Planning Board Agenda

Thursday, June 12, 2025, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

I. Call to order

II. Approval of Agenda

III. Approval of Draft Minutes from May 8, 2025 Planning Board Meeting

I. Ralph B. Lawrence Subdivision – Minor Subdivision - Preliminary
Subdivision Name: Ralph B. Lawrence
Applicant: Britt Lawrence
Applicant address: 6819 General Lafayatte Way, Gainsville, GA 20155
Location: P24-30
Acreage: 32.32 acres
Number of sites: 4
Average lot size: 8.08 acres
Proposed road system: Private
Length of new road: N/A
Water system/sewer: Well/Septic
Current land use: Store Building/Single Family Residential
Proposed land use: Store Building/Single Family Residential

IV. Public Comments

V. Other Business

Focus Group Discussion

VI. Adjournment

Planning Board Minutes

May 8, 2025 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street Columbus, North Carolina 28722

Members Present: Warren Eadus, Carrie Federici, Ray Gasperson, Anwar Timol, Warren Watson, Tony Dale.
Member(s) Absent: Lisa Krolak, Kimberly Daniel.
Staff Present: Cathy Ruth, Chelsea Allen Louray
Public: Public Present.

I. Call to order
Warren Eadus called the meeting to order.

II. Approval of Agenda
Warren Eadus made the following amendments to the Agenda. Agenda item (6.), Public Comments, would be changed to agenda item (4a.) and agenda item (4a.) Minor Subdivision - Melvin Hill Forest, Eight Lots, Green Creek Township, P126-100, 11.61 acres, Multiple Use (MU) Zoning, Residential would be changed to agenda item (4b.), Carrie Federici made a motion to approve the May 8, 2025 Agenda as amended, seconded by Warren Watson. A vote was taken and the motion carried unanimously.

III. Approval of Minutes
A motion was made by Warren Watson to approve the minutes from the Planning Board meeting held on April 10, 2025, seconded by Tony Dale. A vote was taken and all were in favor. The motion carried unanimously.

IV. Agenda Item

4A. Public Comments – Amended to Agenda item 4A.
The Planning Board heard public comments.

4B. Minor Subdivision – Melvin Hill Forest, Eight Lots, Green Creek Township, P126-100, 11.61 acres, Multiple Use (MU) Zoning, Residential
Anwar Timol made a motion to approve the minor subdivision with the conditions that the applicant obtain and submit a Soil and Erosion Control Plan approval from the North Carolina Department of Environmental Quality (NCDEQ), a driveway permit application from the North Carolina Department of Transportation (NCDOT), and a letter of abandonment for the prior minor subdivision approval, Elevation Acres, containing eight lots, obtained and approved on May 9, 2024, from the current properly owner Ethan Gilbert, seconded by Warren Eadus. A vote was taken, and the vote was tied. Anwar Timol, Warren Eadus, and Ray Gasperson voted in favor. Warren Watson, Tony Dale, and Carrie Federici voted in opposition. The request for approval was tabled for the next meeting.

V. Other Business
None.

DRAFT

VI. Adjournment

Warren Eadus adjourned the May 8, 2025, Planning Board meeting at 6:24 pm.

DRAFT

POLK COUNTY
NORTH CAROLINA

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: May 28, 2025
Name of Project: Britt Lawrence
Location: US Hwy 176, Tryon Township
Property Size (acres): 32.32
Zoning District: MU
Date of Last Subdivision: May 2001
Current Land Use: Residential
Proposed Land Use: Resdential
Tax Parcel Number(s): P-24-30
Proposed # of Lots: 4

3. CONTACT INFORMATION

Britt Lawrence
Property Owner

6819 General Lafayatte Way — Gainsville, GA 20155
Address — City, State, Zip

Telephone — E-mail Address

True North Surveying - Ty Cantrell
Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)

450 Webber Lane — Columbus, NC 28722
Address — City, State, Zip

828-827-4009 — truenorth4150@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.

