

**PLANNING BOARD
APRIL 13, 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. March 9, 2023 Minutes
 4. Staley Construction, LLC, Minor Subdivision - 3 lots, P84-182, 3.5 acres, Columbus Township
 5. Derbyshire Recombination, P97-268, Community Space
 6. Other Business
 7. Public Comments
 8. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

APRIL 13, 2023 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
March 9, 2023 Minutes	Cover Memo	4/6/2023

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

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

Members Absent: Lisa Krolak

Staff Present: Cathy Ruth, Chelsea Allen, Sarah Zoellers

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 Ed Daniel, seconded by Chris Jones. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from February 9, 2023

Chris Jones made a motion to approve the minutes from February 9, 2023, seconded by Ed Daniel. A vote was taken and all were in favor, the motion carried unanimously.

4. McMurray Family Trust - Minor Subdivision - 4 lots, Green Creek Township, P130-19, Total Acreage: 43.3 acres, Average Lot Size: 10.56 acres.

Cathy Ruth presented the proposed McMurray Family Trust Minor Subdivision. She stated the proposed 4-lot Minor Subdivision met the current requirements of the Polk County Subdivision Ordinance and the applicant obtained North Carolina Department of Transportation (NCDOT) approval.

Chris Jones made a motion to approve the McMurray Family Trust Subdivision, seconded by Anwar Timol. A vote was taken and all were in favor, the motion carried unanimously.

5. Peniel Farm - Minor Subdivision - 4 Lots, Columbus Township, P60-38, Total Acreage: 4.5 acres, Average Lot Size: 1.125 acres

Cathy Ruth presented the proposed Peniel Farm Minor Subdivision to the Board. The applicant received approval from North Carolina Department of Transportation (NCDOT) for approval to install a driveway. Cathy Ruth explained Lot 1 had a small building not meeting the 15' side setback. She recommended approval of the subdivision pending the building be moved or lot

line be adjusted to meet the setback requirements.

Warren Eadus made a motion to approve the Peniel Farm Minor Subdivision with the aforementioned stipulation, seconded by Libby Morris. A vote was taken and all were in favor, the motion carried unanimously.

6. Other Business

Cathy Ruth updated the Board on the timeline for submitting the zoning ordinance amendments to the Board of Commissioners.. She gave an update on the Census appeal process. And participation in the Polk County Middle School Career Day on February 16, 2023.

7. Public Comments

None.

8. Adjournment

Warren Eadus adjourned the meeting at 6:11 pm.

POLK COUNTY PLANNING BOARD

AGENDA ITEM

APRIL 13, 2023 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
Staley Construction, LLC, Minor Subdivision - 3 lots, P84-182, 3.5 acres, Columbus Township	Cover Memo	4/6/2023
Plat P84-182	Cover Memo	4/6/2023

3 Residential Houses approx 1.2 Acres a house.

MINOR SUBDIVISION AND MAJOR SUBDIVISION APPLICATION

PERMIT #

1. APPLICATION TYPE

Minor Subdivision (2-4 Lots)

Major Subdivision (5+ Lots)

NOTE: A PRE-APPLICATION CONFERENCE WITH THE SUBDIVISION ADMINISTRATOR PRIOR TO SUBMITTING THE PERMIT APPLICATION FOR A MAJOR SUBDIVISION IS RECOMMENDED.

2. PROJECT INFORMATION

Date of Application 3-4-13

Name of Project

Location

Property Size (acres) 3.5

County District

City of Lake Wales, FL

Current and Proposed Use

Residential (3 houses)

Tax Parcel Number(s)

Proposed # of Lots 3

3. CONTACT INFORMATION

Proprietor Name

Stark/Controly LLC

Address

1585 Pine Ridge Rd

Telephone

828-980-3518

E-mail Address

Stark LLC@gmail.com

Applicant Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)

Address

E-mail Address

Department at 828 824 2332

OWNER / APPLICANT SIGNATURE

DATE

3-4-13

FOR STATE USE ONLY

Permit Number

County District

Staff Signature



MINOR SUBDIVISION AND MAJOR SUBDIVISION APPLICATION

PERMIT # _____

1. APPLICATION TYPE

Minor Subdivision (2-8 Lots)

Major Subdivision (9+ Lots)

NOTE: A PRE-APPLICATION CONFERENCE WITH THE SUBDIVISION ADMINISTRATOR PRIOR TO SUBMITTING THE PRELIMINARY PLAT FOR A MAJOR SUBDIVISION IS RECOMMENDED.

