

**PLANNING BOARD
SEPTEMBER 14, 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 - July 13, 2023
 - A. Approval of Minutes from July 13, 2023
 4. Tricycle Hill Rentals - Minor Subdivision - 7 lots, P96-93, Columbus Township, P93-96, Total Acreage:18.16 acres, Average Lot Size: 2.59 acres.
 5. Zoning Ordinance - RV/Vacation Rental Discussion
 6. Other Business
 7. Public Comments
 8. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

SEPTEMBER 14, 2023 REGULAR MEETING

Agenda Item#: A.



POLK COUNTY, NC

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

MINOR SUBDIVISION AND MAJOR SUBDIVISION APPLICATION

PERMIT # 2P25405

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 8-28-23 Name of Project TRicycle Hill Rentals
Location Pedal Park LN + TRicycle Hill LN Property Size (acres) 18 acres
Zoning District Multiple Use Date of Last Subdivision 9-15-22
Current Land Use Mobile Home Park Proposed Land Use Residential
Tax Parcel Number(s) P96-93 Proposed # of Lots 7

3. CONTACT INFORMATION

TRicycle Lane LLC
Property Owner
74 Pedal Park Lane TRYON, NC 28782
Address City, State, Zip
828-280-0919 Jlions94@gmail.com
Telephone E-mail Address

Jacob Lions
Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)
74 Pedal Park Lane TRYON, NC 28782
Address City, State, Zip
828-280-0919 Jlions94@gmail.com
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 Jacob Lions

DATE 8-28-23

FOR STAFF USE ONLY

Permit Number 25405 Flood? Yes ☐ Map # _____ No ☒
Fee 450.00 Watershed? Yes ☐ Map # _____ No ☒
Zoning District MU Location # 8321
Staff Signature Chelsea Allen Date 8/28/2023

4. DESCRIPTION OF PROJECT (BRIEFLY EXPLAIN THE NATURE OF THIS REQUEST.)

CREATING Two Separate parcels
in order to build single family
cottage rentals

#1 lot 6 is going away, will only be seven. - cva

DATE 9/06/23
TIME 10:21:44
USER PLCHELS

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 25405 ZONING PERMIT APPLIED 8/28/2023
WORK ORDER# 48620 TYPE SUBDIVISION FEES ISSUED 8/28/2023
LOCATION PEDAL PARK LN EXPIRES 2/24/2024
PIN HEALTH
PARCEL ID P96-93 TRYON REFERENCE
TOWNSHIP 9 COLUMBUS- OUTSIDE ACREAGE 9.130 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL TO 9 L/; R/ TURNER RD; R/ TRI CYCLE HILL LN; LE RD FOR
L/ PEDAL PARK LN

TRI CYCLE LANE LLC
74 PEDAL PARK LANE
TRYON NC 28782

OWNER ID 51276
PHONE 828.280.0919

OWNER TRI CYCLE LANE LLC
OCCUPANT TRI CYCLE LANE LLC 828.280.0919

SUBDIVISION
W/ HOME PARK TRI CYCLE HILL P96-93 8HU LOT #: 1
ZONING DISTRICT MU
COND/ SPECIAL USE
SETBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15
PARKING SPACES
SIGNS/ PAVING
TYPE WATER/ SEWER
DESCRIPTION MINOR SUBDIVISION (7 LOTS)

SURVEYOR
GENERAL

SITE PLAN

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*

PERMIT ISSUED: 8/28/2023 BY: PLSZOEL PERMIT EXPIRES: 2/24/2024 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.