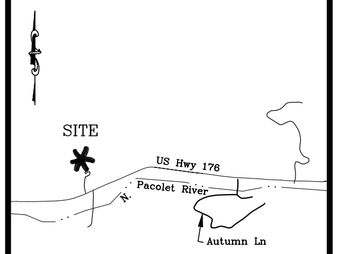
OWNER / APPLICANT SIGNATURE Ty Cantrell DATE 5/28/2025

FOR STAFF USE ONLY

Permit Number _____ Flood? Yes ☐ Map # _____ No ☐
Fee _____ Watershed? Yes ☐ Map # _____ No ☐
Zoning District _____ Location # _____
Staff Signature _____ Date _____

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

CURRENT LOT (TAX PARCEL # P-24.30) IS 32.32 ACRES AND HAS 3 RESIDENTIAL HOUSES AND 1 COMMERCIAL BUILDING. THE CURRENT WOULD LIKE TO SUBDIVIDE OFF THE COMMERCIAL BUILDING (LOT 1) WITH 1 ACRE AND SUBDIVIDE OFF 2 OF THE RESIDENTIAL HOUSES (LOT 2+3) WITH 1 ACRE EACH. THE REMAINING RESIDENTIAL HOUSE WILL HAVE THE REMAINING 29.32 ACRES. ALL LOTS HAVE EXISTING PAVED DRIVES FOR ACCESS AND NO NEW ROADS ARE PROPOSED.



VICINITY MAP – NOT TO SCALE

SURVEYOR CERTIFICATES:

I, TYRONE D. CANTRELL, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL FIELD SURVEY MADE BY ME BETWEEN MAY 14, 2025 AND MAY 15, 2025; 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 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 3RD DAY OF JUNE, A.D. 2025.

TYRONE D. CANTRELL, PLS–4150 DATE

I, TYRONE D. CANTRELL, CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL FIELD GPS SURVEY MADE BY ME AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: B
(2) POSITIONAL ACCURACY: 95% = 0.12'
(3) TYPE OF GPS FIELD PROCEDURE: RTK/VRS
(4) DATES OF SURVEY: MAY 14–15, 2025
(5) DATUM/EPOCH: NAD83(2011); NAVD88 / EPOCH 2010.00
(6) PUBLISHED/FIXED–CONTROL USE: VRS
(7) GEOID MODEL: GEIOD 2018
(8) COMBINED GRID FACTOR: 0.999826229
(9) UNITS: US SURVEY FOOT

NORTH CAROLINA PROFESSIONAL SEAL L–4150 LAND SURVEYOR TYRONE D CANTRELL

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.00'	S 81°42'24" W
L2	30.76'	N 74°57'37" E
L3	44.50'	S 10°09'04" E
L4	33.05'	N 21°32'29" E
L5	20.60'	N 51°47'52" E
L6	26.55'	N 47°43'46" E
L7	34.63'	S 02°30'09" E
L8	56.97'	S 26°38'31" E
L9	41.13'	S 06°36'53" E

CERTIFICATE OF APPROVAL FOR PRELIMINARY APPROVAL:

THIS CERTIFIES THAT THE POLK COUNTY PLANNING BOARD APPROVED THE PRELIMINARY PLAT OF THE LAWRENCE SUBDIVISION ON THE 12TH DAY OF JUNE, 2025.

CHAIRMAN, POLK COUNTY PLANNING BOARD
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

