



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: November 18, 2016

Re: Plat Approval #40
Matthews-Heathers Land Corporation, Applicant
Subdivision Sketch Plan

PID# 78671, 78672, 32674

The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on December 5, 2016.

Request

The applicant is requesting preliminary plat review/ sketch plan approval for a 38 lot subdivision along Lowesville Lane. The proposed development extends a network of new roadways 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 38.7-acre site is located on the west side of N.C. 16 Bypass about 200 feet southeast of Lowesville Lane and about 400 feet southwest of Sifford Road in Catawba Springs Township. The subject property is zoned R-SF (Residential Single Family) and is adjoined by property zoned R-SF. The subdivision will be served by county water and private septic systems.



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Land Use Plan

The Lincoln County Land Use plan designates this area as Suburban Residential and Mixed Residential. In areas designated Suburban Residential, single-family residential development, with a density of 1-2 units per acre, is encouraged. In areas designated Mixed Residential, residential developments with multiple housing types and densities ranging from 2-8 units per acre are encouraged, when public water and sewer are available and when located near schools and strategic road corridors and interchanges.



County Of Lincoln, North Carolina

Planning Board

Application # PA 40 Date December 5, 2016

Applicant's Name Matthews-Heathers Land Corporation

Applicant's Address PO Box 1516, Huntersville, NC 28078

Property Location Lowesville Lane Existing Zoning R-SF

Number of lots proposed 38

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 Building and Land Development
Land Use Coordinator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010**

PART I

Applicant Name Matthews-Heathers Land Corporation

Applicant Address PO Box 1516 Huntersville, NC 28070

Applicant Phone Number 704-363-5353

Property Owner Name Tamara S. Caskey/ Doris P. Sifford/ Judy Schaefer

Property Owner Address 7234 SIFFORD RD, STANLEY NC 28164

Property Owner Phone Number

PART II

Property Location _____

Property ID (10 digits) 4601-31-9733 Property size 38.7 ACRES

Parcel # (5 digits) 32674 Deed Book(s) 7E Page(s) 24

PART III

Zoning District R-SF

Briefly describe how the property is presently being used and any existing structures
**UNDEVELOPED PARCEL EXECEPT FOR AN EXISTING SINGLE HOME WHERE
LOT 3 & 4 ARE SHOWN.**

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

\$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

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. PA #40	Applicant Matthews-Heathers Land Corp.
Property Location Lowesville Lane	Parcel ID# 78671, 78672, 32674
Existing District R-SF	Proposed Use Single-family homes

PROPOSED FINDINGS

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

This property is partially 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, and partially located in area designated as Mixed Residential, suitable for densities of 2-8 units per acre depending on the provision of utilities and proximity to major intersections. These lots will be served by county water and septic systems. The proposed density is slightly less than 1 lot per acre.

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

The proposed development will meet all standards of the Unified Development Ordinance. The proposed lots will conform to the minimum lot size in the R-SF 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. The minimum connectivity ratio of 1.4 for internal streets, as prescribed by the UDO, will be met.

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. The proposed development 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.

Less than 50 dwelling units are proposed, so a traffic impact analysis is not required. The proposed roadways will be dedicated as public rights-of-way and built to NCDOT standards. The existing water line on Lowesville Lane will be extended into the development to serve the lots.



