



# 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 4<sup>th</sup>, 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.*

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 Rogne**

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



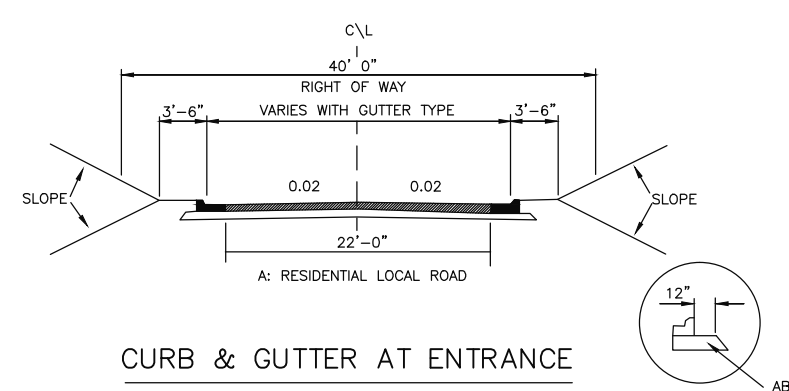
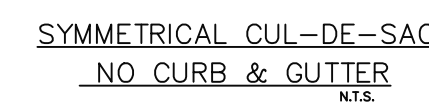
## PHOTOS



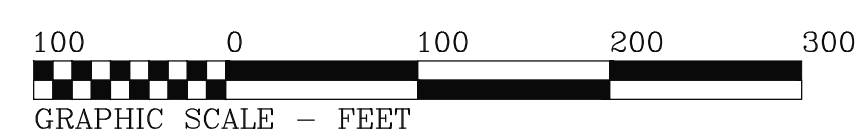
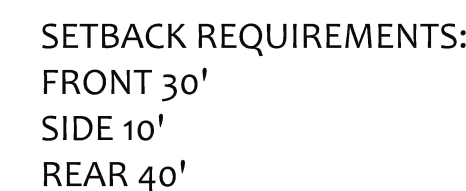
Photo Not Available

## PARCEL INFORMATION FOR 3685-73-8763

<b>Parcel ID</b>	92330	<b>Owner</b>	ROGNE CHRISTIAN L
<b>Map</b>	3685-00	<b>Mailing Address</b>	3542 MAPLE WOOD DR DENVER NC 28037
<b>Account</b>	0219926	<b>Recorded</b>	12/16/2015
<b>Deed</b>	2559-0378	<b>Sale Price</b>	\$90,000
<b>Land Value</b>	\$153,494	<b>Total Value</b>	\$153,494
----- All values are for tax year 2016. -----			
<b>Description</b>	PT OF PAULINE WHITE LAND		<b>Deed Acres</b>
<b>Address</b>	BETH HAVEN CHURCH RD		<b>Tax Acres</b>
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>
<b>Improvement</b>	No Improvements		DENVER
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-T	18.88	DENVER WEST (DW28)	18.88
<b>Watershed Class</b>		<b>Sewer District</b>	
Not in a watershed	18.88	Not in the sewer district	18.88
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070900	3000
37109		071100	1015
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710368500	18.88



FRANCES CROOKS  
DB 1402-872



NOTE: NO PHYSICAL SURVEY WAS CONDUCTED  
IN PREPARATION OF THIS PLAT. ALL BOUNDARY  
LINES SHOWN ARE TAKEN FROM THE SUBJECT  
PROPERTY DEED.

## DEDMON SURVEYS

CHUCK POOVEY, PLS #3762  
ROBERT DEDMON, PLS #3899  
3704 NC HIGHWAY #16 NORTH  
P.O. BOX 494 - DENVER, NC 28037  
PHONE: 704/483/4908  
FAX: 704/483/2170

MARCH 10, 2016  
SCALE: 1" = 100'

DB:	PG:
DB:	PG:
PB:	PG:

CATWBA SPRINGS TOWNSHIP  
LINCOLN COUNTY, NC

SURV. BY: N\A	DRAWN: RD	JOB# X15ROGNE
---------------	-----------	---------------

SITE PLAN  
FOR  
CHRISTIAN  
ROGNE

LINCOLN COUNTY PARCEL NO. 92330