

**PLANNING BOARD
OCTOBER 13, 2022
5:30 PM**



**BRYANT H. WOMACK
BUILDING
40 COURTHOUSE ST.
COLUMBUS, NC 28756**

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1. Call to Order
 2. Approval of Agenda
 3. Approval of Minutes
 - A. Draft Minutes - September 8, 2022
 4. Zoning Ordinance - Permitted Use Table Updates
 5. Other Business
 6. Public Comments
 7. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

OCTOBER 13, 2022 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
PB Minutes 9.8.2022 - DRAFT	Exhibit	10/5/2022

PLANNING BOARD
September 8, 2022 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Don Hofmann, Ray Gasperson, Chris Jones, Warren Eadus, Anwar Timol, Edward Daniel, Lisa Krolak
Staff Present: Cathy Ruth (County Planner), Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary)
Also Present: Jacob Lions

1. Call to Order

2. Approval of Agenda

A motion to approve agenda by Chris Jones, seconded by Edward Daniel. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Draft Minutes - August 11, 2022

A motion to approve the minutes by Chris Jones, seconded by Don Hofmann. All in favor, motion carried unanimously.

4. Minor Subdivision - Tricycle Hill, P96-93 (17.93 acres) - 6 lots, Jacob Lions

Cathy Ruth gave an overview of the Tricycle Lane minor subdivision of six lots, average lot size 3.03 acres, total of 17.93 acres, an existing mobile home park on site. The proposed minor subdivision meets the requirements of the Polk County Subdivision Ordinance and recommended its approval to the Board. The Board addressed questions and concerns to the applicant Jacob Lions regarding the proposed subdivision.

Motion to approve Tricycle Lane minor subdivision by Chris Jones, seconded by Anwar Timol. All in favor, motion carried unanimously.

5. Zoning Ordinance - Permitted Use Table Updates

Cathy Ruth presented different examples of definitions for Boarding Houses/Dormitories from other counties and North Carolina Building Code. The Board discussed the permitted use table for Boarding Houses/Dormitories and requested Cathy Ruth come back with discussed changes and recommendations at the next month's meeting.

6. Other Business

Cathy Ruth discussed the Census work within the department in order to appeal

the low 2020 Census count due to a discrepancy in housing unit reduction from 2010 to 2020. She provided the Board with a copy of the NCACC County Map Book for personal reference.

7. Public Comments

None.

8. Adjournment

Due to an early departure by Chair, Ray Gasperson, Ed Daniels, Vice-Chair to the Board adjourned the meeting at 6:28pm.