2. PROJECT INFORMATION

Date of Application 3-4-23 Name of Project _____

Location _____ Property Size (acres) 3.5

Zoning District _____ Date of Last Subdivision _____

Current Land Use None Proposed Land Use Restroom Houses

Tax Parcel Number(s) _____ Proposed # of Lots 3

3. CONTACT INFORMATION

Staley Contracting LLC _____

Property Owner _____

4283 pea Ridge Rd _____ Rutherfordton NC 28139 _____

Address _____ City, State, Zip _____

828-986-3548 _____ StaleyLlc@gmail.com _____

Telephone _____ E-mail Address _____

[Signature] _____

Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)

4283 pea Ridge Rd Rutherfordton NC 28139 _____

Address _____ City, State, Zip _____

(828) 980-3548 _____

Telephone _____ E-mail Address _____

If you have any questions regarding these requirements, please contact the Polk County Community Development Department at 828.894.2732.

OWNER / APPLICANT SIGNATURE [Signature] DATE 3-4-23

FOR STAFF USE ONLY

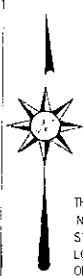
Permit Number _____ Flood? Yes Map # _____ No

Fee _____ Watershed? Yes Map # _____ No

Zoning District _____ Location # _____

Staff Signature _____ Date _____

REC-102



NORTH ARROW BASED ON
CARD FILE G, PAGE 317
POLK COUNTY REGISTRY.

THE POLK COUNTY HEALTH DEPARTMENT HAS EXPRESSED
NO OPINION AS TO THE SUITABILITY OF PRIVATE SEPTIC
SYSTEMS OR WATER SYSTEMS ON THIS PROPERTY. EACH
LOT IS SUBJECT TO INDIVIDUAL INSPECTION AND APPROVAL
OF SEPTIC SYSTEMS.

NOTES:
THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND
RESTRICTIONS OF RECORD.

NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.

ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY
FEET UNLESS OTHERWISE NOTED.

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

CURRENT OWNER(S):
STALEY CONTRACTING LLC
4283 PEA RIDGE RD. RUTHERFORDTON,
NC 28139

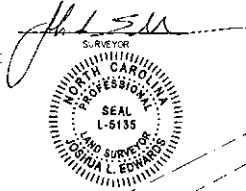
Certificate of Ownership and Dedication. I hereby certify that I
(we are) the owner(s) of the property shown and described
hereon, and that I (we) hereby adopt this plan of subdivision
with my (our) free consent, and dedicate all roads and other
easements to public use, where applicable.

Owner(s) _____ Date _____

- LEGEND:
- NIR - NEW IRON ROD
 - CM - CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - MN - MAG NAIL
 - AG - ABOVE GRADE
 - BG - BELOW GRADE
 - ⊕ - ELECTRICAL
 - ⚡ - FIRE HYDRANT
 - ⊙ - AREA LIGHT
 - ⊕ - WELL/WATER METER
 - - CALCULATED/UNMARKED POINT
 - == DRIVE/ROAD
 - - - - - APPROX. ADJOINING LINE
 - - - - - APPARENT R/W
 - - - - - OVERHEAD UTILITIES
 - BOUNDARY LINE

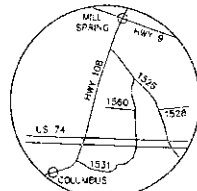
NOTE:
THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE
AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE
THAT REGULATES PARCELS OF LAND 9.5' 47'-30"(7)(1)(A)

STATE OF NORTH CAROLINA, EDGAR COUNTY, I, JOSUE L. EDWARDS
CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION-BASED
DESCRIPTION RECORDED IN BOOK 433 PAGE 1598 BOOK _____
PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED
BY LATITUDES AND DEPARTURES IS 1/10000. THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROWN LINES PULLED FROM
INFORMATION FOUND IN BOOK 162A PAGE 322. THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 170A-43 AS ADVISED WITNESS
MY HAND AND SEAL THIS 1ST DAY OF MARCH, 2023.



