



To: Zoning Board of Adjustment

From: Cathy Ruth, Zoning Administrator

Date: October 3, 2023

Re: In the Matter of the Application of Gabe and Jami Temple for a Special Use Permit,
Docket No. 2023-02 (SU)

A. Action Requested by Board of Adjustment

1. Review all currently available information prior to meeting
2. Consider Variance Request

B. Background

1. In August 2023, Gabe Temple contacted the Planning office and requested information regarding a campground for property located at 52 Swiss Cabin Drive, Tryon, NC 28782, identified as Tax Parcel ID P106-18 in the tax records of Polk County, and consisting of approximately 26.08 acres. The property is located in the Multiple Use (MU) zoning district. Mr. Temple was provided a copy of the Polk County Zoning Ordinance, Special Use handout, an application and the Polk County Board of Adjustment Rules of Procedure for Quasi-Judicial Proceedings.
2. On September 1, 2023, Gabe and Jame Temple provided a completed application, applied to the Board of Adjustment for a Special Use Permit for a Recreational Vehicle (RV) Park and/or Camp Areas, and paid the \$100 fee.
3. The property, comprised of 26.08 acres, is identified as Tax Parcel P106-18 on the tax records of Polk County. The property is located in the Multiple Use zoning district.
4. Exhibits included:
 - Exhibits XA consists of the General Application Form and site plan.
 - Exhibit XB consists of the zoning permit/application and receipt of \$100.
 - Exhibit XC consists of the recorded deed in the Register of Deeds Office dated October 6, 2022, Book 473, Page 1405.

- Exhibit XD consists of the recorded plat in the Register of Deeds Office dated November 24, 2015, Plat F 599.
- Exhibit XE consists of the Polk County Property Card tax record for P106-18.
- Exhibit XF consists of Polk County Geographic Information System (GIS) map, P106-18.
- Exhibit XG consists Google Map of parcel area.
- Exhibit XH consists of P106-18 and surrounding parcels' zoning from the Polk County GIS site.
- Exhibit XI consists of P106-18 and surrounding parcels' current uses from the Polk County GIS site, tax record.
- Exhibit XJ consists of the signed and notarized Affidavit of Mailing of notice of public hearing to adjacent property owners, property owner, and applicant; including map of adjacent property parcels and addresses.
- Exhibit XK consists of the signed and notarized Affidavit of Posting of notice of public and photos of posted signs.
- Exhibit XL consists of pictures taken by staff of the parcel.



GENERAL APPLICATION FORM

Docket No: _____ Date: 9-1-2023
Permit Fee: \$100.00 Receipt #: _____

Permit or Relief Requested: Appeal* Variance Special Use Permit

Applicant Gabe Temple Jami Temple Owner: Gabe + Jami Temple
Address 206 Hooker Rd. Address 206 Hooker Rd.
Columbus, NC 28722 Columbus, NC
Telephone (864) 561-8031 Telephone 864 561 8031

Legal Relationship of Applicant to Property Owner: SAME

Purpose of Request: Campground

Property Location: 52 Swiss Cabin Drive

Street Address: Thyon, NC

Tax Map & Parcel Number: 2106-18 Lot Size: 26.08 Zoning District: MU

Number Of Buildings To Remain: 2 SFR / 1 BARN Gross Floor Area To Remain: n/a

Number Of Buildings Proposed: 5 Gross Floor Area Of Proposed Buildings: 2,500 sq ft

Total Square Footage Of Land To Be Disturbed: 3/4 acre Estimated Cost Of Project: \$175,000

Please provide clear directions (with landmarks) to the property: _____

DRIVE THROUGH THE FOUR-WAY STOP ON SANDY PLAINS ROAD HEADING TOWARDS FOREST CITY. 1 MILE PAST THE FOUR-WAY STOP. TAKE A LEFT ONTO ALPINESOUTH DRIVE. TAKE GRAVEL DRIVE TO THE BARN PARKING LOT.

If needed to illustrate the appeal, or to request a variance or a special use permit, please attach a plot plan.

The applicant (if an owner of the property) grants the members and staff of the Polk County Board of Adjustment, and the Polk County Zoning Administrator and members of his staff, the right to enter onto the property for purposes of making a site inspection in connection with this proceeding. This right of entry shall not extend to any of the interior of any structures or enclosures on the property.

[Signature]
Signature of Applicant

* Please attach a copy of the Zoning Administrator's written decision, if available.

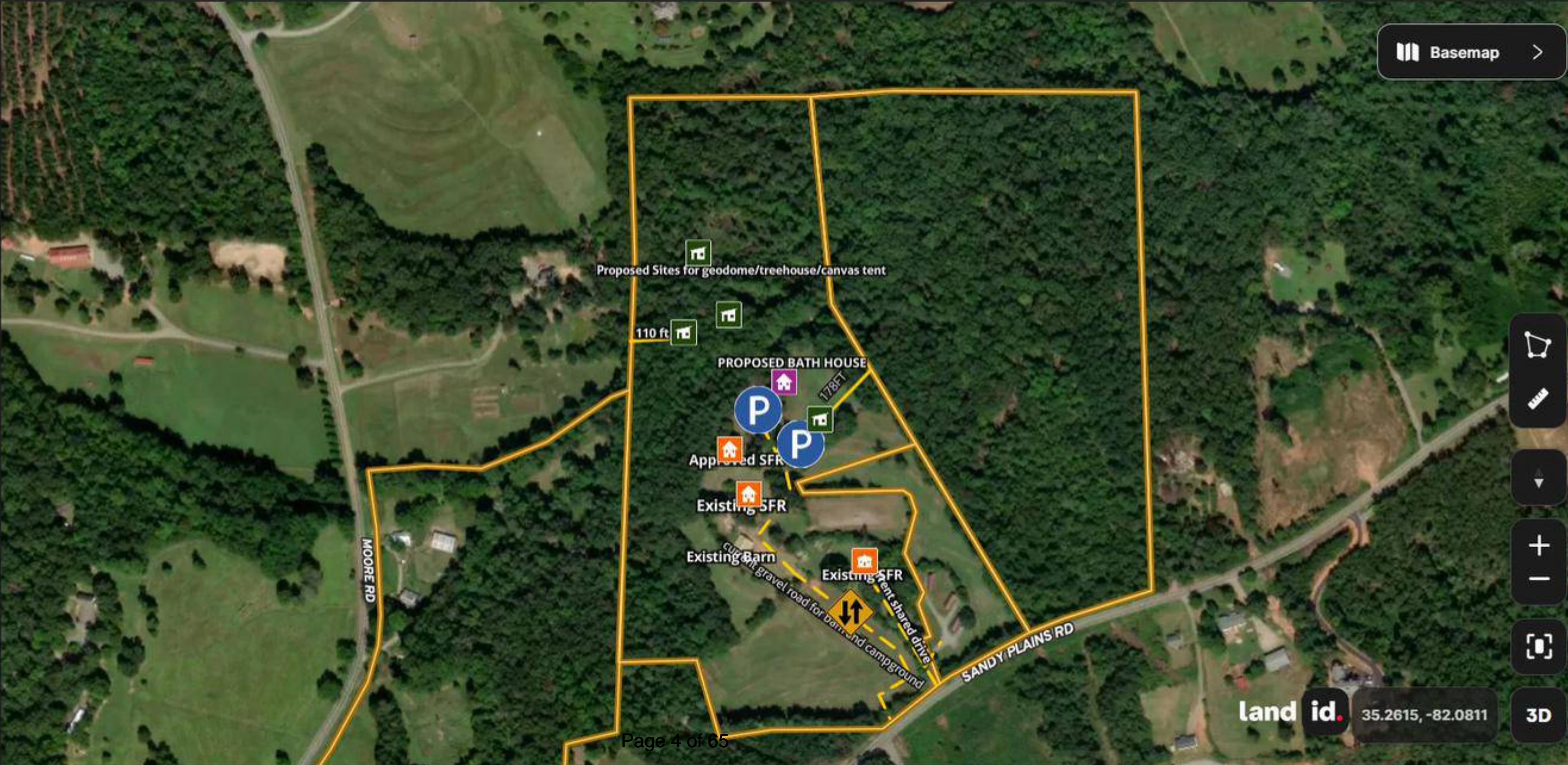
Alpine South Layout Phase 2

Polk County, North Carolina 26.03± ACRES

XA.2

- Hide Navigation
- Map legend
- View Tutorial

Basemap



Contact
Gabe temple

land id. 35.2615, -82.0811

XB.1

DATE 9/06/23
TIME 14:45:34
USER PLBCONNOR

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 25436 ZONING PERMIT APPLIED 9/01/2023
WORK ORDER# 48662 TYPE ZONING BOARD OF ADJUSTMNT ISSUED 9/01/2023
LOCATION 131 ALPINE SOUTH DR EXPIRES 2/28/2024
PIN HEALTH
PARCEL ID P106-18 TRYON REFERENCE Z00024578
TOWNSHIP 5 GREEN CREEK ACREAGE 26.080 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL; R/9S; L/SANDY PLAINS RD; 1.3 MILES ON L/STORAGE CONTAINERS

TEMPLE, GABE OWNER ID 58290
206 HOOKER RD PHONE 704.787.1593
COLUMBUS NC 28722

OWNER TEMPLE LAND GROUP LLC DBA
OCCUPANT TEMPLE LAND GROUP LLC 864.561.8031

SUBDIVISION
M/ 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 SPECIAL USE PERMIT - CAMPGROUND

SURVEYOR
GENERAL

SITE PLAN

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*
*
*
*
*
*
*
*
*
*

PERMIT ISSUED: 9/01/2023 BY: PLCHELS PERMIT EXPIRES: 2/28/2024 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
Chelsea Allen
CODE ENFORCEMENT OFFICIAL

9-6-2023
DATE

XB.2

DATE 9/06/23
TIME 14:45:34
USER PLBCONNOR

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

PERMIT NUMBER ZP	25436	ZONING PERMIT	APPLIED	9/01/2023
WORK ORDER#	48662	TYPE ZONING BOARD OF ADJUSTMENT	ISSUED	9/01/2023
LOCATION	131 ALPINE SOUTH DR		EXPIRES	2/28/2024
PIN			HEALTH	
PARCEL ID	P106-18	TRYON	REFERENCE	Z00024578
TOWNSHIP	5 GREEN CREEK	ACREAGE	26.080	CENSUS TRACT
WATERSHED	NOT IN WATERSHED	FLOOD PLAIN?	N	SBC#
DIRECTIONS	PENIEL; R/9S; L/SANDY PLAINS RD; 1.3 MILES ON L/STORAGE CONTAINERS			

TEMPLE, GABE

OWNER ID 58290
PHONE 704.787.1593

206 HOOKER RD

COLUMBUS NC 28722

OWNER	TEMPLE LAND GROUP LLC DBA	
OCCUPANT	TEMPLE LAND GROUP LLC	864.561.8031

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
ZBA	1	100.00	100.00	100.00	
PAID BY: TEMPLE LAND GROUP LLC DBA				PAID BY CASH	
TRANSACTION 900719 TOTALS			100.00	100.00	

XB.3

CASH RECEIPT

POLK COUNTY

User ID : PLBCONNOR
Today's Date : 9/06/2023
For : ZONING PERMITS

Collected By : PLBCONNOR
Transaction Date : 9/06/2023 Number 900719

Received From : TEMPLE LAND GROUP LLC DBA PMT# ZP00025436

Total Transaction Amt 100.00 CK#:

XC.1

BK 473 PG 1405 - 1408

Assessor JC
Collector JC
Land Use JC

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1650.00

Parcel Identifier No. P106-18 Verified by Polk County on the ___ day of _____, 2022
By: _____

Mail/Box to: Washburn Law Firm, 136 Pacolet Street, Tryon, NC 28782

This instrument was prepared by: ROBERT J. DEUTSCH, a N.C. licensed attorney, DEUTSCH & GOTTSCHALK, P.A.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 52 Swiss Cabin Drive, Tryon, NC 28782

THIS DEED made this 29th day of September, 2022, by and between

GRANTOR

GRANTEE

MARY E. MANUCY,
EXECUTOR AND TRUSTEE UNDER THE
TESTAMENTARY TRUST ESTABLISHED UNDER
WILL OF ROGER W. GOSENREITER
dtd APRIL 25, 2013
1367 Sandy Plains Road
Tryon, NC 28782

TEMPLE LAND GROUP, LLC dba
FRONTIER VILLAGE, a North Carolina
limited liability company
206 Hooker Road
Columbus, NC 28722

WHEREAS, Roger W. Gossenreiter, died on December 31, 2021, a resident of Polk County, North Carolina, and his Last Will and Testament (hereinafter "the Will") was probated with the Clerk of Superior Court in Polk County, North Carolina in File 22 E 21; and

WHEREAS the Will established a Testamentary Trust in Article Four (hereinafter "the Trust") and appointed Grantor Mary E. Manucy as Trustee of the Trust; and

WHEREAS the Will appointed Mary E. Manucy as Executor of the Estate of Roger W. Gossenreiter and Letters Testamentary were issued to her by the Clerk of Superior Court of Polk County, North Carolina on March 22, 2022; and

WHEREAS, the Trust assets include all the real property described herein; and

{12431807}

NC Bar Association Form No. 6 © 1/1/2010

Printed by

submitted electronically by "Washburn Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Polk County Register of Deeds.

WHEREAS, Mary E. Manucy as Executor of the Estate of Roger W. Gossenreiter and Trustee of the Trust executes this Deed for the purpose of conveying the property herein described.

NOW, THEREFORE, THIS CONVEYANCE:

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Polk County, North Carolina and more particularly described as follows:

BEING ALL THAT PROPERTY SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: easements, restrictions, and rights of way of record.

[GRANTOR SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**ROGER W. GOSSENREITER TESTAMENTARY TRUST
UNDER WILL DATED APRIL 25, 2013**

Mary E. Manucy (Seal)
Mary E. Manucy, Trustee

Mary E. Manucy (Seal)
Mary E. Manucy, Executor of the Estate of Roger W. Gossenreiter

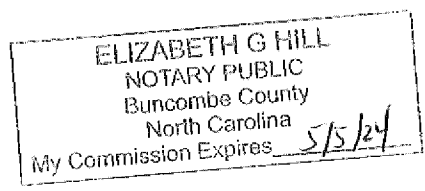
Buncombe County, State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Mary E. Manucy as Executor of the Estate of Roger W. Gossenreiter and Trustee of the Testamentary Trust Under Will of Roger W. Gossenreiter, Grantor herein.

