

**PLANNING BOARD
MARCH 9, 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. Approval of Minutes from February 9, 2023
 4. McMurray Family Trust - Minor Subdivision - 4 lots, Green Creek Township, P130-19, Total Acreage: 43.3 acres, Average Lot Size: 10.56 acres.
 5. Peniel Farm - Minor Subdivision - 4 Lots, Columbus Township, P60-38, Total Acreage: 4.5 acres, Average Lot Size: 1.125 acres
 6. Other Business
 7. Public Comments
 8. Adjournment

POLK COUNTY PLANNING BOARD

AGENDA ITEM

MARCH 9, 2023 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
February 9, 2023 Minutes	Cover Memo	2/24/2023

PLANNING BOARD
February 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, Lisa Krolak, Anwar Timol, Warren Watson
Staff Present: Cathy Ruth, Chelsea Allen, Sarah Zoellers

1. Call to Order

Ed Daniel, Vice Chair, called the meeting to order at 5:35pm.

2. Approval of Agenda

A motion to amend the agenda and add item "2A - Chair, Vice Chair and Secretary to the Board Nominations" was made by Warren Watson, seconded by Chris Jones. All in favor, motion carried unanimously.

A. Chair, Vice Chair, and Secretary Nominations

Nominations for Chairman, Vice Chairman and Secretary to the Board were discussed and voted upon. Warren Eadus was appointed Chair, Chris Jones as Vice Chair and Chelsea Allen as Secretary to the Board. Warren Eadus took over the meeting as Chair.

3. Approval of Minutes

A. Approval of Minutes from January 12, 2023

Ed Daniel made a motion to approve the minutes from January 12, 2023, seconded by Libby Morris. A vote was taken and all were in favor, the motion carried unanimously.

4. Zoning Ordinance Updates

Cathy Ruth discussed the differences between the uses Home Occupation Class I and II with the Board and discussed adding a clarifying statement. The statement explained the use Customary Home Occupation II only applies to permitted uses (by right) and uses that are not permitted in a zoning district cannot be allowed as a Customary Home Occupation II. "Any uses allowed as a Special Use (S) in the Permitted Use Table will require a Special Use Permit. Uses that are blank in the Permitted Use Table are not permitted for Customary Home Occupation, Class II."

Libby Morris made a motion to add the statement as written to the the proposed zoning ordinance, seconded by Warren Eadus. A vote was taken and all were in

favor, the motion carried unanimously.

Warren Eadus, Chair to the Board, read the Plan Consistency Statement and Recommendation to the Board.

A copy of the formal recommendation is hereby incorporated into these minutes for reference.

Warren Eadus made a motion to recommend the Board of Commissioners enact the Polk County Zoning Ordinance text amendments, seconded by Libby Morris. Ed Daniel, Lisa Krolak, Chris Jones, Warren Watson voted in favor. Anwar Timol voted in opposition. The motion carried.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Warren Eadus adjourned the meeting at 7:12pm.