SURVEY FOR
STALEY CONTRACTING LLC
COLUMBUS TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: D.B. 473 PG. 1559
FEBRUARY 28, 2023
BUTLER ASSOCIATES
LAND SURVEYING, PLLC.
P.O. BOX 745
COLUMBUS, NC 28722
828-859-5390
NC FIRM NO. P-1922

Doc ID: 0048420001 Type: CAP
Recorded: 03/02/2023 at 12:16:42: PM
Fee Amt: \$21.00 Page 1 of 1
Polk, NC
Shelia Whitaker, Register of Deeds
G P#390



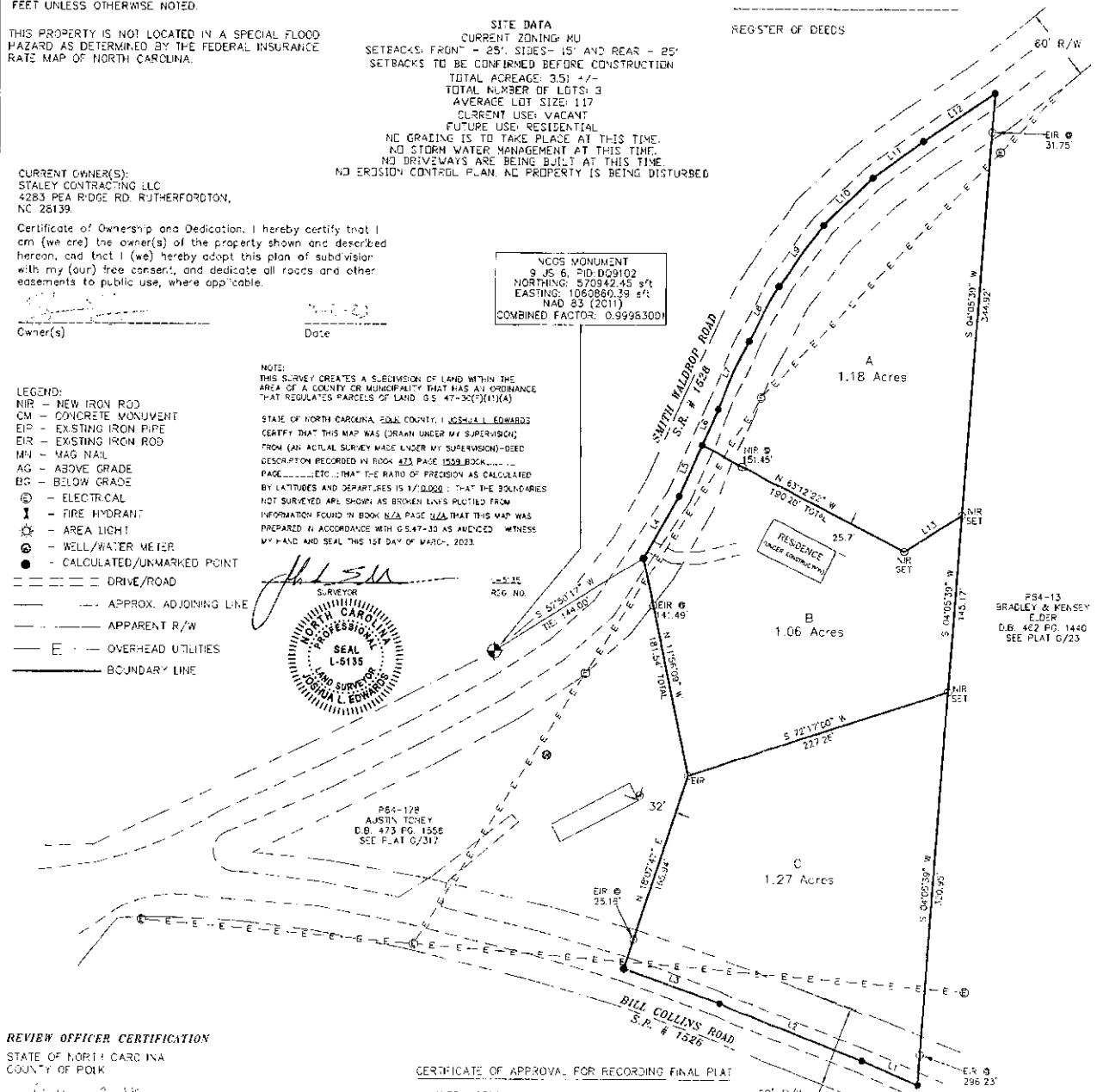
VICINITY MAP
(NOT TO SCALE)