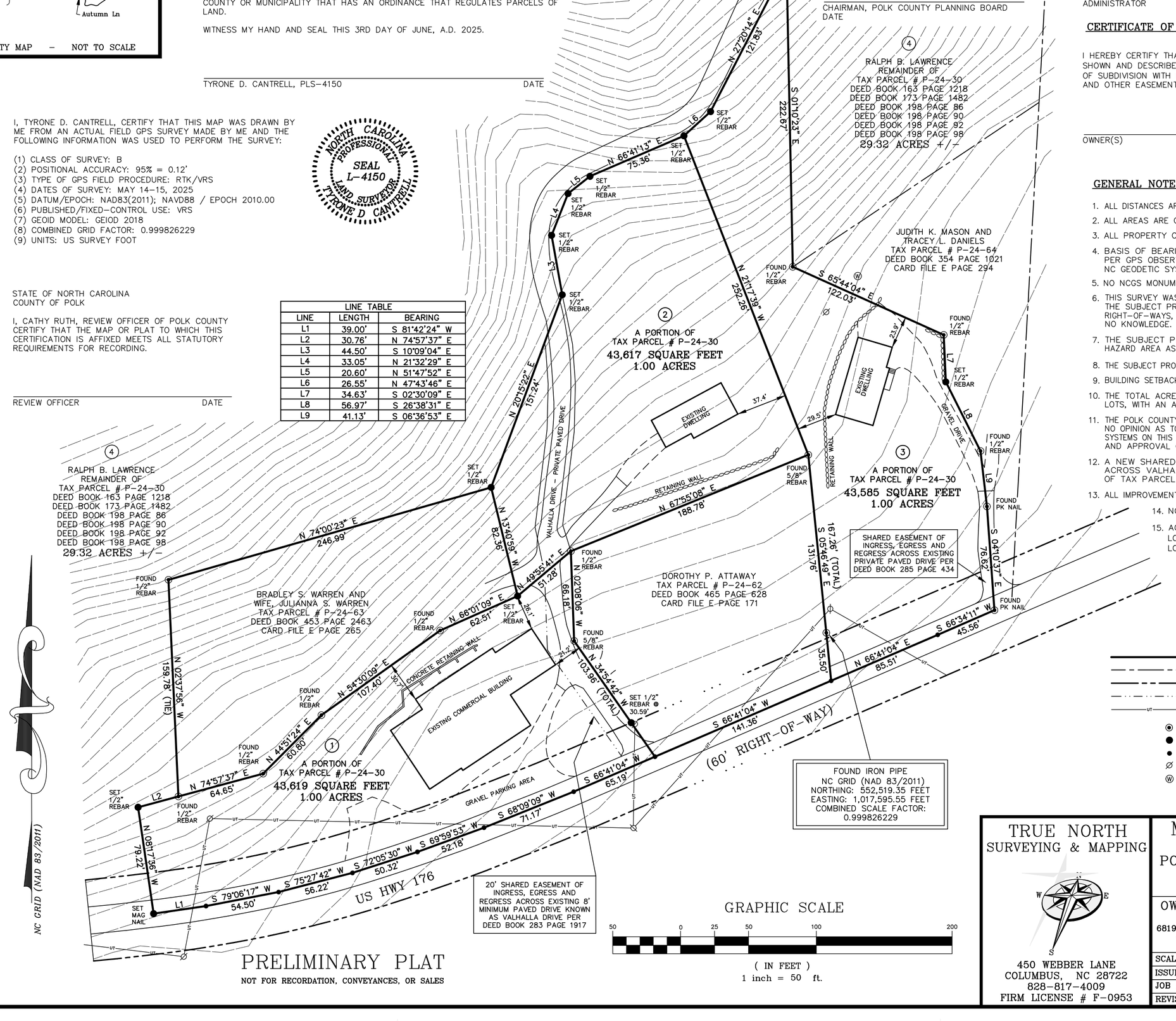
CERTIFICATE OF OWNERSHIP AND DEDICATION:

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

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. BUILDING SETBACKS ARE AS FOLLOWS: FRONT: 25' REAR: 25' SIDE: 15'
10. THE TOTAL ACREAGE IS 32.32 ACRES. THERE ARE FOUR (4) PROPOSED LOTS, WITH AN AVERAGE LOT SIZE OF 8.08 ACRES.
11. 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.
12. A NEW SHARED EASEMENT FOR INGRESS, EGRESS, AND REGRESS ACROSS VALHALLA DRIVE TO SERVE LOT 2 AND THE REMAINDER OF TAX PARCEL # P–24–30.
13. ALL IMPROVEMENTS ARE EXISTING, AND NO NEW DEVELOPMENT PLANNED.
14. NO GRADING IS TAKING PLACE.
15. ACRES IN NCDOT RIGHT–OF–WAY
    LOT 1 – 0.26 ACRES
    LOT 3 – 0.09 ACRES



LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT–OF–WAY LINE
- EASEMENT LINE
- OVERHEAD UTILITIES
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- CALCULATED POINT
- UTILITY POLE
- WELL

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES

TRUE NORTH
SURVEYING & MAPPING
450 WEBBER LANE
COLUMBUS, NC 28722
828–817–4009
FIRM LICENSE # F–0953

MINOR SUBDIVISION FOR:
RALPH B. LAWRENCE
PORTION OF TAX PARCEL # P–24–30
TRYON TOWNSHIP
POLK COUNTY, NORTH CAROLINA

OWNER OF RECORD:	PREPARED FOR:
RALPH B. LAWRENCE 6819 GENERAL LAFAYATTE WAY GAINSVILLE, GA 20155	RALPH B. LAWRENCE 6819 GENERAL LAFAYATTE WAY GAINSVILLE, GA 20155

SCALE:	1" = 50'	DRAWN BY:	T. CANTRELL
ISSUE DATE:	JUNE 3, 2025	CHECKED BY:	T. CANTRELL
JOB #:	2407–03	DRAWING FILE:	2407–03a.dwg
REVISIONS:			