POLK COUNTY PLANNING BOARD

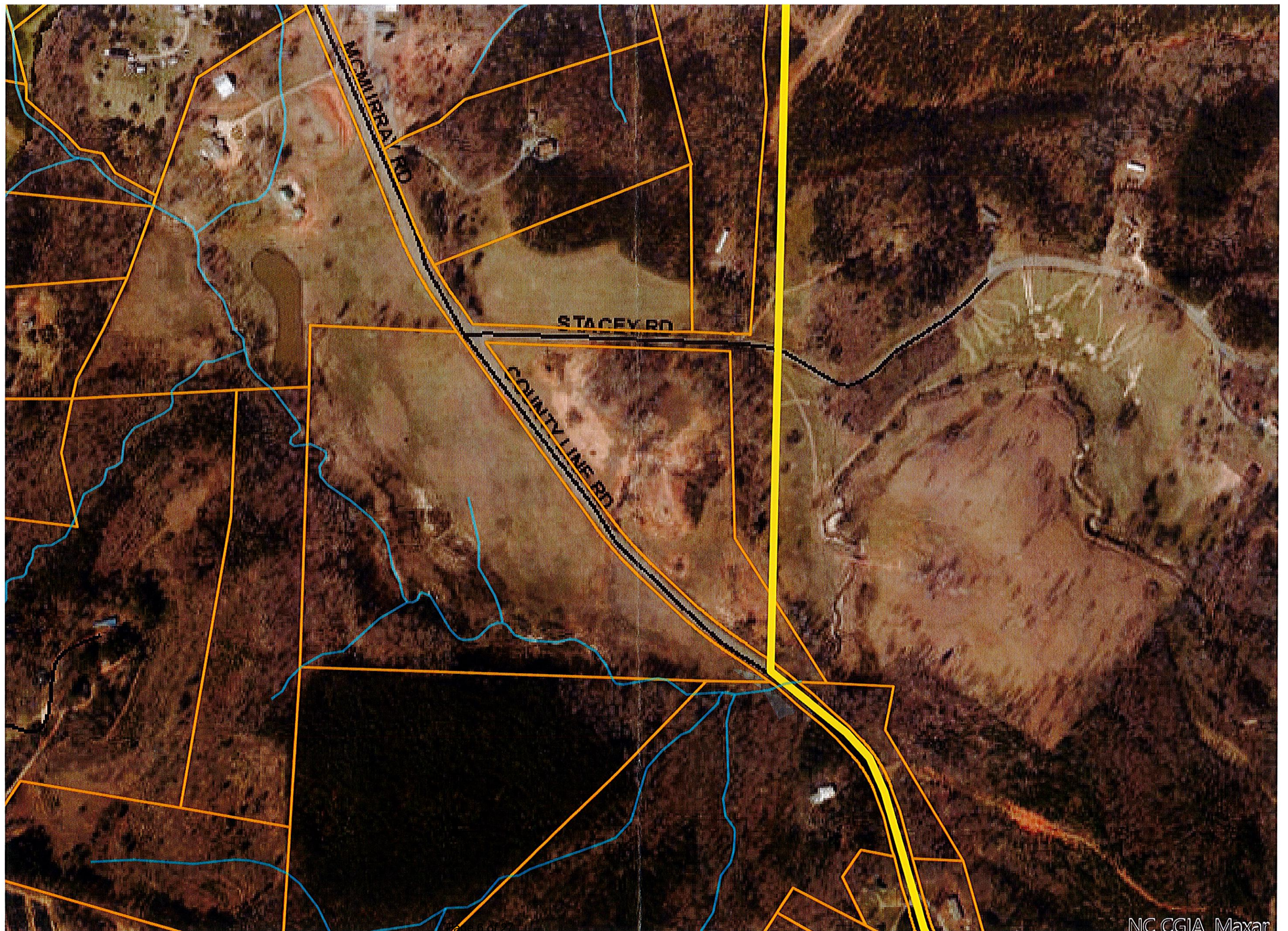
AGENDA ITEM

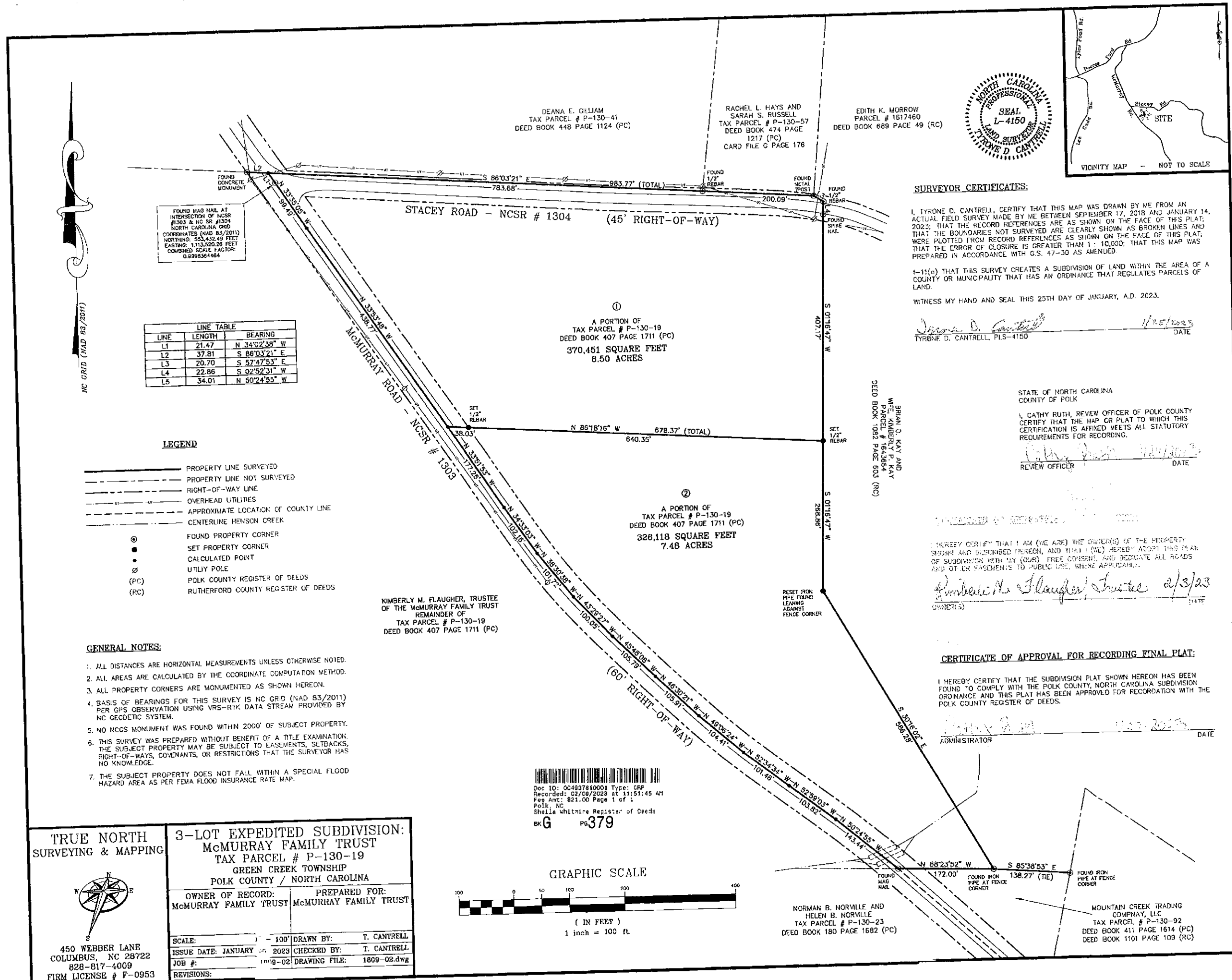
MARCH 9, 2023 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
McMurray Family Minor Subdivision Plat	Exhibit	2/24/2023
McMurry Minor Subdivision Info	Cover Memo	3/2/2023





FOUND MAG NAIL AT INTERSECTION OF NCSR #1303 & NC SR #1304 NORTH CAROLINA GRID COORDINATES (NAD 83/2011) NORTHING: 553,432.48 FEET EASTING: 1113,520.26 FEET COMBINED SCALE FACTOR: 0.89983641664

LINE	LENGTH	BEARING
L1	21.47	N 34°02'38" W
L2	37.81	S 88°03'21" E
L3	20.70	S 57°47'53" E
L4	22.86	S 92°52'31" W
L5	34.01	N 50°24'55" W

LEGEND

- PROPERTY LINE SURVEYED
- - - PROPERTY LINE NOT SURVEYED
- - - RIGHT-OF-WAY LINE
- - - OVERHEAD UTILITIES
- - - APPROXIMATE LOCATION OF COUNTY LINE
- - - CENTERLINE HENSON CREEK
- ⊙ FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POINT
- ⊙ UTILITY POLE
- (PC) POLK COUNTY REGISTER OF DEEDS
- (RC) RUTHERFORD COUNTY REGISTER OF DEEDS

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 GEODETIC SYSTEM.
5. NO NCGS MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION. THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, SETBACKS, RIGHT-OF-WAYS, COVENANTS, OR RESTRICTIONS THAT THE SURVEYOR HAS NO KNOWLEDGE.
7. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP.

TRUE NORTH SURVEYING & MAPPING

450 WEBBER LANE
COLUMBUS, NC 28722
828-817-4009
FIRM LICENSE # F-0953

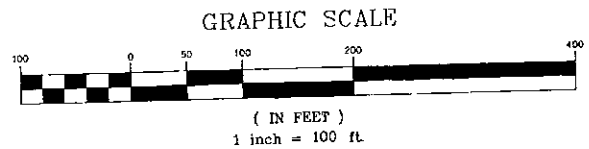
3-LOT EXPEDITED SUBDIVISION:
McMURRAY FAMILY TRUST
TAX PARCEL # P-130-19
GREEN CREEK TOWNSHIP
POLK COUNTY / NORTH CAROLINA

OWNER OF RECORD: McMURRAY FAMILY TRUST
PREPARED FOR: McMURRAY FAMILY TRUST

SCALE: 1" = 100'
ISSUE DATE: JANUARY 2023
JOB #: 1809-02

DRAWN BY: T. CANTRELL
CHECKED BY: T. CANTRELL
DRAWING FILE: 1809-02.dwg

REVISIONS:



Doc ID: 004937810001 Type: CRP
Recorded: 02/08/2023 at 11:51:45 AM
Fee Amt: \$21.00 Page 1 of 1
Polk, NC
Shelie Whitline Register of Deeds
BK G Pg 379



SURVEYOR CERTIFICATES:

I, TYRONE D. CANTRELL, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL FIELD SURVEY MADE BY ME BETWEEN SEPTEMBER 17, 2018 AND JANUARY 14, 2023; THAT THE RECORD REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROKEN LINES AND THAT THE BOUNDARIES SURVEYED ARE CLEARLY SHOWN AS SOLID LINES ON THE FACE OF THIS PLAT; THAT THE ERROR OF CLOSURE IS GREATER THAN 1: 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

f-11(g) THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF JANUARY, A.D. 2023.

