



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. Beal
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) 3055-101-0461 Property size 16.72 acres
Parcel # (5 digits) 23431 Deed Book(s) 1287 Page(s) 607
M7263

PART III

Zoning District Pumpkin center / Ironston

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

[Signature]

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.

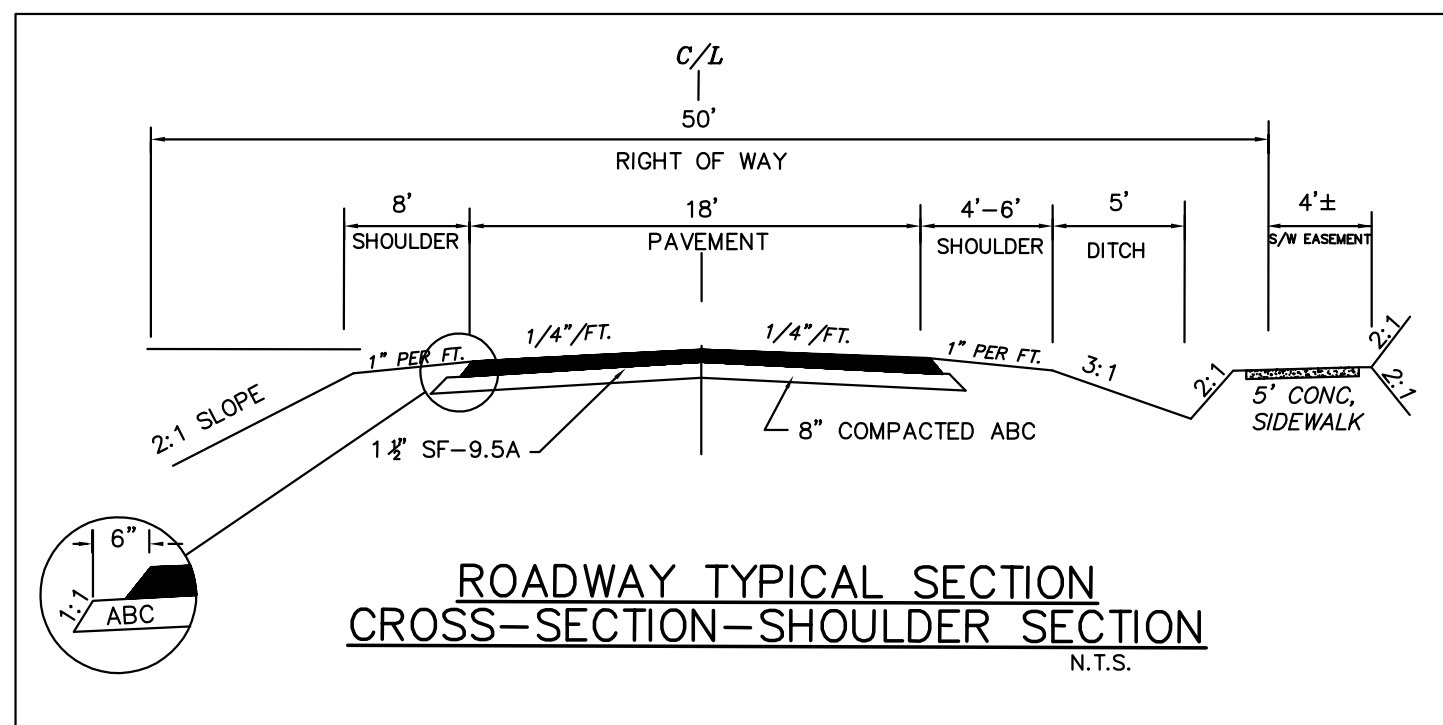
4. The subdivision design will comply with the requirements of section 9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially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

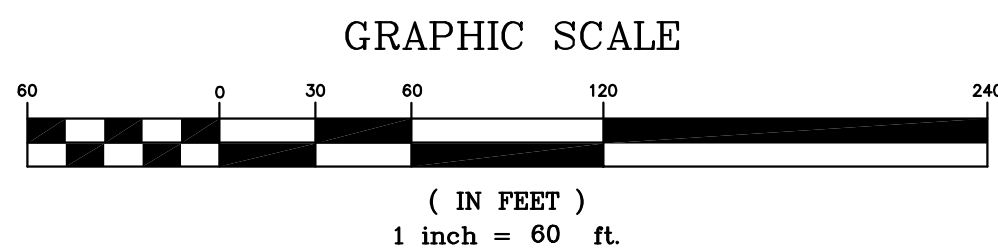


Know what's below.
Call before you dig.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMAN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



NOTE: PER LINCOLN COUNTY ORDINANCE, 5' SIDEWALK SHALL BE INSTALLED ON ONE SIDE OF STREET. LOCATION TO BE ±15 FEET OFF OF EDGE OF PAVEMENT PER NCDOT.



