



County Of Lincoln, North Carolina

302 North Academy Street, Suite A, Lincolnton, NC 28092

To: Lincoln County Planning Board
Lincoln County Board of Commissioners

From: Joshua L. Grant, CZO
Planner II

Date: February 18, 2016

Re: Plat Approval #37
Old Village Subdivision

PID# 23431

The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on March 7th 2016.

Request

The applicant is requesting preliminary plat review and approval from the Lincoln County Planning Board and Board of Commissioners for the Old Village Subdivision. The subdivision in question contains 19 lots and extends a new roadway approximately 1000 ft. into the subject property with a sidewalk and street trees. The Lincoln County Unified Development Ordinance states in Article 9.6, all preliminary plats meeting the definition of a major subdivision shall be submitted to the Planning Board and Board of Commissioners in the form of a Quasi-Judicial public hearing for approval, approval with conditions, or disapproval.

Site Area & Description

Old Village is located on the north side of Ivey Church Rd. approximately 1.1 miles from its intersection with Buffalo Shoals Rd. The tract in question is 16.72 acres in size and is located within the Ironton Township. The subdivision will be served by individual wells and septic systems.

Land Use Plan

The Lincoln County Land Use plan designates this area as Suburban Residential. Residential development, especially single-family in character, with a density of 1-2 units per acre is encouraged in these areas.



County Of Lincoln, North Carolina

Planning Board

Application # PA #37 _____ Date 3.7.16 _____

Applicant's Name Patriot Land, LLC _____

Applicant's Address 3140 N HWY 16, Suite 106, Maiden, NC 28650 _____

Property Location Ivey Church Road, Parcel # 23431 _____ Existing Zoning R-T _____

Number of lots proposed 19 _____

1. The subdivision is consistent with all adopted plans and policies of the County. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The subdivision meets all required conditions and specifications of the UDO. YES _____ NO _____

FACTUAL REASONS CITED: _____

3.. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The subdivision design will comply with the requirements of §9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety, or the general welfare. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In approving of said plat, the following conditions were recommended by the Lincoln County Planning Board:

BOARD'S ACTION

with attached conditions.



Plat Approval Application

Lincoln County Planning & Inspections Department
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010

PART I

Applicant Name Patriot Land, LLC

Applicant Address 3140 N. Hwy 16 suite 106 Denver, NC 28037

Applicant Phone Number (704) 232-7058

Property Owner Name Rachel L. Bal

Property Owner Address 5179 Mt. View Church Rd. Maiden, NC 28650

Property Owner Phone Number (704) 483-9843

PART II

Property Location 1569 / 1581 Ivey Church Rd. Lincolnton, NC

Property ID (10 digits) 3055-19-0461 Property size 16.72 acres

Parcel # (5 digits) 23431 Deed Book(s) 1287 Page(s) 607
M7263

PART III

Zoning District Pumpkin center / Ironton

Briefly describe how the property is being used and any existing structures.

Mobile home, Vacant home, clear semi-level farm land

List the number of lots in the proposed subdivision and any other relevant information concerning the development

19 lots, single family p.75 acre+

\$300.00 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant's Signature Jeffrey Parra

12 February 2016

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **PA #37**

Applicant **Patriot Land, LLC**

Property Location **Ivey Church Road**

Parcel ID# **23431**

Existing District **R-T**

Proposed Use **Single Family Homes**

PROPOSED FINDINGS

1. The subdivision is consistent with all adopted plans and policies of the County.

The proposed development is consistent with the Lincoln County Future Land Use Plan and more specifically aims at helping to achieve one of the goals of that plan of “continuing to grow, but still retain distinct charm and character”. Also, in an effort to meet specific objectives of the county’s plan, we will ensure that viable housing options are available as the proposed development will boast a broad range of home choices from single story bungalows at 1,700 sq. ft. and two story Charleston style homes with a floorplan of up to 2,900 sq. ft.

