



*Planning Board
Agenda*

Thursday, May 9, 2024, 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 Minutes

Approval of Minutes from April 11, 2024 Planning Board Meeting

Approval of Minutes from April 18, 2024 Planning Board Meeting

IV. Preliminary Plat – Minor Subdivision, Elevation Acres

- Applicant/Owner: Elevation Land NC3, LLC
- Location: Green Creek, P126-100
- Acreage: 32.93
- Proposed number of sites: 8
- Average lot size: 4.12 acres
- Road system: Private
- Water system/sewer: Well and Septic
- Land use: Residential

V. Subdivision Ordinance – Technical changes and discussion

VI. Public Comments

VII. Adjournment



Planning Board Minutes

Thursday, April 11, 2024, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

Members Present: Lisa Krolak, Kim Daniel, Tony Dale

Staff Present: Cathy Ruth, Sarah Zoellers

Public: Lawrence Jundt

I. Call to order

The meeting was called to order at 5:30pm. A quorum was not present and a special meeting was called for Thursday, April 18, 2024 at 5:30pm.

II. Adjournment

The meeting was adjourned at 5:45pm.



Planning Board Minutes

Thursday, April 18, 2024, 5:30 p.m.
Bryant Womack Justice & Administration Center
40 Courthouse Street
Columbus, North Carolina 28722

Members Present: Warren Eadus, Libby Morris, Chris Jones, Warren Watson, Tony Dale

Members Absent: Kim Daniel, Lisa Krolak, Anwar Timol

Staff Present: Cathy Ruth, Chelsea Allen, Sarah Zoellers

Public: Joshua Edwards, Surveyor

I. Call to order

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

II. Approval of Agenda

A motion was made to approve the agenda by Warren Watson, seconded by Tony Dale. A vote was taken and all were in favor, the motion carried unanimously.

III. Approval of Minutes- March 14, 2024 Planning Board Meeting

A motion was made to approve the minutes from the March 14, 2024 Planning Board meeting by Libby Morris, seconded by Chris Jones. A vote was taken and all were in favor, the motion carried unanimously.

IV. Enchanted, Minor Subdivision, 3 lots, Green Creek Township, P118-228, 5.01 acres

The Board reviewed the preliminary plat submitted by Enchanted Construction, LLC for a minor subdivision containing three lots within the Green Creek township. The total acreage was 5.01 prior to subdivision, the average lot size was 1.67 acres, and the proposed use was residential. Cathy Ruth stated the preliminary plat met the requirements of the Polk County Subdivision Ordinance. A motion was made by Warren Watson to approve the preliminary plat as presented, seconded by Libby Morris. A vote was taken and all were in favor, the motion carried unanimously.

V. Public Comments

Cathy Ruth shared a handout provided by the North Carolina Association of County Commissioners (NCACC) with the Board detailing North Carolina's population by county for the year 2023.

VI. Adjournment

Warren Eadus adjourned the meeting at 6:06pm.



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 # ZP 26498

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 4-24-2024 Name of Project Elevation Acres
 Location Green Creek Property Size (acres) 32+ ac
 Zoning District County Date of Last Subdivision N/A
 Current Land Use Vacant Proposed Land Use Residential
 Tax Parcel Number(s) P126-100 Proposed # of Lots 8

3. CONTACT INFORMATION

Elevation Land NC3 LLC.
 Property Owner
5021 Jug Factory Rd. Campbell, SC, 29322
 Address City, State, Zip
 Telephone _____ E-mail Address _____

JOSHUA L EDWARDS PLS.