- SITE NOTES:
1. PIN: 3655-69-0461
DB: 1287 PG. 607
SITE AREA: ±16.71 AC. IN TOTAL PARCEL (PER SURVEY)
AREA IN R/W TO BE DEDICATED: ±0.37 AC.
NET AREA: ±16.34
 2. SITE ADDRESS: 1581 IVEY CHURCH RD.
LINCOLN, N.C. 28092
 3. PROPERTY ZONING: R-T
PROPOSED USE: SINGLE FAMILY
MINIMUM LOT SIZE: 32,500 S.F.
MINIMUM LOT WIDTH: 100'
EXISTING USE: RESIDENTIAL (ONE MOBILE HOME AND ONE STICK-BUILT HOME)
 4. SETBACKS:
FRONT SETBACK: 30' MIN. (UNLESS SHOWN OTHERWISE)
SIDE YARD: 10' (INTERIOR)
SIDE YARD: 20' (EXTERIOR OR ROAD)
REAR YARD: 40'
MAX BLDG. HEIGHT: 35'
MAX BLDG. COVERAGE: 35%
MAX IMPERVIOUS ALLOWABLE: 50%
 5. DUA CALCULATIONS:
NO. OF LOTS / NET AREA = 19 LOTS / 16.34 AC. = 1.16 DUA
 6. WATERSHED: NOT WITHIN A REGULATED WATERSHED
 7. FEMA FLOOD PANEL: #3710364400J DATED: 8/16/2007 & #3710365600J
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE
 8. SURVEY INFORMATION PROVIDED BY: HARRIS LAND SURVEYING, PLLC
4080 DAVIS RD., MAIDEN, NC 28650 PHONE: (828) 428-0381
 9. TOPO INFORMATION PROVIDED BY: NCDOT LIDAR TOPO FOR LINCOLN CO.

OLD VILLAGE SUBDIVISION
LINCOLN COUNTY, NORTH CAROLINA

SITE PLAN

REVISIONS

PROJECT NO.: 2016.03

SCALE: 1" = 60'

DRAWN BY: MRH

CHECKED BY: JLW

SHEET NO:

C1.1

LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. U.C. C-1815
16507-A NORTHCROSS DRIVE
HUNTERVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