Tyronne D. Cantrell 1/25/2023
TYRONE D. CANTRELL, PLS-4150 DATE

STATE OF NORTH CAROLINA
COUNTY OF POLK

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

Cathy Ruth 1/25/2023
REVIEW OFFICER DATE

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 FACILITIES TO PUBLIC USE, WHERE APPLICABLE.

Kimberly M. Flaughter, Trustee 2/3/23
OWNER(S) DATE

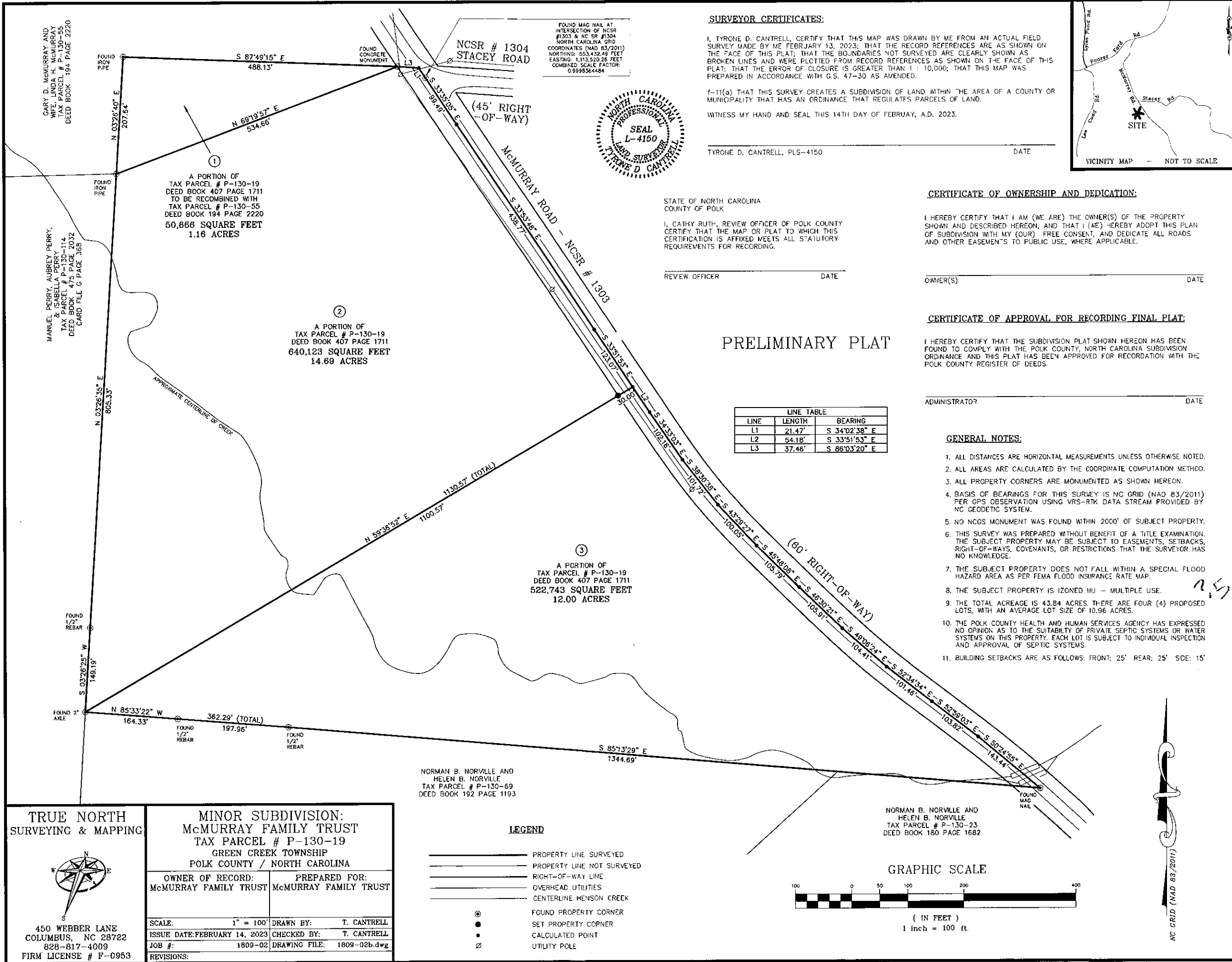
CERTIFICATE OF APPROVAL FOR RECORDING FINAL PLAT:

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

Tyronne D. Cantrell 1/27/2023
ADMINISTRATOR DATE

NORMAN B. NORVILLE AND HELEN B. NORVILLE
TAX PARCEL # P-130-23
DEED BOOK 180 PAGE 1682 (PC)

MOUNTAIN CREEK TRADING COMPANY, LLC
TAX PARCEL # P-130-92
DEED BOOK 411 PAGE 1614 (PC)
DEED BOOK 1101 PAGE 109 (RC)



SURVEYOR CERTIFICATES:

I, TYRONE D. CANTRELL, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL FIELD SURVEY MADE BY ME FEBRUARY 13, 2023; THAT THE RECORD REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY SHOWN AS BROWN LINES AND WERE PLOTTED FROM RECORD REFERENCES AS SHOWN ON THE FACE OF THIS PLAT; THAT THE ERROR OF CLOSURE IS GREATER THAN 1 : 10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

f-11(a) THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY HAND AND SEAL THIS 14TH DAY OF FEBRUAY, A.D. 2023.

TYRONE D. CANTRELL, PLS-4150 _____ DATE _____



STATE OF NORTH CAROLINA
COUNTY OF POLK

I, CATHY RUTH, 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 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 _____

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 THIS PLAT HAS BEEN APPROVED FOR RECORDATION WITH THE POLK COUNTY REGISTER OF DEEDS.

