the home of the first St. Luke's Hospital in 1929, when was a bustling building for Polk County offices, and has through a series of sales with projects for development, evolved into a deteriorating building despite having significant Tryon history. There is nothing in the public records to indicate that St. Luke's property at 300 Carolina Drive was ever used as a residence. All the historic records, attached here, reflect that St. Luke's has always been used in a way that is consistent with GB zoning. We want to purchase the historic St. Luke's property, presently in a deteriorated state in need of repair and restoration. We want to restore it, to eventually use it as a home with a workshop, reforest the landscape with agroforestry and gardens, including raised beds for food. We have made an offer to purchase the property to accomplish this with a zoning contingency. We seek zoning of GB because it is the zoning that will allow a living unit, the tools on site to work on the property as the restoration/repair proceeds, some light industrial work, wood working tools, agriculture/agroforestry, and possible use of goats. This Project is a long-term commitment to an IMPORTANT historic property we want to make. We have been restoring the 100 year old log home, 3525 Lynn Rd, and now funded the application to have it preserved as an Historic District as an extension of Lynn Cote, as an important part of Tryon history. We hope to do the same with time for St. Luke's Hospital, which we intend to eventually live when we can make it livable.

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


See above. Additionally, the zoning request to GB is consistent with (A) the way the property itself has historically and consistently been used in Gillette Woods, (B) only yards away from the local grocery store, IGA, and (C) zoning as GB does not detract from the immediately surrounding properties as it will have a living unit as well. See also Addendum regarding the specific Conditional Uses requested to impose greater protections for GB designation to surrounding Residents.

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

See Addendum for more detailed description. Recapping: This property is close to the IGA Grocery Store, Restaurants, and the Tryon Little Theater. GB with protections does not detract from the immediately surrounding properties. GB is consistent with the way in which this property has always been used and architecturally what the property is designed for. Our zoning request is to return to the GB zoning for which the property has been actually, historically, and consistently used since 1929 (as hospital, school, government buildings). GB is the zoning that allows us to restore the decaying property and to also be able live there.

Staff Use Only:

Date Application Received: 11/14/19

Received By: TIMOTHY DANIELS 

Fee Paid: \$ 1300 4.92 ACRES

Case #: REZ2019-11A

Notes: _____

Addendum to Easley-Brylowe Nov. 14, 2019 GB-CU Zoning Application

The Specific Conditional Uses within GB Being Sought for CU--G-B:

Residential Uses [p. 20]:

Live/Work Units – Intended use – To live and work on the premises.

Recreational Uses [p.22]:

Parks – Intended use – If voluntary conservation easements are successfully pursued to protect the surrounding acreage from clear-cutting, some voluntary conservation organizations require that they be allowed occasional access to study the protected areas and for their verification. Arguably, and being fully transparent, neighbors may wonder why professors and students are walking through our property. This would not be a park open to the general public.

Office and Service Uses [p. 23]:

Offices of an executive, administrative, sales or professional nature – Intended use – Conducting the business of designing gun patent parts. Research and writing.

Outdoor Storage [excluding automotive & boat uses]: Intended use – No new storage buildings will be constructed, but storage will be used within any already-existing storage buildings (we believe that there are presently 2 on site) and occasionally some temporary items stored until placed inside storage building.

Nursery and Greenhouse [p. 24]: Intended use – Not for retail sales, but eventually efforts would be made to cultivate plants and spores to cultivate culinary mushrooms and plants to plant on the 4.92 acres. This would be small scale. St. Luke's is heavily paved on all sides and covered in kudzu. We could only estimate that approximately 1-1.5 acres of St. Luke's land is covered with pavement. Once the St. Luke's exterior is secured with a stone wall and gates, once the tile historic roof and the flat roofs are repaired, once the kudzu eradicated or mostly controlled, then re-landscaping can begin (it can begin sooner in areas away from the work site). Any nurseries, raised, beds, and a small-scale greenhouse would be located on the pavement areas so that the unpaved areas can recover and be restored.

Manufacturing and Industrial [p. 25]:

Light Manufacturing: Intended uses – a Woodworking shop approximately 1000 square feet and a machine shop to manufacture metal and gun parts of approximately 2500 square feet, which could include years down the road in a world of possibilities, a CNC vertical mill and/or lathe, surface grinder, a small forklift (maybe), tool grinder, buffing wheels, a parts washing station, and clean industry machinery of that nature. The noise level to neighbors would be the equivalent of a large lawnmower and leaf blower. The bottom floor is more in the form of basement of small rooms and low ceilings and the light manufacturing would be primarily on the second floor, in the side wing of St. Luke's, while the residential portion would be in the main wing of St. Luke's. The bottom floor of St. Luke's would not be primarily used.