SIGNATURE OF OWNER/ AGENT

DATE

CODE ENFORCEMENT OFFICIAL

DATE 9/06/23
TIME 10:21:44
USER PLCHELS

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

PERMIT NUMBER ZP 25405 ZONING PERMIT APPLIED 8/28/2023
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PIN HEALTH
PARCEL ID P96-93 TRYON REFERENCE
TOWNSHIP 9 COLUMBUS- OUTSIDE ACREAGE 9.130 CENSUS TRACT
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DIRECTIONS PENIEL TO 9 L/; R/ TURNER RD; R/ TRI CYCLE HILL LN; LE RD FOR
L/ PEDAL PARK LN

TRI CYCLE LANE LLC

OWNER ID 51276
PHONE 828.280.0919

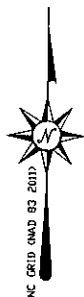
74 PEDAL PARK LANE

TRYON NC 28782

OWNER TRI CYCLE LANE LLC
OCCUPANT TRI CYCLE LANE LLC

828.280.0919

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MINOR	1	450.00	450.00	450.00	
PAID BY: TRI CYCLE LANE LLC			CK#:	1207 PAID BY CHECK	
TRANSACTION TOTALS			450.00	450.00	



STATE OF NORTH CAROLINA

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

REGISTER OF DEEDS

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.

REVISED AUGUST 2023 TO ADD LOTS 7 & 8.
ONLY LOTS 7 & 8 SURVEYED AUGUST 2023.

CURRENT OWNER(S):
TRICYCLE LANE LLC
PO BOX 2572 HENDERSONVILLE NC 28793

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.

Certificate of Ownership and Dedication. I hereby certify that I
am (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)
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
E - ELECTRICAL
F - FIRE HYDRANT
A - AREA LIGHT
W - WELL/WATER METER
C - CALCULATED/UNMARKED POINT

DRIVE/ROAD
APPROX. ADJOINING LINE
APPARENT RW
OVERHEAD UTILITIES
BOUNDARY LINE

LINE	BEARING	DISTANCE
L1	S 51°10'03" E	81.93
L2	N 48°07'09" W	90.47
L3	N 47°05'30" W	78.70
L4	N 44°32'55" W	112.77
L5	N 40°11'05" W	86.81
L6	N 39°21'37" W	85.28
L7	N 39°21'37" W	25.06
L8	N 35°32'58" W	94.54
L9	N 34°56'01" W	70.03
L10	N 31°05'51" W	53.31
L11	N 18°44'43" W	55.13
L12	N 10°28'49" W	47.51
L13	N 07°59'00" W	85.81
L14	N 11°49'37" W	45.60
L15	N 24°57'17" W	47.22
L16	N 24°57'17" W	101.45
L17	N 14°34'03" W	46.28
L18	N 04°14'13" W	45.96
L19	N 00°41'59" E	152.62
L20	N 01°49'01" E	85.61
L21	S 01°45'32" W	12.30
L22	N 64°31'52" W	48.58
L23	N 72°33'28" W	45.02
L24	N 49°47'23" W	82.32
L25	N 13°46'01" W	25.93
L26	N 45°15'24" W	77.58
L27	N 45°15'24" W	7.66
L28	N 29°56'15" W	25.53
L29	N 34°53'00" W	37.50
L30	N 26°37'24" W	56.97
L31	N 76°51'25" W	59.69
L32	N 60°00'04" W	15.28
L33	N 59°47'10" W	18.51
L34	S 69°48'47" W	15.33
L35	N 47°11'52" W	14.75
L36	N 38°03'59" W	39.70
L37	N 25°46'34" W	41.54
L38	N 35°57'19" W	45.14
L39	N 21°05'35" W	42.06
L40	N 33°55'43" W	58.91
L41	N 02°44'12" E	52.05
L42	N 30°00'50" W	57.01
L43	N 09°45'08" W	177.38
L44	N 19°18'15" W	56.73
L45	N 19°18'15" W	20.35
L46	N 15°43'24" W	32.19
L47	N 05°55'30" E	22.69
L48	N 33°14'25" E	24.05
L49	N 41°05'33" E	75.29

NC FIRM LICENSE NO. P-1922
RATIO OF PRECISION: 1:10,000
D-182-75

REVISED SURVEY FOR:
TRICYCLE LANE
COLUMBUS TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: D.B. 467 PG. 1587
JULY 15, 2022

REVISED: JUNE 5, 2023
REVISED: AUGUST 22, 2023
BUTLER ASSOCIATES
LAND SURVEYING, PLLC.

