



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: April 4, 2016

Re: Plat Approval #38
Christian Rogne, Applicant
Subdivision Sketch Plan

PID# 92330

The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on April 4th, 2016.

Request

The applicant is requesting preliminary plat review/ sketch plan approval from the Lincoln County Planning Board and Board of Commissioners for a 15 lot subdivision along Beth Haven Church Rd. The subdivision extends a new roadway approximately 2200 ft. into the subject property including street trees and the required stub roads or direct access to adjacent properties. 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, disapproval or approval with conditions.

Site Area & Description

The site is located on the east side of Beth Haven Church Road approximately 1300 feet north of its intersection with Willow Farm Drive. The tract in question is 18.87 acres in size, zoned R-T (Residential Transitional) and is located within the Catawba Springs 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.



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 CHRISTIAN ROGNE

Applicant Address 3542 MAPLE WOOD DR, DENVER, NC 28037

Applicant Phone Number 704-779-0809

Property Owner Name CHRISTIAN ROGNE

Property Owner Address 3542 MAPLE WOOD DR, DENVER, NC 28037

Property Owner Phone Number 704-779-0809

PART II

Property Location BETH HAVEN CHURCH ROAD

Property ID (10 digits) 92330 3685-73-8763 Property size 19.23 AC

Parcel # (5 digits) 92330 Deed Book(s) 2559 Page(s) 0378

PART III

Zoning District _____

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

VACANT LAND WITH NO STRUCTURES.

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

15 LOTS SIZED 1+ AC

\$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.

Signature
Applicant's Signature

3-14-2016

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **PA #38**

Applicant **Christian Rogne**

Property Location **Beth Haven Church Rd.** Parcel ID# **92330**

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.

This property is located in an area designated by the Land Use Plan as Suburban Residential, suitable for densities of upwards of 1-2 units per acre depending on the provision of utilities. These lots will be served by well and septic systems. The proposed density is 0.84 lots per acre.

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

The proposed subdivision will meet all standards of the Unified Development Ordinance. The minimum lot size in the R-T district is 32,500 square feet (0.74 acre). The minimum lot size for the proposed subdivision is 1.0+ acre. Street trees will be provided per the UDO requirements. The proposed subdivision meets the requirements for connectivity and cul-de-sac length. A sidewalk is not required under the ordinance because all of the lots are greater than 1.0 acre in size.

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 subdivision will be compatible with the rural atmosphere of the surrounding area, which includes other subdivisions with similarly sized lots.

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.

A driveway permit will be obtained from NCDOT for the subdivision road, which will be built to NCDOT standards. Traffic congestion is not an issue in this area. The average daily traffic count along this road is 1,300 vehicles.



County Of Lincoln, North Carolina

Planning Board

Application # PA # 38 Date April 4th 2016

Applicant's Name Christian Rogné

Applicant's Address 3542 Maple Wood Drive, Denver, NC 28037

Property Location Beth Haven Church Rd. Existing Zoning R-T

Number of lots proposed 15

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.