Date: 9/29, 2022

Elizabeth Hill
Elizabeth G. Hill
Printed Name, Notary Public

My Commission expires: 5/5/24

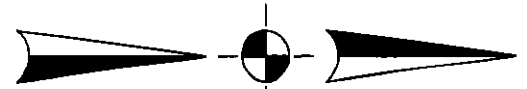


XC.4

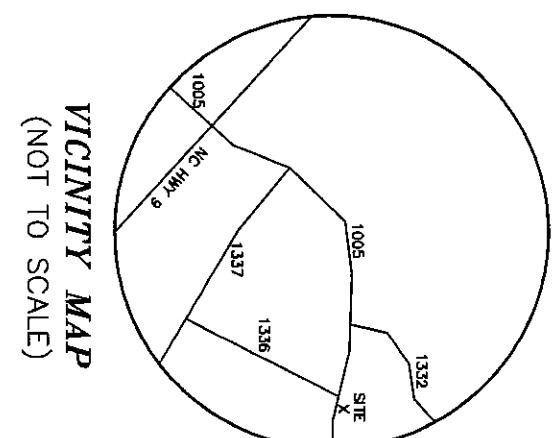
Exhibit "A"
Property Description

BEING all that certain tract or parcel of land, containing 29.19 acres, as shown and delineated upon a Plat entitled "Survey for ROGER W. GOSENREITER, Located in Green Creek Community, County: Polk, State: North Carolina", dated March 15, 1990 and prepared by Wolfe & Huskey, Inc., Engineering and Surveying, Lyman, S.C., which Plat is duly recorded in Card File B, Page 225, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

Less and excepting that 3.10 acre tract conveyed to Green Creek Cabins, LLC by deed dated December 15, 2014 and recorded on December 16, 2014 in Book 410 at Page 712 of the Polk County Register of Deeds.



SURVEY FOR
ROGER W. GOSSENREITER
GREEN CREEK TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: DB, 229-901
AUGUST 22, 2014
BUTLER ASSOCIATES
10 MAPLE STREET
TRYON, NC 28782
828-859-5390



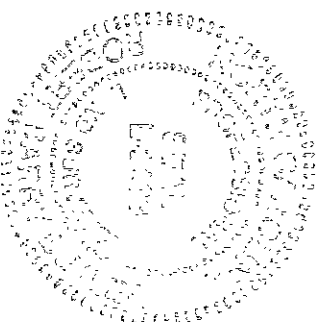
VICINITY MAP
(NOT TO SCALE)

NOTE:
THIS PARCEL IS SUBJECT TO ALL EASEMENTS
AND RESTRICTIONS OF RECORD.
NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.

NOTE:
DASHED LINES A-B TAKEN FROM
MAP FILE B, PAGE 225 POLK
COUNTY REGISTRY NOT SURVEYED
BY THIS OFFICE.

NOTE:
THIS SURVEY CREATES A SUBDIVISION OF LAND
WITHIN THE AREA OF A COUNTY OR MUNICIPALITY
THAT HAS AN ADJOINING TRAIL OR RAILROAD
PARCELS OF LAND. GS. 47-30(7)(1)(A)

STATE OF NORTH CAROLINA, Polk County, Beat 2, Block
CERTIFY THAT THIS MAP WAS (DESIGNED/DEIGNED)/DRAWN UNDER MY SUPERVISION
FROM (AN-ESTABLISHED/NEW) ACTUAL SURVEY MADE UNDER MY
SUPERVISION--DEED DESCRIPTION RECORDED IN BOOK 599 PAGE 101
BOOK _____ PAGE _____ ETC... THAT THE RATIO OF PRECISION AS CALCULATED
BY LATITUDES AND DEPARTURES IS 1/10,000; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION
FOUND IN BOOK _____ PAGE _____ THAT THIS MAP WAS PREPARED IN
ACCORDANCE WITH GS. 47-30 AS AMENDED; WITNESS MY HAND AND SEAL
THIS 20th DAY OF AUGUST, 2015.
L-3835
REG. NO.
SURVEYOR



PARCEL A
Beginning at a nail set at the intersection of the
driveway of the parcel shown on the
thence N 157°48' W a distance of 69.34';
thence N 154°43' W a distance of 37.16';
thence N 205°15' W a distance of 27.15';
thence N 27°22'44" W a distance of 29.53';
thence N 72°09'39" E a distance of 22.36';
thence N 17°50'21" W a distance of 35.41';
thence N 27°37'25" E a distance of 94.27';
thence N 23°21'34" W a distance of 120.43';
thence N 19°46'55" E a distance of 95.28';
thence N 09°24'39" E a distance of 22.40';
thence N 09°38'09" W a distance of 17.48';
thence N 251°8'52" W a distance of 24.26';
thence N 86°23'15" W a distance of 47.19';
thence N 89°15'55" W a distance of 64.91';
thence N 89°15'29" W a distance of 164.89';
thence N 26°42'32" W a distance of 31.49';
thence N 74°29'16" E a distance of 344.69' to a nail;
thence N 28°36'00" W a distance of 450.65' to an air;
Huskey, INC dated March 15, 1990 and recorded in plat
book B page 225 Polk County Registry
N 03°05'11" W a distance of 573.52';
thence N 87°33'00" W a distance of 500.04';
thence S 00°52'00" W a distance of 445.33';
thence S 05°02'00" W a distance of 1111.50';
thence S 88°53'14" E a distance of 217.01';
thence N 84°05'46" E a distance of 222.73';
thence S 88°54'14" E a distance of 144.98';
thence S 86°34'28" E a distance of 179.46' to an old
nail in center of St. Rita, 1005 being point "A" as shown
on plat, N 53°15'31" E a distance of 100.02';
thence N 57°03'30" E a distance of 54.43' to a nail;
which is the point of beginning,
having an area of
26.077 acres

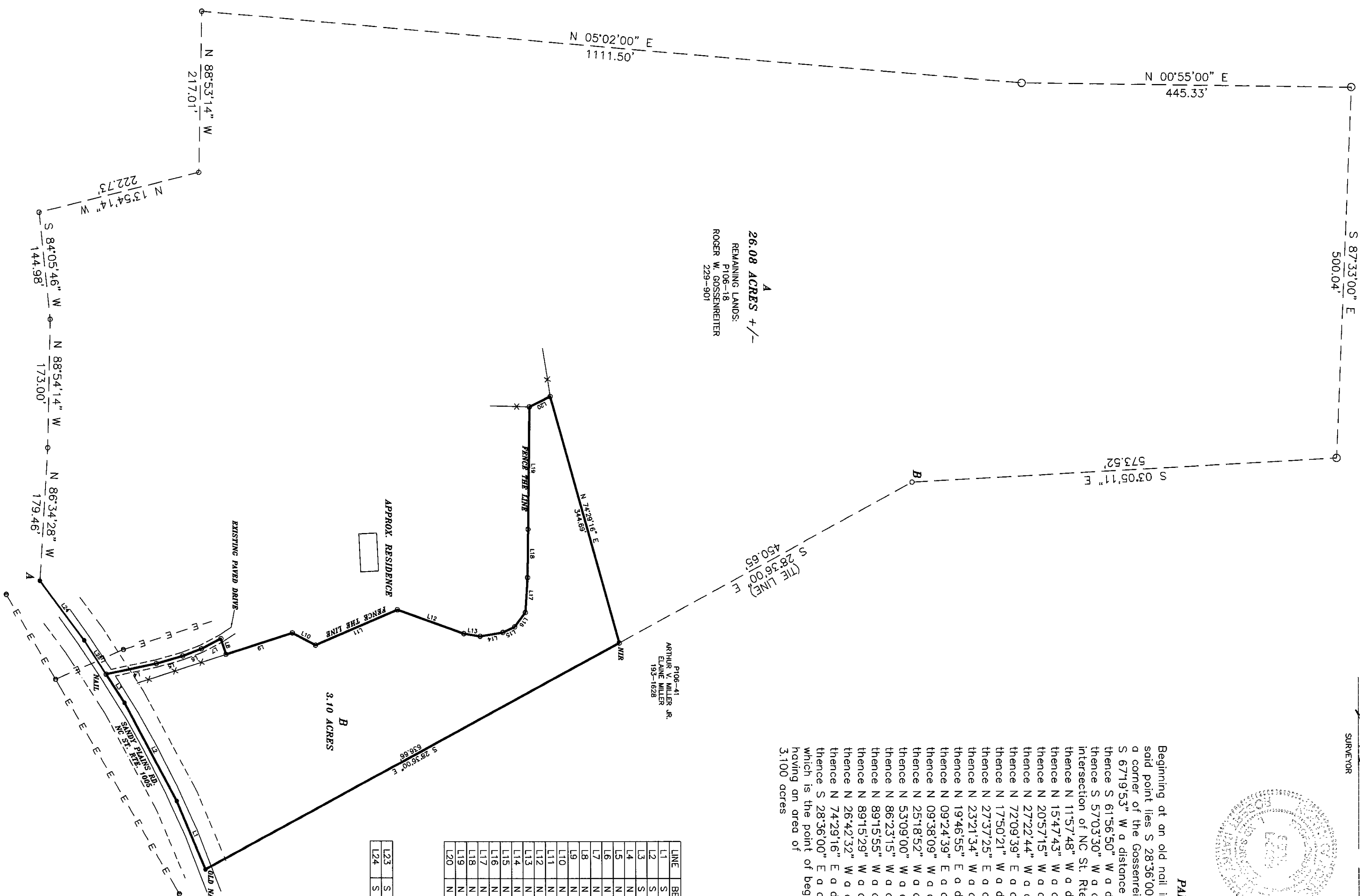
PARCEL B
Beginning at an old nail in the center of NC State Rte. 1005,
said point lies S 28°36'00" E from an EIR a distance of 1087.31'
S 67°19'33" W a distance of 100.03' to a point;
thence S 61°36'30" W a distance of 150.02' to a point;
thence S 57°03'30" N a distance of 453.97' to a point;
thence N 11°57'48" W a distance of 69.34' to a point;
thence N 154°43' W a distance of 37.16' to a point;
thence N 205°15' W a distance of 27.15' to a point;
thence N 27°22'44" W a distance of 29.53' to a point;
thence N 72°09'39" E a distance of 22.36' to a point;
thence N 17°50'21" W a distance of 35.41' to a point;
thence N 27°37'25" E a distance of 94.27' to a point;
thence N 23°21'34" W a distance of 120.43' to a point;
thence N 19°46'55" E a distance of 95.28' to a point;
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thence N 251°8'52" W a distance of 24.26' to a point;
thence N 86°23'15" W a distance of 47.19' to a point;
thence N 89°15'55" W a distance of 64.91' to a point;
thence N 89°15'29" W a distance of 164.89' to a point;
thence N 26°42'32" W a distance of 31.49' to a point;
thence N 74°29'16" E a distance of 344.69' to a nail;
thence N 28°36'00" E a distance of 450.65' to an old nail;
which is the point of beginning,
having an area of
3.100 acres

26.08 ACRES +/-
REMAINING LANDS:
ROGER W. GOSSENREITER
229-901

Project:
ARTHUR V. WALKER JR.
194-1028

LINE	BEARING	DISTANCE
L1	S 67°19'33" W	100.03'
L2	S 61°36'30" W	150.02'
L3	S 57°03'30" W	453.97'
L4	N 11°57'48" W	69.34'
L5	N 154°43' W	37.16'
L6	N 205°15' W	27.15'
L7	N 27°22'44" W	29.53'
L8	N 72°09'39" E	22.36'
L9	N 17°50'21" W	35.41'
L10	N 27°37'25" E	94.27'
L11	N 23°21'34" W	120.43'
L12	N 19°46'55" E	95.28'
L13	N 09°24'39" E	22.40'
L14	N 09°38'09" W	17.48'
L15	N 251°8'52" W	24.26'
L16	N 86°23'15" W	47.19'
L17	N 89°15'55" W	64.91'
L18	N 89°15'29" W	164.89'
L20	N 26°42'32" W	31.49'

LINE	BEARING	DISTANCE
L23	S 57°03'30" W	54.43'
L24	S 53°15'31" W	100.02'



LEGEND:
NR - NEW IRON ROD
NC - CONCRETE MONUMENT
EP - EXISTING IRON PIPE
ER - EXISTING IRON ROD
E - ELECTRICAL POLE
● - OLD NAIL
----- DRIVEWAY
----- ADJOINING BOUNDARY LINE
R/W
- - - - - OVERHEAD UTILITIES
----- BOUNDARY LINE SURVEYED
----- TAKEN FROM MAP SLIDE B-225
----- POLK COUNTY REGISTRY.



NOTE:
THIS PROPERTY IS NOT
LITigated AND SPAN FLOOD
HAZARD AS DETERMINED BY THE
FEDERAL INSURANCE RATE MAP
OF NORTH CAROLINA.

NC FIRM LICENSE NO. F-0409
RATIO OF PRECISION: 1:10,000
D-153-77

STATE OF NORTH CAROLINA
POLK COUNTY
OFFICE OF REGISTER OF DEEDS
FILED FOR RECORD THIS 24th DAY OF
AUGUST 2015 AT 11:04 A.M.
AND DULY REGISTERED IN SAID OFFICE
CARD FILE # PAGE 599
Shirley Whitman
REGISTER OF DEEDS

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF POLK
I, Shirley Whitman, REVIEW OFFICER OF POLK
COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.
Shirley Whitman
REVIEW OFFICER DATE

TAX PARCEL:
PORTION OF:
P-106-18

12603A

XE.1

TEMPLE LAND GROUP LLC DBA
52 SWISS CABIN DR

N2 FOUND YR 2023 P106-18
720

POLK COUNTY

ACCOUNT#: 58290
NBHD: 720
Plat Bk/Pg F

720 COUNTY RURAL

PAGE 1

26.080 AC TWSP: 005

DISTRICT: 5 GRN CRK TWNShp- SWF

599 APPR: AH APPR DT: 10/26/2020
EXCD: NOTICE: TRF 10/13/2022

Bldg No.	1					Exempt Code					LAND VALUE	456,360
Imp Desc:	R01	SINGLE FAMILY	EYB:	52 SWISS CABIN DR							MISC VALUE	38,652
Grade :	C+	RESID C PLUS GRADE	AYB: 1976	Finished Area:	2,688.00						BLDG VALUE	190,694
# of Units		6 Rms	3 Bedrms	3.0 Bathrms	HBaths						TOTAL VALUE	685,706

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		207	30.00						6,210
AC 50 PORCH	100		190	30.00						5,700
AC 70 LIVING AR-UPPER FIN	100		900	90.00			75.00			60,750
AC 76 DECK - TYPICAL	100		201	19.50						3,919
MA R01 RES-SINGLE FAMILY	100		1788	112.00	1.00		97.00			194,248
- AR 01 CENTRAL AIR	100		1788	.00						0
- AR 02 CENTRAL HEAT	100		1788	.00						0
- DS EC01 BRICK VENEER	100		1788	.00						0
- DS FN 07REINFORCED CONCRETE	100		1788	.00						0
- DS RM01 ASPHALT SHINGLE	100		1788	.00						0
- DS RT04 GABLE	100		1788	.00						0
- FP 09 FIRE PL MAS/ST	100		1	6125.00						6,125
- PL 05 3.0 BATHS	100		1	16875.00						16,875

RCN...			PCT COMPLETE		100	x				293,827
QUAL..	C+				110.00	x				323,209
DEPR..	AVC				41.00	-		132,515		132,515
--ASV...										190,694

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
			473	1405	SPEC	10/06/2022		825,000
AMOUNT			229	901	SPL	12/16/2014		
AMOUNT			229	901		12/31/1997	#	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
2 083	HORSEBARN 36 X 48	1,728.00	45.00	1970		AVD	55.00	100			27,994	
3 027	SHOP 20 X 20	400.00	40.00	1995		AV2	36.00	100			8,192	
4 030	STORAGE BLD 8 X 16	128.00	14.00	2010		AV1	29.00	100			1,273	
5 030	STORAGE BLD 10 X 12	120.00	14.00	2010		AV1	29.00	100			1,193	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC BS	1.000	30,000.00		.00	.00	.00	.00	.00	.00	.00	30,000	
2		AC OP	9.990	17,000.00		.00	.00	.00	.00	.00	.00	.00	169,830	
3		AC WD	15.090	17,000.00		.00	.00	.00	.00	.00	.00	.00	256,530	