P.O. BOX 745
COLUMBUS, NC 28722
828-859-5390
NC FIRM NO. P-1922

SITE DATA

CURRENT ZONING: MU
SETBACKS: FRONT - 25', SIDES - 15' AND REAR - 25'
SETBACKS TO BE CONFIRMED BEFORE CONSTRUCTION

TOTAL ACRES: 18.16 +/-
TOTAL NUMBER OF LOTS: 7
AVERAGE LOT SIZE: 2.59

0.9 +/- ACRES IN TRICYCLE HILL LN. R/W.

0.68 +/- ACRES IN PEDAL PARK LN. R/W.

ALL LOTS HAVE FRONTAGE ON TRICYCLE HILL LN. OR PEDAL PARK LN.

CURRENT USE: RESIDENTIAL (MOBILE HOME PARK) / VACANT

FUTURE USE: RESIDENTIAL

NO EROSION CONTROL PLAN; NCEQ HAS BEEN NOTIFIED.
DEVELOPER INTENDS TO LIMIT DISTURBANCE TO THE HOMESITE WITH
NO INTENTIONS OF ANY MAJOR GRADING

CONSTRUCTION TIMELINE:

DEVELOPER INTENDS TO BEGIN CONSTRUCTION IMMEDIATELY UPON APPROVAL.
DEVELOPER PLANS TO COMPLETE CONSTRUCTION IN 2 YEARS.

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 (G.S. 47-30P(1)(IIA))

STATE OF NORTH CAROLINA, POLK COUNTY, JOSHUA L. EDWARDS
CERTIFY THAT THIS MAP WAS (DRAWN UNDER MY SUPERVISION)
FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED
DESCRIPTION RECORDED IN BOOK 487 PAGE 1987 BOOK

BOOK 487 PAGE 1987 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 487 PAGE 1987 THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS
MY HAND AND SEAL THIS 23RD DAY OF AUGUST, 2023.

Designed by:

Joshua L. Edwards

REGISTERED SURVEYOR

EIR # 879.81

0.41' LEFT

280.33'

EIR # 896.43

110.9'

132.25'

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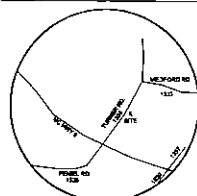
132.25'

110.9'

132.25'

110.9'

132.25'



VICINITY MAP
(NOT TO SCALE)

P96-43
TERRY RUSSELL PROPERTIES
D.B. 448 PG. 1240

LINE	BEARING	DISTANCE
L50	S 53°51'59" W	32.48
L51	N 46°44'12" W	128.23
L52	N 46°44'12" W	142.11
L53	N 64°21'43" W	72.44

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF POLK

I, _____, 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

Certificate of Approval for Preliminary Plat. This certifies that the
Polk County Planning Board approved the preliminary plat of the
subdivision on the _____ day of _____, 20____.

Chairman, Polk County Planning Board

GRAPHIC SCALE 1" = 100'
0' 100' 200' 300'

TAX PARCEL:

P96-93
P96-212
P96-213
P96-214
P96-215
P96-216

14301B2



STATE OF NORTH CAROLINA

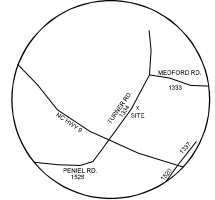
POLK COUNTY
OFFICE OF REGISTER OF DEEDS
FILED FOR RECORD THIS THE _____ DAY
OF _____, 20____ AT _____ O'CLOCK _____ M
AND DULY REGISTERED IN SAID OFFICE
CARD FILE _____ PAGE _____

REGISTER OF DEEDS

REVISED SURVEY FOR:
TRICYCLE LANE
COLUMBUS TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: D.B. 467 PG. 1587
JULY 15, 2022

REVISED: JUNE 5, 2023
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BUTLER ASSOCIATES
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P.O. BOX 745
COLUMBUS, NC 28722
828-859-5390
NC FIRM NO. P-1922



VICINITY MAP
(NOT TO SCALE)

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REVISED AUGUST 2023 TO ADD LOTS 7 & 8
ONLY LOTS 7 & 8 SURVEYED AUGUST 2023.