PRELIMINARY
NOT FOR
CONSTRUCTION

FEB. 9, 2016
DATE

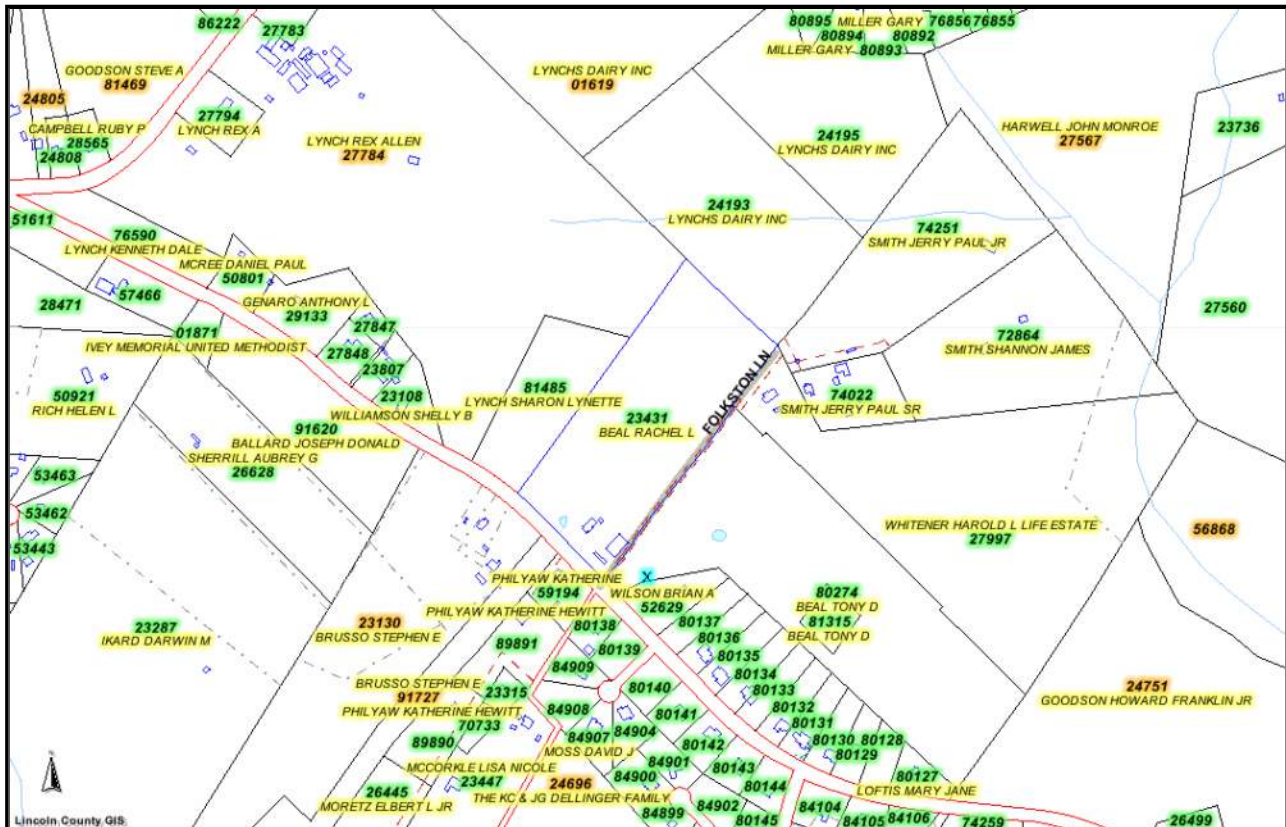
PATRIOT LAND, LLC



3140 N. HIGHWAY 16
SUITE 106
DENVER, NC 28037
PHONE: 704-232-7058
EMAIL: Armybanker@gmail.com



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 2/18/2016 Scale: 1 Inch = 792 Feet