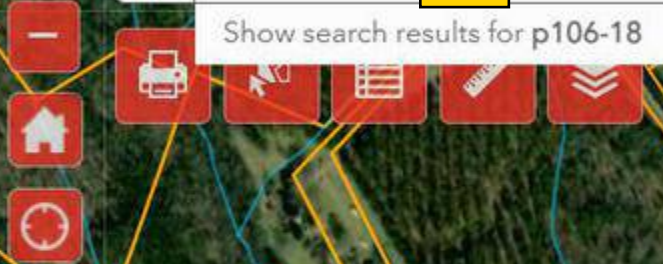
XF.1



+

▼ p106-18 XF.2 X Q

Show search results for p106-18



600ft

-82.072 35.259 Degrees



XG

52 Swiss Cabin Dr



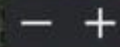
52 Swiss Cabin Dr

[More info](#)

[Add to project](#)

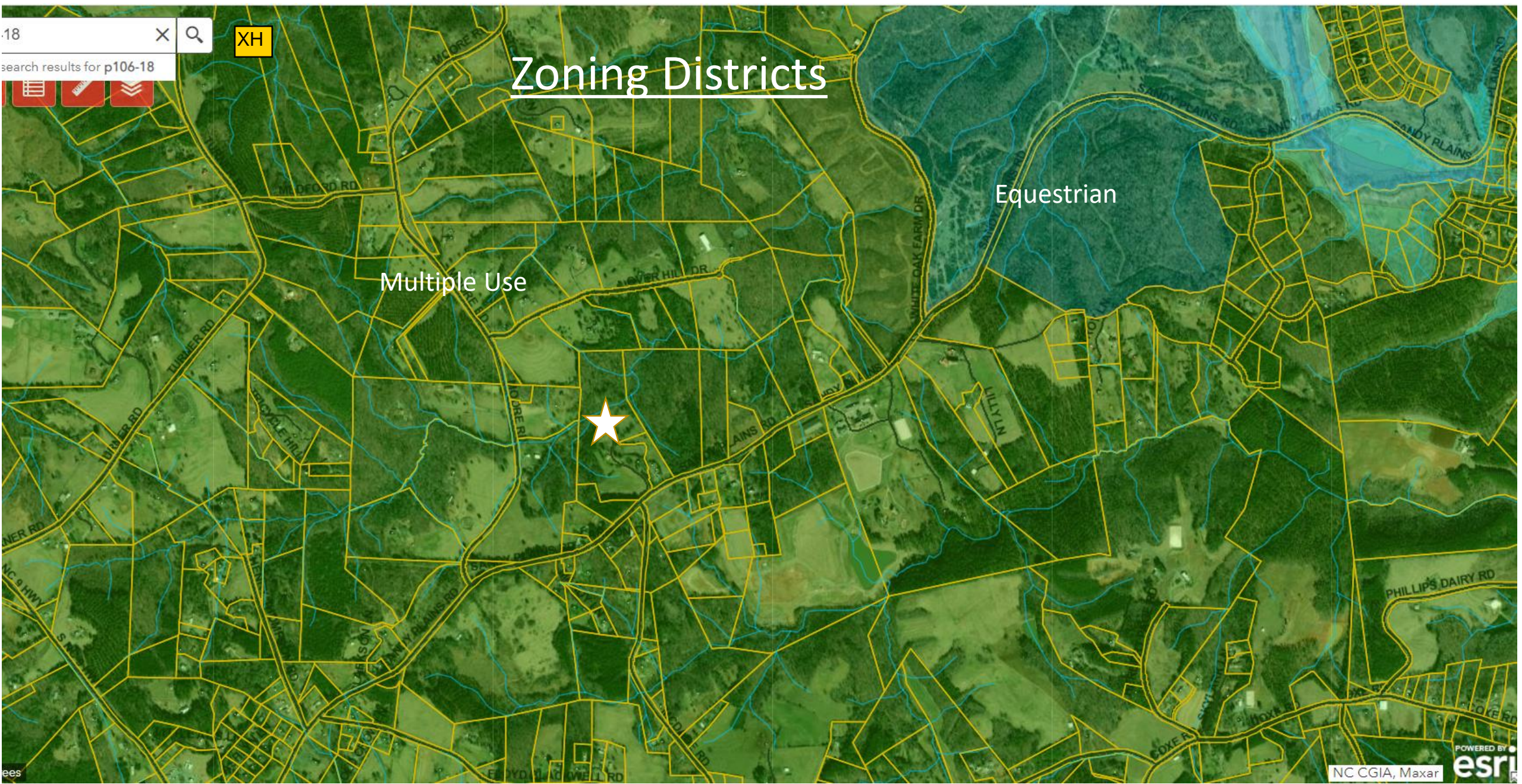


2D





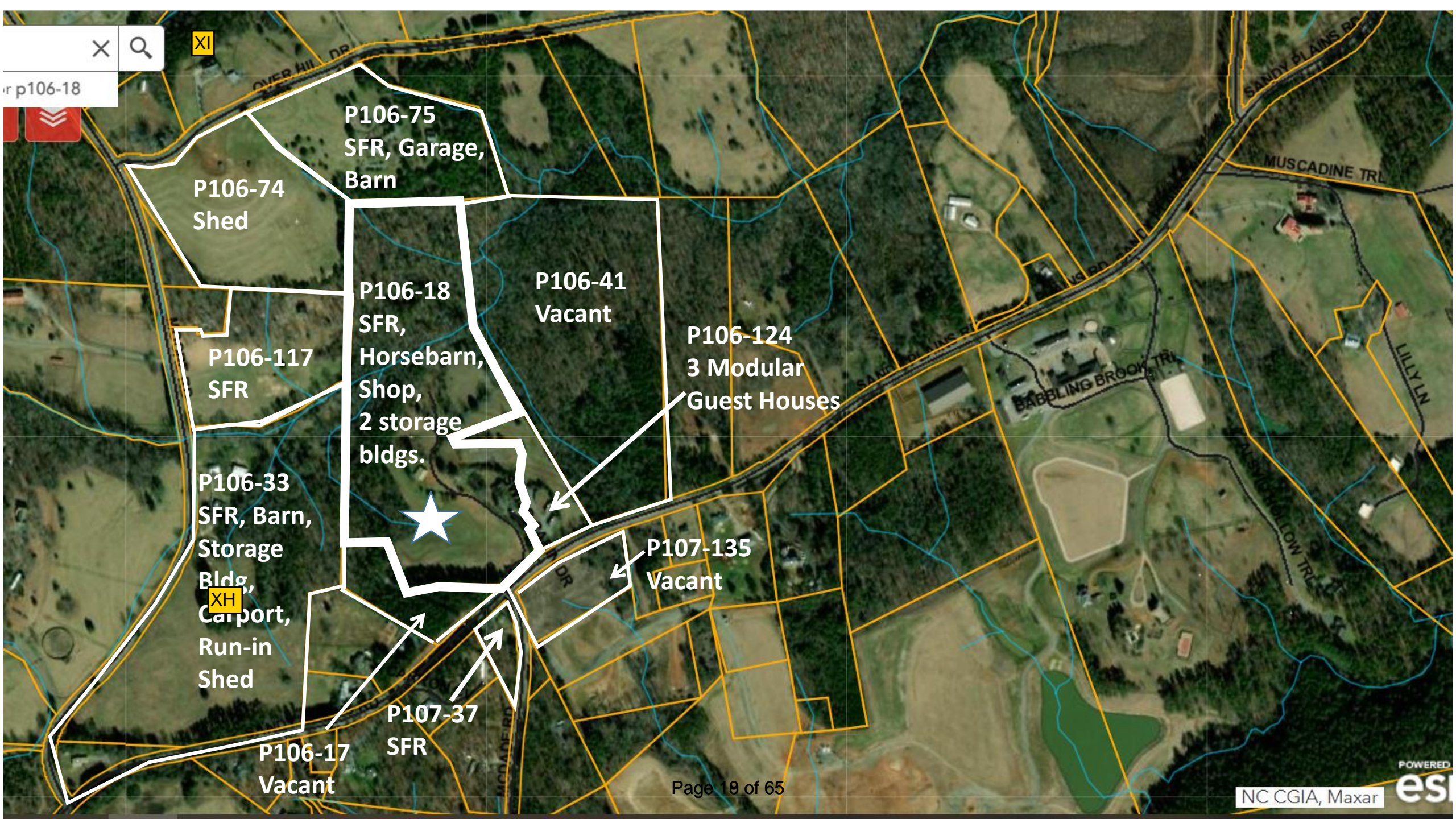
Zoning Districts



Multiple Use

Equestrian





X Q

XI

r p106-18

P106-74
Shed

P106-75
SFR, Garage,
Barn

P106-18
SFR,
Horsebarn,
Shop,
2 storage
bldgs.

P106-41
Vacant

P106-124
3 Modular
Guest Houses

P106-117
SFR

P106-33
SFR, Barn,
Storage
Bldg,
Carport,
Run-in
Shed

XH

P107-135
Vacant

P107-37
SFR

P106-17
Vacant

XJ.1

AFFIDAVIT OF MAILING

State of North Carolina
County of Polk

Re: Notice of Board of Adjustment Hearing

Cathy Ruth of Polk County, North Carolina, being duly sworn, states that on the 20th day of September, 2023 she personally mailed, first class the public notice that reads, "Notice of Board of Adjustment Hearing" to the following property owner and adjacent property owners:

SEE ATTACHED LIST



Cathy Ruth

Subscribed and sworn to before me this 20th day of September 2023.

Chelsea Victoria Allen / Chelsea Victoria Allen
Notary Public

My Commission Expires: September 19, 2026



Adjacent Property Owners

Tax Parcels: P106-17

Kathleen M & Richard J Dafonte
921 SW Depot Ave
Apt 410
Gainesville, FL 32601

Tax Parcels: P106-33

Mary L Dill
268 Moore Rd
Tryon, NC 28782

Tax Parcels: P106-117

Glenn Paul Cantrell, Et Ux
Wadonna Wilson Cantrell
400 Moore Rd
Tryon, NC 28782

Tax Parcels: P106-74

Kelly A. Sulik
23 Over Hill Dr
Tryon, NC 28782

Tax Parcels: P106-75

Richard Norman & Karen V Day
210 Over Hill Dr
Tryon, NC 28782

Tax Parcels: P106-41

Melanie M Kmetz Et Vir
Charles F Kmetz
16800 Muirfield Dr
Orland Park, Il 60467

Tax Parcels: P106-124

Green Creek Cabins LLC
A NC Limited Liability Company
100 Maple Drive
Summerville, SC 29485

Tax Parcels: P107-135

Darrell Jackson Et Ux
Melissa D. Jackson
3664 Pine Cone Circle
Waldorf, MD 20602

Tax Parcels: P107-37

John Victor Russell
350 Vick Russell Ln
Columbus, NC 28722-9665

Property Owners

Tax Parcels: P106-18

Temple Land Group L.L.L
DBA Frontier Village
206 Hooker Rd
Columbus, NC 28722

Mailed out 9/19/2023 - Delivered to Post Office

Tax Parcels: P107-135

JACKSON DARRELL ET UX ,JACKSON MELISSA D ,
3664 PINE CONE CIRCLE
WALDORF ,MD
20602

Tax Parcels: P107-37

RUSSELL JOHN VICTOR , ,
350 VICK RUSSELL LN
COLUMBUS ,NC
287229665

Property Owners

Tax Parcels: P106-18

TEMPLE LAND GROUP LLC DBA ,
FRONTIER VILLAGE , (ID:58290)
206 HOOKER RD
COLUMBUS ,NC
28722

XJ.4

Building Inspections
Environmental Health
(828) 894-3739



Planning & Zoning
(828) 894-2732
Fax (828)894-2913

Community Development

BOARD OF ADJUSTMENT

IN THE MATTER OF THE APPLICATION
OF TEMPLE LAND GROUP LLC
(GABE & JAMI TEMPLE)
FOR A SPECIAL USE PERMIT

DOCKET NO. 2023-02 (SU)

NOTICE OF BOARD OF ADJUSTMENT HEARING

On September 1, 2023, Temple Land Group, LLC, (Gabe & Jami Temple) applied for a Special Use Permit for a campground for the property located at 52 Swiss Cabin Drive, Tryon, NC 28782, identified as Tax Parcel ID P106-18 in the tax records of Polk County, and consisting of approximately 26.08 acres. The property is located in the Multiple Use (MU) zoning district. The application was signed by the property owner, Gabe Temple.

A copy of the written application is available for review in the Office of the County Manager in the Womack Building, 40 Courthouse Street, Columbus, NC 28722, and the Planning Office, 35 Walker Street, Columbus, NC 28722.

The Board of Adjustment will open a public hearing on the request for a Special Use Permit on Tuesday, October 3, 2023, at 5:00 P.M. (local time) in the R. Jay Foster Hall of Justice in the Womack Building, 40 Courthouse Street, Columbus, NC 28722. The Board of Adjustment shall conduct an evidentiary hearing on the request and shall allow any interested party to appear, either in person or by agent or attorney.

September 18, 2023

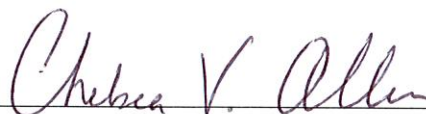
Cathy Ruth, County Planner
Polk County Board of Adjustment

AFFIDAVIT OF POSTING

State of North Carolina
County of Polk

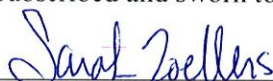
Re: Notice of Public Hearing

Chelsea V. Allen of Polk County, North Carolina, being duly sworn, states that on the 20th day of September 20, 2023, she personally posted the attached photographed notice that reads, "Public Hearing Board of Adjustment Hearing 5 PM October 3, 2023, 40 Courthouse St. Polk County Call 828-894-2732."



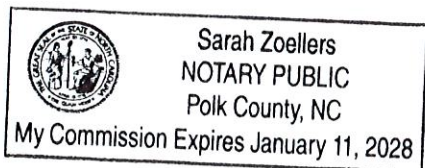
Chelsea V. Allen

Subscribed and sworn to before me this 20th day of September 2023.