Applicant / Agent (Registered Engineer, Designer, Developer, Surveyor, etc.)
PO BOX 745 COLUMBUS, NC 28722
 Address City, State, Zip
828-859-5390 CAROLINAGEOSPATIAL@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 4-24-2024

FOR STAFF USE ONLY

Permit Number ZP 26498 Flood? Yes Map # _____ No
 Fee \$500.00 Watershed? Yes Map # _____ No
 Zoning District MU Location # 8699
 Staff Signature Chelsea Allen Date 4-24-2024

DATE 4/24/24
TIME 14:35:41
USER PLCHELS

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER ZP 26498 ZONING PERMIT APPLIED 4/24/2024
WORK ORDER# 51865 TYPE SUBDIVISION FEES ISSUED 4/24/2024
LOCATION MELVIN HILL RD EXPIRES 10/21/2024
PIN HEALTH REFERENCE
PARCEL ID P126-100 COLUMBUS ACREAGE 32.960 CENSUS TRACT
TOWNSHIP 5 GREEN CREEK FLOOD PLAIN? N SBC#
WATERSHED NOT IN WATERSHED
DIRECTIONS L/108, US 74 EAST, EXIT HWY 9 TO RIGHT, L/ON CHESNEE RD, R/
MELVIN HILL RD, 0.3 MILES, SLIGHT L/MELVIN HILL, GO 1 MI ON/R

ELEVATION LAND NC3 LLC OWNER ID 59982
5021 JUG FACTORY ROAD PHONE
CAMPOBELLO SC 29322

APPLICANT EDWARDS, JOSHUA L PLS. 828-859-5390
OCCUPANT ELEVATION LAND NC3 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 - 8 LOTS

SURVEYOR
GENERAL

SITE PLAN

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PERMIT ISSUED: 4/24/2024 BY: PLCHELS PERMIT EXPIRES: 10/21/2024 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.

on file
SIGNATURE OF OWNER/AGENT
Chelsea Allen
CODE ENFORCEMENT OFFICIAL

4-24-2024
DATE

DATE 4/24/24
TIME 14:35:41
USER PLCHELS

POLK COUNTY
BILLING NOTICE

PAGE 2
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MELVIN HILL RD, 0.3 MILES, SLIGHT L/MELVIN HILL, GO 1 MI ON/R

ELEVATION LAND NC3 LLC
5021 JUG FACTORY ROAD
CAMPOBELLO SC 29322

OWNER ID 59982
PHONE

APPLICANT EDWARDS, JOSHUA L PLS.
OCCUPANT ELEVATION LAND NC3 LLC

828-859-5390

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
MISCZ	1	500.00	500.00	500.00	
PAID BY: ELEVATION LAND NC3 LLC			CK#:	3344 PAID BY CHECK	
TRANSACTION 911951 TOTALS			500.00	500.00	

APPLICATION IDENTIFICATION		N.C. DEPARTMENT OF TRANSPORTATION	
Driveway Permit No.	Date of Application	4-30-2024	
County: POLK		STREET AND DRIVEWAY ACCESS PERMIT APPLICATION	
Development Name: ELEVATION ACRES			
LOCATION OF PROPERTY:			
Route/Road: MELVIN HILL RD. SR. # 1348			
Exact Distance	1390	<input type="checkbox"/> Miles	N S E W
		X <input type="checkbox"/> Feet	<input type="checkbox"/> X <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
From the Intersection of Route No. SR. # 1349 and Route No. Sr. # 1348 Toward SC			
Property Will Be Used For: x Residential /Subdivision <input type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other			
Property: <input type="checkbox"/> is <input checked="" type="checkbox"/> is not within _____ City Zoning Area.			
AGREEMENT			
<ul style="list-style-type: none"> • 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 and following 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 that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees. • I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED. 			
2004-07	NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation		TEB 65-04rev.
	61-03419		

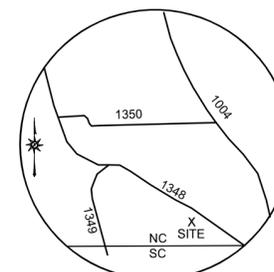
THE POLK COUNTY HEALTH DEPARTMENT HAS EXPRESSED NO OPINION AS TO THE SUITABILITY OF PRIVATE SEPTIC SYSTEMS OR WATER SYSTEMS ON THIS PROPERTY. EACH LOT IS SUBJECT TO INDIVIDUAL INSPECTION AND APPROVAL OF SEPTIC SYSTEMS.

