

**PLANNING BOARD
SEPTEMBER 8, 2022
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. Draft Minutes - August 11, 2022
 4. Minor Subdivision - Tricycle Hill, P96-93 (17.93 acres) - 6 lots, Jacob Lions
 5. Zoning Ordinance - Permitted Use Table Updates
 6. Other Business
 7. Public Comments
 8. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

SEPTEMBER 8, 2022 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
PB Minutes 8.11.2022 - DRAFT	Exhibit	8/25/2022

PLANNING BOARD
August 11, 2022 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

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

1. Call to Order

Ray Gasperson called the meeting to order at 5:30 PM.

2. Approval of Agenda

A motion to approve the agenda was made by Don Hofmann, seconded by Chris Jones. A vote was taken, the motion carried unanimously.

3. Approval of Minutes

A. Draft Minutes from July 14, 2022

A motion to approve the minutes from July 14, 2022 was made by Chris Jones, seconded by Don Hofmann. A vote was taken and the motion carried unanimously.

4. Zoning Ordinance - Permitted Use Table Discussion

The Board and staff discussed data processing/data mining further. Don Hofmann made a motion to include data processing facilities in the Zoning Ordinance by Special Use Permit in the Industrial Zoning District, with requirements discussed no higher than 30 decibels at the property line, seconded by Chris Jones, Ed Daniel, Ray Gasperson, Lisa Krolak, Don Hofmann and Warren Eadus voted in favor. Anwar Timol voted in opposition. The motion passed.

Cathy Ruth presented the Polk County's Special Event Policy to the Board. The Board and staff discussed adding a temporary Special Event to the Permitted Use Table in the Zoning Ordinance. The Board requested adding to the existing policy provisions for trash, sanitation and parking.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:31 pm.

POLK COUNTY PLANNING BOARD

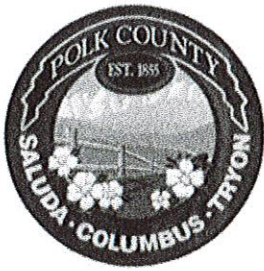
AGENDA ITEM

SEPTEMBER 8, 2022 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
Tricycle Hill - Application	Exhibit	9/1/2022
Tricycle Hill - Preliminary Plat	Exhibit	9/1/2022



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 # 2P 23994

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 8-25-2022 Name of Project TRicycle Hill Lane #2
Location TRicycle Hill Lane Property Size (acres) _____
Zoning District MU Date of Last Subdivision _____
Current Land Use _____ Proposed Land Use Residential
Tax Parcel Number(s) P96-93 Proposed # of Lots 6

3. CONTACT INFORMATION

Property Owner Jacob Lions
Address 279 TRicycle Hill Lane, Tryon NC 28782 City, State, Zip
828-280-0919 E-mail Address Jlions94@gmail.com
Telephone _____

TRicycle Lane LLC

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

Address _____ City, State, Zip _____

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 8-25-22

FOR STAFF USE ONLY

Permit Number 2P 23994

Flood? Yes ☐ Map # _____ No ☒

Fee \$400.00

Watershed? Yes ☐ Map # _____ No ☒

Zoning District MU

Location # 7867

Staff Signature Hannah B. Lynch

Date 8/24/2022

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

Take existing Mobile Home Park
which sits on 9 acres and
making it Lot 1

Take the other undeveloped acres⁹
and making 5 lots of

1.01 acres

1.14 acres

1.28 acres

1.66 acres

3.95 acres

18 acres TOTAL lots 1-6

DATE 8/25/22
TIME 14:19:14
USER PLBCONNER

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 23994 ZONING PERMIT APPLIED 8/25/2022
WORK ORDER# 44808 TYPE SUBDIVISION FEES ISSUED 8/25/2022
LOCATION TRI CYCLE HILL LN EXPIRES 2/21/2023
PIN HEALTH
PARCEL ID P96-93 TRYON REFERENCE
TOWNSHIP 9 COLUMBUS- OUTSIDE ACREAGE 17.930 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL; CROSS HWY 9 ONTO TURNER; R/ TRI CYCLE HILL; AT END OF
ROAD

LIONS, JACOB

OWNER ID 51276

PHONE 828.280.0919

279 TRI CYCLE HILL LANE

TRYON NC 28782

OWNER TRI CYCLE LANE LLC
OCCUPANT TRI CYCLE HILL LLC

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 MINOR SUBDIVISION OF P96-93 - CREATING 6 LOTS

SURVEYOR
GENERAL

SITE PLAN

*
*
*
*
*
*
*
*
*
*

PERMIT ISSUED: 8/25/2022 BY: PLHLYNCH PERMIT EXPIRES: 2/21/2023 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 8/25/22
TIME 14:19:14
USER PLBCONNER