ADMINISTRATOR _____ DATE _____

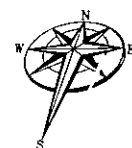
PRELIMINARY PLAT

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.47'	S 34°02'38" E
L2	54.18'	S 33°51'53" E
L3	37.46'	S 86°03'20" E

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 GEODETIC SYSTEM.
5. NO NCGS MONUMENT WAS FOUND WITHIN 2000' OF SUBJECT PROPERTY.
6. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION. THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, SETBACKS, RIGHT-OF-WAYS, COVENANTS, OR RESTRICTIONS THAT THE SURVEYOR HAS NO KNOWLEDGE.
7. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP.
8. THE SUBJECT PROPERTY IS ZONED MU - MULTIPLE USE.
9. THE TOTAL ACREAGE IS 43.84 ACRES. THERE ARE FOUR (4) PROPOSED LOTS, WITH AN AVERAGE LOT SIZE OF 10.96 ACRES.
10. THE POLK COUNTY HEALTH AND HUMAN SERVICES AGENCY 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.
11. BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 25' REAR: 25' SIDE: 15'

TRUE NORTH
SURVEYING & MAPPING



450 WEBBER LANE
COLUMBUS, NC 28722
828-817-4009
FIRM LICENSE # F-0953

MINOR SUBDIVISION:
McMURRAY FAMILY TRUST
TAX PARCEL # P-130-19
GREEN CREEK TOWNSHIP
POLK COUNTY / NORTH CAROLINA

OWNER OF RECORD: McMURRAY FAMILY TRUST
PREPARED FOR: McMURRAY FAMILY TRUST

SCALE: 1" = 100'
ISSUE DATE: FEBRUARY 14, 2023
JOB #: 1809-02
REVISIONS:

DRAWN BY: T. CANTRELL
CHECKED BY: T. CANTRELL
DRAWING FILE: 1809-02b.dwg

LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- OVERHEAD UTILITIES
- CENTERLINE HENSON CREEK
- ⊙ FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POINT
- ⊘ UTILITY POLE

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NC GRID (NAD 83/2011)



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 # _____

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 2-8-2023 Name of Project _____

Location County Line Road Property Size (acres) 43.3

Zoning District Multiple Use Date of Last Subdivision _____

Current Land Use Vacant Land Proposed Land Use Residential

Tax Parcel Number(s) P130-19 Proposed # of Lots 4

3. CONTACT INFORMATION

Gary Mc Murray
Property Owner

304 Mc Murray Road Rutherfordton NC 28139
Address City, State, Zip

828-429-3124
Telephone

E-mail Address

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

901 Railroad Avenue Rutherfordton NC 28139
Address City, State, Zip

828-980-8010
Telephone

m.spurlin1962@gmail.com
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 Michael Spurlin DATE 2-8-2023

FOR STAFF USE ONLY	
Permit Number <u>2824639</u> ^{\$50 pd}	Flood? Yes <input type="checkbox"/> Map # _____ No <input checked="" type="checkbox"/>
Fee <u>\$250</u>	Watershed? Yes <input checked="" type="checkbox"/> Map # _____ No <input type="checkbox"/>
Zoning District <u>MU</u>	Location # <u>8027</u>
Staff Signature _____	Date _____

\$100 + 3 lots - previously paid \$50 expedited review

DATE 2/16/23
TIME 17:22:29
USER PLCATHYR

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP	24639	ZONING PERMIT	APPLIED	2/16/2023
WORK ORDER#	47342	TYPE SUBDIVISION FEES	ISSUED	2/16/2023
LOCATION	MCMURRAY RD		EXPIRES	8/15/2023
PI N			HEALTH	
PARCEL ID	P130-19	RUTHERFORDTON	REFERENCE	Z00024612
TOWNSHIP	5 GREEN CREEK	ACREAGE	27.320	CENSUS TRACT
WATERSHED	BROAD RIVER	FLOOD PLAIN#	N	SBC#
DIRECTIONS	PENIEL; R/9S; L/CHESNEE; L/POORS FORD; R/MCMURRAY; JUST PASSED STACEY RD ON LEFT			

MCMURRAY, GARY

OWNER ID 52421

PHONE 828-429-3124

304 MCMURRAY RD

RUTHERFORDTON NC 28139

OWNER FLAUGHER KIMBERLI M TRST
OCCUPANT

SUBDIVISION
W HOME PARK
ZONING DISTRICT MU
COND/SPECIAL USE
SETBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15
PARKING SPACES
SIGNS/PAVING
TYPE WATER/SEWER
DESCRIPTION 4 LOT MINOR SUBDIVISION

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 2/16/2023 BY: PLCATHYR PERMIT EXPIRES: 8/15/2023 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.

Michael Spurli
SIGNATURE OF OWNER/AGENT

2-20-2023
DATE

Cathy Ruth
CODE ENFORCEMENT OFFICIAL

DATE 2/16/23
TIME 17:22:29
USER PLCATHYR

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 24639 ZONING PERMIT APPLIED 2/16/2023
WORK ORDER# 47342 TYPE SUBDIVISION FEES ISSUED 2/16/2023
LOCATION MCMURRAY RD EXPIRES 8/15/2023
PIN HEALTH
PARCEL ID P130-19 RUTHERFORDTON REFERENCE Z00024612
TOWNSHIP 5 GREEN CREEK ACREAGE 27.320 CENSUS TRACT
WATERSHED BROAD RIVER FLOOD PLAIN? N SBC#
DIRECTIONS PENEL; R/9S; L/CHESNEE; L/POORS FORD; R/MCMURRAY; JUST PASS
ED STACEY RD ON LEFT

MCMURRAY, GARY

OWNER ID 52421
PHONE 828-429-3124

304 MCMURRAY RD

RUTHERFORDTON NC 28139

OWNER FLAUGHER KIMBERLI M TRST
OCCUPANT

SUBDIVISION
W 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 4 LOT MINOR SUBDIVISION

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 2/16/2023 BY: PLCATHYR PERMIT EXPIRES: 8/15/2023 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 2/16/23
TIME 17:22:29
USER PLCATHYR

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

PERMIT NUMBER ZP 24639 ZONING PERMIT APPLIED 2/16/2023
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LOCATION MCMURRAY RD EXPIRES 8/15/2023
PIN HEALTH
PARCEL ID P130-19 RUTHERFORDTON REFERENCE Z00024612
TOWNSHIP 5 GREEN CREEK ACREAGE 27.320 CENSUS TRACT
WATERSHED BROAD RIVER FLOOD PLAIN? N SBC#
DIRECTIONS PENIEL; R/ 9S; L/ CHESNEE; L/ POORS FORD; R/ MCMURRAY; JUST PASS
ED STACEY RD ON LEFT

MCMURRAY, GARY

OWNER ID 52421
PHONE 828-429-3124

304 MCMURRAY RD

RUTHERFORDTON NC 28139

OWNER FLAUGHER KIMBERLI M TRST
OCCUPANT

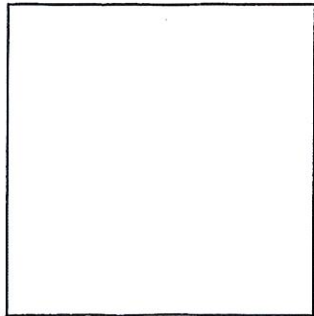
SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MINOR PAID BY:	1	250.00	250.00		250.00
TRANSACTION	TOTALS		250.00		250.00