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PO BOX 2572 HENDERSONVILLE NC 28793

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Certificate of Ownership and Dedication. I hereby certify that I
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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
E - ELECTRICAL
I - FIRE HYDRANT
A - AREA LIGHT
W - WELL/WATER METER
C - CALCULATED/UNMARKED POINT

- DRIVE/ROAD
----- APPROX. ADJOINING LINE
----- APPARENT R/W
----- OVERHEAD UTILITIES

BOUNDARY LINE

LINE	BEARING	DISTANCE
L1	S 51°10'03" E	21.93'
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L26	N 45°15'24" W	77.58'
L27	N 45°15'24" W	7.80'
L28	N 29°56'15" W	29.53'
L29	N 34°53'00" W	37.50'
L30	N 26°37'24" W	56.97'
L31	N 76°51'25" W	59.69'
L32	N 60°00'04" W	15.26'
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P96-43
TERRY RUSSELL PROPERTIES
LLC
D.B. 448 PG. 1240

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF POLK

I, _____, 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

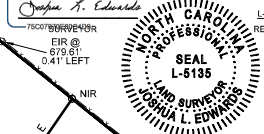
DATE

SITE DATA
CURRENT ZONING: MU
SETBACKS: FRONT - 25', SIDES- 15' AND REAR - 25'
SETBACKS TO BE CONFIRMED BEFORE CONSTRUCTION
TOTAL ACREAGE: 18.16 +/-
TOTAL NUMBER OF LOTS: 7
AVERAGE LOT SIZE: 2.59
0.9 +/- ACRES IN TRICYCLE HILL LN. R/W.
0.68 +/- ACRES IN PEDAL PARK LN. R/W.
ALL LOTS HAVE FRONTAGE ON TRICYCLE HILL LN. OR PEDAL PARK LN.
CURRENT USE: RESIDENTIAL (MOBILE HOME PARK) / VACANT
FUTURE USE: RESIDENTIAL
NO EROSION CONTROL PLAN; NCDEQ HAS BEEN NOTIFIED.
DEVELOPER INTENDS TO LIMIT DISTURBANCE TO THE HOME SITE WITH
NO INTENTIONS OF ANY MAJOR GRADING.