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

SITE DATA
CURRENT ZONING MU
SETBACKS: FRONT - 25', SIDES - 15' AND REAR - 25'
SETBACKS TO BE CONFIRMED BEFORE CONSTRUCTION
TOTAL ACREAGE: 3.51 +/-
TOTAL NUMBER OF LOTS: 3
AVERAGE LOT SIZE: 117
CURRENT USE: VACANT
FUTURE USE: RESIDENTIAL
NO GRADING IS TO TAKE PLACE AT THIS TIME.
NO STORM WATER MANAGEMENT AT THIS TIME.
NO DRIVEWAYS ARE BEING BUILT AT THIS TIME.
NO EROSION CONTROL PLAN. NO PROPERTY IS BEING DISTURBED.

NCOS MONUMENT
9 JS 6, PID: 009102
NORTHING: 570942.45 sft
EASTING: 1060860.39 sft
NAD 83 (2011)
COMBINED FACTOR: 0.99963001



REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA
COUNTY OF POLK

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

REVIEW OFFICER: _____ DATE: 3-2-23

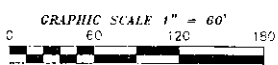
CERTIFICATE OF APPROVAL FOR RECORDING FINAL PLAT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS
HEREON HAS BEEN FOUND TO COMPLY WITH THE POLK
COUNTY, NORTH CAROLINA SUBDIVISION ORDINANCE AND
THAT THIS PLAT HAS BEEN APPROVED FOR RECORDATION
WITH THE POLK COUNTY REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR DATE: 3-2-23

LINE	BEARING	DISTANCE
L1	N 87°18'20" W	26.38
L2	N 68°49'02" W	128.11
L3	N 75°38'28" W	23.91
L4	N 29°35'03" E	158.34
L5	N 24°08'00" E	45.68
L6	N 24°08'00" E	26.03
L7	N 24°45'35" E	61.33
L8	N 29°37'24" E	51.23
L9	N 30°14'20" E	61.70
L10	N 45°34'51" E	56.42
L11	N 50°04'44" E	57.28
L12	N 55°59'38" E	70.63
L13	E 57°40'03" W	55.72

TAX PARCEL:
P84-182
14462B



Growth

POLK COUNTY PLANNING BOARD

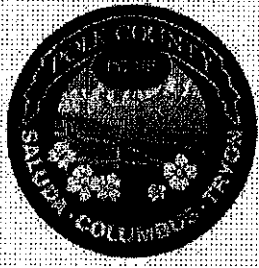
AGENDA ITEM

APRIL 13, 2023 REGULAR MEETING

Agenda Item#: 5.