1:300 Feet



Overview Map



Current Segment:	384.72 Feet
Last Segment:	4.42 Feet
Total:	4,097.44 Feet
Total Area:	679,853.52 Sq. Feet
	or 15.61 Acres
	or 0.02 Sq. Miles

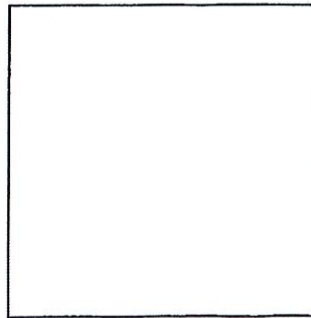
- Quick Search
- Advanced Search
- Search Builder
- Coordinate Search
- Comparable Search

Results

Excel 2000/2003

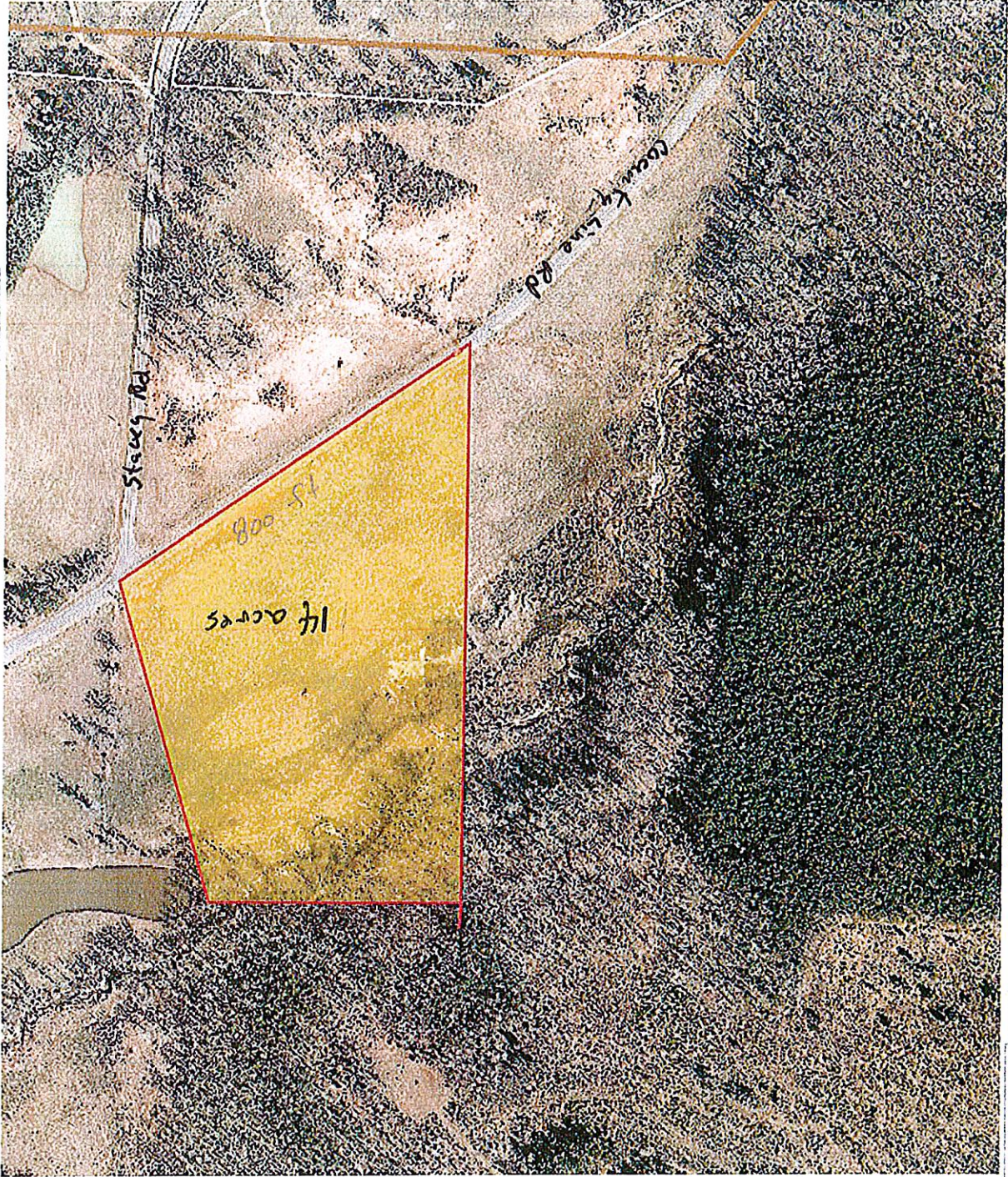


Overview Map



Current Segment:	500.01 Feet
Last Segment:	50.39 Feet
Total:	3,176.67 Feet
Total Area:	529,589.84 Sq. Feet or 12.16 Acres or 0.02 Sq. Miles

1:300 Feet



Quick Search

Advanced Search

Search Builder

Coordinate Search

Comparable Search

Excel 2000/2003

Results

POLK COUNTY PLANNING BOARD

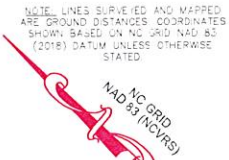
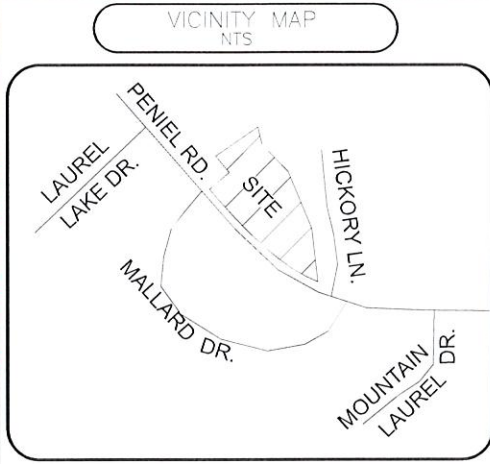
AGENDA ITEM

MARCH 9, 2023 REGULAR MEETING

Agenda Item#: 5.

ATTACHMENTS:

Description	Type	Upload Date
Peniel Farm Minor Subdivision - 4 Lot Plat	Exhibit	2/24/2023
Peniel Farm Minor Subdivision - 4 Lot Packet	Exhibit	2/24/2023



SETBACKS:
 FRONT = 25'
 SIDE = 15'
 REAR = 25'

REFERENCES:
 DEED BOOK 470 @ PAGE 993;
 DEED BOOK 418 @ PAGE 993;
 PLAT BOOK G @ PAGE 208;
 PLAT BOOK F @ PAGE 573;
 PLAT BOOK 5 @ PAGE 21.

