

**PLANNING BOARD
JUNE 8, 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. April 13, 2023 Minutes
 4. Jeremy Woods, Minor Subdivision - 4 lots, P124-64, 8.99 acres, Green Creek Township
 5. Other Business
 6. Public Comments
 7. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

JUNE 8, 2023 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description

April 13, 2023 Minutes

Type

Cover Memo

Upload Date

5/30/2023

PLANNING BOARD
April 13, 2023 - 5:30 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Libby Morris, Warren Eadus, Edward Daniel, Tony Dale,
Lisa Krolak, Chris Jones

Members Absent: Warren Watson, Anwar Timol

Staff Present: Cathy Ruth, Chelsea Allen, Sarah Zoellers

1. Call to Order

Warren Eadus called the meeting to order at 5:30pm.

2. Approval of Agenda

A motion to approve the agenda was made by Chris Jones, seconded by Ed Daniels. A vote was taken and all were in favor, the motion carried unanimously.

3. Approval of Minutes

A. March 9, 2023 Minutes

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

4. Staley Contracting, LLC, Minor Subdivision - 3 lots, P84-182, 3.5 acres, Columbus Township

Cathy Ruth presented the details of the proposed Minor Subdivision to the Board. The total acreage of the parcel was 3.5 acres with a total of three lots and located in Columbus township. Cathy Ruth stated the proposed Minor Subdivision met the current requirements of the Polk County Subdivision Ordinance. Chris Jones made a motion to approve the Minor Subdivision, seconded by Ed Daniel. A vote was taken and all were in favor, the motion carried unanimously.

5. Derbyshire Recombination, P97-268, Community Space

Cathy Ruth gave a brief overview of the subdivision requirements that governed the initial approval of the Derbyshire Subdivision. The Polk County Subdivision Ordinance allowed 1/2 acre lot sizes and required fifty percent of the property within the proposed subdivision be dedicated as "open space", in order to approve a cluster development. Originally, 101 lots were proposed within the cluster development and approved by the Planning Board. Cathy explained the proposed density (101 lots) were never fully developed, leaving an excess of

land in the dedicated "open space", more than required by the ordinance at that time. She stated the request to remove 1.30 acres from the dedicated open space and allowing it to be recombined with an adjoining parcel would not violate the terms previously approved by the Board nor the prior Subdivision Ordinance. In addition it was expressed that the HOA had reviewed and was in favor of the proposed change.

Libby Morris made a motion to approve the request, seconded by Ed Daniel. A vote was taken and all were in favor, the motion carried unanimously.

6. Other Business

Cathy Ruth gave a brief Census update to the Board, and the final submittal timeline. The Board discussed the possible cancellation of May's meeting due to lack of business and scheduling conflicts.

7. Public Comments

None.

8. Adjournment

Warren Eadus adjourned the meeting at 5:55pm.

POLK COUNTY PLANNING BOARD

AGENDA ITEM

JUNE 8, 2023 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
Jeremy Woods Minor Subdivision - 4 Lots	Cover Memo	5/25/2023
P124-64 Minor Subdivision - 4 Lots, Plat	Cover Memo	5/25/2023



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 # ZP25011

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 5/11/23 Name of Project _____
Location POORS FORD RD. Property Size (acres) 9 ACRES
Zoning District MU Date of Last Subdivision _____
Current Land Use VACANT Proposed Land Use RESIDENTIAL LOTS
Tax Parcel Number(s) P 124-64 Proposed # of Lots 4

3. CONTACT INFORMATION

Jeremy Wood
Property Owner
PO Box 111 Columbus, NC 28722
Address City, State, Zip
864-436-1768 JEREMYWOOD REALTOR @ GMAIL.COM
Telephone E-mail Address

Jeremy Wood
Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)
PO Box 111 Columbus, NC 28722
Address City, State, Zip
864-436-1768 JEREMYWOOD REALTOR @ 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 [Signature] DATE 5/11/23