Notary Public

My Commission Expires: January 11, 2028



XK.2

Public Hearing

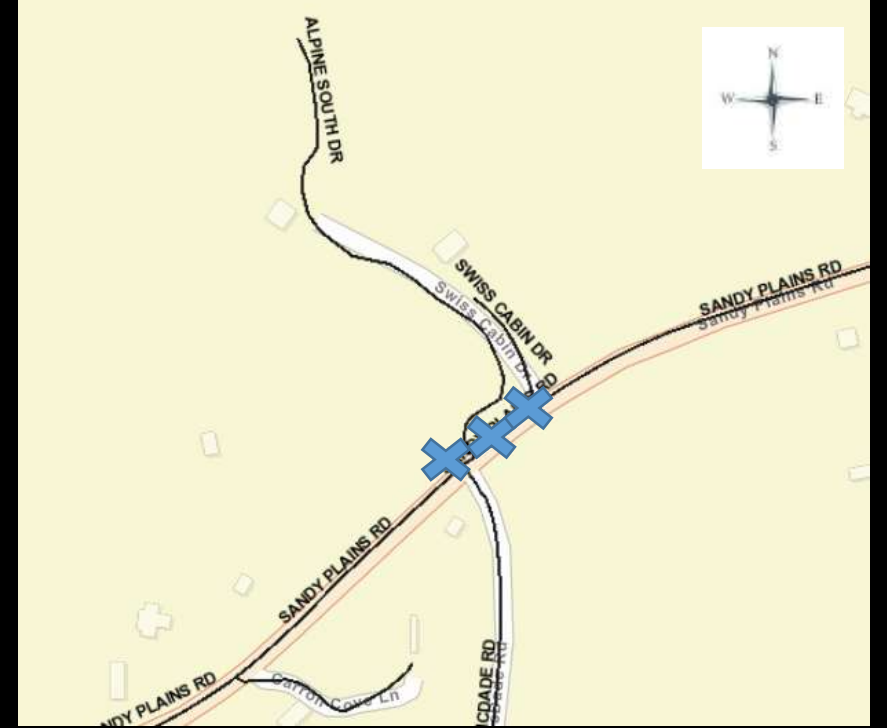
BOARD OF ADJUSTMENT HEARING
TUESDAY, OCT 3, 2023 1:00 PM
40 COURTHOUSE ST.
COLUMBUS, NC 28722
Polk County
Call 828-894-2732

Public Hearing
BOARD OF ADJUSTMENT HEARING
TUESDAY, OCT 3, 2023 1:00 PM
40 COURTHOUSE ST.
COLUMBUS, NC 28722
Polk County
Call 828-894-2732

XK.3

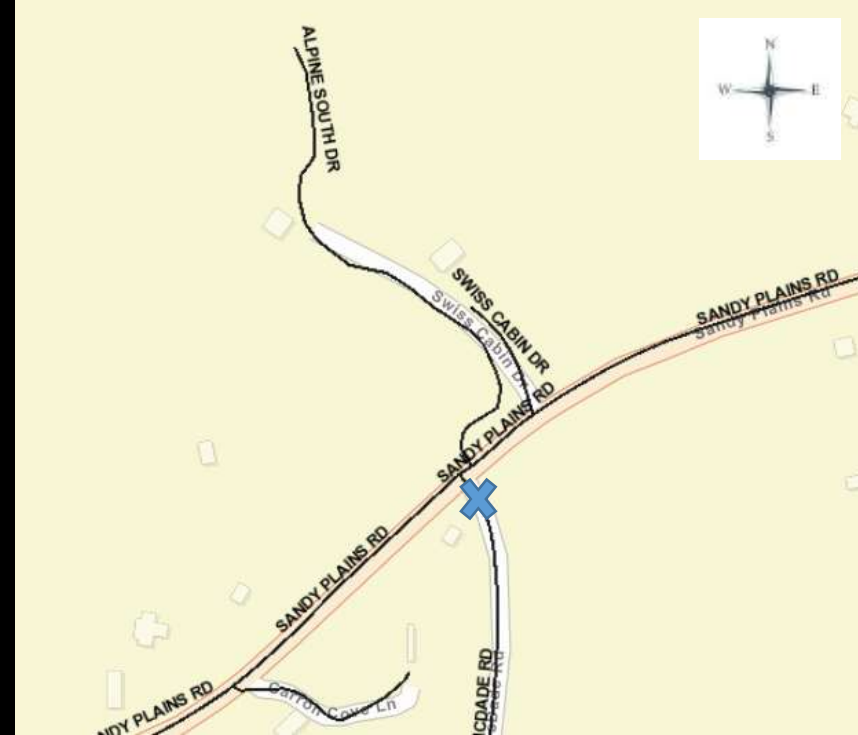


XL.1



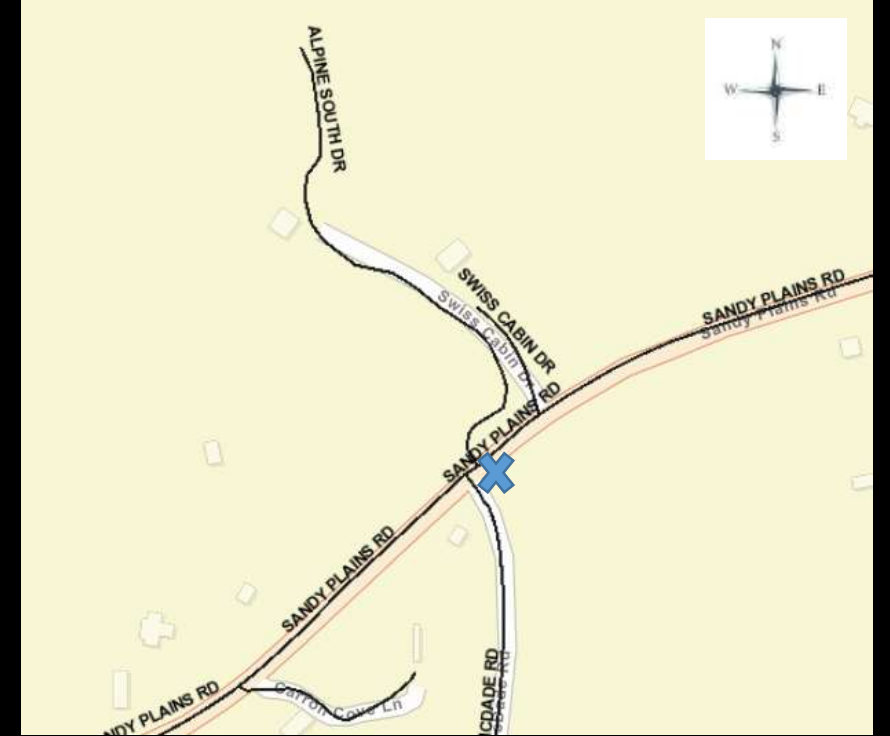
Required signs posted - Alpine South Dr. to Swiss Cabin Dr. on Sandy Plains Rd.

XL.2



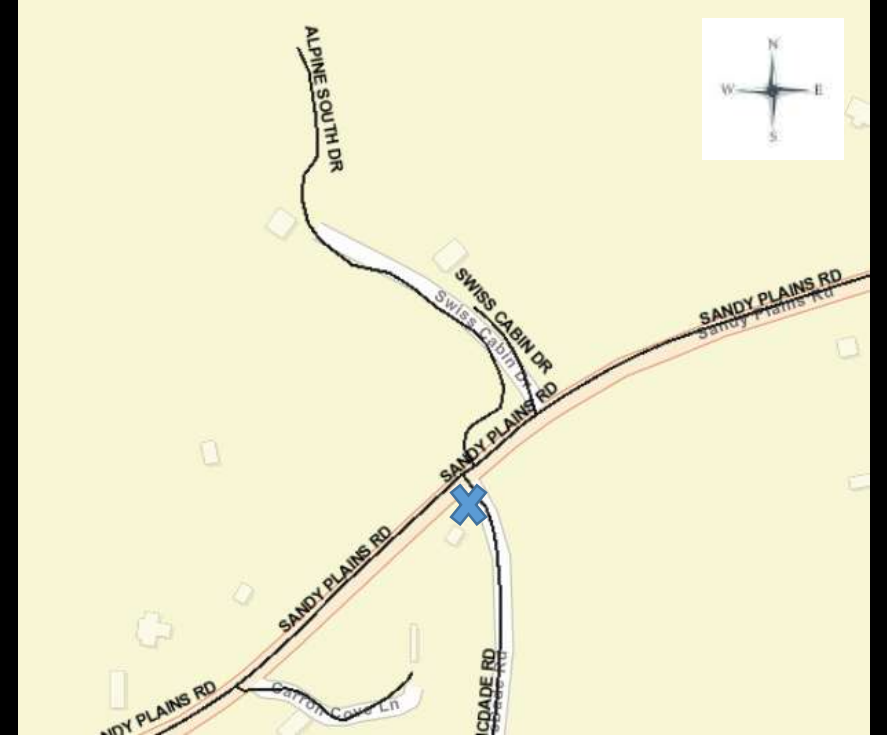
Across the street from Alpine South Dr – corner of Sandy Plains Rd and McDade Rd

XL.3



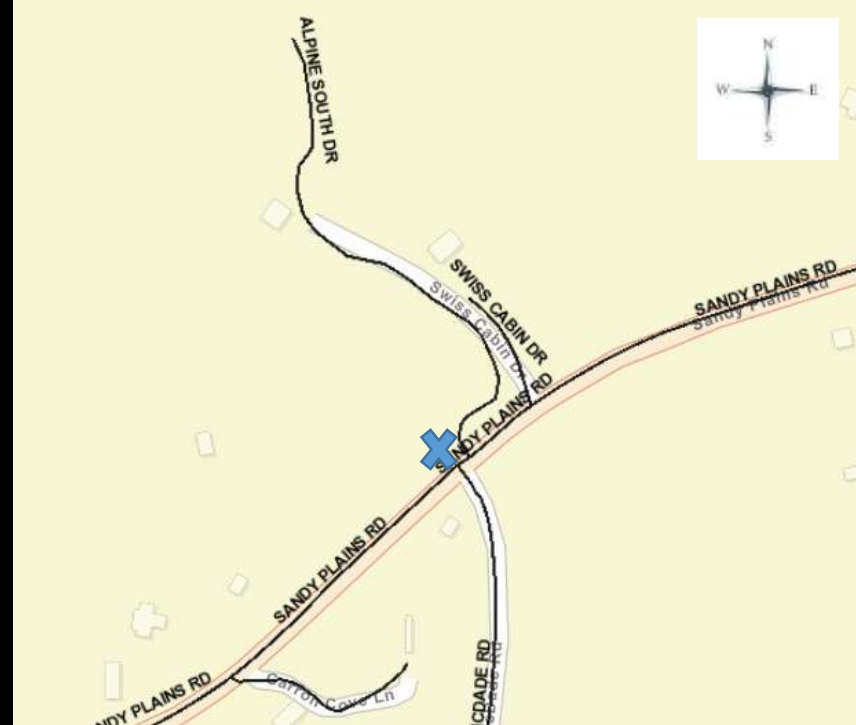
Across the street from Alpine South Dr –
corner of Sandy Plains Rd and McDade Rd

XL.4



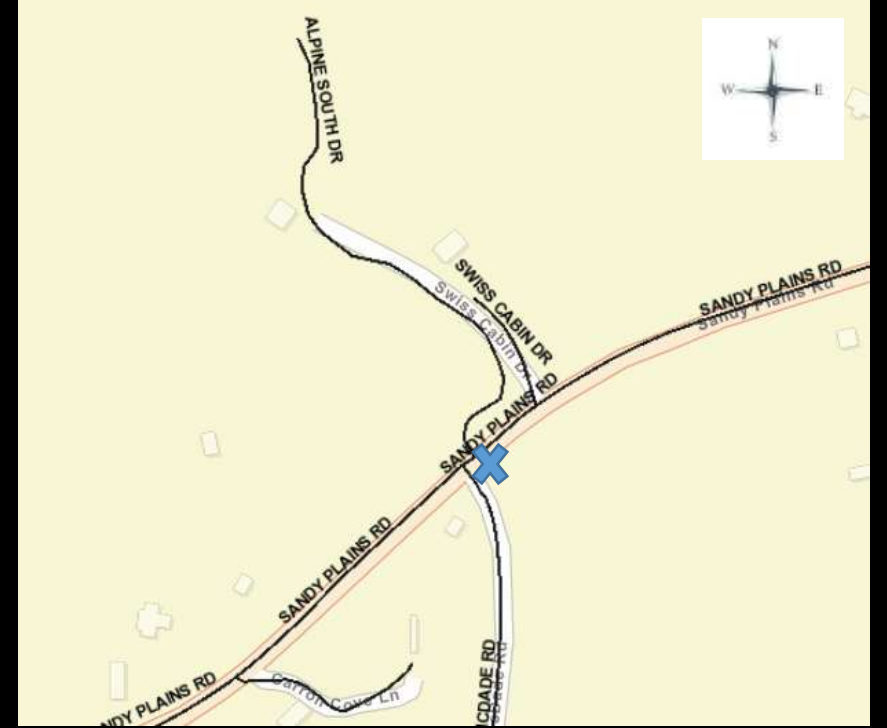
Across the street from Alpine South Dr –
corner of Sandy Plains Rd and McDade Rd

XL.5



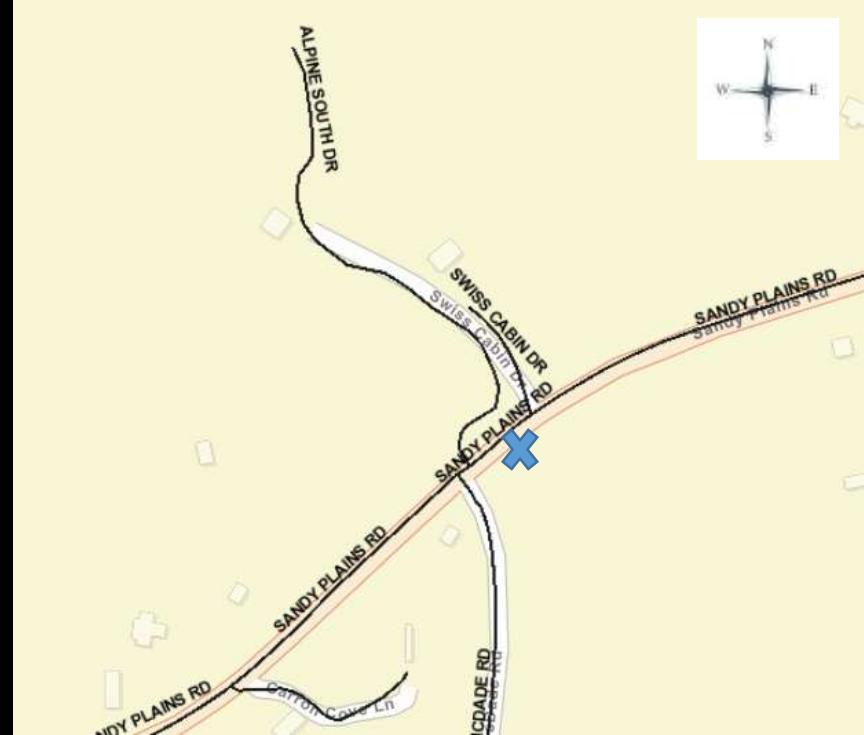
Across the street from Alpine South Dr –
corner of Sandy Plains Rd and McDade Rd

