

**PLANNING BOARD  
JANUARY 12, 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 December 12, 2022
  4. Brights Creek - Jackson Ridge P29-524 10.01 acres, proposed 10 lot subdivision, 5.01 acres open space (conservation easement), +/- 410' roads, average lot size .5, community water/sewer system
  5. Zoning Ordinance draft updates
  6. Other Business
    - A. Building Permits
  7. Public Comments
  8. Adjournment

POLK COUNTY PLANNING BOARD

**AGENDA ITEM**

JANUARY 12, 2023 REGULAR MEETING

**Agenda Item#:** A.

**ATTACHMENTS:**

Description	Type	Upload Date
Approval of Minutes from December 12, 2022	Cover Memo	1/5/2023

PLANNING BOARD  
December 8, 2022 - 5:30 PM  
Bryant H. Womack Building  
40 Courthouse Street  
Columbus, NC 28722  
MINUTES

Members Present: Don Hofmann, Libby Morris, Warren Eadus, Edward Daniel, Ray Gasperson, Anwar Timol  
Absent: Lisa Krolak  
Virtual/Remote: Chris Jones (No Participation, Viewing Only)  
Staff Present: Cathy Ruth (County Planner), Chelsea Allen (Secretary)

1. Call to Order

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

2. Approval of Agenda

A motion to approve the agenda was made by Warren Eadus, seconded by Don Hofmann. All in favor, motion carried unanimously.

3. Approval of Minutes

A. Approval of Minutes from November 10, 2022

A motion to approve the minutes was made by Anwar Timol, seconded by Edward Daniel. All in favor, motion carried unanimously.

4. Zoning Ordinance Updates

- Cathy Ruth presented the previously discussed, updated changes to the draft Zoning Ordinance to the Board.
- A motion was made by Warren Eadus to delete from section 4.6.3 "In all cases, at least one deciduous tree shall be provided for a parking lot regardless of the number of spaces provided", seconded by Anwar Timol. A vote was taken, Anwar Timol and Warren Eadus voted in favor. Ray Gasperson, Ed Daniel, Libby Morris and Don Hofmann voted in opposition. The motion failed.
- Ray Gasperson made a motion to change the word "Spaces" to "Lots" in the title sections for Business Uses and Wholesale and Industrial Uses in section 4.7 Minimum Parking Requirements, seconded by Warren Eadus. A vote was taken and all were in favor. The motion carried unanimously.
- Anwar Timol made a motion to take out the words "and/or data processing facilities" from restriction 6.2.15 and create a separate category for data processing centers, no second to the motion. The motion failed.
- Libby Morris made a motion to strike the word "data processing" from section 6.2.15.1a, to read "A narrative describing the proposed facility including an overview of the project;" The board decided more discussion

was needed and to bring it back to a subsequent meeting, there was no second or vote.

- Libby Morris asked that an "s" be added to the word "week" under the definition of "bed and breakfast" on page 48 in reference to the time frame, "for a period of less than two weeks."
- Cathy Ruth explained the process and timeline for the Planning Board's recommendations to be presented to the Board of Commissioners.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Ray Gasperson adjourned the meeting at 6:46pm.

POLK COUNTY PLANNING BOARD

**AGENDA ITEM**

JANUARY 12, 2023 REGULAR MEETING

**Agenda Item#:** 4.

**ATTACHMENTS:**

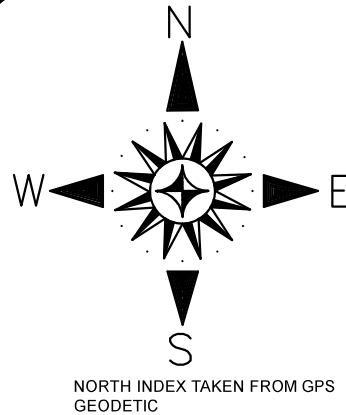
Description	Type	Upload Date
Jackson Ridge Plat	Cover Memo	1/12/2023
Road Engineer Letter	Cover Memo	1/12/2023

**Action Requested:**

Brights Creek - Jackson Ridge  
P29-524 (10.01 acre parcel)  
10 lot subdivision,  
5 acres open space (conservation easement),  
+/- 410' roads,  
average lot size .5,  
community water/sewer system

**LEGEND**

- ▲ NC GEODETIC CONTROL MONUMENT
- CONCRETE MONUMENT (CM)
- EXISTING IRON PIN (EIP)
- 5/8" REBAR SET (NIP UNLESS SHOWN OTHERWISE)
- ◆ EXISTING STONE MARKER
- ◇ MAGNAIL FOUND OR SET
- UNMARKED POINT (CP)
- UTILITY POLE (PP)
- UTILITY LINES
- FIRE HYDRANT (FH)
- WATER METER OR WELL
- WATER VALVE (WV)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CLEANOUT
- DRAIN INLET
- SANITARY SEWER
- NOW OR FORMERLY (NIF)
- DEED BOOK & PAGE (DB)
- PLAT BOOK & PAGE (PB)
- RIGHT OF WAY (R/W)
- PROPOSED BUILDING
- LIMITED COMMON ELEMENT
- OPTIONAL OPEN DECK