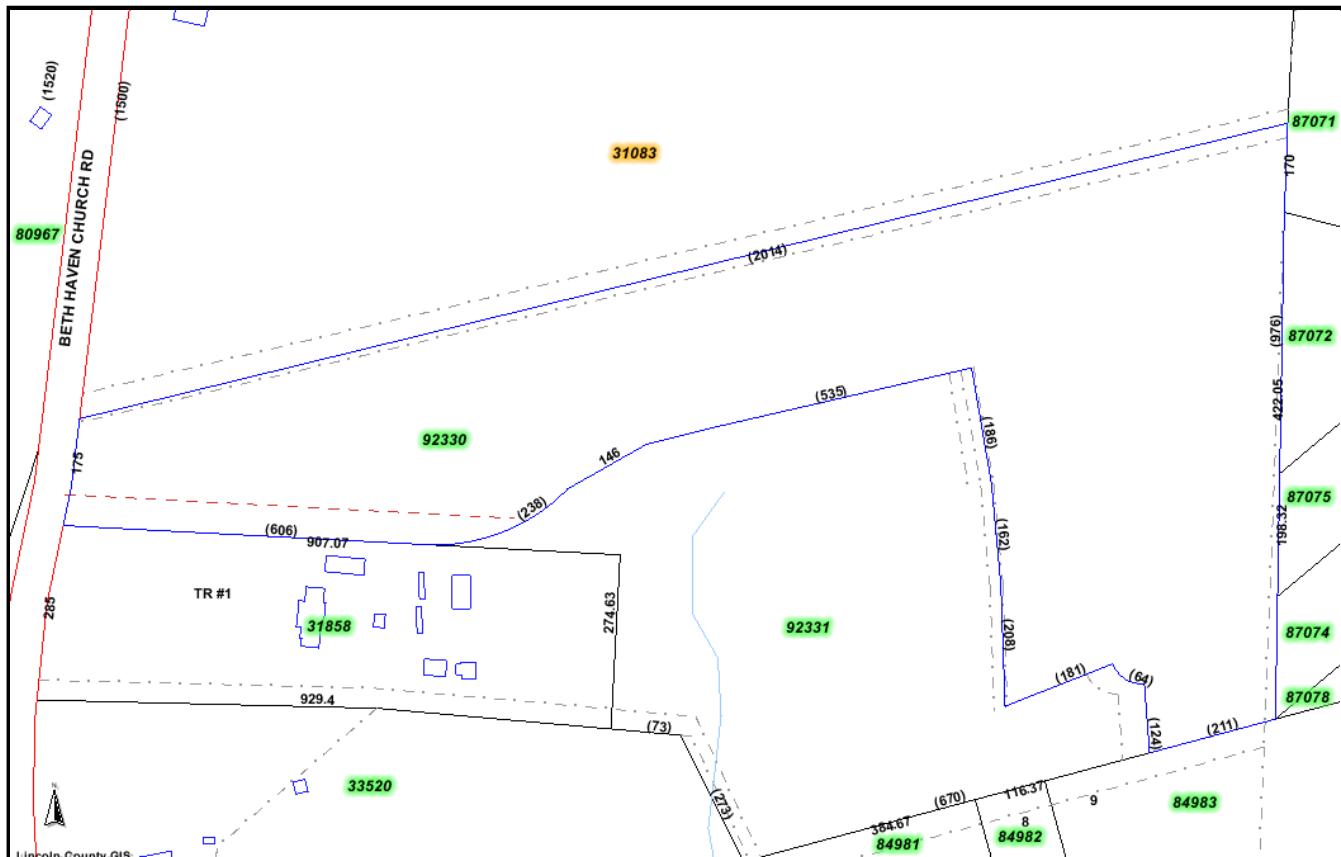
Lincoln County, NC

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: 3/14/2016 Scale: 1 Inch = 295 Feet