FOR STAFF USE ONLY

Permit Number ZP25011 Flood? Yes ☐ Map # _____ No ☒
Fee \$300.00 Watershed? Yes ☐ Map # _____ No ☒
Zoning District MU Location # 8181
Staff Signature Cathy Ruth Date 5/12/2023

DATE 5/12/23
TIME 14:39:23
USER PLBCONNER

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 25011 ZONING PERMIT APPLIED 5/12/2023
WORK ORDER# 47925 TYPE SUBDIVISION FEES ISSUED 5/12/2023
LOCATION POORS FORD RD EXPIRES 11/08/2023
PIN HEALTH
PARCEL ID P124-64 RUTHERFORDTON REFERENCE
TOWNSHIP 5 GREEN CREEK ACREAGE 8.990 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL; R/9S; L/CHESNESS; L/POORS FORD RD; ON LEFT PAST 6608

JEREMY WOOD

OWNER ID 5927

PHONE 864.436.1768

PO BOX 111

COLUMBUS NC 28722

OWNER MINER MATTHEW
OCCUPANT

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- 4 LOTS

SURVEYOR
GENERAL

SITE PLAN

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*
*
*

PERMIT ISSUED: 5/12/2023 BY: PLCHELS PERMIT EXPIRES: 11/08/2023 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.

On File
SIGNATURE OF OWNER/ AGENT
Cathy Ruth
CODE ENFORCEMENT OFFICIAL

5/12/2023
DATE

DATE 5/12/23
TIME 14:39:23
USER PLBCONNER

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

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JEREMY WOOD

OWNER ID 5927
PHONE 864.436.1768

P0 BOX 111

COLUMBUS NC 28722

OWNER MINER MATTHEW
OCCUPANT

SERVICE	QUANTITY	RATE	FEE	AMOUNT	FEE PAID	FEE DUE
MINOR	1	300.00		300.00	300.00	
PAID BY: MINER MATTHEW				CK#:	1598	PAID BY CHECK
TRANSACTION 887572		TOTALS		300.00	300.00	

CASH RECEIPT

User ID	:	PLBCONNER	POLK COUNTY	Collected By	:	PLBCONNER
Today's Date	:	5/12/2023	Transaction Date	:	5/12/2023	Number 887572
For	:	ZONING PERMITS				

Received From : MINER MATTHEW PMT# ZP00025011 CK# 0000001598

Total Transaction Amt	300.00	CK#:	1598
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STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

April 13, 2023

Mr. Jeremy Wood
P.O. Box 111
Columbus, North Carolina, 28722

RE: Driveway Permit – D141-075-23-00018
Jeremy Wood Development
Polk County

Mr. Wood:

The driveway permit has been approved and construction may begin immediately. Construction shall be according to the attached **Standard Special Provisions for Driveways** and shall include **Project Special Provisions** as noted. The driveway access points shall be constructed per attached "Figure 6" for the vertical profile.

Please refer any questions you might have concerning this driveway permit to Larry Ammons, Engineering Technician II at 828-891-7911.

Sincerely,

R.H. Darnell
Asst. District Engineer

RD/la

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
DIVISION 14 / DISTRICT 1 FIELD OFFICE
4142 HAYWOOD ROAD
MILLS RIVER, NC 28759

Telephone: (828) 891-7911
Fax: (828) 891-5026
Customer Service: 1-877-368-4968

Website: ncdot.gov

Location:
4142 HAYWOOD ROAD
MILLS RIVER, NC 28759

D141-075-23-00018

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION	
Driveway Permit No.	Date of Application		
County: POLK			
Development Name:			
LOCATION OF PROPERTY:			
Route/Road: 1004 / POORSFORD RD.			
Exact Distance	☒ Miles ☐ Feet	N ☐ S ☒ E ☐ W ☐ ☒ ☐ ☐	1.8 MILES (N) OF CHESNEE RD
From the Intersection of Route No. 1340		and Route No. _____ Toward _____	
Property Will Be Used For: ☒ Residential /Subdivision ☐ Commercial ☐ Educational Facilities ☐ TND ☐ Emergency Services ☐ Other Property: ☐ is ☒ is not within _____ City Zoning Area.			
AGREEMENT			
• I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location. • I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation. • I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT. • I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans. • I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary. • I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction. • I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways". • I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied. • I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel. • I agree to provide during construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer. • I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction. • I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction. • I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system. • The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point. • I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.			