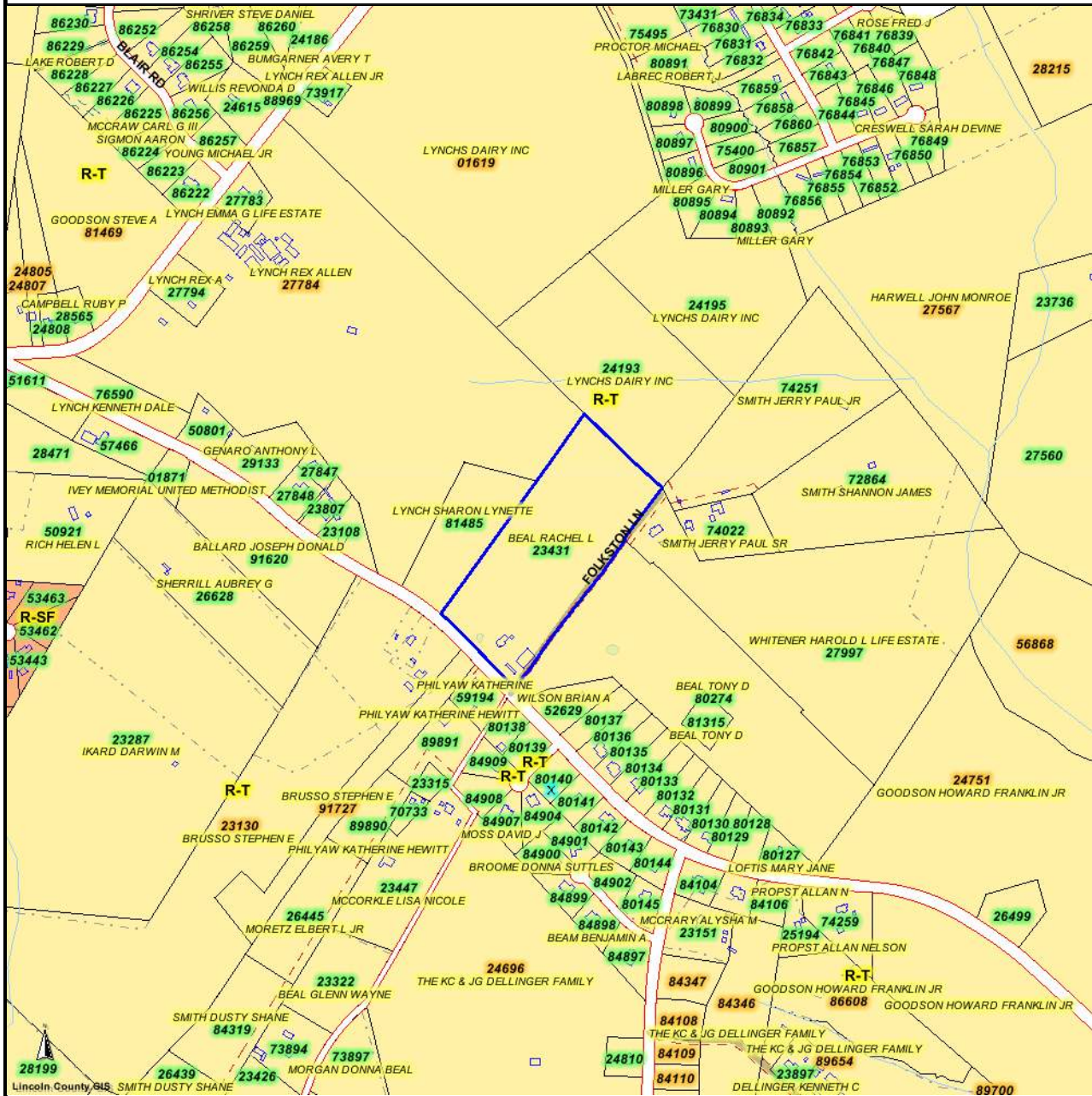


| PHOTOS | | PARCEL INFORMATION FOR 3655-69-0461 | | | |
|--|--|---|-------------------------|-------------------|---------------------------|
|  23431 |  M7263 | Parcel ID | 23431 | Owner | BEAL RACHEL L |
| | | Map | 3655-00 | Mailing | 5179 MT VIEW CH RD |
| | | Account | 0155724 | Address | MAIDEN 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 |
| | | Zoning District | R-T | Calculated Acres | 16.73 |
| | | Voting Precinct | PUMPKIN CENTER (PC22) | Calculated Acres | 16.73 |
| | | Watershed Class | Not in a watershed | Sewer District | Not in the sewer district |
| | | 2000 Census County | 37109 | Tract | 070900 |
| | | Flood | X | Block | 1012 |
| | | Zone Description | NO FLOOD HAZARD | Panel | 3710364400 |
| | | | X | | 3710365600 |
| | | | | | 1.94 |

Scale: 1 Inch = 853 Feet

LINCOLN COUNTY GIS

Thu Feb 18 15:56:44 EST 2016



County Boundaries

LRK Line
Township Line
Gaston Line
Building Footprints

Right-of-Ways

Roads
Railroads
Public Walkway
Map Features (cont)

Road Easement
Old Rail Line
Conflict Line
Major Rivers, Creeks
Interior Lot Line
Drainage Easement
Utility Easement
Parcels
Owners Name
Private Roads
Flood Zones (cont)

A
AE
AEFW
SHADED X
X
Zoning Districts
B-C
B-G
B-N
C-B
CBT
G-B
GMC (cont)

I-G
I-L
N-B
O-I
O-R
P-B
PD-C
PD-I
PD-MU
PD-R
P-MU
P-MO
R-10
R-14 (cont)

R-15
R-20
R-25
R-8
R-CR
RMF
R-MF
R-MR
R-O
ROS
R-R
R-S
R-SF (cont)

R-T
Ponds
Ponds
City Jurisdictions
City of Lincolnton
ETJ
Town of Maiden
Lake Norman
Lake Norman

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Lincoln County, NC Office of the Tax Administrator, GIS Division

| | | | | | |
|---|-------------------------|---------------------------|--------------------|----------------|----------------------|
| 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 | | | 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 | | | 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 | Block | | |
| 37109 | | 070900 | 1012 | 16.73 | |
| Flood | Zone Description | Panel | | | |
| X | NO FLOOD HAZARD | 3710364400 | | | 14.79 |
| X | NO FLOOD HAZARD | 3710365600 | | | 1.94 |