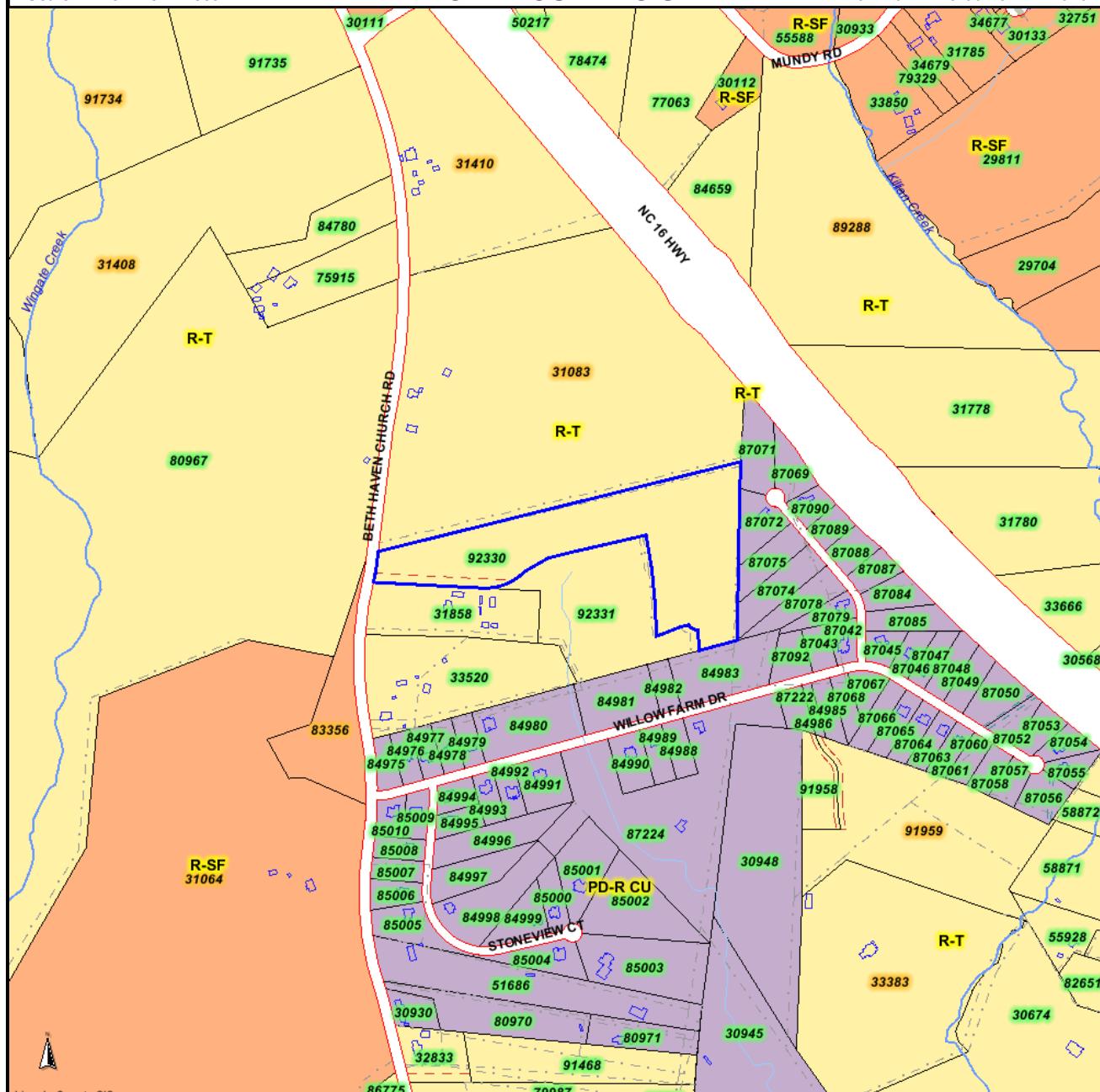
PHOTOS		PARCEL INFORMATION FOR 3685-73-8763							
		Parcel ID 92330 Owner ROGNE CHRISTIAN L Map 3685-00 Mailing Address 3542 MAPLE WOOD DR Account 0219926 Recorded 12/16/2015 Sale Price \$90,000 Deed 2559-0378 Total Value \$153,494 Previous Parcel 88355 Land Value \$153,494							
----- All values are for tax year 2016. -----									
Description PT OF PAULINE WHITE LAND Address BETH HAVEN CHURCH RD Township CATAWBA SPRINGS Improvement No Improvements		Deed Acres 19.23 Tax Acres 18.87 Tax/Fire District DENVER							
Zoning District R-T Calculated Acres 18.88		Voting Precinct DENVER WEST (DW28) Calculated Acres 18.88							
Watershed Class Not in a watershed 2000 Census County 37109 37109 Flood X Zone Description NO FLOOD HAZARD		Sewer District Not in the sewer district Tract 070900 071100 Block 3000 1015 Panel 3710368500 Calculated Acres 18.88							

Photo Not Available

Scale: 1 Inch = 872 Feet

LINCOLN COUNTY GIS

Mon Mar 14 19:00:16 EDT 2016



Lincoln County GIS

Building Footprints	Major Rivers, Creeks	B-N	PD-C	R-CR	City Jurisdictions
Right-of-Ways	Interior Lot Line	C-B	PD-I	RMF	
Roads	Drainage Easement	CBT	PD-MU	R-MF	
Railroads	Utility Easement	G-B	PD-R	R-MR	
Public Walkway	Parcels	GMC	P-MU	R-O	
Map Features	Private Roads	I-G	R-10	ROS	
Road Easement	Zoning Districts	I-L	R-14	R-R	
Old Rail Line		N-B	R-15	R-S	
Conflict Line (cont)	B-C	O-I	R-20	R-SF	
	B-G	O-R	R-25	R-T	
	(cont)	P-B	R-8	Ponds	
		(cont)	(cont)	Ponds	