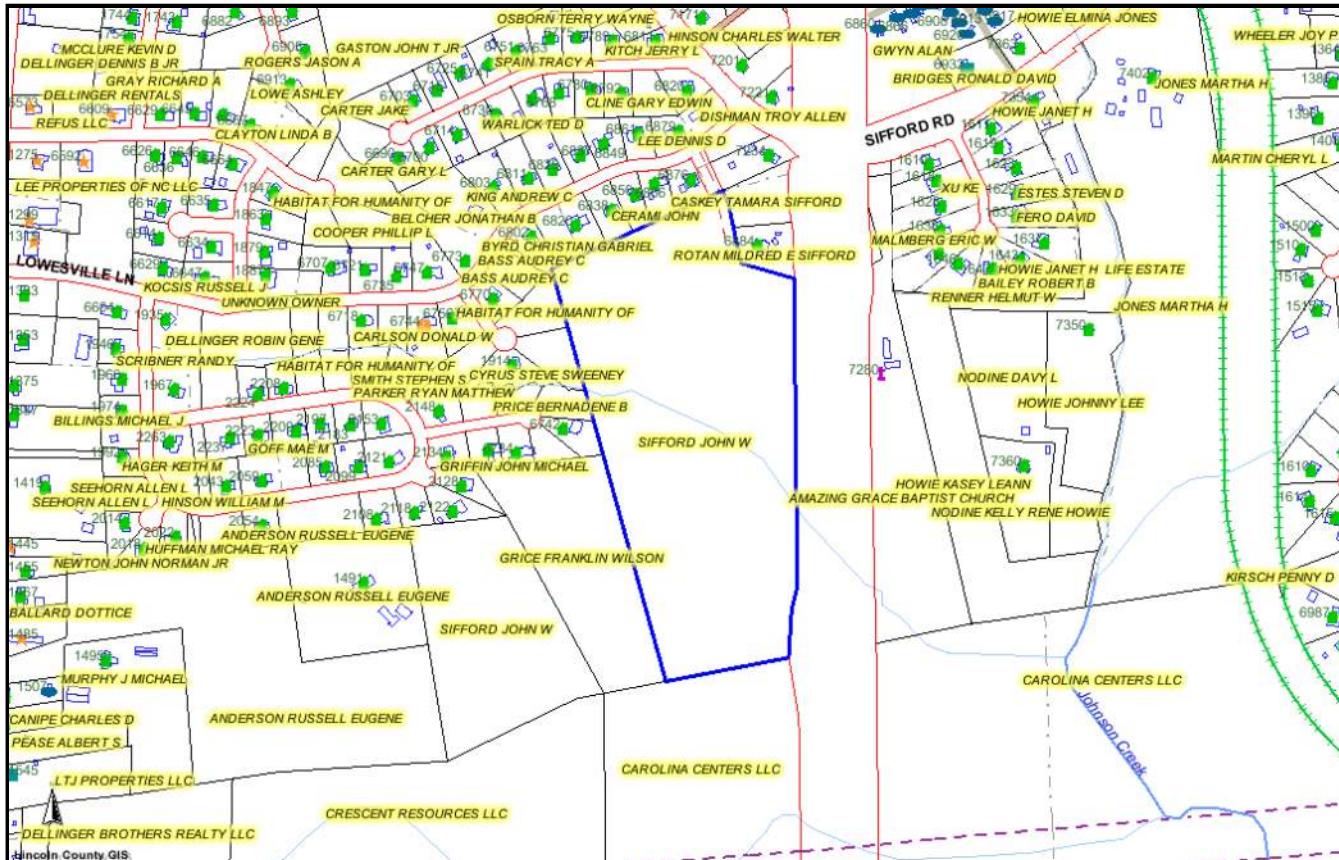
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 10/21/2016 Scale: 1 Inch = 800 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4601-31-9733

Parcel ID	32674	Owner	SIFFORD JOHN W GOUGER JESSIE HEIRS RC SIFFORD ROTAN ELIZABETH SIFFORD
Map	4601-03	Mailing Address	7234 SIFFORD RD STANLEY NC 28164
Account	0168135	Recorded	1/12/2001
Deed	07E-024	Total Value	\$401,568
----- All values are for tax year 2016. -----			
Description	HOMEPLACE RD 1397	Voting Precinct	LOWESVILLE (LW31)
Address	SIFFORD RD	Sewer District	Not in the sewer district
Township	CATAWBA SPRINGS	Tract	071100
Improvement		Block	3025
Zoning District	Calculated Acres	Panel	3710460100
R-SF	36.24	Calculated Acres	36.24
Watershed Class			
WS-IVP	36.24		
2000 Census County			
37109			
Flood	Zone Description		
X	NO FLOOD HAZARD		