ATTACHMENTS:

Description	Type	Upload Date
Derbyshire - Recombination, P97-268	Cover Memo	4/11/2023



POLK COUNTY, NC

35 Walker Street • PO Box 308 • Columbus, NC 28722 • Phone: 828-894-2732 • Fax: 828-894-2913

TWO-LOT SUBDIVISION, EXPEDITED THREE-LOT SUBDIVISION, FAMILY SUBDIVISION, AND GROUP DEVELOPMENT APPLICATION

PERMIT # _____

1. APPLICATION TYPE

- 2-Lot Subdivision Group Development
 Expedited 3-Lot Subdivision Family Subdivision, 3-8 lots (see reverse)

2. PROJECT INFORMATION

Date of Application 3-28-23 Name of Project Derbyshire P97-268
 Location Derbyshire Property Size (acres) 1.47
 Zoning District Columbus Township Date of Last Subdivision _____
 Current Land Use residential Proposed Land Use residential
 Tax Parcel Number(s) P97-268 Proposed # of Lots 1

3. CONTACT INFORMATION

Property Owner Byana, LLC
 Address 400 Landrum Road, Columbus, NC 28722
 Telephone 704-236-0467 E-mail Address bcarroll1@gmail.com

Applicant / Agent (Registered Engineer, Designer, Surveyor, etc.) Brian Carroll, manager of Byana, LLC
 Address 331 Prospect Point Drive Tryon NC 28782
 Telephone 704-236-0467 E-mail Address bcarroll1@gmail.com

If you have any questions regarding these requirements, please contact the Polk County Community Development Department at 828.894.2732.

OWNER / APPLICANT SIGNATURE [Signature], manager DATE 3-28-23

FOR STAFF USE ONLY	
Permit Number _____	Flood? Yes <input type="checkbox"/> Map # _____ No <input type="checkbox"/>
Fee _____	Watershed? Yes <input type="checkbox"/> Map # _____ No <input type="checkbox"/>
Zoning District _____	Location # _____
Staff Signature _____	Date _____

4. FAMILY SUBDIVISION LINEAL FAMILY MEMBER / SIBLING STATEMENT (FOR FAMILY SUBDIVISIONS ONLY)

I hereby acknowledge that I have created the Family Subdivision titled _____

I have read, understand, and agree to abide by the Polk County Subdivision Ordinance as it pertains to the creation of lots for lineal family members or siblings, to wit: spouse, children, or their lineal descendants or ascendants, or the lineal descendants or ascendants of said property owner as a gift, or as a settlement of the property owners' estate. The purpose for creating a Family Subdivision is to have my lineal family member(s) homestead on the new lot(s). I realize if lots are created for people other than lineal family members, then the provisions for a Minor or Major Subdivision are to be followed as outlined in the Polk County Subdivision Ordinance.

I further acknowledge that my lineal family members who will be homesteading on the newly created family lots are (attach additional sheet as necessary):

- 1. Name _____ Lot # _____
Relationship _____
- 2. Name _____ Lot # _____
Relationship _____
- 3. Name _____ Lot # _____
Relationship _____
- 4. Name _____ Lot # _____
Relationship _____
- 5. Name _____ Lot # _____
Relationship _____
- 6. Name _____ Lot # _____
Relationship _____
- 7. Name _____ Lot # _____
Relationship _____
- 8. Name _____ Lot # _____
Relationship _____

OWNER SIGNATURE: _____ DATE: _____

5. NOTES _____

PRELIMINARY PLAT

STATE OF NORTH CAROLINA
 COUNTY OF POLK

I, **CARYN RUSH**, REVIEW OFFICER OF POLK COUNTY
 CERTIFY THAT THIS MAP OR PLAT MEETS ALL STATUTORY
 REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

**JOHN A. RUSH AND
 WIFE PAMELA J. RUSH**
 TAX PARCEL # P-97-267
 DEED BOOK 455 PAGE 1872
 CARD FILE F PAGE 1561

A
 A PORTION OF
 TAX PARCEL # 97-268
 TAX PARCEL # P-97-267
 6.074 SQUARE FEET
 0.13 ACRES

B
 TAX A PORTION OF
 TAX PARCEL # P-97-267
 1.242 SQUARE FEET
 0.02 ACRES

C
 A PORTION OF
 TAX PARCEL # 97-288
 TO BE RECOMBINED WITH
 TAX PARCEL # P-97-267
 AND DEDICATED FOR
 RIGHT-OF-WAY
 1.247 SQUARE FEET
 0.02 ACRES