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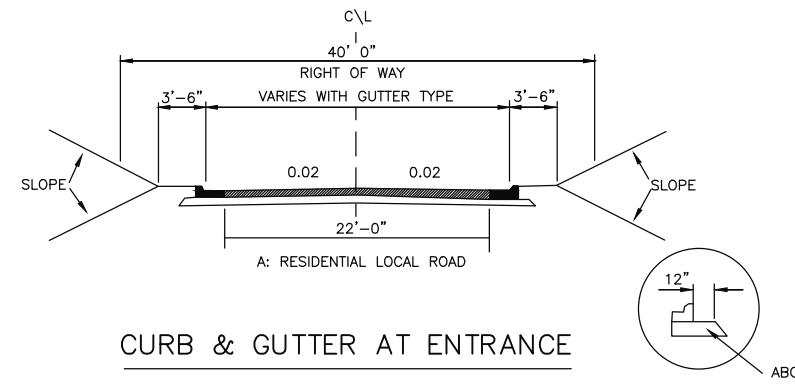
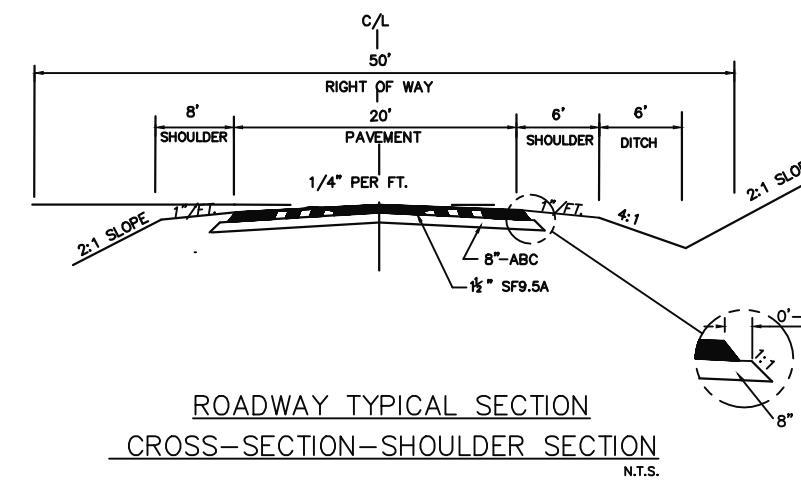
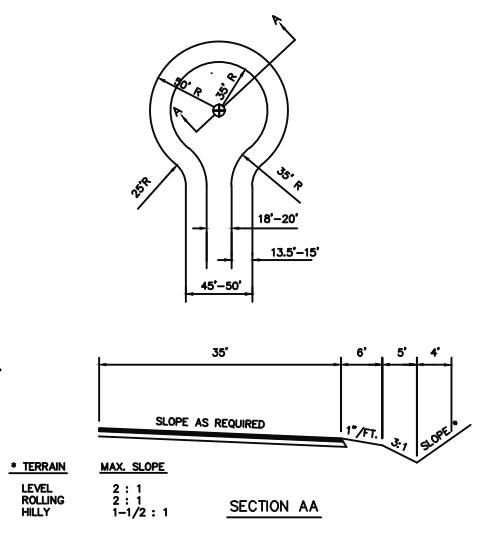
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Watershed Class Not in a watershed		Calculated Acres 18.88		Sewer District Not in the sewer district		Calculated Acres 18.88			
2000 Census County				Tract		Block			
37109				070900		3000			
37109				071100		1015			
Flood X		Zone Description NO FLOOD HAZARD		Panel		3710368500			
						18.88			



FRANCES CROO
DB 1402-872

SYMMETRICAL CUL-DE-SAC
NO CURB & GUTTER
N.T.S.

ROADWAY TYPICAL SECTION

CROSS-SECTION-SHOULDER SECTION

BETH HAVEN, 2

WILLIAM PE
DB 2045-73

JOSEPH CROON
DB 1644-55

AMERICAN IRA LLC FBO
CHRISTIAN L. ROGNE, SEP IR
DB 2559-382
PARCEL 92331

6' 1' 1' LOT #
PB 14-4

A graphic scale bar for a map. It features a black horizontal line with a length of 300 feet. The scale is marked at 0, 100, 200, and 300. The first 100 feet are divided into 10 equal segments, each 10 feet long, indicated by a pattern of black and white squares. The remaining 200 feet are divided into 20 equal segments, each 10 feet long, indicated by a solid black line.

SETBACK REQUIREMENTS
FRONT 30'
SIDE 10'
REAR 40'

DEDMON SURVEY

CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 NORTH
P.O. BOX 494 - DENVER, NC 28034
PHONE: 704/483/4908
FAX: 704/483/2170
WWW.DEDMONSURVEYS.COM

MARCH 10, 2016

DB: PG:
DB: PG:

SITE PLAN FOR **CHRISTIAN ROGNE**

LINCOLN COUNTY PARCEL NO. 92330