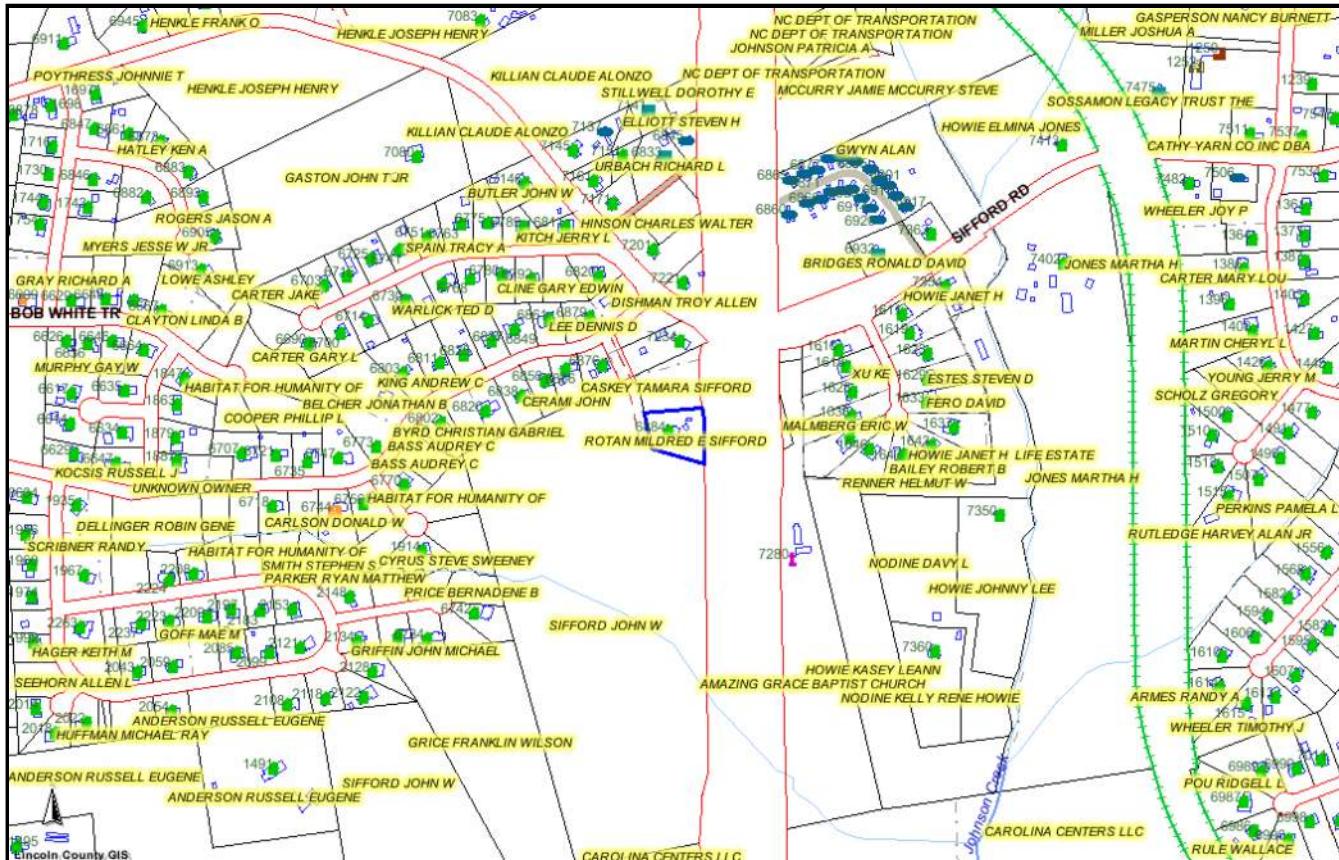


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Date: 10/21/2016 Scale: 1 Inch = 800 Feet



PHOTOS



PARCEL INFORMATION FOR 4601-42-2541

Parcel ID	78671	Owner	ROTAN MILDRED E SIFFORD CASKEY TAMARA S	
Map	4601-03	Mailing Address	7234 SIFFORD RD STANLEY NC 28164	
Account	0238266	Recorded	2/8/2012	
Deed	12E-015	Total Value	\$74,899	
Land Value	\$28,907	Sale Price	0	
----- All values are for tax year 2016. -----				
Subdivision	Lot 2 R C SIFFORD SR HEIRS	Plat	11-51	
Description	#2 LOT R C SIFFORD HEIRS	Deed Acres	1.14	
Address	6884 LOWESVILLE LN	Tax Acres	1.12	
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN	
Main Improvement	CONVENTIONAL (PRE WWII)			
Main Sq Feet	1987	Stories	1.38	
		Year Built	1920	
			Value	\$40,629
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-SF	1.13	LOWESVILLE (LW31)	1.13	
Watershed Class	Sewer District			
WS-IVP	1.13	Not in the sewer district	1.13	
2000 Census County		Tract	Block	
37109		071100	3025	
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710460100	1.13	