SIGNATURES OF APPLICANT

PROPERTY OWNER (APPLICANT)		WITNESS	
COMPANY	X <u>SCNC REALTY</u>	NAME	X <u>CLIFF EUBANKS</u>
SIGNATURE	<u>[Signature]</u>	SIGNATURE	<u>[Signature]</u>
ADDRESS	X <u>PO BOX 111 COLUMBUS</u>	ADDRESS	X <u>20 JEROME RD</u>
	X <u>28722</u> Phone No. X <u>8644361768</u>		X <u>TRION, NC 28782</u>

AUTHORIZED AGENT		WITNESS	
COMPANY	_____	NAME	_____
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	_____	ADDRESS	_____
	_____ Phone No. _____		_____

APPROVALS

APPLICATION RECEIVED BY ~~DISTRICT~~ ENGINEER
ASST. DIST.
R. H. DARNELL / LARRY AMMONS 3-31-23
 SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

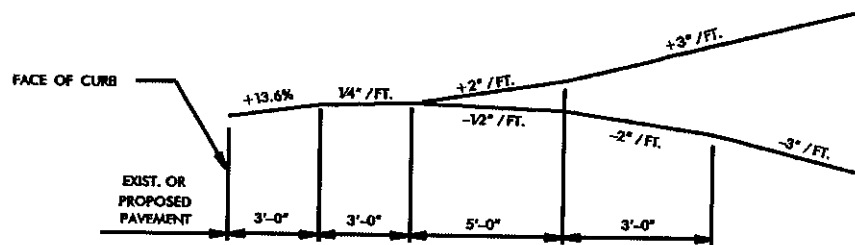
 SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER
R. H. DARNELL / LARRY AMMONS 4/17/23
 SIGNATURE DATE

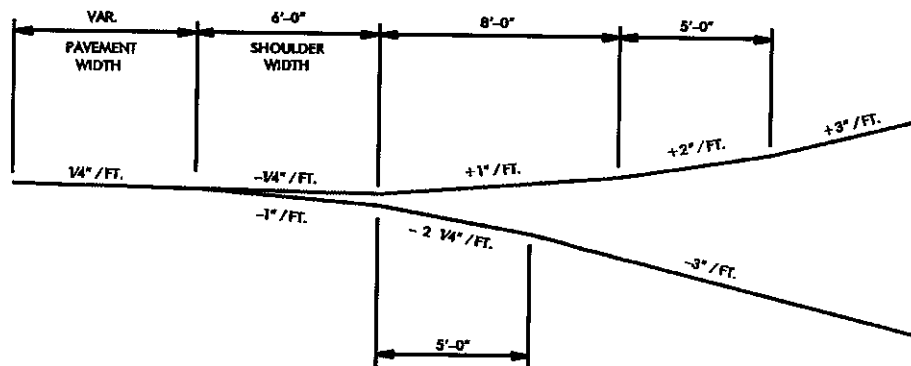
INSPECTION BY NCDOT

 SIGNATURE TITLE DATE

COMMENTS:



A. CURB & GUTTER SECTION



B. SHOULDER SECTION

FIGURE 6

DRIVEWAY TURNOUT GRADES

STANDARD SPECIAL PROVISIONS FOR DRIVEWAYS

July 2003 (revised)

The following provisions are considered part of the approved Street and Driveway Access Permit and are considered to be conditions of approval:

1. All driveways requiring a driveway pipe shall be graded with a low-point that is located directly over the driveway pipe to prevent water from being shed on to the NCDOT maintained roadway.
 - A. The driveway pipe shall be placed in line with the ditch that existed prior to construction.
 - B. The driveway pipe shall have a minimum 12.0" of cover and be made of a material that is in compliance with NCDOT standards.
2. Driveways not requiring a driveway pipe shall be graded in a manner that does not shed water on to the NCDOT maintained roadway.
3. Any work requiring equipment or personnel closer than 5.0' from the outside edge of the travel lane shall require a lane closure in accordance with the latest edition of the MUTCD. No lane closures will be allowed before 8:30 AM or after 4:30 PM or on Sundays or State observed holidays (exceptions are made with prior approval).
4. Absolutely no materials or equipment storage will be allowed on NCDOT right of way.
5. Any changes to the permit drawing must be submitted in writing to the Engineer for review and comment. Failure to request changes may result in cancellation of the permit and removal of the driveway connection at the property owners expense.
6. Failure to construct the driveway in accordance with the Street and Driveway Access Permit drawings and the current Policy on Street and Driveway Access to NC Highways manual may result in cancellation of the permit and removal of the driveway connection at the property owners expense.
7. All disturbed right of way monuments shall be reset by a NC licensed Surveyor in accordance with NCDOT Roadway Standard Drawings and Standard Specifications for Roads and Structures manuals.
8. Permit expirations: Access connections and building construction must start within one year after the approval date of the driveway permit and be in accordance with the approved land use permit. At the discretion of the District Engineer, an extension of time not to exceed 90 days may be granted.

PROJECT SPECIAL PROVISIONS

1. All lots adjacent to NCDOT maintained roads shall access internal subdivision roads and will not be permitted direct access to any NCDOT maintained road.
2. No signs or other obstructions shall be erected or maintained on existing or proposed NCDOT right of way.
3. NCDOT will not maintain the island section of the driveway entrance. The island or median section will be removed if not properly maintained by someone involved with the subdivision, i.e. developer, homeowners, etc.
4. Notify NCDOT prior to beginning any work.

1/2" IRON PIN FOUND = 
1/2" REBAR SET = 
NAIL FOUND = 
POINT IN ROAD = 
POWER POLE = 
POWER LINE = 
WATER METER = 
LIGHTPOLE = 
TELEPHONE = 
FENCE = 
WELL = 
TRANSFORMER = 

CERTIFICATE OF PRIVATE WATER/SEPTIC SYSTEMS

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



LANGFORD LAND SURVEYING
a division of
EMC ENGINEERING SERVICES, INC.
10 CHATHAM CENTER SOUTH, STE 100
SAVANNAH, GA 31405
Ph: (864) 316-5782
greenville@emc-eng.com
www.emc-eng.com
FIRM LICENSE C-2582

CERTIFICATE OF OWNERSHIP AND DEDICATION

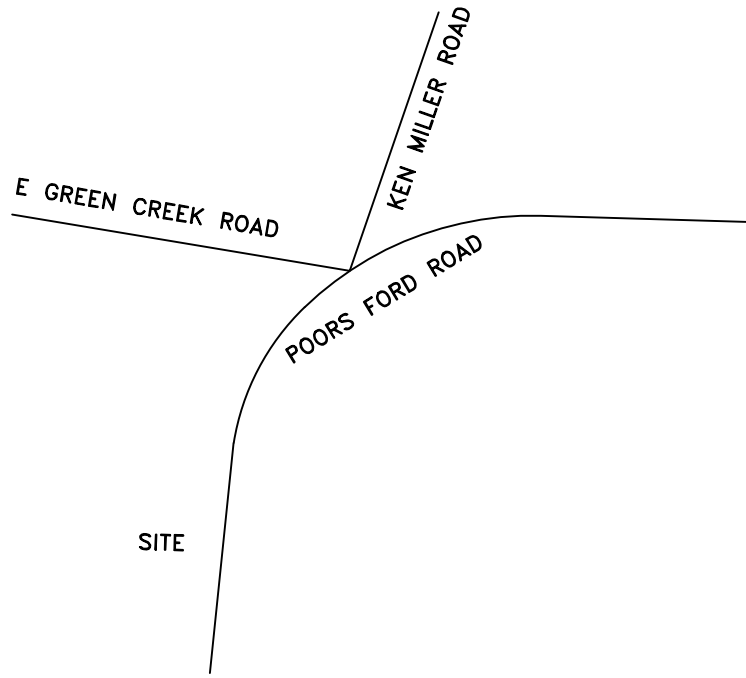
I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL ROADS AND OTHER EASEMENTS TO PUBLIC USE, WHERE APPLICABLE.