SURVEY NOTES

1. SURVEY BASED ON PHYSICAL EVIDENCE, EXISTING CONDITIONS AND LINES OF OCCUPATION.
2. THE SURVEYED PROPERTY SHOWN HEREON IS SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, SETBACKS, BURIED UTILITIES, PIPES, TANKS, MINERAL RIGHTS, TIMBER RIGHTS AND LAND FILLS WHETHER OR NOT SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.
3. TOTAL AREA = 4.59 AC.
4. BEARINGS SHOWN HEREON ARE DEGREES, MINUTES AND SECONDS. DISTANCES ARE US FOOT, UNLESS OTHERWISE NOTED.
5. GPS NOTES:
 CLASSIFICATION: CLASS A
 TYPE OF GPS FIELD PROCEDURE: RTK NETWORK NDOGS
 DATUM EPOCH: 1998.03 (2018), NAD 83
 GEOID MODEL: GEOID 12 (B)
 COMBINED SCALE FACTOR: 0.99992882
 UNITS: US FOOT
 POSITIONAL ACCURACY: 0.10'
 DATE OF GPS CONTROL: JULY 10, 2022
 GRID ORIENTATION LOCALIZED TO GRID SCALE POINT

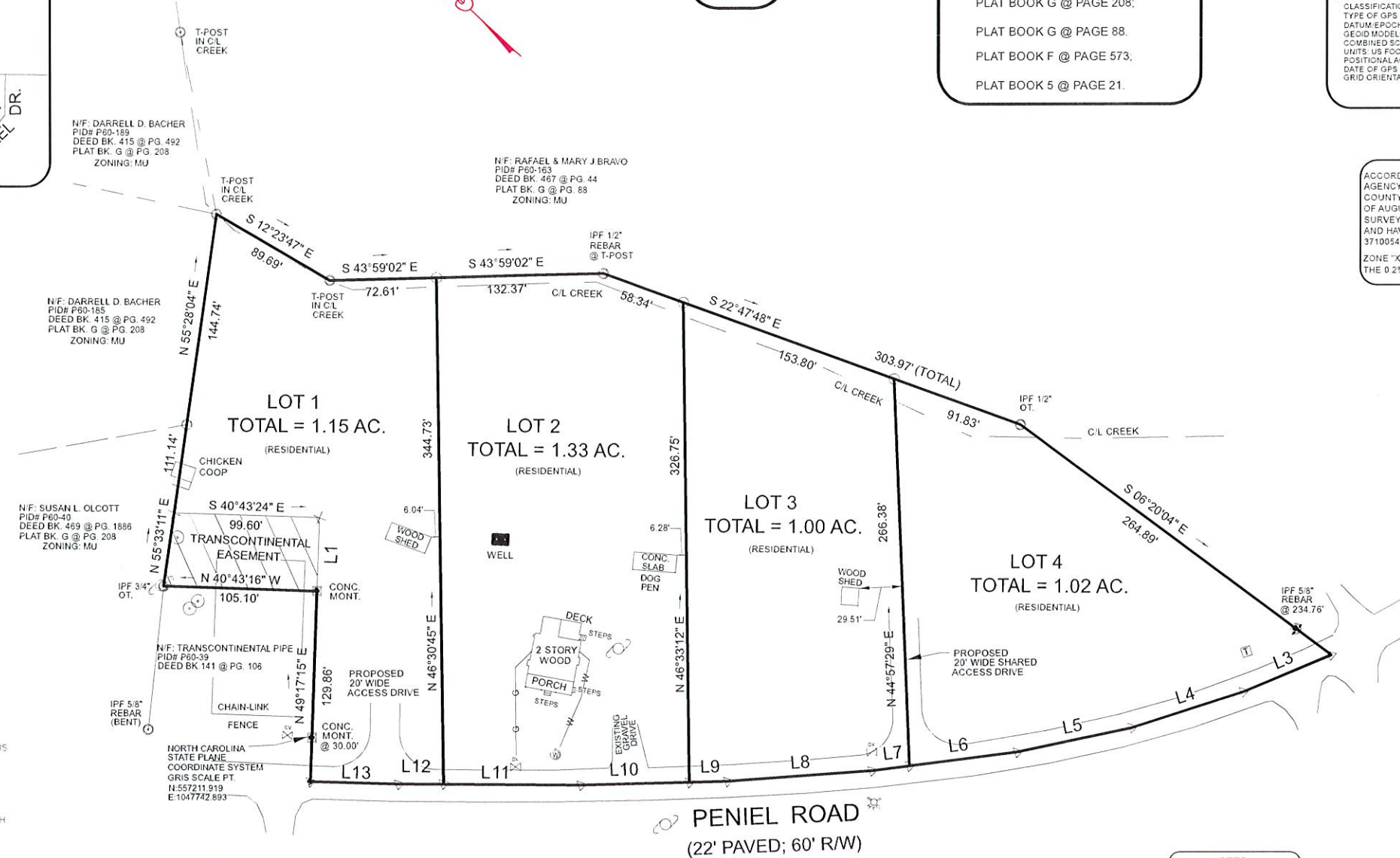
LEGEND

- DENOTES IFF
- DENOTES IPS 1/2" REBAR
- DENOTES MAG. NAIL
- DENOTES POINT ON ESMT.
- DENOTES FIRE HYDRANT
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES POWER POLE
- DENOTES SEWER MANHOLE
- DENOTES GAS VALVE
- DENOTES GAS INDICATOR POST
- DENOTES FIBER INDICATOR POST

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, POLK COUNTY, STATE OF NORTH CAROLINA WITH AN EFFECTIVE DATE OF AUGUST 03, 2008, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X", AND HAVING THE FLOODWAY COMMUNITY MAP NO. 3710054500J.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

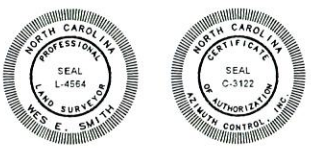


I, WES E. SMITH, PROFESSIONAL LAND SURVEYOR NO. L-4564, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS X OR —

- X A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WES E. SMITH, PROFESSIONAL LAND SURVEYOR NO. L-4564

I, WES E. SMITH, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 418, PAGE 993) OR OTHER REFERENCE SOURCE AS SHOWN. BOUNDARIES NOT SURVEYED WERE DRAWN FROM OTHER REFERENCE SOURCE AS SHOWN. AREA WAS DETERMINED BY COMPUTER AND THE POSITIONAL ACCURACY IS 0.10'. THE GRID ORIENTATION FOR THIS SURVEY WAS OBTAINED FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6TH DAY OF FEBRUARY, 2023.