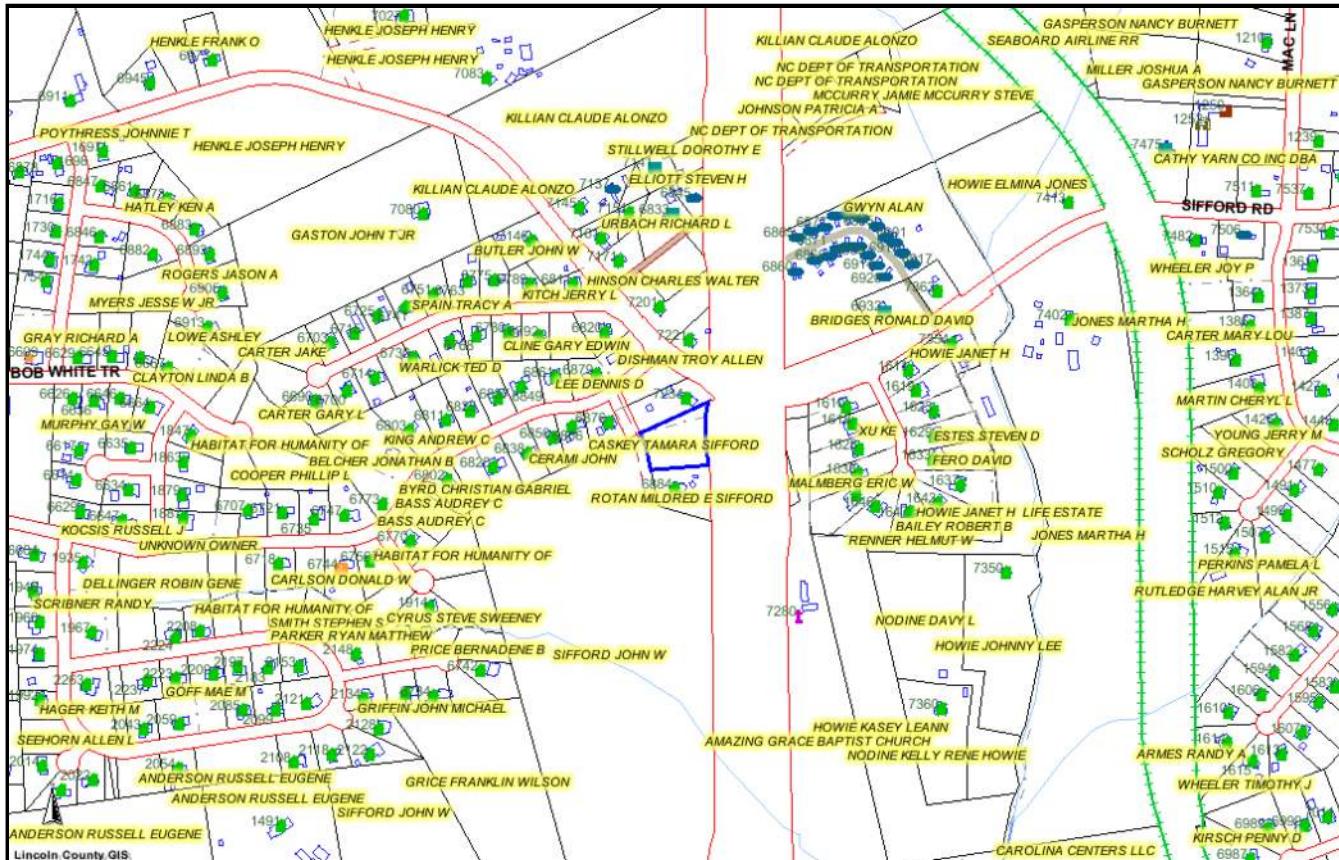
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