



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: Jeremiah Combs
Planner I

Date: October 21, 2016

Re: Plat Approval #39
Eric Tucker, Applicant
Subdivision Sketch Plan

PID# 29741

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

Request

The applicant is requesting preliminary plat review/ sketch plan approval for an 11 lot subdivision along Kemp Dellinger Road. The subdivision extends a new roadway approximately 960 linear feet into the subject property, including street trees and sidewalks. 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 12.5-acre site is located on the north side of Kemp Dellinger Road approximately 1000 feet east of the intersection with Lee Moore Road in Ironton Township. The subject property is zoned R-S (Suburban Residential), and is adjoined by property zoned R-S, R-SF (Residential Single Family) and R-T (Transitional Residential). The subdivision will be served by private wells and septic systems.

Land Use Plan

The Lincoln County Land Use plan designates this area as Suburban Residential. Residential development, especially development that is 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 39 Date November 7, 2016

Applicant's Name Eric Tucker

Applicant's Address PO Box 311, Denver, NC 28037

Property Location Kemp Dellinger Road Existing Zoning R-S

Number of lots proposed 11

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 Eric Tucker
Applicant Address PO Box 311 Lincolnton NC 28031
Applicant Phone Number 704 - 400 - 4881

Property Owner Name Eric
Property Owner Address SAME
Property Owner Phone Number

PART II

Property Location 4815 Kemp Ellinger Rd
Property ID (10 digits) 3685-07-2842 Property size 12.5 Ac. +/-
Parcel # (5 digits) 29741 Deed Book(s) 2519 Page(s) 236

PART III

Zoning District R-S

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

Residential - Stick Built

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

11 Lots

\$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.

Eric Tucker
Applicant's Signature

9-23-16

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. PA #39	Applicant Eric Tucker
Property Location Kemp Dellinger Road	Parcel ID# 29741
Existing District R-T	Proposed Use Single-family or two-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 less than 1 lot 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 proposed lots will conform to the minimum lot size in the R-S district of 32,500 square feet (0.74 acre). Street trees will be provided per the UDO requirements. Sidewalks on one side of the road will be provided per the UDO requirements.

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.

All surrounding properties are residential in nature, and all surrounding properties are designated as Suburban Residential by the Land Use Plan. The proposed subdivision will be consistent with the development pattern of the surrounding area.

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. The subject property is located on a dead-end road with low traffic volume, and only 11 lots are being proposed.



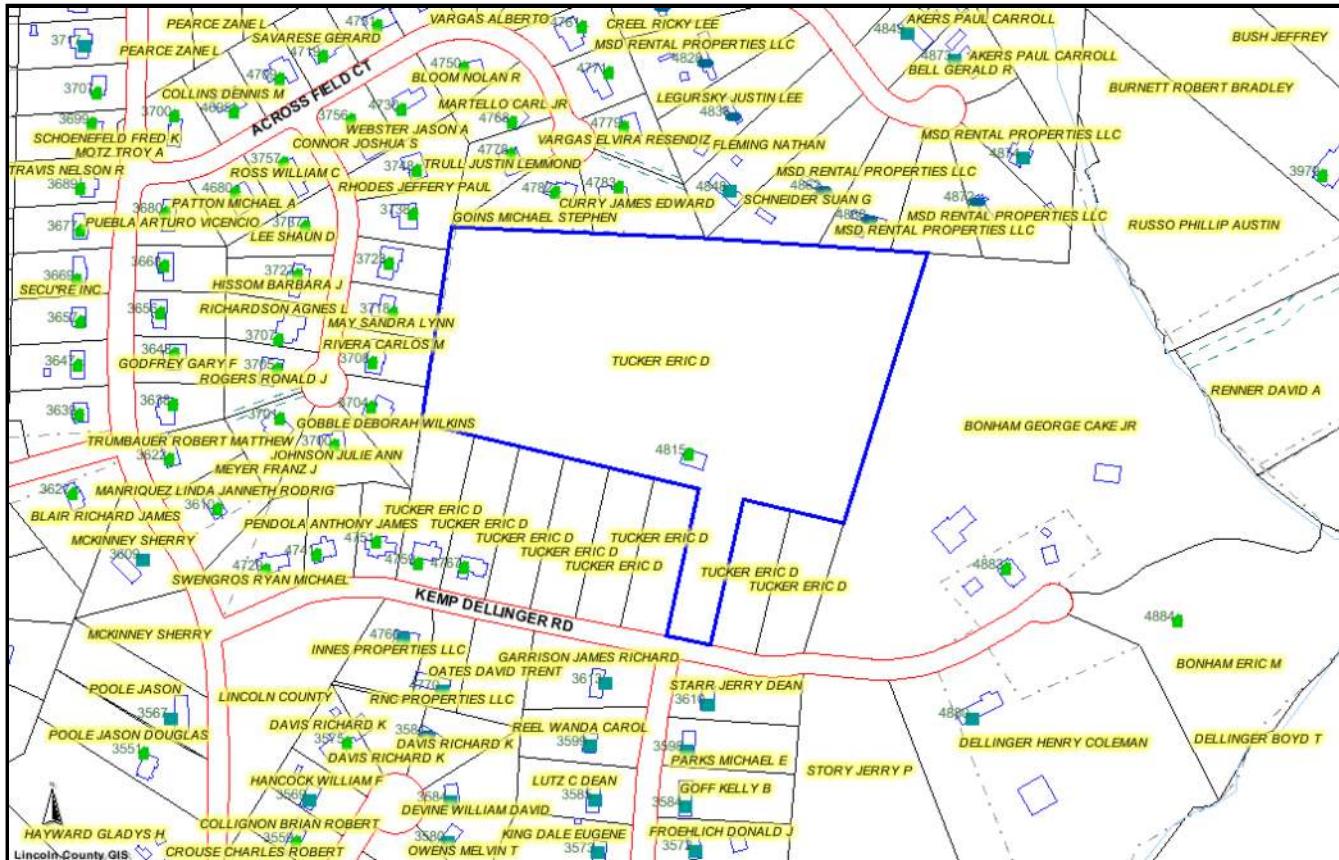
Lincoln County, NC

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: 10/12/2016 Scale: 1 Inch = 400 Feet



PHOTOS



29741

PARCEL INFORMATION FOR 3685-07-2842

	Parcel ID	29741	Owner	TUCKER ERIC D TUCKER CINDY L
	Map Account	3685-00	Mailing Address	PO BOX 311 DENVER NC 28037
	Deed Value	0157085 2579-236	Recorded	4/8/2016
				----- All values are for tax year 2016. -----
	Subdivision	Lot 7 ERIC D TUCKER	Plat	16-379
	Description	#7 LT ERIC D TUCKER	Deed Acres	12.5
	Address	4815 KEMP DELLINGER RD	Tax Acres	12.7
	Township	IRONTON	Tax/Fire District	PUMPKIN CENTER
	Main Improvement	CONVENTIONAL (PRE WWII)	Value	Not Determined
	Main Sq Feet	984	1 Year Built	1940
	Zoning District	Calculated Acres	Total Value	\$0
	R-S	12.7		
	Watershed Class		Voting Precinct	PUMPKIN CENTER (PC22)
	Not in a watershed	12.7		12.7
	2000 Census County		Sewer District	Not in the sewer district
	37109		Tract	070900
	Flood	Zone Description	Block	2002
	X	NO FLOOD HAZARD	Panel	3710366400
	X	NO FLOOD HAZARD		3.03
				9.67