WES E. SMITH
 DATE: FEBRUARY 09, 2023
 N.C. PLS# L-4564

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 49°16'44" W	50.00'
L2	S 49°16'44" W	50.00'
L3	N 65°09'18" W	64.94'
L4	S 60°25'47" E	80.18'
L5	S 54°35'48" E	80.37'
L6	N 49°53'59" W	74.43'
L7	N 49°53'59" W	25.65'
L8	N 46°46'41" W	99.51'
L9	S 44°03'40" E	26.42'
L10	N 44°02'57" W	74.16'
L11	S 42°16'50" E	112.57'
L12	N 42°59'38" W	30.45'
L13	S 40°59'15" E	60.33'



PENIEL ROAD
 (22' PAVED; 60' R/W)

N.F. RAYMOND CHARLES CROTT
 PID# P80-174
 DEED BK 462 @ PG. 1820
 PLAT BK F @ PG. 1509
 ZONING: MU

CERTIFICATE OF APPROVAL FOR PRELIMINARY PLAT:

THIS CERTIFIES THAT THE POLK COUNTY PLANNING BOARD APPROVED THE PRELIMINARY PLAT OF THE PENIEL FARM SUBDIVISION ON THE _____ DAY OF _____, 2023.

CHAIRMAN, POLK COUNTY PLANNING BOARD

CERTIFICATE OF REVIEW OFFICER

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

REVIEW OFFICER DATE

AZIMUTH CONTROL, INC. LAND SURVEYING

1786 NEW CUT RD.
 SPARTANBURG, SC. 29301
 PH: (864) 281-9600
 WWW.AZIMUTHSURVEY.COM
 N.C. PLS# L-4564
 S.C. PLS # 19897

MINOR SUBDIVISION FOR:
PENIEL FARM SUBDIVISION
 POLK COUNTY, NORTH CAROLINA

OWNER:
 CAVSCAR HOMES
 238 SOLDESSEE PD.
 LANDRUM, SC. 29356
 PH: (864) 363-1422

Project Address:
 969 PENIEL RD.

Project Location:
 COLUMBUS TOWNSHIP, NC.

PID#: P-60-38

NUMBER OF LOTS: 4

AVERAGE LOT SIZE:
 1.125 AC.

MILE OF NEW RD.: 0.0 MI.

TOTAL ACREAGE IN ROAD R/W:
 0.48 AC.

DENSITY: 1 DWELLING UNIT / AC

ZONING: MU

Field By:
 JARIN

Dwn By:
 W.E.S.

Job Number:
 B_07-22_002

Field Date:
 07-10-2022

Scale:
 1" = 50'



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 # _____

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 2-6-2023 Name of Project Peniel Farm Subdivision
Location 969 Peniel Rd. Columbus Property Size (acres) 4.5
Zoning District Polk Date of Last Subdivision n/a
Current Land Use Residential Proposed Land Use Residential
Tax Parcel Number(s) P60-38 Proposed # of Lots 4

3. CONTACT INFORMATION

Larry Scarborough 864-363-1422 Tammy Cavanaugh 864-551-8327

Property Owner
Cavscar Homes LLC

Address 238 Solesbee Rd. Landrum SC 29356 City, State, Zip

Telephone 864-551-8327; 864-363-1422 E-mail Address tammy@ethicalplumbing.com; larry@homebuyinginvestments.com

Larry Scarborough 864-363-1422 Tammy Cavanaugh 864-551-8327

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

238 Solesbee Rd. Landrum SC 29356 Address City, State, Zip

864-551-8327; 864-363-1422 tammy@ethicalplumbing.com; larry@homebuyinginvestments.com

Telephone 864-551-8327; 864-363-1422 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 2/6/23

FOR STAFF USE ONLY

Permit Number 2023016 Flood? Yes [] Map # No [x]

Fee \$300 Watershed? Yes [] Map # No [x]

Zoning District MU Location # 5492

Staff Signature [Signature] Date 2/8/2023

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

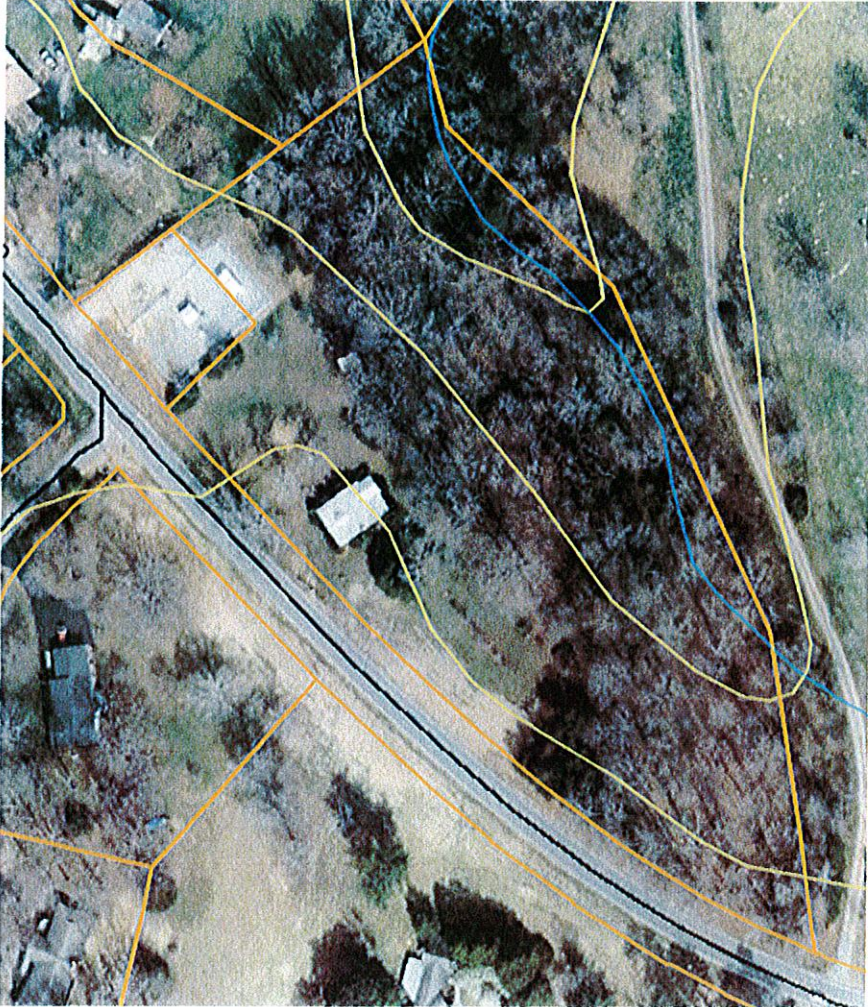
Dividing 4.5 acres into 4 separate residential lots. SFH currently on lot 2

PENIEL FARM PROPOSED SUBDIVISION CONTOUR AND APPLICATION NOTES:

Owner Cavscar Homes, Larry Scarborough 864-363-1422; Tammy Cavanaugh, 864-551-8327

Parcel # P60-38

Lines show 20' contours



- No grading is planned at this time; if build in future, lots 1 and 3 would require minimal as cleared, lot 4 would require tree removal
- Stormwater will not change- there is a drainage ditch running parallel to Peniel and runoff represented on plat.
- Residential area with owners behind (TID P60-163) with a goat farm.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

January 31, 2023

Mr. Larry Scarborough
Cavscar Homes
P.O. Box 521 Cleveland SC 29635

RE: Driveway Permit – D141-075-23-00006
Cavscar Homes
Polk County

Mr. Scarborough;

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.