OWNER(S) _____ DATE _____

OWNER(S) _____ DATE _____

OWNER(S) _____ DATE _____

OWNER(S) _____ DATE _____



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL FOR PRELIMINARY PLAT

THIS CERTIFIES THAT THE POLK COUNTY PLANNING BOARD APPROVED THE PRELIMINARY PLAT OF THE

_____ SUBDIVISION ON THE _____ DAY ON THE _____, 20____.

CHAIRMAN, POLK COUNTY PLANNING BOARD

LINE	BEARING	DISTANCE
L1	S 22°07'35" W	29.10'
L2	S 16°19'25" W	100.49'
L3	S 10°39'57" W	79.24'
L4	S 10°39'57" W	29.02'
L5	S 06°17'07" W	94.88'
L6	S 00°49'29" W	127.50'
L7	S 00°49'29" W	24.10'
L8	S 01°42'13" E	217.51'
L9	S 00°10'24" E	41.37'
L10	S 00°10'24" E	1335.14'

NOTES:

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND ROW'S & COVENANTS RECORDED OR UNRECORDED.

THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH.

THIS SURVEY IS A LEGAL DOCUMENT FOR THE PARTY (PARTIES) LISTED BELOW ONLY.

THIS SURVEY IS UNDER THE JURISDICTION OF THE POLK COUNTY PLANNING COMMISSION.

THIS SURVEY DOES NOT CREATE OR CHANGE AN EXISTING STREET.

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THESE LOTS SHOWN ARE NOT IN A FLOOD PLAIN.

LOT #1 & LOT #2 ARE TO SHARE A COMMON DRIVE FOR ACCESS TO POORS FORD ROAD.

LOT #3 & LOT #4 ARE TO SHARE A COMMON DRIVE FOR ACCESS TO POORS FORD ROAD.

REVISIONS

NO.	DATE	DESCRIPTION	BY
01	5/11/23	MADE CHANGES TO NOTES	JDL

CERTIFICATE OF APPROVAL FOR RECORDING FINAL PLAT

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN 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.

ADMINISTRATOR

DATE

COUNTY OF POLK
STATE OF NORTH CAROLINA

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

SITE DATA
CURRENT ZONING: MULTIPLE USE (MU)
SETBACKS: FRONT-25', SIDES-15' & REAR-25'
SETBACKS TO BE CONFIRMED BEFORE CONSTRUCTION
TOTAL ACREAGE: 8.988 ACRES
TOTAL NUMBER OF LOTS: 4
AVERAGE LOT SIZE: 2.247 ACRES
AREA IN R/W: ± 0.71 ACRES
DENSITY PER ACRE: 0.45 PER ACRE
PERCENTAGE OF OPEN SPACE: 0%
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 AT THIS TIME
NO PROPERTY IS BEING DISTURBED AT THIS TIME

OWNER(S) OF RECORD:
MATTHEW MINER
1181 MCENTIRE RD
TRYON, NC 28782

SURVEY FOR:

MATTHEW MINER

LOCATION: GREEN CREEK TOWNSHIP

POLK COUNTY, NORTH CAROLINA

TAX MAP NO.: P124-64

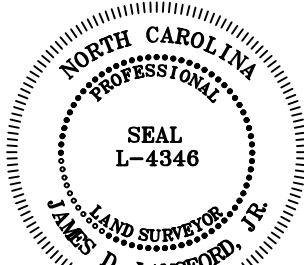
DATE: 30 AUG 2018

JOB NO.: 328518

SCALE: 1" = 100'



I, JAMES D. LANGFORD, JR., CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME (DEED DESCRIPTION RECORDED IN BOOK 451, PAGE 356); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY 27TH DAY OF MARCH, A.D., 2023.



SEAL

JAMES D. LANGFORD, JR.
REG. NO. L-4346

REG. LAND SURVEYOR L-4346