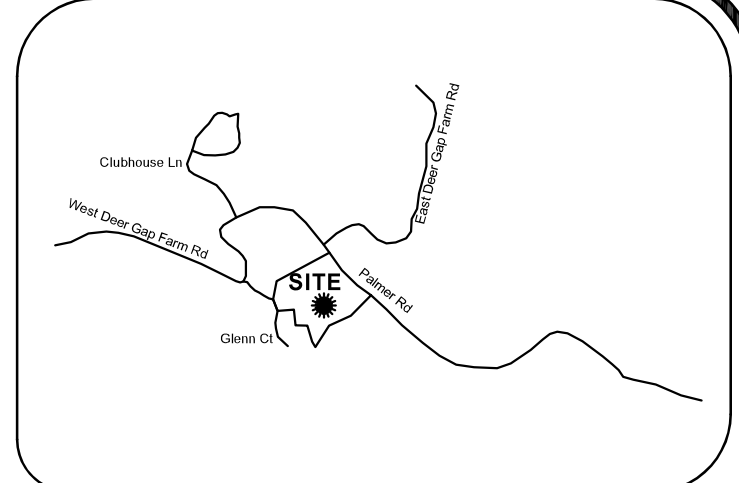


Filed and recorded in the Register of Deeds Office for Polk County, N.C. this day of \_\_\_\_\_ 2022 at \_\_\_\_\_ o'clock \_\_\_\_\_ M In Plat Ref. \_\_\_\_\_

Register of Deeds

Plat Ref. E/2550 and F/1652  
Brights Creek Partners, LLC  
Deed Book 449 at Page 585  
Tax Parcel No. P29-5

NC Grid Monument  
N:591582.53  
E:1026376.95  
"Love"



**Certification of Road Grades and Suitability**  
State of North Carolina, Polk County, I, Amos J. Gaspy, certify that the newly constructed or proposed road grades and slopes were calculated by me and do not exceed 18 percent. Witness my original signature and registration number this \_\_\_\_\_ day of \_\_\_\_\_, 2023

Professional Land Surveyor \_\_\_\_\_ Date \_\_\_\_\_

License No. \_\_\_\_\_

**NOTES**

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM #3710052900J, DATED 9/3/2008.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY EXIST EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

SUBJECT PROPERTY CURRENTLY ZONED BY POLK COUNTY. SETBACKS: FRONT-25' SIDE-15' REAR-25' PER SECTION 403.H SUBDIVISION ORDINANCE FOR POLK COUNTY, NC

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED

WATER AND SEWER WILL BE SUPPLIED BY BRIGHTS CREEK.

THE ROADS SHOWN ON THE PLAT ARE DESIGNATED PRIVATE AND WILL BE MAINTAINED BY THE OWNERS TO ALLOW ACCESS FOR EMERGENCY VEHICLES(G.S. 136-102.6)

DASHED LINES REPRESENT ADJACENT PROPERTIES, MONUMENT TIE LINES AND TIES TO THE PROPOSED STRUCTURES.

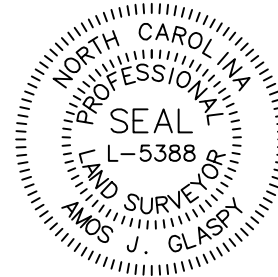
SUBDIVISION FOR 10 LOTS TOTAL AVERAGING 0.50 ACRES EACH(TOTAL OF 5 ACRES) AND SURROUNDED BY 3 CONSERVATION EASEMENTS(TRACTS A, B AND C) TOTALING 5.01 ACRES.

I, Amos J. Gaspy, Professional Land Surveyor, certify that the lots created by this plat are served and accessed by a private easement shown here on and that the road meets the minimum standards for Polk County NC subdivision ordinances 5.11 and 5.12.

This the 12th day of January, 2023.

Professional Survey or Engineer \_\_\_\_\_

I, Amos J. Gaspy, professional land surveyor, certify 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. The ratio of precision as calculated is 1:10000. This plat was prepared in accordance with GS 47-30 as amended. I hereby certify, to the best of my knowledge, information and belief, and in my professional opinion, that this plat was drawn under my supervision from an actual survey made under my supervision, taken from deed description recorded in Deed Book 449, Page 585; and that, the boundaries not surveyed are clearly indicated from information found in Deed Books and Plat Slides as shown on survey plat hereon; and that the ratio of precision as calculated is greater than or equal to 1:10000; and that this plat/map meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600), witness my original signature, registration number and seal this 19th day of December 2022.