XL.6



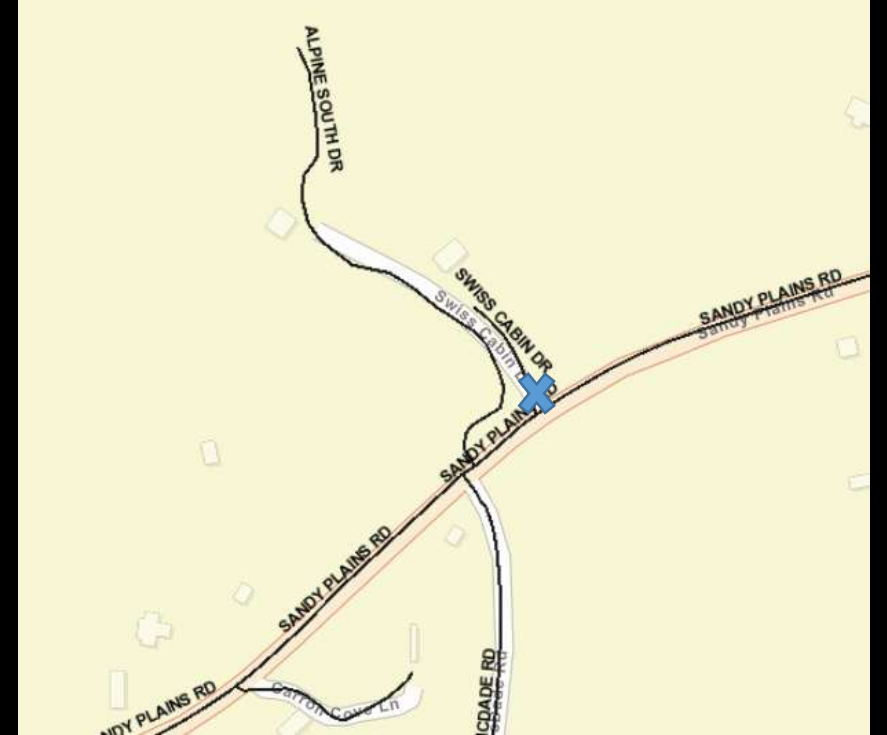
Across the street from Alpine South Dr

XL.7



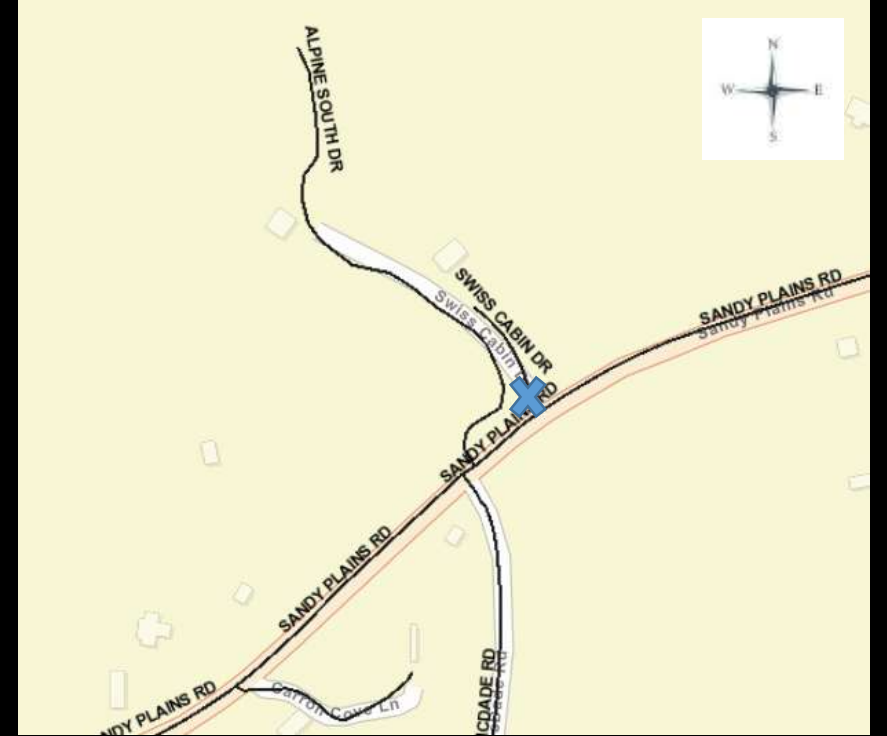
Across the street from Alpine South Dr

XL.8



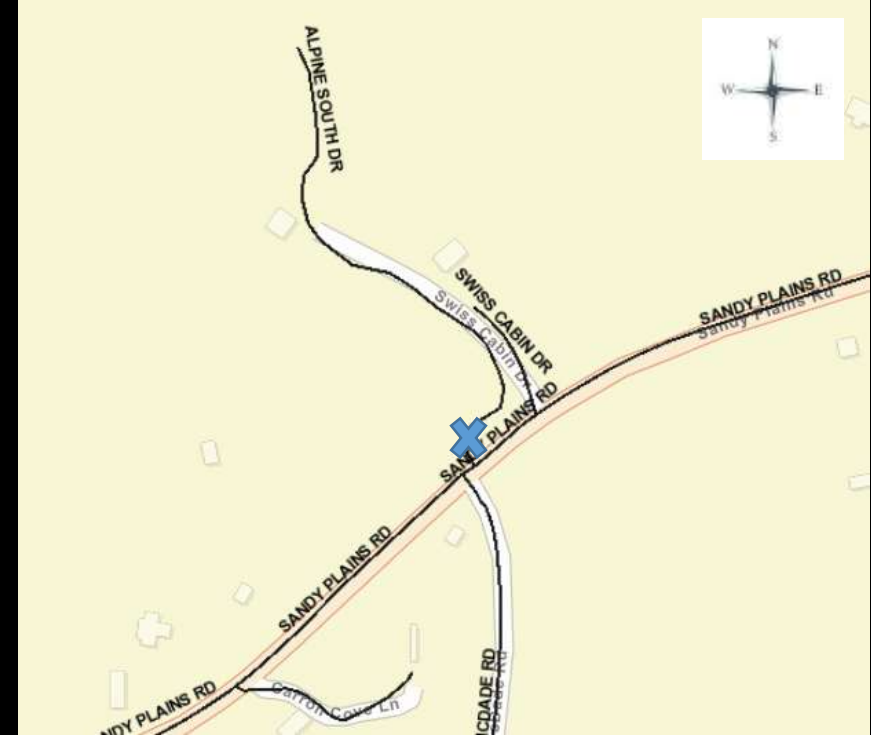
Swiss Cabin Dr. on Sandy Plains Rd.

XL.9



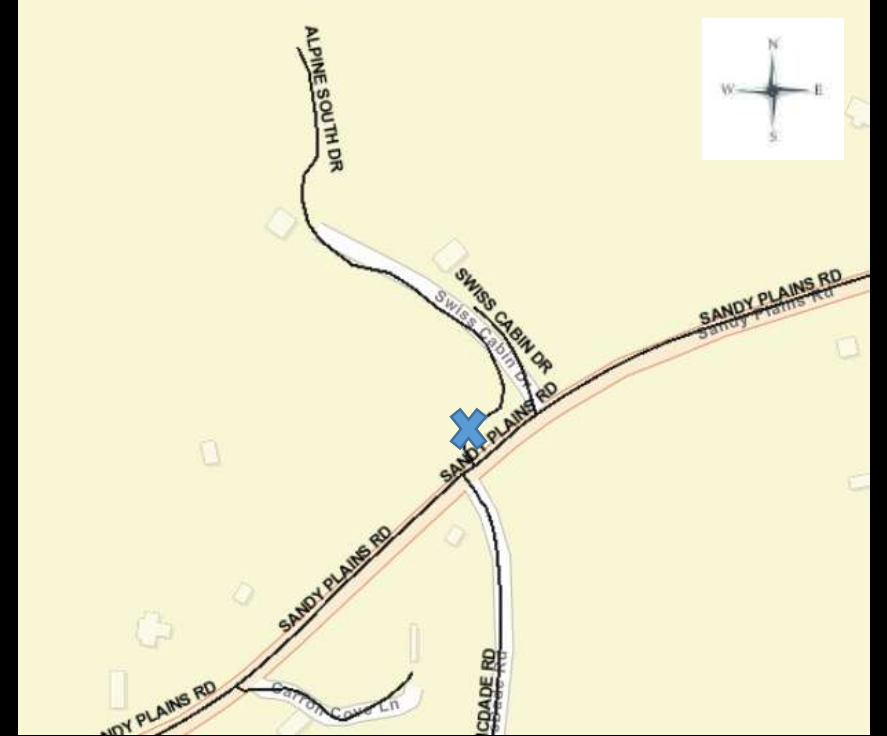
Swiss Cabin Dr. on Sandy Plains Rd.

XL.11



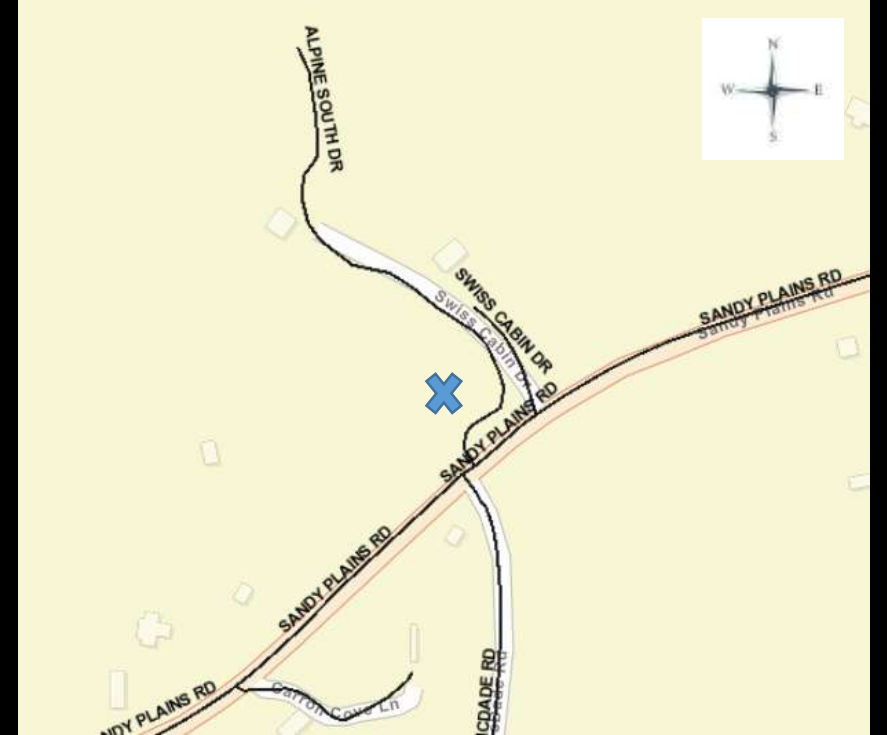
Driving down Alpine South Dr from Sandy Plains Rd

XL.12



Driving down Alpine South Dr from Sandy Plains Rd

XL.13



Driving down Alpine South Dr from Sandy Plains Rd – fields next to road

XL.14



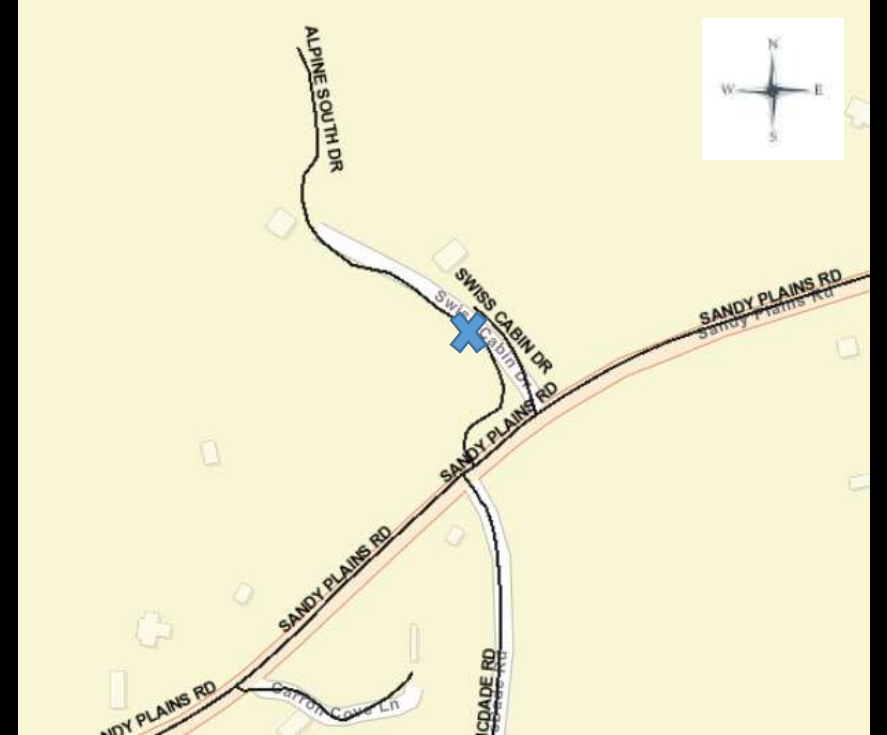
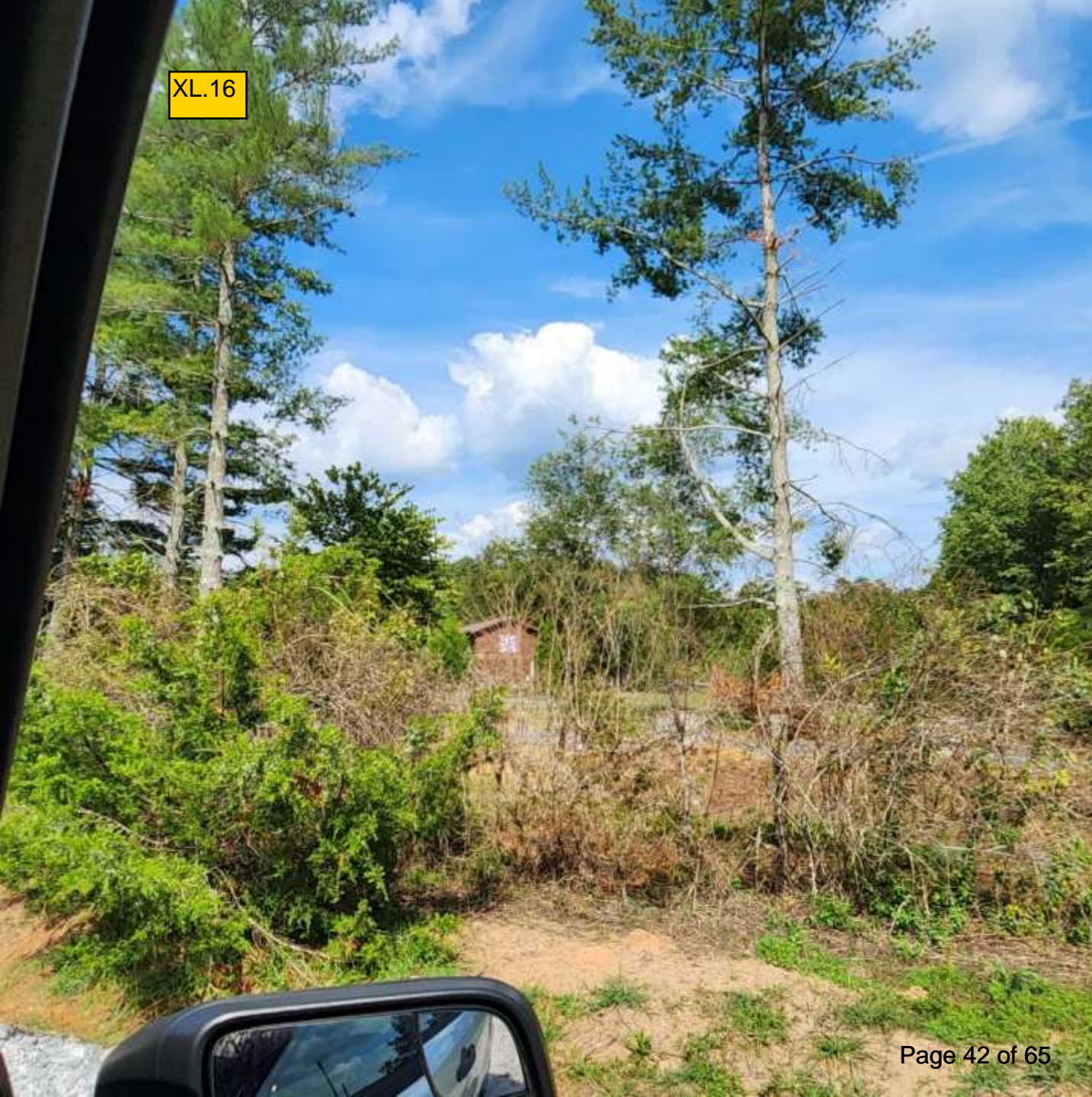
Driving down Alpine South Dr from
Sandy Plains Rd