2. The subdivision meets all required conditions and specifications of the UDO.

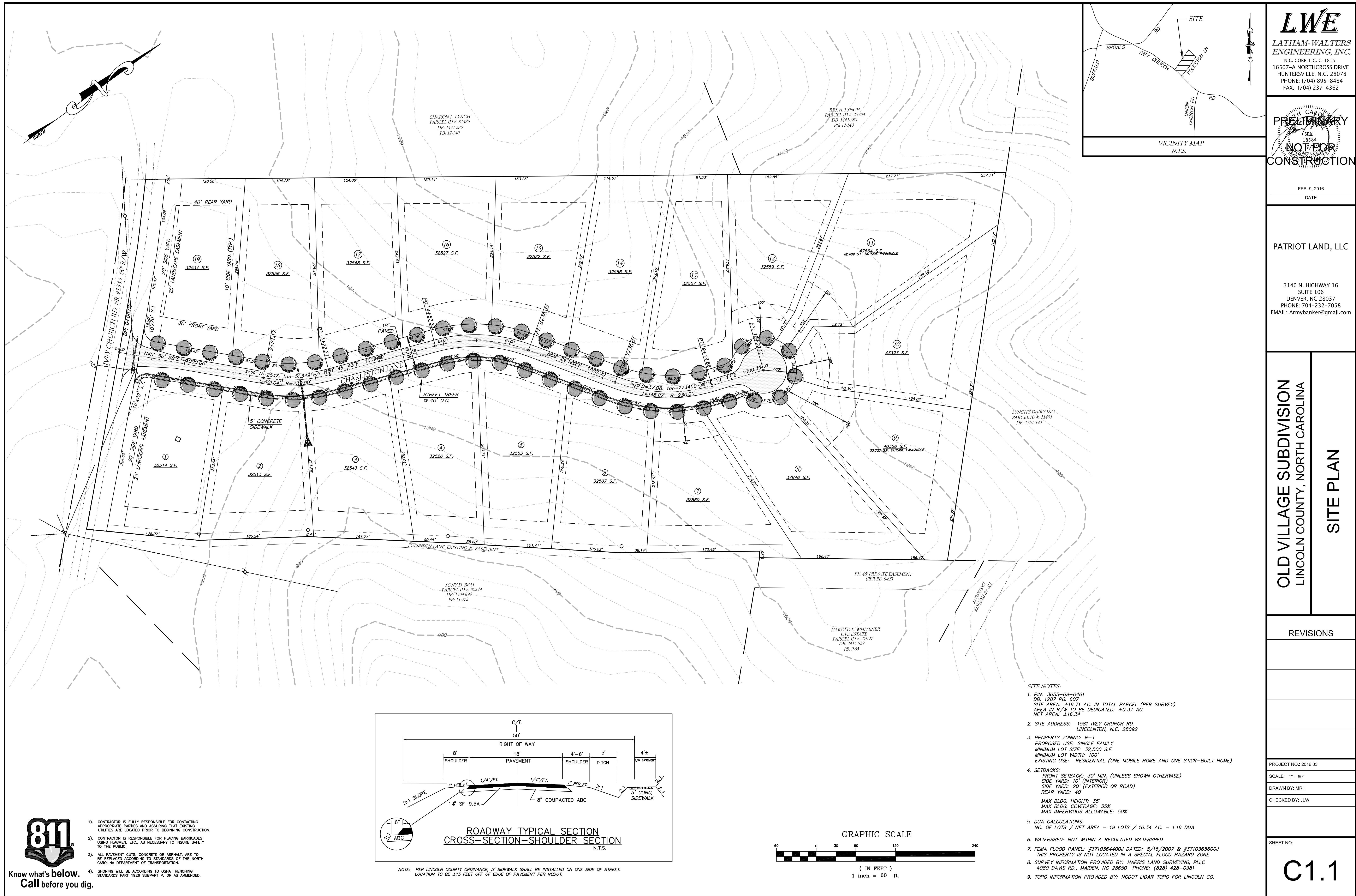
The proposed subdivision will meet all standards of the Lincoln County Ordinances. The attached sketch plan provides detail as to many of the requirements that we have met including street trees every 40’ on center, a 5’ wide sidewalk on one side of the roadway, and other landscaping provisions to enhance the look of the entryway to the development.

3. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

The proposed use of the property indicates that the property values are likely to be increased by what is being proposed. Currently, the use of the subject property includes a 1986 mobile home trailer facing Ivey Church road and an abandoned home within a rural setting. Improvements will include, as mentioned above, a minimum lot size of .75 acre + on each home site, a rural appeal will be maintained coupled low country cottage style homes providing a combination aesthetically appealing and first of its kind in Northern Lincoln County.

4. The subdivision design will comply with the requirements of section 9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially endanger the environment, public health, safety or the general welfare.

With the lot total in the development only reaching 19, a Traffic Impact Analysis is not required to be filed with the North Carolina Department of Transportation or Lincoln County. The roadway will be constructed to NCDOT Standards with Sight Triangle requirements, and other considerations. An official NCDOT driveway permit will be required to be obtained prior to final plat approval by County Staff. An official offer of dedication will be made for the roadway to be taken over by the state once the appropriate number of homes has been constructed.





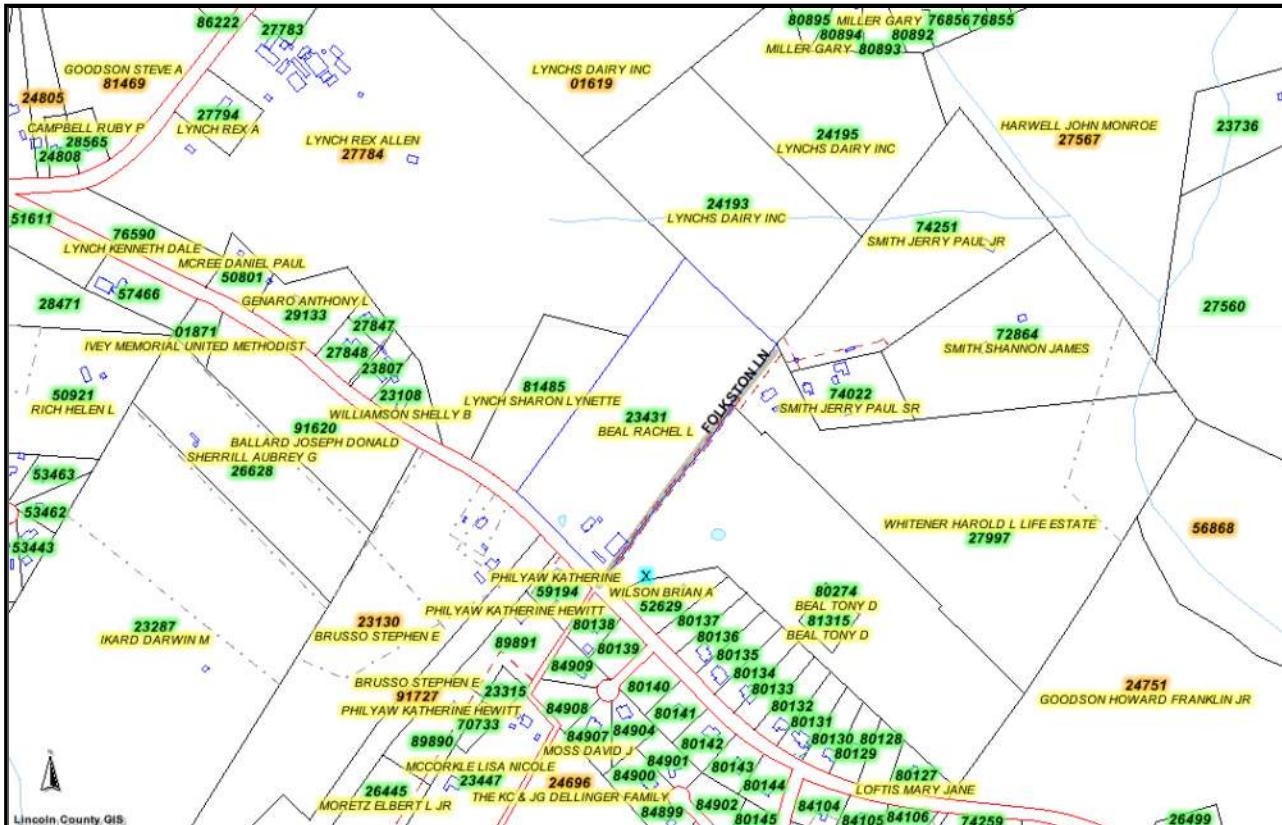
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 2/18/2016 Scale: 1 Inch = 792 Feet