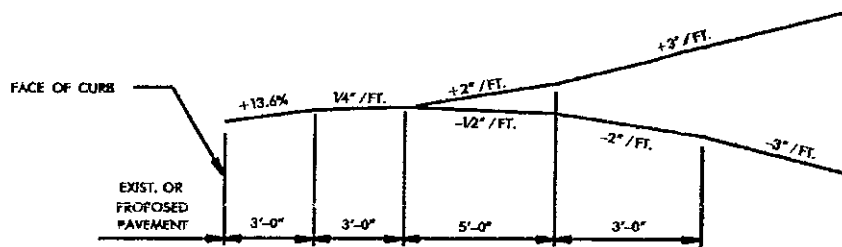
Please refer any questions you might have concerning this driveway permit to Larry Ammons, Engineering Technician II at 828-891-7911.

Sincerely,

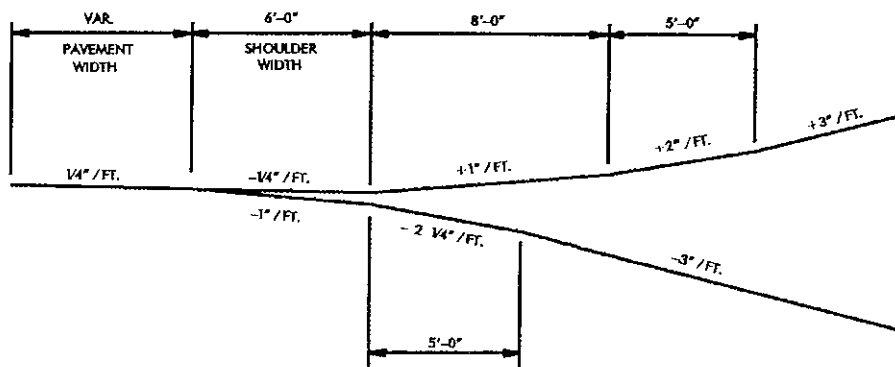
A handwritten signature in black ink, appearing to read "R.H. Darnell".

R.H. Darnell
Asst. District Engineer

RD/la



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.

Larry Scarborough 864-363-1422

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION STREET AND DRIVEWAY ACCESS PERMIT APPLICATION
Driveway Permit No.	Date of Application 12-28-2022	
County: Polk		
Development Name:		

LOCATION OF PROPERTY:

Route/Road: Peniel

Exact Distance 1 Miles Feet N S E W

From the Intersection of Route No. Walker St and Route No. 969 Peniel Toward Columbus

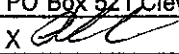
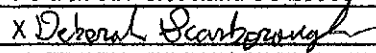
Property Will Be Used For: Residential /Subdivision Commercial Educational Facilities TND Emergency Services Other

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	Cavscar Homes	NAME	Deborah Scarborough
SIGNATURE	_____	SIGNATURE	_____
ADDRESS	PO Box 521 Cleveland SC 29635	ADDRESS	PO Box 521 Cleveland SC 29635
	X  Phone No. 864363-1422		X 

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

APPROVALS

APPLICATION RECEIVED BY DISTRICT ENGINEER

SIGNATURE DATE

APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required)

SIGNATURE TITLE DATE

APPLICATION APPROVED BY DISTRICT ENGINEER

RH DARNELL / LARRY AMMONS 1/31/23

SIGNATURE DATE

INSPECTION BY NCDOT

SIGNATURE TITLE DATE

COMMENTS:

See attached drawing where two driveways will be added, leaving the current third. This is located at 969 Peniel Rd Columbus. Other contact is Tammy Cavanaugh with Cavscar Homes, 864-551-8327

DATE 2/09/23
TIME 8:25:16
USER PLMALEJO

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP	24616	ZONING PERMIT	APPLIED	2/08/2023
WORK ORDER#	47241	TYPE SUBDIVISION FEES	ISSUED	2/08/2023
LOCATION	969 PENIEL RD		EXPIRES	8/07/2023
PIN			HEALTH	
PARCEL ID	P60-38	COLUMBUS	REFERENCE	B00023950
TOWNSHIP	9 COLUMBUS- OUTSIDE	ACREAGE	3.700	CENSUS TRACT
WATERSHED	NOT IN WATERSHED	FLOOD PLAIN? N	SBC#	101
DIRECTIONS	PENIEL RD TO #969			

LARRY SCARBOROUGH/ T. CAVANAUGH OWNER ID 51673
 238 SOLESBEE RD PHONE 854-363-1422
 LANDRUM SC 29356

OWNER CAVSCAR HOMES LLC
 OCCUPANT CAVSCAR HOMES LLC 864-551-8327

SUBDIVISION
 W/ 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 LOT

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 2/08/2023 BY: PLCATHYR PERMIT EXPIRES: 8/07/2023 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

2/8/2023
 DATE

Cathy Rush/CVA
 CODE ENFORCEMENT OFFICIAL

DATE 2/09/23
TIME 8:25:16
USER PLMALEJO

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

PERMIT NUMBER ZP 24616 ZONING PERMIT APPLIED 2/08/2023
WORK ORDER# 47241 TYPE SUBDIVISION FEES ISSUED 2/08/2023
LOCATION 969 PENIEL RD EXPIRES 8/07/2023
PIN HEALTH
PARCEL ID P60-38 COLUMBUS REFERENCE B00023950
TOWNSHIP 9 COLUMBUS- OUTSIDE ACREAGE 3.700 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC# 101
DI RECTI ONS PENIEL RD TO #969

LARRY SCARBOROUGH/ T. CAVANAUGH OWNER ID 51673
PHONE 854-363-1422
238 SOLESBEE RD
LANDRUM SC 29356

OWNER CAVSCAR HOMES LLC
OCCUPANT CAVSCAR HOMES LLC 864-551-8327

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MI NOR	1	300.00	300.00	300.00	
PAID BY: CAVSCAR HOMES LLC			CK#:	1018	PAID BY CHECK
TRANSACTION 884256	TOTALS		300.00	300.00	

CASH RECEIPT

POLK COUNTY

User ID : PLMALEJO Collected By : PLMALEJO
Todays Date : 2/09/2023 Transaction Date 2/09/2023 Number 884256
For : ZONING PERMITS

Received From : CAVSCAR HOMES LLC PMT# ZP00024616 CK# 0000001018

Total Transaction Amt 300.00 CK# 1018