COMMUNITY
 SPACE
 67,066 SQUARE FEET
 1.30 ACRES

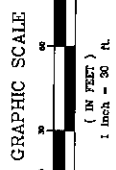
LAKE SANDY PLAINS
 OPEN SPACE
 DERBYSHIRE SUBDIVISION
 PHASE 1A & 1B
 CARD FILE E PAGE 1888

BYANA, LLC
 TAX PARCEL P-97-277
 DEED BOOK 455 PAGE 1872
 CARD FILE E PAGE 1888

AREA PREVIOUSLY DEDICATED AS
 RIGHT-OF-WAY PER CARD FILE F
 PAGE 1561 TO BE ABANDONED AND
 A NEW AREA AS SHOWN ON THIS
 PLAT TO BE DEDICATED AS NEW
 RIGHT-OF-WAY

DOVERDRIDGE DRIVE
 (46' RIGHT-OF-WAY)
 CARD FILE E PAGE 1888

**DANIEL J. SULLIVAN AND
 WIFE BARBARA S. SMITH**
 DEED BOOK 384 PAGE 2002
 CARD FILE E PAGE 1888



LINE	LENGTH	BEARING
L1	27.82'	S 23°26'54" W
L2	38.72'	N 18°21'06" W
L3	9.28'	N 19°21'06" W
L4	22.89'	N 23°36'54" E
L5	27.48'	N 18°21'06" W
L6	27.82'	N 24°01'3" E

SURVIVOR CERTIFICATES:

1. TYRONE D. CANTRELL, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN
 ACTUAL FIELD SURVEY MADE BY ME ON FEBRUARY 15, 2023; THAT THE RECORD
 REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAT; THAT THE BOUNDARIES
 SHOWN ON THIS PLAT ARE AS SHOWN ON THE FACE OF THIS PLAT; THAT THE
 RECORD REFERENCES AS SHOWN ON THE FACE OF THIS PLAT ARE CORRECT;
 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-50 AS AMENDED.
 THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF
 EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE
 DEFINITION OF SUBDIVISION.

TYRONE D. CANTRELL, PLS-4150 DATE _____



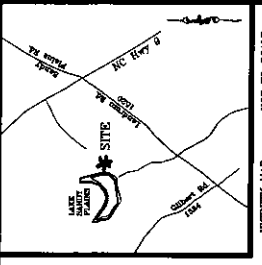
GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN HEREON.
4. BASIS OF BEARINGS FOR THIS SURVEY IS NC GRID (NAD 83/2011) PER GPS OBSERVATION USING VRS-RTK DATA STREAM PROVIDED BY NC UTILITY SYSTEM.
5. NO MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION. THE SURVEYOR HAS NO KNOWLEDGE OF ANY EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAYS, COVENANTS, OR RESTRICTIONS THAT THE SURVEYOR HAS NO KNOWLEDGE.
7. A PORTION OF THE SUBJECT PROPERTY DOES NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP.
8. THE POLK COUNTY HEALTH AND HUMAN SERVICES AGENCY HAS EXPRESSED SYSTEMS ON US TO THE SATISFACTION OF PRIVATE SEPTIC SYSTEMS OR WATER AND APPROVAL OF SEPTIC SYSTEMS.

CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD
C1	16.52'	455.00'	82.93'	S 15°20'14" E	16.52'

LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POINT



TRUE NORTH SURVEYING & MAPPING

RECOMBINATION SURVEY FOR:
JOHN A. & PAMELA J. RUSH
 DERBYSHIRE SUBDIVISION
 COLUMBUS TOWNSHIP
 POLK COUNTY, NORTH CAROLINA

OWNER OF RECORD:
BYANA, LLC
 1 HARDING LANE
 ROUSON, NJ 07760

PREPARED FOR:
JOHN & PAMELA RUSH

SCALE: 1" = 30'
 DRAWN BY: T. CANTRELL
 CHECKED BY: T. CANTRELL
 ISSUE DATE: FEBRUARY 20, 2023
 DRAWING FILE: 2302-03-100
 JOB #: 2302-03-100
 REVISIONS:

450 WEBBER LANE
 COLUMBUS, NC 28722
 828-617-4000