PROPOSED TIMETABLE FOR DEVELOPMENT
 CONSTRUCTION TO START UPON APPROVALS.
 DEVELOPER ONLY INTENDS TO CONSTRUCT THE PRIVATE ROAD.
 ESTIMATED TIME OF COMPLETION < 3 MONTHS

CURRENT OWNER(S):
 ELEVATION LAND NC3, LLC.
 5021 JUG FACTORY RD. CAMPOBELLO, SC 29322

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.

DocuSigned by:
Ethan Gilbert
 Owner(s)
 4/30/2024
 Date



VICINITY MAP
(NOT TO SCALE)

SUBDIVISION SITE DATA FOR P126-100
 CURRENT ZONING: MU
 SETBACKS: FRONT - 25', SIDES- 15' AND REAR - 25'
 SETBACKS TO BE CONFIRMED BEFORE CONSTRUCTION
 TOTAL ACREAGE: 32.93 +/-
 TOTAL NUMBER OF LOTS: 8
 AVERAGE LOT SIZE: 4.12
 CURRENT USE: VACANT
 FUTURE USE: RESIDENTIAL
 ACREAGE IN RIGHT-OF-WAY: 1.64 +/-
 EROSION CONTROL PLAN TO BE OBTAINED WHEN REQUIRED.
 NO STORM WATER MANAGEMENT AT THIS TIME.
 NCDOT TO BE CONTACTED BEFORE ROAD CONSTRUCTION BEGINS.
 PROPOSED GRADING IS LIMITED TO THE ROAD AND EACH HOME SITE.
 AN EROSION CONTROL PLAN WILL BE REQUIRED IF 1 ACRE IS DISTURBED.



LEGEND:

A.G.	ABOVE GRADE
B.G.	BELOW GRADE
CM	CONCRETE MONUMENT
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
MN	MAG NAIL
NIR	NEW IRON ROD
☀	AREA LIGHT
●	CALCULATED POINT
Ⓜ	ELECTRICAL
Ⓢ	SEWER MANHOLE
Ⓜ	WELL/WATER METER/VALVE
---	ADJOINING LINE (APPROXIMATE)
---	BOUNDARY LINE (SURVEYED)
---	DRIVE / ROAD
- - - - -	OVERHEAD UTILITIES
---	RIGHT-OF-WAY/APPEARANT RW

PROPOSED
 MINOR SUBDIVISION FOR:
ELEVATION ACRES
 GREEN CREEK TWP.,
 POLK CO., NO. CAR.
 LEGAL REFERENCE:
 DB 484-2152
 APRIL 24, 2024

**** NOTES ****

- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- NO TITLE SEARCH PERFORMED BY THE SURVEYOR.
- 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.

GRAPHIC SCALE 1" = 150'



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 484 PAGE 2152 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 25TH DAY OF APRIL, 2024.