PHOTOS



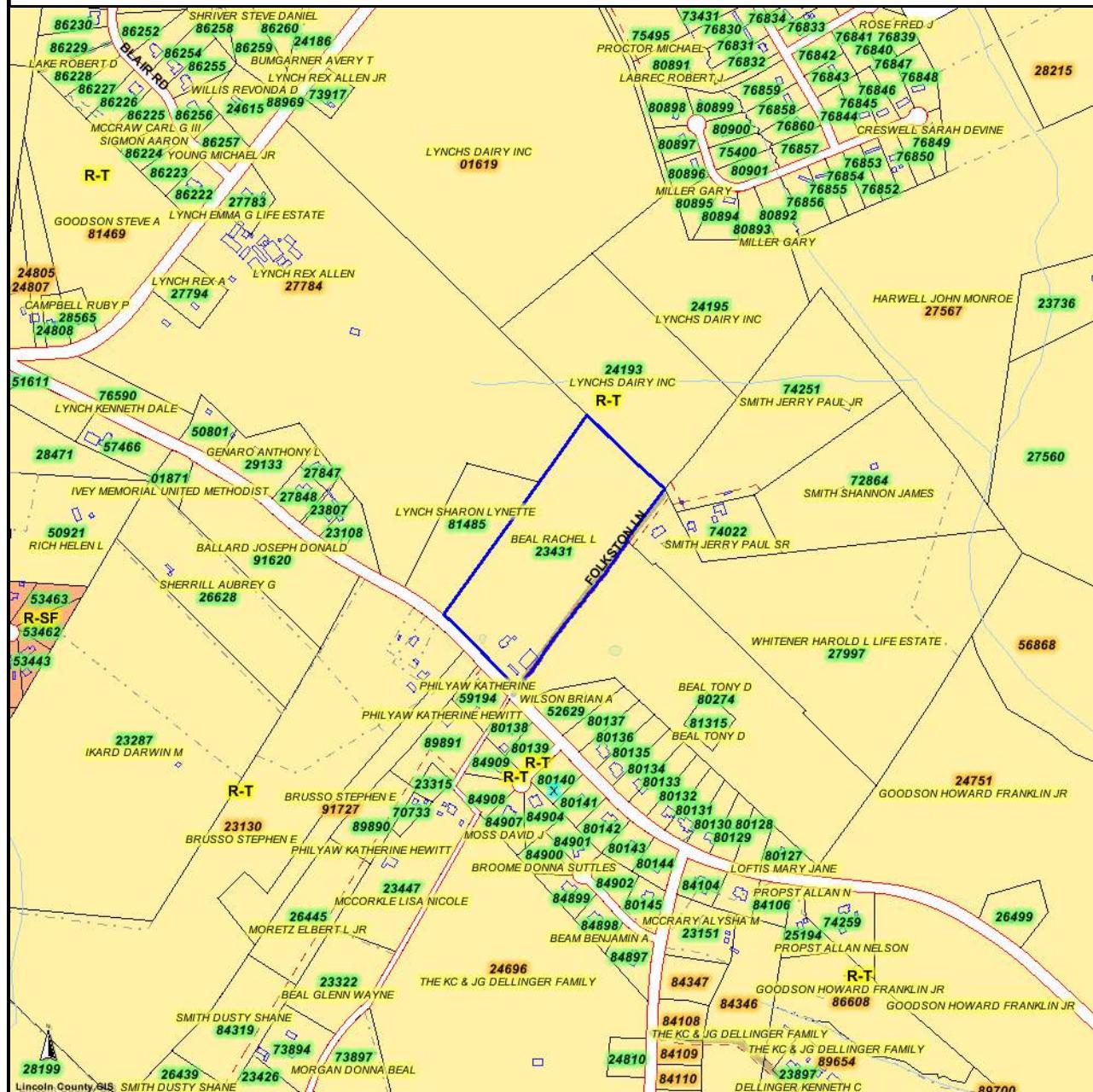
PARCEL INFORMATION FOR 3655-69-0461

Parcel ID	23431	Owner	BEAL RACHEL L
Map	3655-00	Mailing	5179 MT VIEW CH RD
Account	0155724	Address	MAIDEN NC 28650
Deed	1287-607	Recorded	10/31/2001
Land Value	\$123,001	Total Value	\$165,785
----- All values are for tax year 2015. -----			
Description	BALLARD LAND RD1343	Deed Acres	15.84
Address	1569 IVEY CHURCH RD	Tax Acres	16.72
Township	IRONTON	Tax/Fire District	PUMPKIN CENTER
Main Improvement	CONVENTIONAL (PRE WWII)	Value	\$36,984
Main Sq Feet	1632	Stories	1
		Year Built	1920
Parcel ID	M7263	Owner	BEAL RACHEL L
Map	3655-00	Mailing	5179 MT VIEW CH RD
Account	0155724	Address	MAIDEN NC 28650
Deed	0222-0222	Recorded	12/31/2013
Land Value	\$0	Total Value	\$11,015
----- All values are for tax year 2015. -----			
Description	1996 14 X 66	Deed Acres	0
Address	1581 IVEY CHURCH RD	Tax Acres	0
Township	IRONTON	Tax/Fire District	PUMPKIN CENTER
Main Improvement	MANUFACTURED HOME	Value	\$11,015
Main Sq Feet	924	Stories	1
		Year Built	1996
Total Value	\$11,015		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-T	16.73	PUMPKIN CENTER (PC22)	16.73
Watershed Class		Sewer District	
Not in a watershed	16.73	Not in the sewer district	16.73
2000 Census County		Tract	
37109		Block	
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710364400	14.79
X	NO FLOOD HAZARD	3710365600	1.94

Scale: 1 Inch = 853 Feet

LINCOLN COUNTY GIS

Thu Feb 18 15:56:44 EST 2016