XL.15



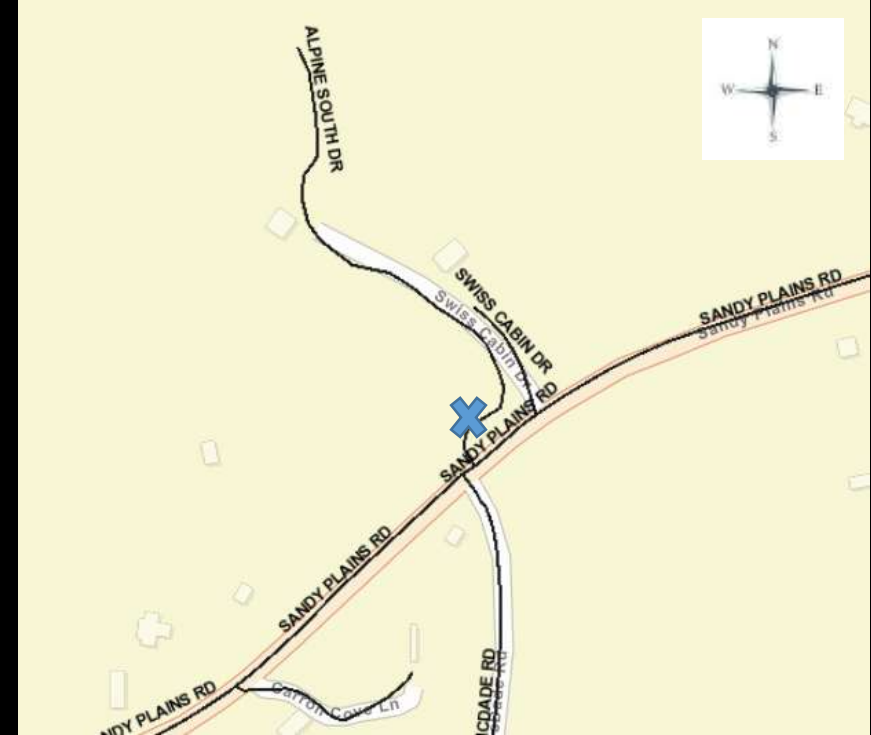
Driving down Alpine South Dr looking toward Swiss Cabin Dr off of Sandy Plains Rd.

XL.16



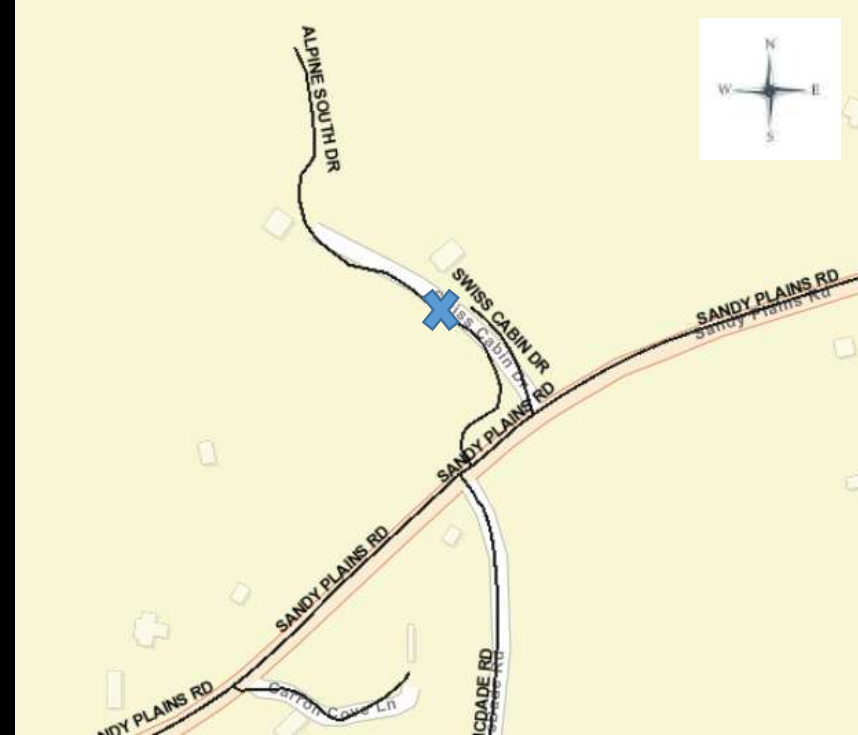
Driving down Alpine South Dr looking toward Swiss Cabin Dr off of Sandy Plains Rd. looking toward Green River Cabins.

XL.17



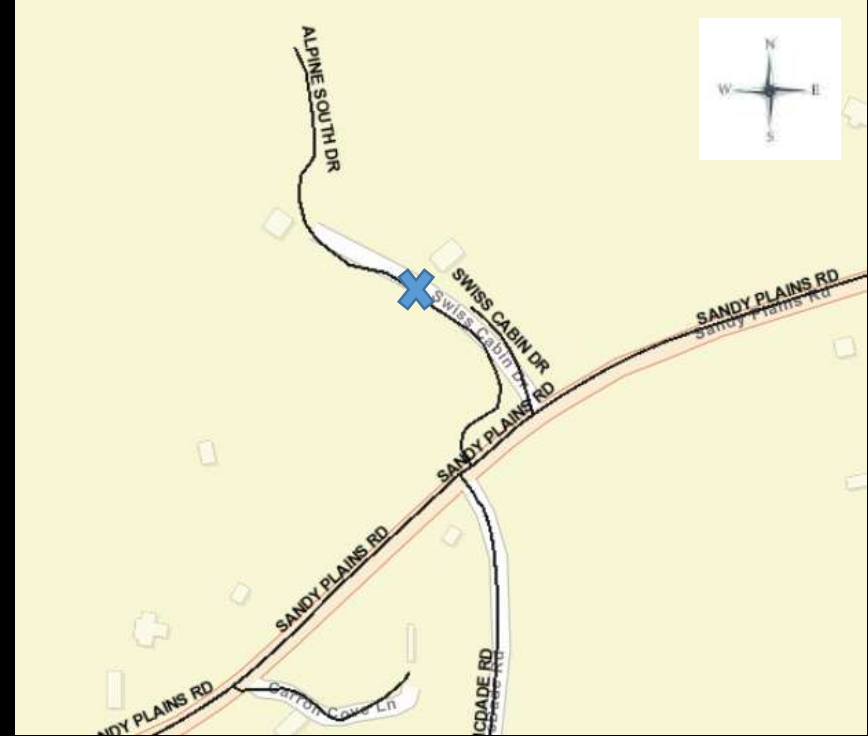
Driving down Alpine South Dr from Sandy Plains Rd

XL.18



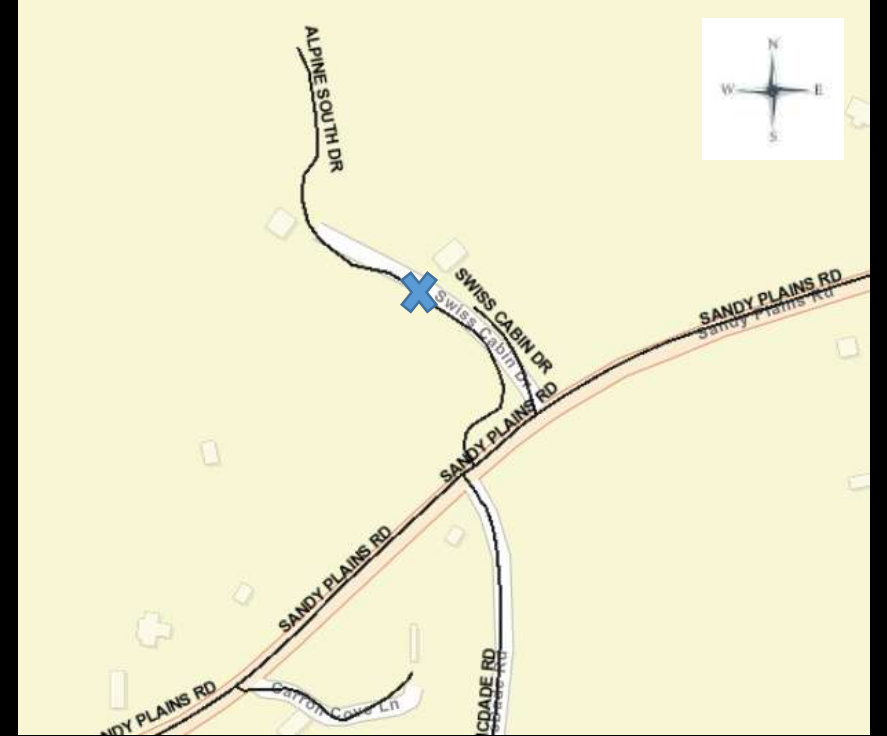
Driving down Alpine South Dr from Sandy Plains Rd – Chalet on right

XL.19



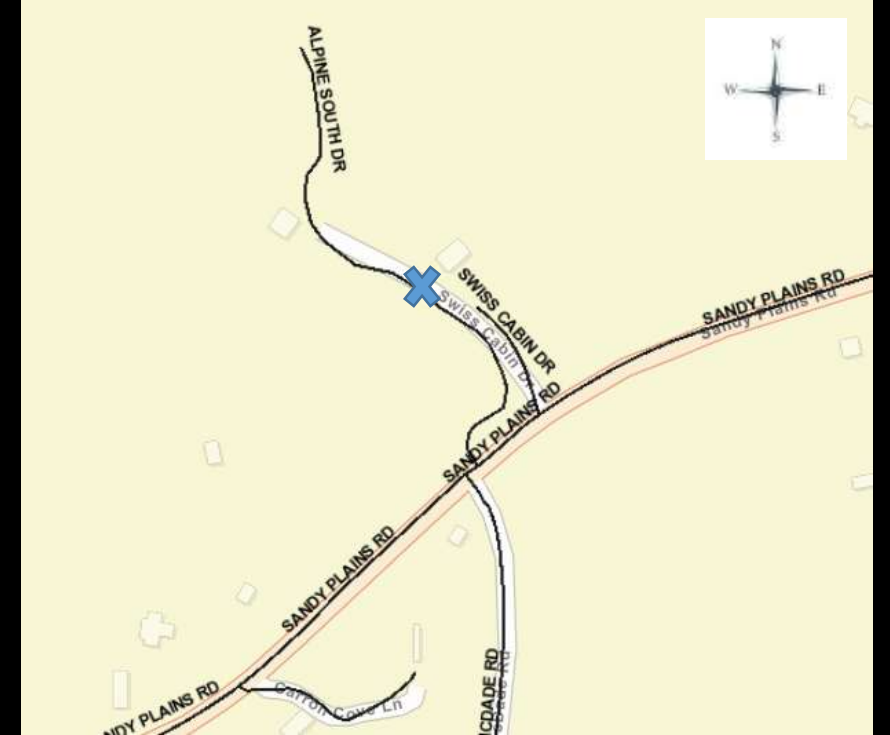
Driving down Alpine South Dr from Sandy Plains Rd – Chalet on right

XL.20



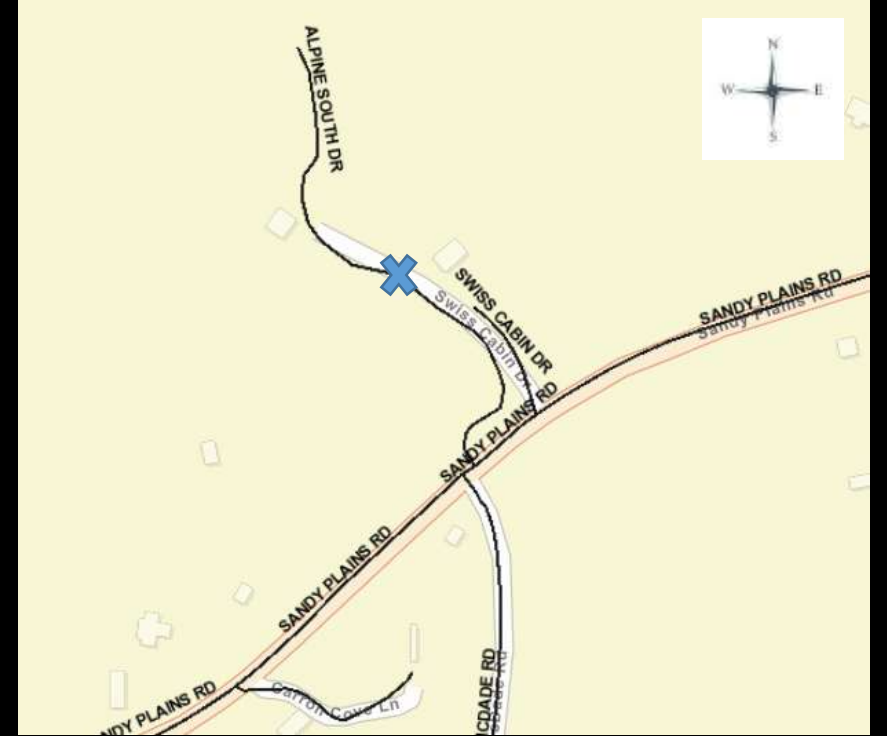
Driving down Alpine South Dr from Sandy Plains Rd – Chalet on right