DocuSigned by:
Joshua L. Edwards
 PROFESSIONAL LAND SURVEYOR
 REG. NO. 15118



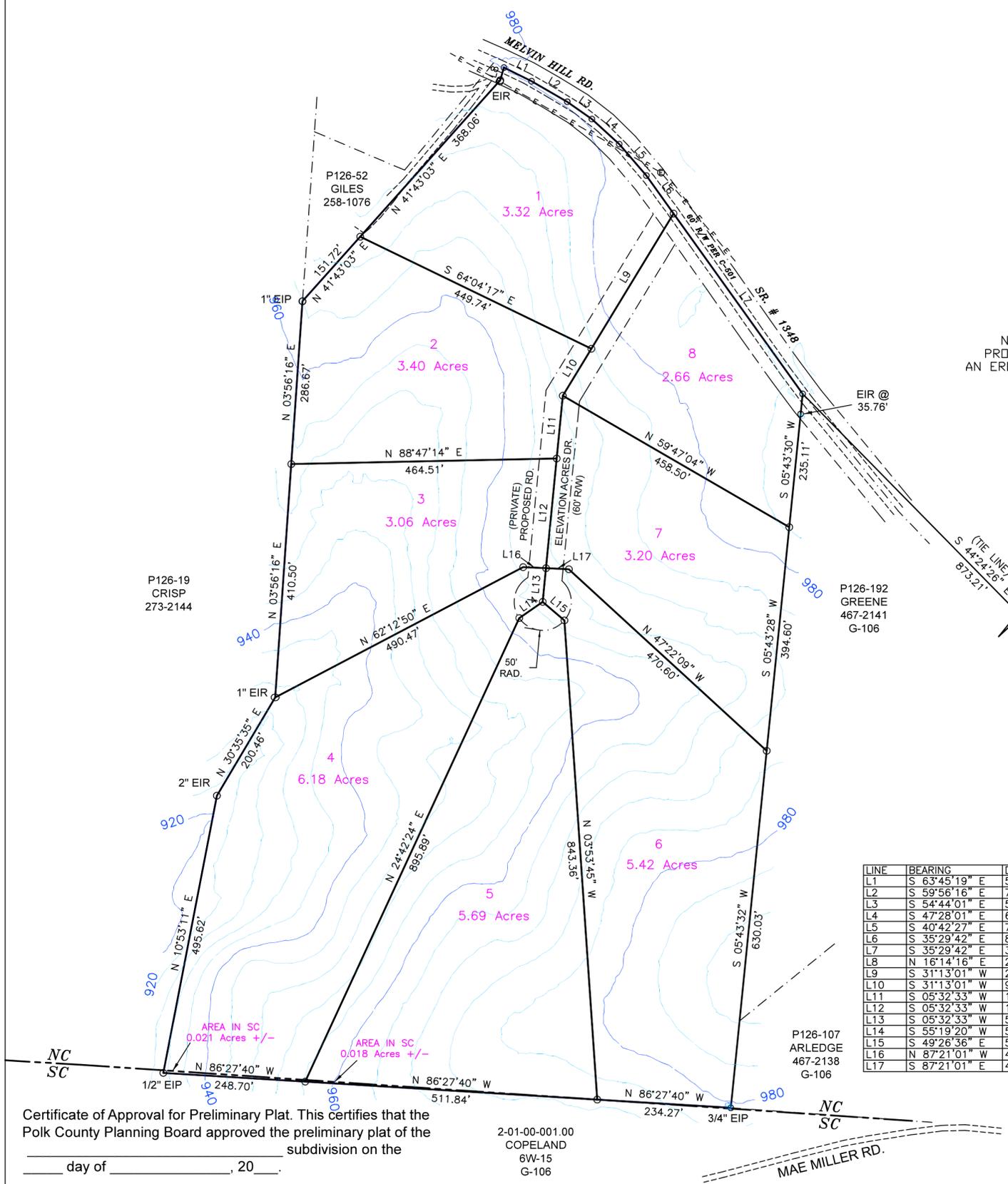
NOTE:
 THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. G.S. 47-30(F)(11)(A)

PROPERTY LOCATION:
 MELVIN HILL RD.
 COLUMBUS, NC 28722

TAX PARCEL:
 P126-100

NC FIRM LICENSE NO. P-1922
 RATIO OF PRECISION: 1:10,000
 D-101-27GRID

PLAT #
 14761B



LINE	BEARING	DISTANCE
L1	S 63°45'19" E	53.89'
L2	S 59°56'16" E	72.28'
L3	S 54°44'01" E	52.69'
L4	S 47°28'01" E	64.93'
L5	S 40°42'27" E	72.85'
L6	S 35°29'42" E	81.99'
L7	S 35°29'42" E	388.93'
L8	N 16°14'16" E	23.19'
L9	S 31°13'01" W	277.50'
L10	S 31°13'01" W	96.50'
L11	S 05°32'33" W	110.76'
L12	S 05°32'33" W	193.47'
L13	S 05°32'33" W	59.36'
L14	S 55°19'20" W	50.00'
L15	S 49°26'36" E	50.00'
L16	N 87°21'01" W	40.04'
L17	S 87°21'01" E	40.04'

"MELVIN" NCGS MONUMENT
 NORTHING: 537956.38 SFT.
 EASTING: 1100550.63 SFT.
 NAD 83 (2011)
 GEOID (NGS2018)
 FIELD PROCEDURE: RTK
 COMBINED FACTOR: 0.99983141

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
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

2-01-00-001.00
 COPELAND
 6W-15
 G-106