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

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LIONS, JACOB

OWNER ID 51276
PHONE 828.280.0919

279 TRI CYCLE HILL LANE

TRYON NC 28782

OWNER TRI CYCLE LANE LLC
OCCUPANT TRI CYCLE HILL LLC

SERVICE	QUANTITY	RATE	FEE	AMOUNT	FEE PAID	FEE DUE
MINOR	1	400.00	400.00	400.00		
PAID BY: TRI CYCLE LANE LLC			CK#:	1044 PAID BY CHECK		
TRANSACTION 874578 TOTALS			400.00	400.00		

CASH RECEIPT

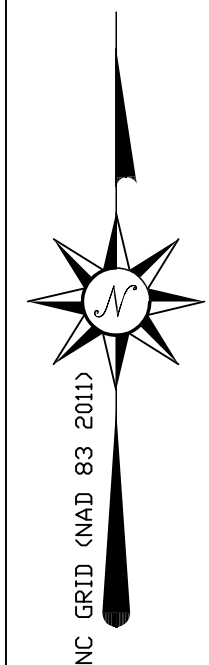
POLK COUNTY

User ID : PLBCONNER
Todays Date : 8/25/2022
For : ZONING PERMITS

Collected By : PLBCONNER
Transaction Date 8/25/2022 Number 874578

Received From : TRI CYCLE LANE LLC PMT# ZP00023994 CK# 0000001044

Total Transaction Amt 400.00 CK#: 1044

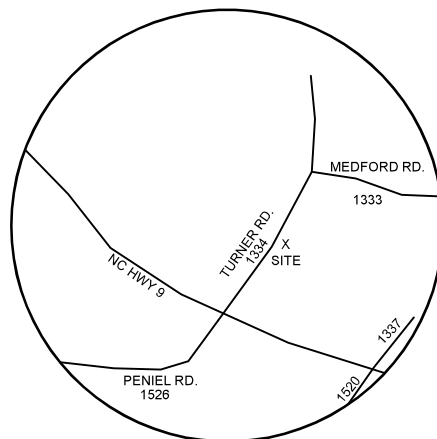


STATE OF NORTH CAROLINA

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

MINOR SUBDIVISION
TRICYCLE LANE
COLUMBUS TWP., POLK CO., NO. CAR.
LEGAL REFERENCE: D.B. 467 PG. 1587
JULY 15, 2022
BUTLER ASSOCIATES
LAND SURVEYING, PLLC.
28 NORTH TRADE ST.
TRYON, NC 28782
828-859-5390
NC FIRM NO. P-1922



VICINITY MAP
(NOT TO SCALE)

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: 6
AVERAGE LOT SIZE: 3.03
0.9 +/- ACRES IN TRICYCLE HILL R/W.
ALL LOTS HAVE FRONTAGE ON TRICYCLE HILL LN.
CURRENT USE: RESIDENTIAL (MOBILE HOME PARK) /VACANT
FUTURE USE: RESIDENTIAL

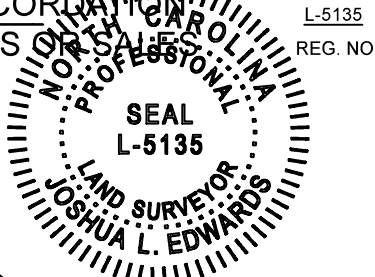
NO EROSION CONTROL PLAN; NCDEQ HAS BEEN NOIFIED.
DEVELOPER INTENDS TO LIMIT DISTURBANCE TO THE HOMESITE WITH
NO INTENTIONS OF ANY MAJOR GRADING.

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. 47-30(F)(11)(A)

STATE OF NORTH CAROLINA, POLK COUNTY, I 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 N/A PAGE N/A; THAT THIS MAP WAS
PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS
MY HAND AND SEAL THIS 15TH DAY OF AUGUST, 2022.

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCES OR SALES



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):
TRICYCLE LANE LLC.
PO BOX 2572 HENDERSONVILLE NC 28793

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) _____ Date _____

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.

- 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

LINE	BEARING	DISTANCE
L1	S 51°10'03" E	21.93'
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°21'57" W	65.28'
L7	N 39°21'57" W	25.06'
L8	N 35°52'56" 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°26'49" 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°34'23" 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°37'56" W	48.56'
L23	N 77°53'28" 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	7.80'
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'
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°46'54" W	41.54'
L38	N 35°57'19" W	46.14'
L39	N 21°05'36" W	42.06'
L40	N 33°55'43" W	68.91'
L41	N 02°44'12" E	52.05'
L42	N 30°00'50" W	57.01'
L43	N 09°46'08" 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	76.29'

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

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF POLK

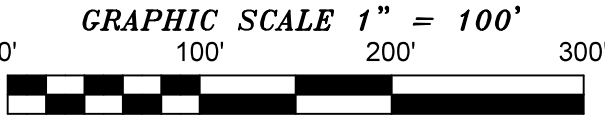
I, _____, REVIEW OFFICER OF
POLK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH
THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY
REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE

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

14301B

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