Miscellaneous Uses [p. 25]:

Accessory Buildings and structures: Intended use – Only already-existing buildings and structures will be used.

Agricultural Uses: Intended use – The planting of trees and agroforestry [p. 165] and having goats (possibly in the future) [p. 170]



TOWN OF TRYON, NORTH CAROLINA

BK 446 PG 328-330


CONDITIONAL USE PERMIT GRANTED

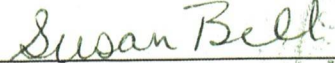
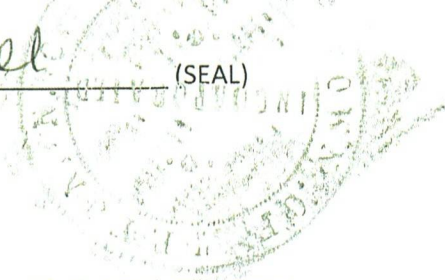
On December 12, 2019, the Tryon Board of Commissioners met and held a Public Hearing to consider the application of Thomas J. Brylowe and wife, Dorothy F. Easley for Conditional Use District Rezoning of 4.92 acres located at 330 Carolina Drive, Tryon, NC, Tax Parcel Number T12-E20 from Residential 2 (R-2) to General Business – Conditional Use (GB-CU) in order to pursue to restore the original St. Luke’s Hospital property to a usable condition for the following uses: live-work unit, gun machinery workshop, woodworking shop, land reforestation and agroforestry, landscaping, possible use of goats, a professional office, office for workshop, Park use and the historic preservation of St. Luke’s. The Board rezoned the property to GB-CU and now enters this order regarding the application for a conditional use permit.

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of the Tryon Zoning Ordinance for the development proposed, that if completed as proposed the development will not materially endanger the public health or safety, will not substantially injure the value of adjoining or abutting property, and will be in harmony with the area in which it is to be located and will be in general conformity with all officially adopted land use plans, including the Tryon Zoning Ordinance, and all other applicable plants and that therefore the application to make use of the above-described property for the purposes indicated in the Land Development Application is hereby APPROVED, subject to all applicable provisions of the Zoning Ordinance and the following conditions (see Attachment A hereto).

This Conditional Use Permit must be recorded by the Applicant at the Polk County Register of Deeds and a copy of the recorded instrument returned to the Town of Tryon.

IN WITNESS WHEREOF, the Town of Tryon has caused this permit to be issued in its name, and the undersigned being all of the property owners of the property above described, do hereby accept this Conditional Use Permit, together with all its conditions, as binding upon them and their successors in interest.

THE TOWN OF TRYON

Zach Ollis, Town Manager

ATTEST:

Susan Bell, Town Clerk


NORTH CAROLINA
POLK COUNTY

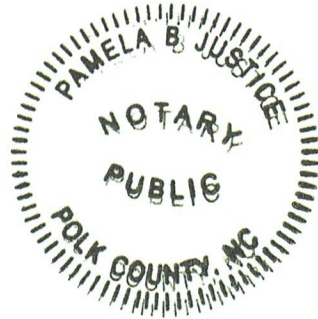
I, Pamela B Justice, a Notary Public in and for said County and State, do hereby certify that Zach Ollis, Town Manager of the Town of Tryon, and Susan Bell, Town Clerk for the Town of Tryon, personally came before me this day and being duly sworn says each for himself that he/she knows the corporate seal of the Town of Tryon and that the seal affixed to the foregoing instrument is the corporate seal of the Town of Tryon, that Zach Ollis, Town Manager and Susan Bell, Town Clerk subscribed their names thereto; that the corporate seal for the Town of Tryon was affixed thereto, all by virtue of a resolution or other official action of the Board of Commissioners, and that said instrument is the act and deed of the Town of Tryon.