Amos J. Gaspy, PLS No. L-5388

See Notes for Lot Setbacks

LOT-2002  
Plat Ref. E/1611  
Carol S. Ganz  
Deed Book 355 at Page 897  
Tax Parcel No. P29-332

Total Area of Tract A  
Conservation Easement:  
10062 Sq. Feet±  
0.23 Acres±

Unit 1  
21780 Sq. Feet±  
0.50 Acres±

Unit 2  
21780 Sq. Feet±  
0.50 Acres±

Unit 3  
21780 Sq. Feet±  
0.50 Acres±

Unit 4  
21780 Sq. Feet±  
0.50 Acres±

Unit 5  
21780 Sq. Feet±  
0.50 Acres±

Unit 6  
21780 Sq. Feet±  
0.50 Acres±

Unit 10  
21780 Sq. Feet±  
0.50 Acres±

Unit 9  
21780 Sq. Feet±  
0.50 Acres±

Unit 8  
21780 Sq. Feet±  
0.50 Acres±

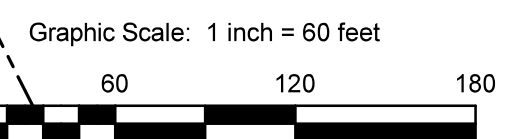
Unit 7  
21820 Sq. Feet±  
0.50 Acres±

LOT-2206  
Plat Ref. E/1837  
Brights Creek Partners, LLC  
Deed Book 449 at Page 585  
Tax Parcel No. P29-491

LOT-2205  
Plat Ref. G/86  
Bridget Lewis and Krista  
Leue  
Deed Book 466 at Page 172  
Tax Parcel No. P29-490

Total Area of Tract B  
Conservation Easement:  
37212 Sq. Feet±  
0.85 Acres±

Plat Ref. C/854  
David and Carol Price  
Deed Book 463 at Page 1503  
Tax Parcel No. P29-6



LINE	BEARING	DISTANCE
L1	S 84°47'50" W	30.04'
L2	N 62°40'13" E	30.20'
L3	N 69°17'47" E	41.22'
L4	N 79°19'30" E	43.93'
L5	N 83°42'38" E	34.25'
L6	N 83°44'09" E	59.34'
L7	N 89°08'41" E	36.57'
L8	S 80°59'11" E	13.78'
L9	S 80°59'11" E	8.09'
L10	S 67°26'51" E	15.05'
L11	S 60°56'32" E	29.35'
L12	S 60°27'45" E	21.51'
L13	S 60°27'45" E	35.09'
L14	S 65°47'33" E	34.68'
L15	S 70°33'07" E	17.60'
L16	S 70°33'07" E	26.80'
L17	S 70°33'07" E	17.55'

I, Amos J. Gaspy, Professional Land Surveyor, certify that the lots created by this plat are served and accessed by a recorded driveway easement shown here on. This easement may or may not meet the standards for roads serving subdivisions in the Polk County Land Development Code. Neither the undersigned nor Polk County certifies whether this easement meets such standards.

This the 3rd day of January, 2023.

Professional Survey or Engineer \_\_\_\_\_

I, \_\_\_\_\_ Subdivision Administrator for Polk County certify that this plat plan has been reviewed and approved as (a) \_\_\_\_\_ in accordance with the Polk County Subdivision Ordinance.

Subdivision Administrator \_\_\_\_\_ Date \_\_\_\_\_

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 \_\_\_\_\_

**Plat of Major/Special Subdivision Survey for:**

Jackson Ridge Subdivision  
Brights Creek Partners LLC(owners)  
Glen Court  
Cooper Gap Township, Polk County, NC  
Ridgetop Subdivision  
Tax Parcel# P29-524

Surveyed: 6/7/2022 Mapped: 12/19/2022

GLASPY LAND SURVEYING P-5388  
784 Glaspy Mountain Road  
Hendersonville, NC 28792  
Amos J. Gaspy, PLS-5388, Phone: 828-974-1811  
amos.gls@gmail.com

CLIENT: Brights Creek FILE CODE: 22-179-P

TAX PARCEL: P29-524

January 12, 2023

Ms. Cathy Ruth, Planning Director  
Polk County  
PO Box 308  
Columbus, NC 28722

RE: Brights Creek  
Ridgetop Cottage Development  
WGLA# 22112

Dear Ms. Ruth:

Per my conversation with Mr. David Gillespie, I understand the proposed Ridgetop Cottages development at Brights Creek is being considered as a conventional subdivision. We believe this complies with the previously approved master plan for the Brights Creek community. To the best of my knowledge the proposed road has been constructed to Polk County standards.

If you have any questions or need more information, don't hesitate to contact our office.

Sincerely,  
WGLA Engineering, PLLC

*William R. Buie*

William R. Buie, P.E

CC: Mr. David Gillespie

POLK COUNTY PLANNING BOARD

**AGENDA ITEM**

JANUARY 12, 2023 REGULAR MEETING

**Agenda Item#:** A.

**ATTACHMENTS:**

Description	Type	Upload Date
Building Permits	Cover Memo	1/4/2023



## Building Permits Residential

..	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>SFR</b>	43	47	68	61	74	93	79	84	93	135	157
<b>MBH</b>	33	22	23	31	29	21	29	27	29	30	40
<b>Total</b>	76	69	91	92	103	114	108	111	122	165	197
SFR - Single Family Residence    MBH - Mobile/Manufactured Home											