XL.21



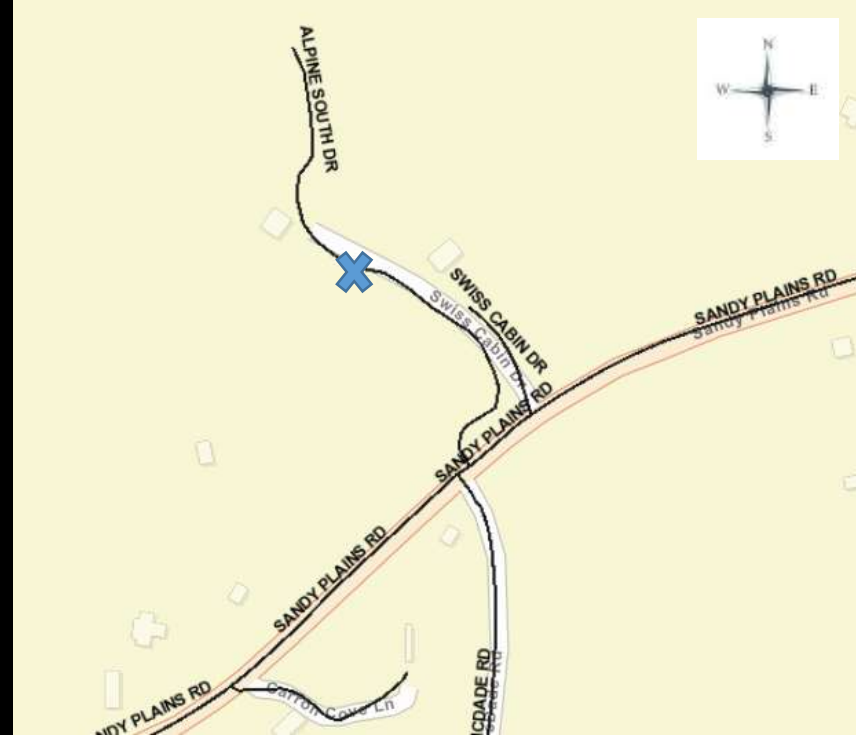
Driving down Alpine South Dr from Sandy Plains Rd – Chalet on right

XL.22



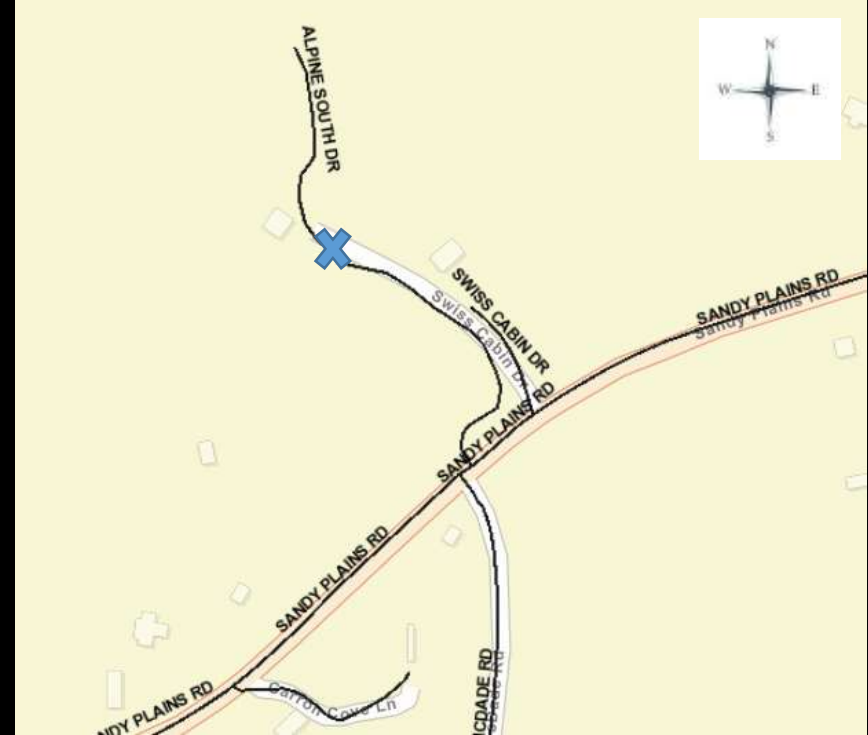
Driving down Alpine South Dr from Sandy Plains Rd – Barn ahead

XL.23



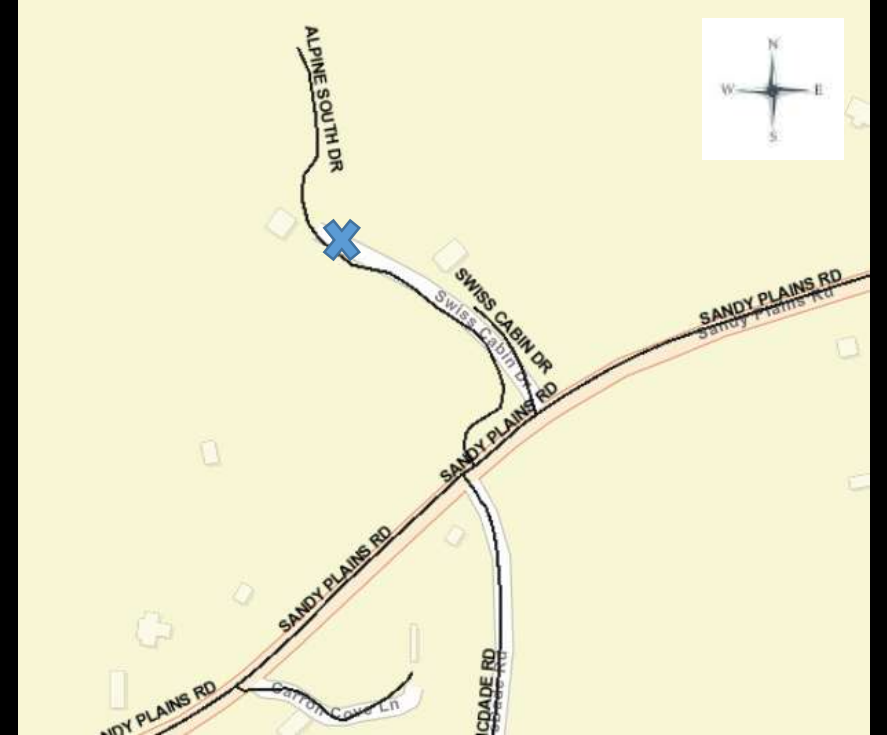
Driving down Alpine South Dr from Sandy Plains Rd – Barn ahead

XL.24



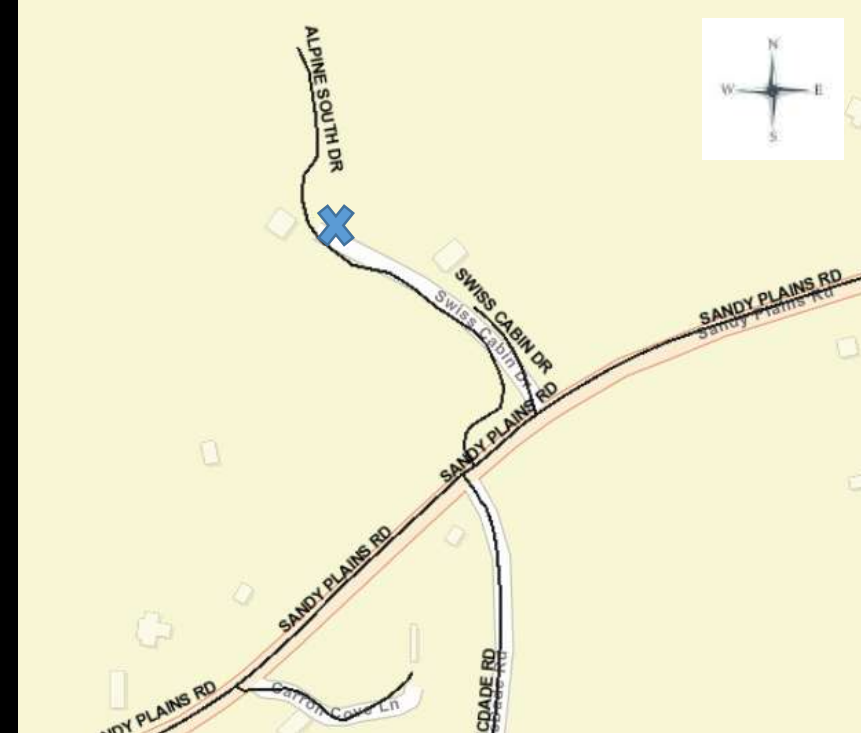
Driving down Alpine South Dr from Sandy Plains Rd – shed building

XL.25



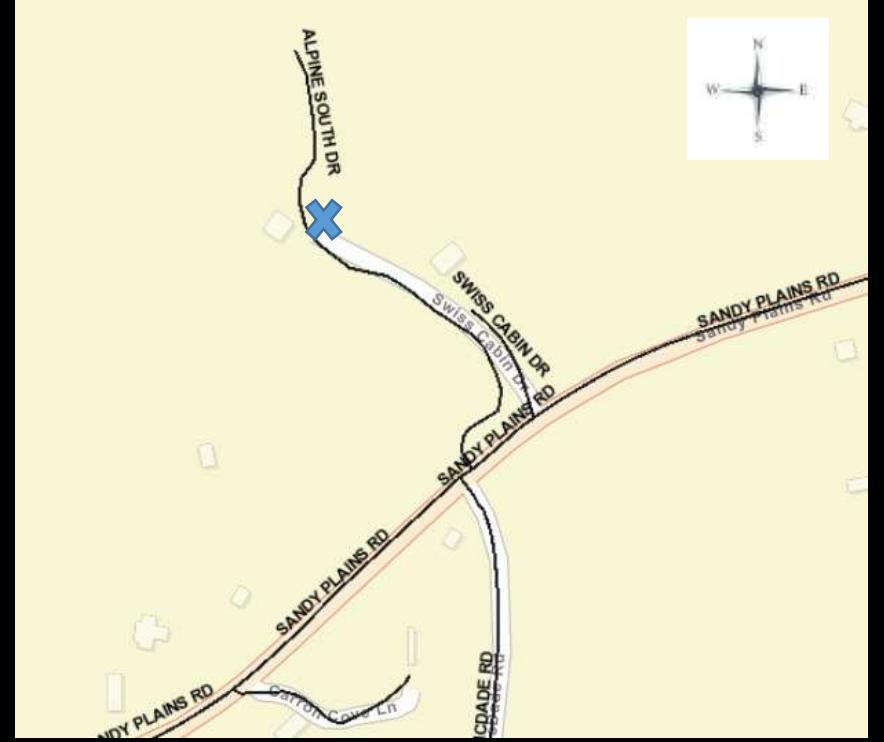
Driving down Alpine South Dr from Sandy Plains Rd – shed building