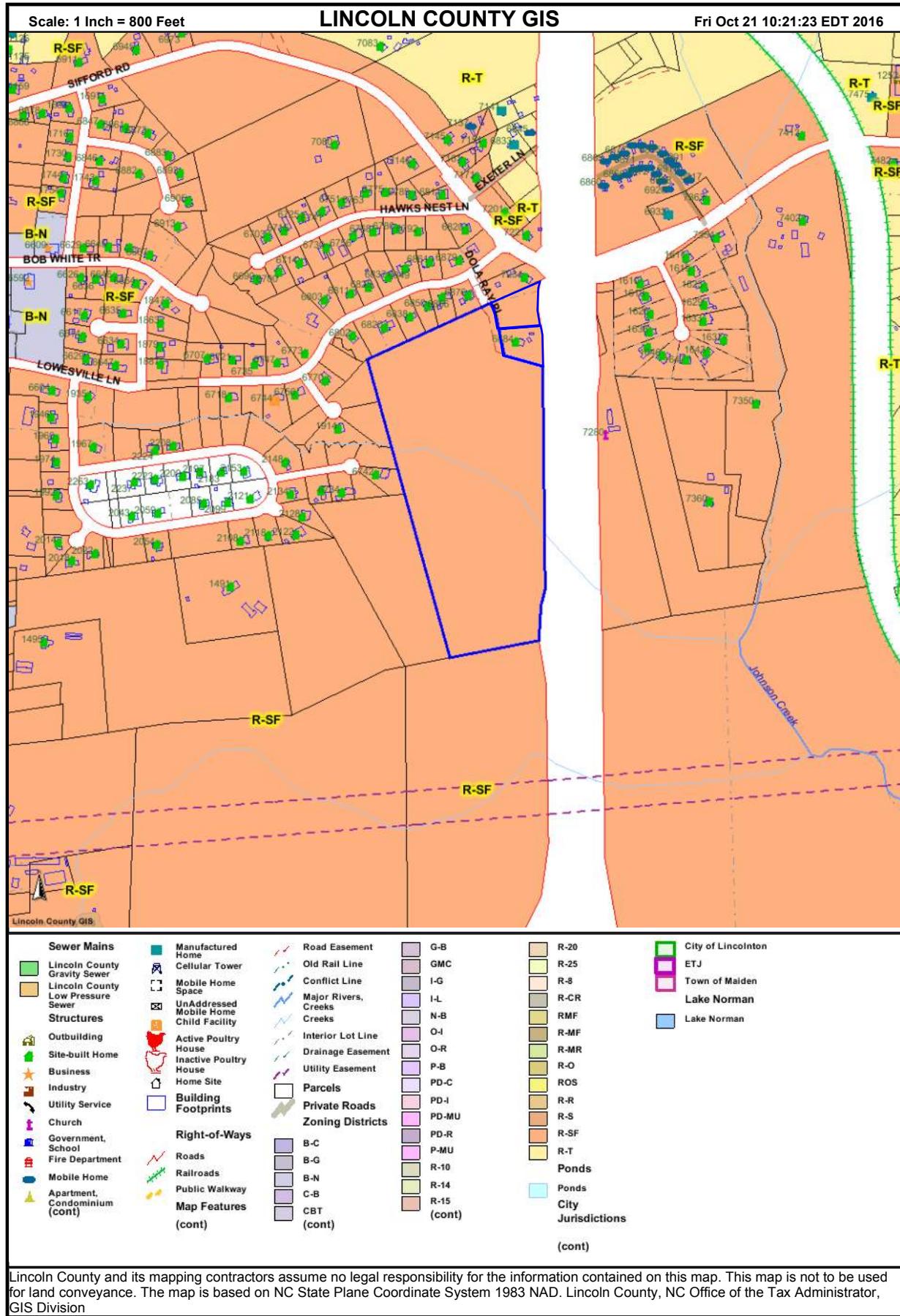
PHOTOS