IN WITNESS WHEREOF, I have set my hand and notarial seal this the 22 day of ~~December 2019~~ January 2020

Pamela B Justice (SEAL)
Notary Public

Pamela B Justice
Print Name of Notary

My Commission Expires: 10-26-2024



MAGNOLIA CAPITAL, LLC

Jeremy Wood
Jeremy Wood, Agent

NORTH CAROLINA

POLK COUNTY

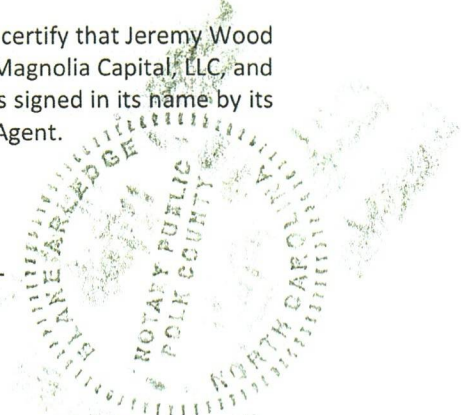
I, Blake Arledge, a Notary Public in and for said County and State, do hereby certify that Jeremy Wood personally came before me this day and acknowledged that he is THE LISTING AGENT of Magnolia Capital, LLC, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its Listing Agent, sealed with its corporate seal, and attested by himself/herself as its Listing Agent.

Witness my hand and official seal this 21st day of Jan, 2020.

Blake Arledge (Official Seal)
Notary Public

BLAKE ARLEDGE
Print Name of Notary

My commission expires: Mar 14, 2020



Applicants

Thomas Brylowe
Thomas Brylowe

Dorothy Easley
Dorothy Easley
President, Easley Appellate
Practice PLLC

NORTH CAROLINA
POLK COUNTY

I, Pamela B Justice Notary Public, do hereby certify that Thomas Brylowe and Dorothy Easley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

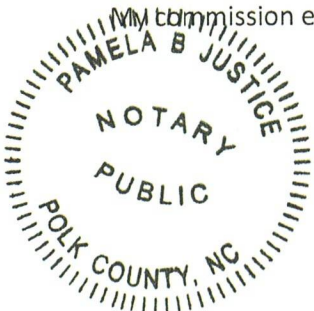
Witness my hand and official seal this 14th day of Jan, 2020.

_____ (Official Seal)

Pamela B Justice
Print Name of Notary

My commission expires: 10-26-2024

Pamela B Justice



AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF TRYON TO CHANGE THE ZONING OF 4.92 ACRES OWNED BY MAGNOLIA FINANCIAL (UNDER CONTRACT TO APPLICANTS BRYLOWE AND EASLEY) LOCATED AT 330 CAROLINA DRIVE (TAX PARCEL NO. T12-E20 FROM RESIDENTIAL R-2 TO GENERAL BUSINESS-CONDITIONAL USE (GB-CU)

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS FOR THE TOWN OF TRYON:

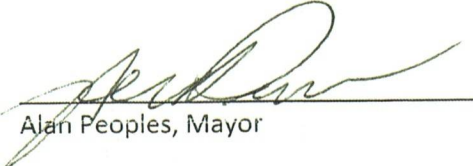
Section 1. The official zoning map of the Town of Tryon, North Carolina is hereby amended by amended by rezoning the area described as 4.92 acres, owned by Magnolia Financial and which is under contract to the applicant Thomas Brylowe and Dorothy Easley, applicants for this rezoning, assigned Tax Parcel No. T12-E20 and located at 330 Carolina Drive, Tryon, North Carolina, from Residential R-2 to General Business-Conditional Use (GB-CU).

Section 2. That this Property is rezoned from R-2 to GB-CU subject to all the individualized development conditions set forth in that Conditional Use Permit of even date herewith, and to all the requirements of the Tryon Zoning Ordinance and other applicable laws, standards, policies and guidelines, all of which shall constitute the zoning regulations for the approved district and are binding on the Property.

Section 3. The conditions proposed by the applicant, proposed by the Planning Board and/or Staff and agreed to by the Applicant to address conformance of the development and use of the Property to ordinances and officially adopted plans, to address impacts reasonably expected to be generated by the rezoning, and to promote the public health, safety and general welfare, and accepted and approved by the Town are set forth in that Conditional Use Permit issued to Thomas Brylowe and Dorothy Easley of even date which are incorporated herein by reference and attached to this Ordinance.


Section 4. All ordinances of the Town in conflict with this Ordinance are hereby repealed as to this property to the extent of said conflict.

Section 5. This Ordinance shall become effective upon adoption.



Alan Peoples, Mayor

ATTEST:



Susan Bell, Town Clerk