XL.27



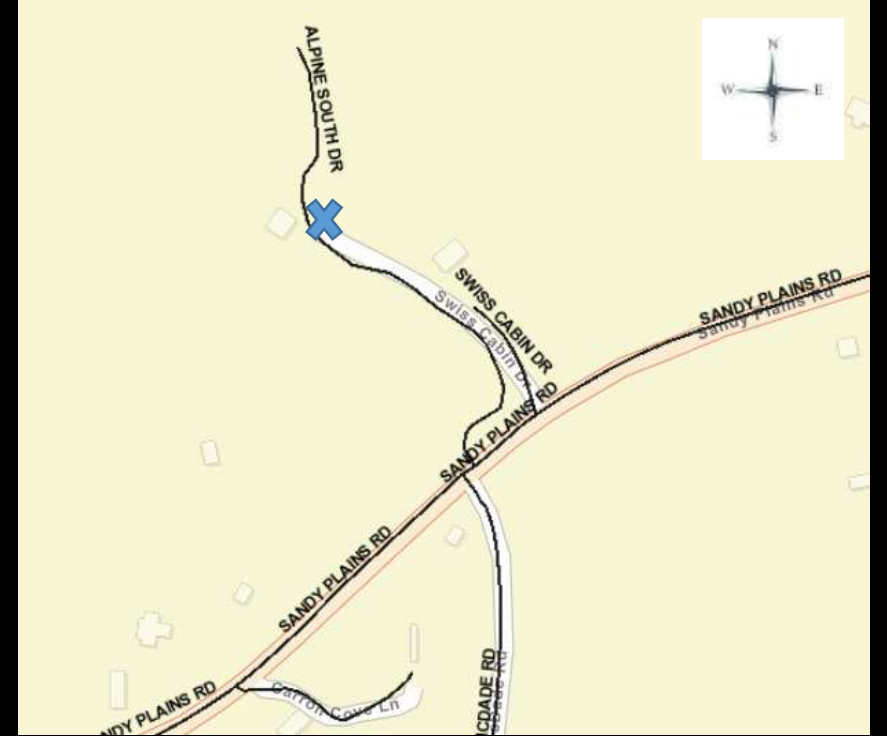
Back side of sheds

XL.29



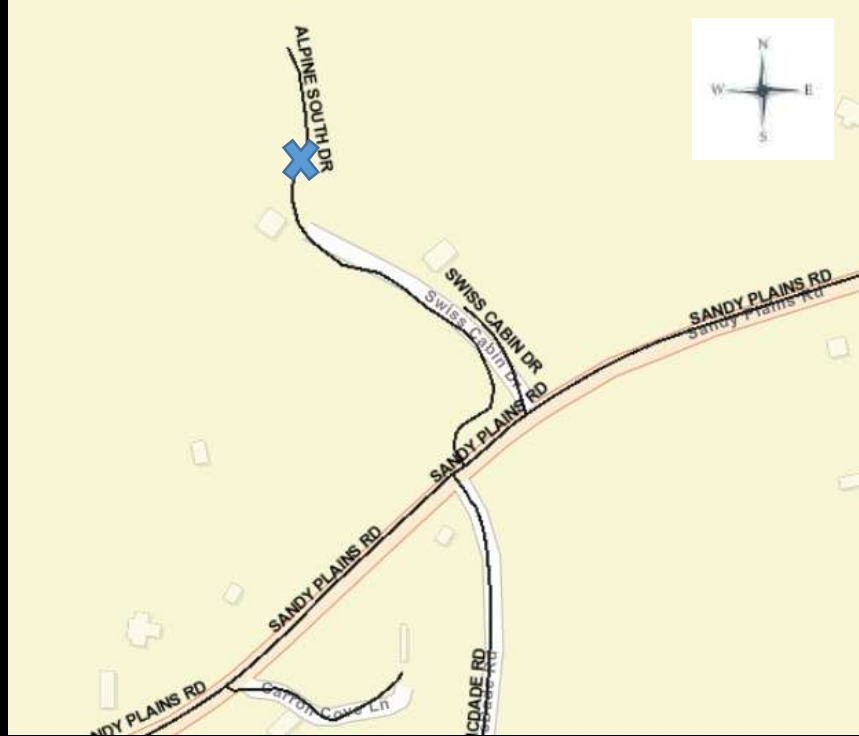
Alpine South Dr

XL.30



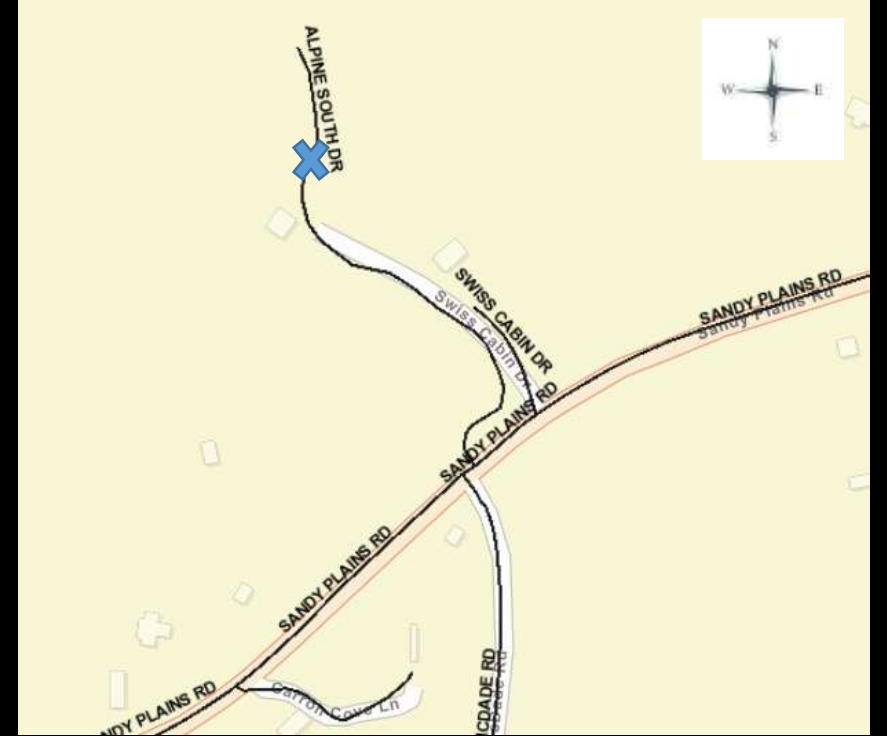
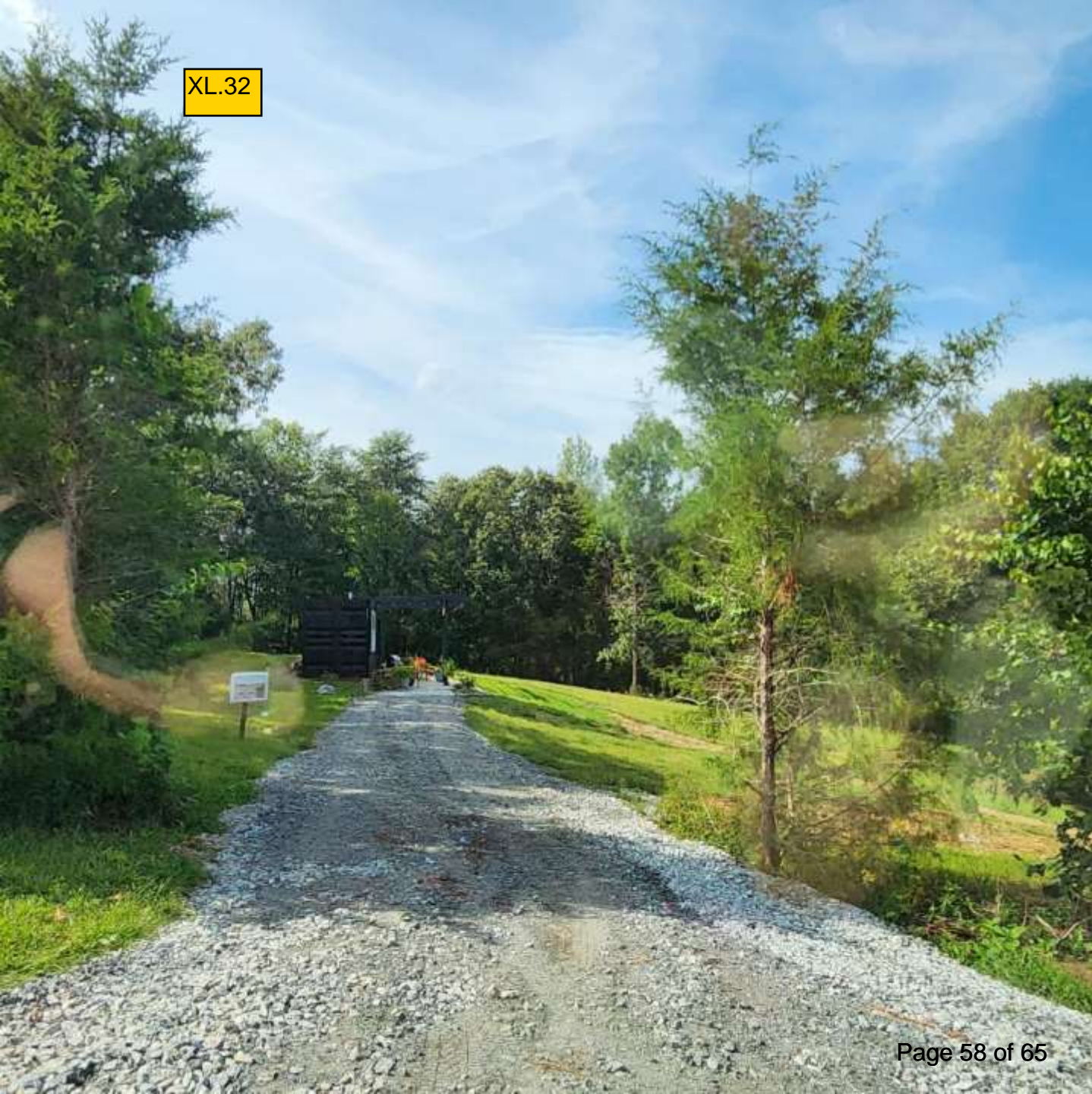
Alpine South Dr – Container, Chalet, Dome sign

XL.31



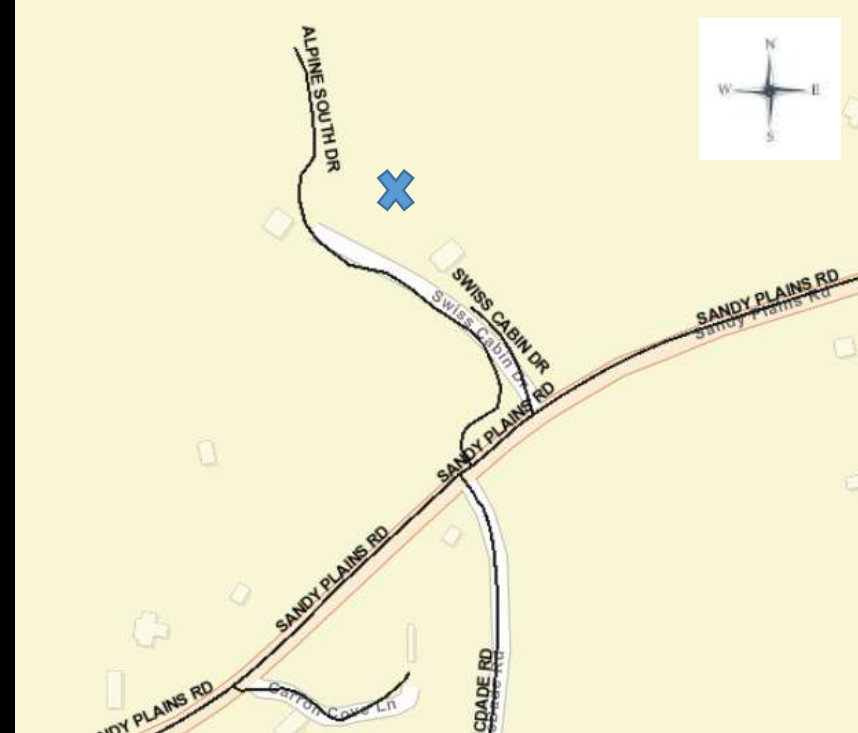
Container on Alpine South Dr

XL.32



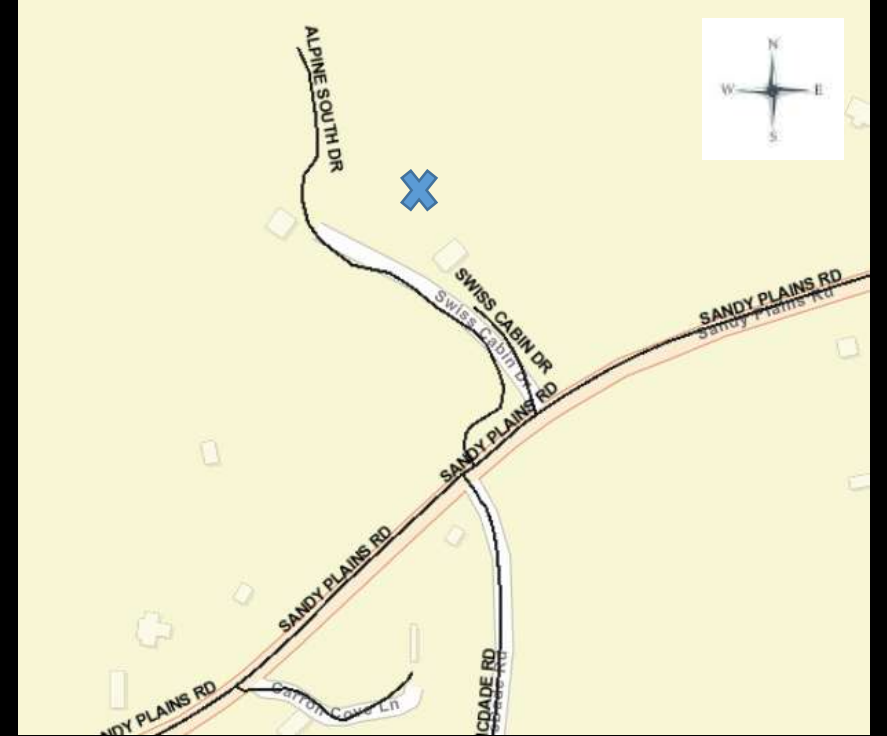
Container on Alpine South Dr

XL.33



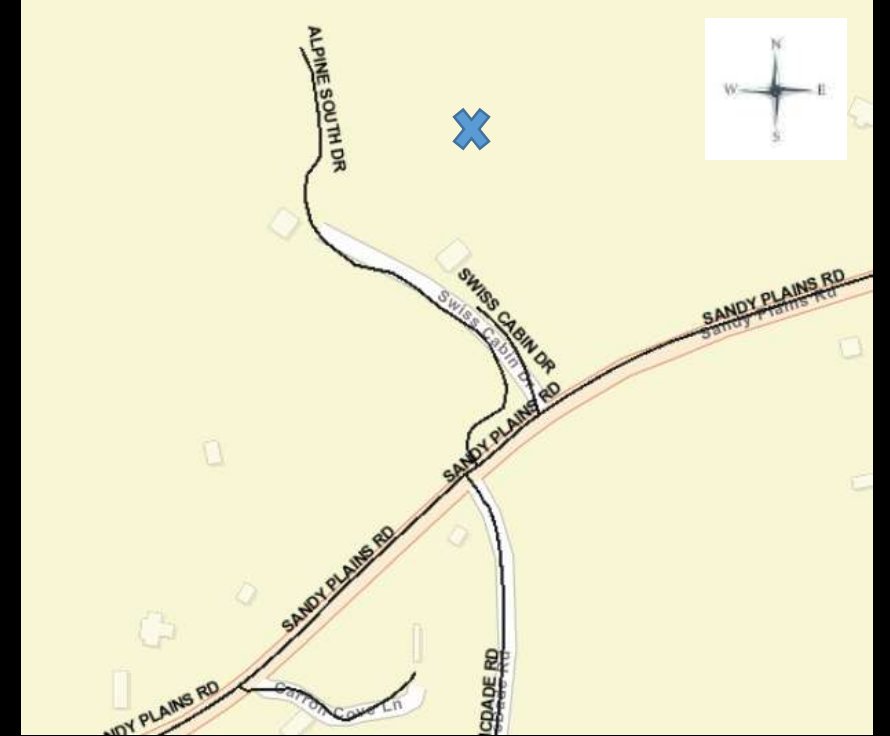
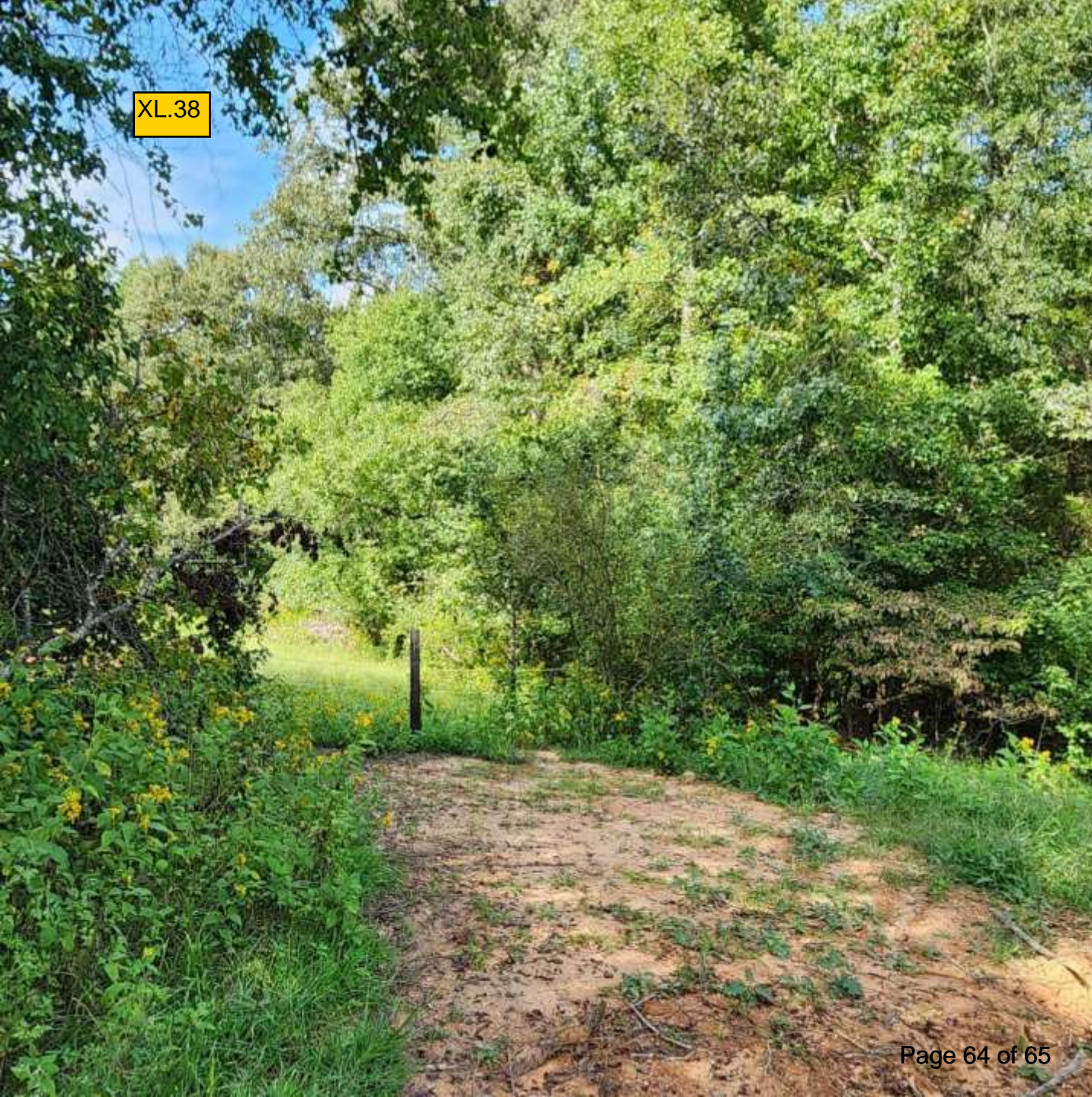
Alpine South Dr forked to right

XL.34



Alpine South Dr forked to right

XL.38



Alpine South Dr forked to right, road ends