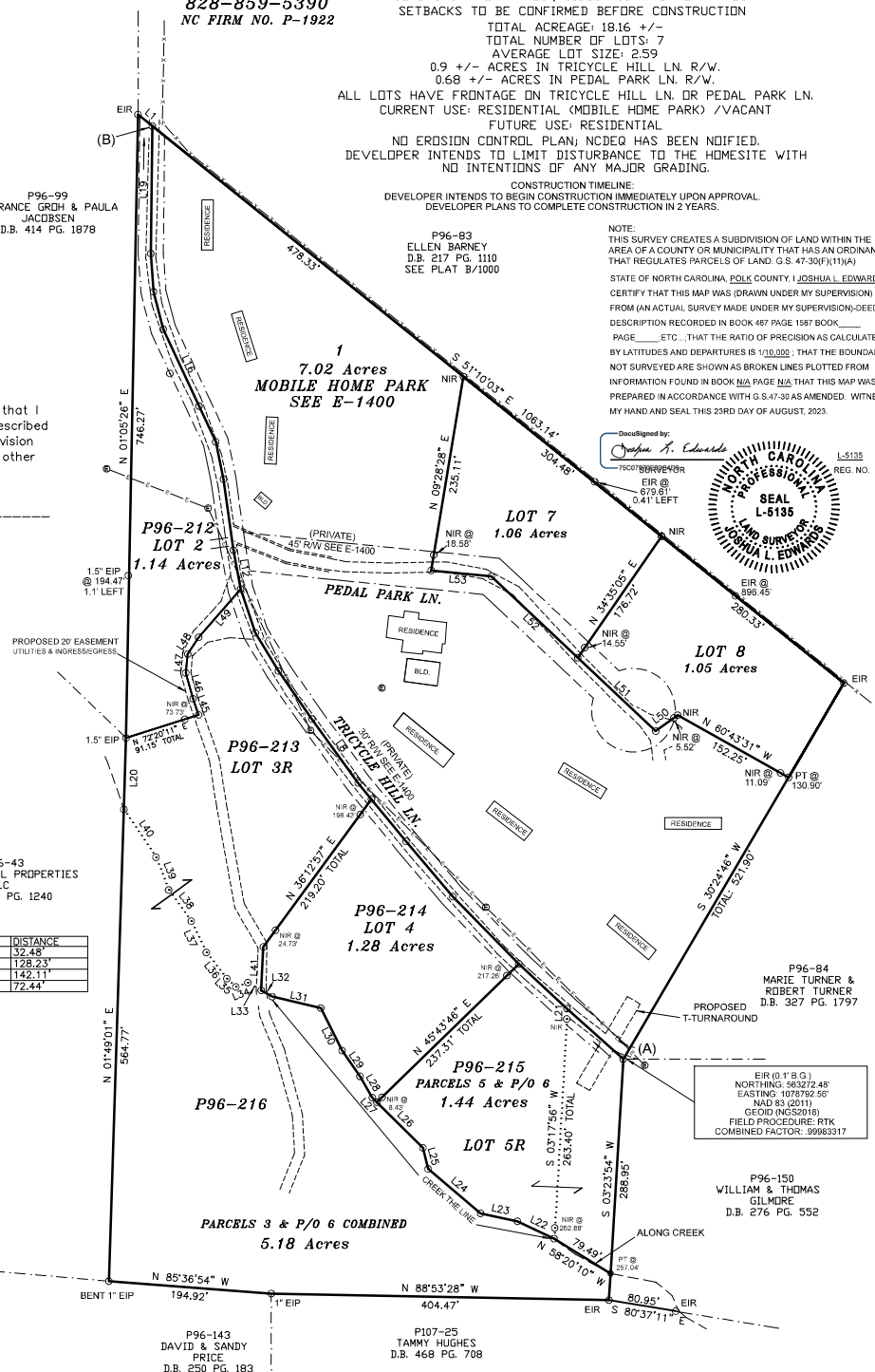
CONSTRUCTION TIMELINE:
DEVELOPER INTENDS TO BEGIN CONSTRUCTION IMMEDIATELY UPON APPROVAL.
DEVELOPER PLANS TO COMPLETE CONSTRUCTION IN 2 YEARS.

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. G.S. 47-30(F)(1)(A)
STATE OF NORTH CAROLINA, POLK COUNTY, JOSHUA L. EDWARDS
CERTIFY THAT THIS MAP WAS (DRAWN UNDER MY SUPERVISION)
FROM (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION/DEED
DESCRIPTION RECORDED IN BOOK 467 PAGE 1587 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 G.S. 47-30 AS AMENDED. WITNESS
MY HAND AND SEAL THIS 23RD DAY OF AUGUST, 2023.

Deed signed by:
Joshua L. Edwards
EIR @ 679.61
0.41' LEFT



L-5135
REG. NO.

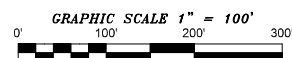


Certificate of Approval for Preliminary Plat. This certifies that the
Polk County Planning Board approved the preliminary plat of the
_____ subdivision on the
_____ day of _____, 20____.

Chairman, Polk County Planning Board

TAX PARCEL:
P96-93
P96-212
P96-213
P96-214
P96-215
P96-216

NC FIRM LICENSE NO. P-1922
RATIO OF PRECISION: 1:10,000
D-162-75



14301B2