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Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 2/18/2016 Scale: 1 Inch = 770 Feet



PHOTOS		PARCEL INFORMATION FOR 3655-69-0461									
 23431		Parcel ID 23431 Owner BEAL RACHEL L Map 3655-00 Mailing 5179 MT VIEW CH RD Account 0155724 Address MAIDEN NC 28650 Deed 1287-607 Recorded 10/31/2001 Land Value \$123,001 Total Value \$165,785									
----- All values are for tax year 2015. -----						Sale Price	0				
Description BALLARD LAND RD1343 Address 1569 IVEY CHURCH RD Township IRONTON				Tax/Fire District Main Improvement CONVENTIONAL (PRE WWII) Main Sq Feet 1632 Stories 1 Year Built 1920		Deed Acres 15.84 Tax Acres 16.72 PUMPKIN CENTER					
Parcel ID M7263 Owner BEAL RACHEL L Map 3655-00 Mailing 5179 MT VIEW CH RD Account 0155724 Address MAIDEN NC 28650 Deed 0222-0222 Recorded 12/31/2013 Land Value \$0 Total Value \$11,015						Sale Price	0				
----- All values are for tax year 2015. -----						Previous Parcel					
 M7263		Description 1996 14 X 66 Address 1581 IVEY CHURCH RD Township IRONTON		Tax/Fire District Main Improvement MANUFACTURED HOME Main Sq Feet 924 Stories 1 Year Built 1996		Value \$11,015 Total Value \$11,015					
Zoning Calculated District Acres R-T 16.73		Voting Precinct PUMPKIN CENTER (PC22)		Calculated Acres 16.73							
Watershed Class Not in a watershed		Sewer District Not in the sewer district		16.73							
2000 Census County 37109		Tract 070900		Block 1012		16.73					
Flood Zone Description				Panel							
X NO FLOOD HAZARD				3710364400		14.79					
X NO FLOOD HAZARD				3710365600		1.94					