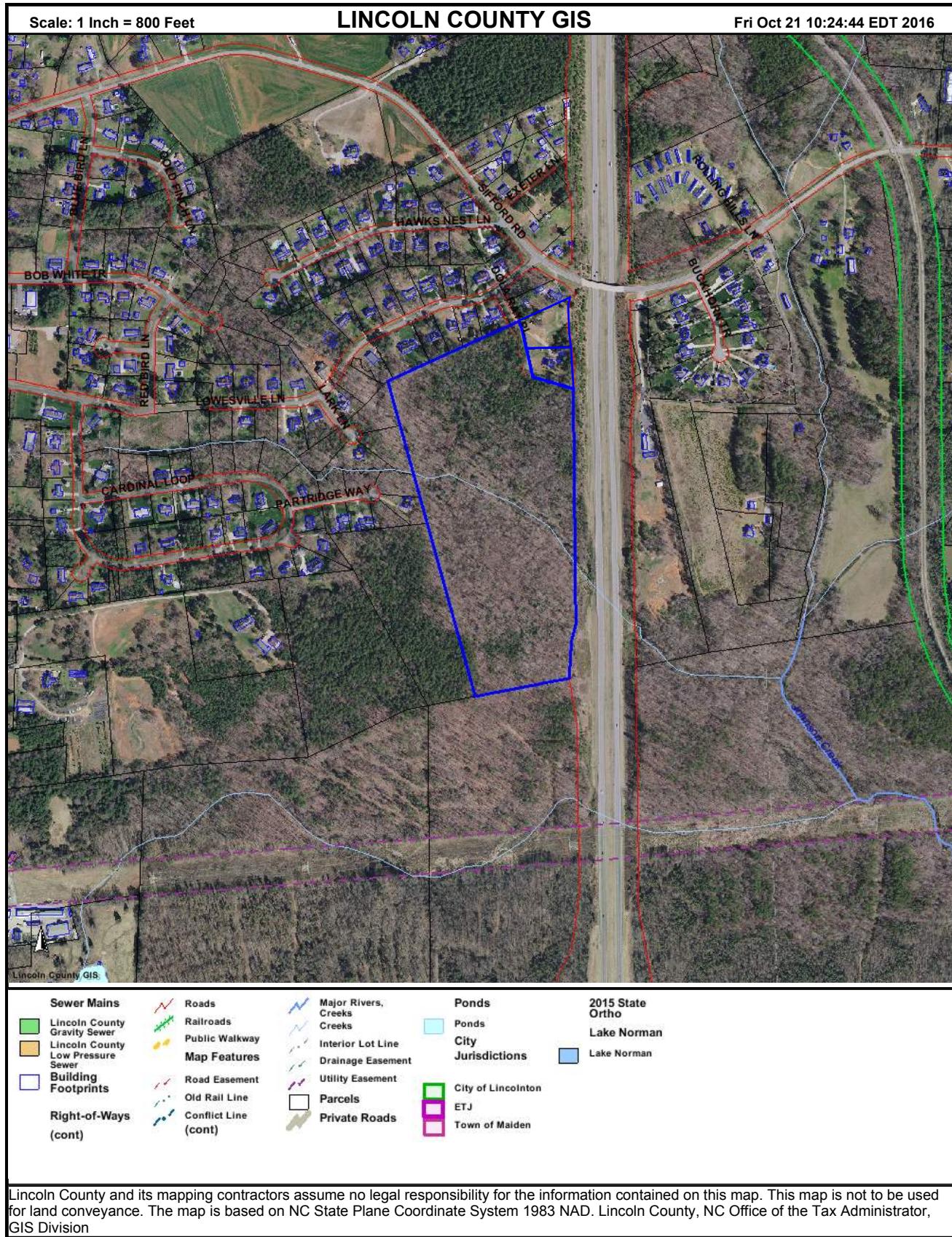


Photo Not Available

PARCEL INFORMATION FOR 4601-42-2754

Parcel ID	78672	Owner	CASKEY TAMARA SIFFORD
Map	4601-03	Mailing Address	7234 SIFFORD RD STANLEY NC 28164-7711
Account	0217044	Recorded	2/8/2012
Deed	12E-015	Total Value	\$25,012
Land Value	\$25,012	Sale Price Previous Parcel	0
----- All values are for tax year 2016. -----			
Subdivision	Lot 1 R C SIFFORD SR HEIRS	Plat	11-51
Description	#1&A LOTS R C SIFFORD HRS	Deed Acres	1.35
Address	SIFFORD RD	Tax Acres	1.34
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Improvement		No Improvements	
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	1.35	LOWESVILLE (LW31)	1.35
Watershed Class		Sewer District	
WS-IVP	1.35	Not in the sewer district	1.35
2000 Census County		Tract	
37109		071100	3025
Flood	Zone Description	Block	
X	NO FLOOD HAZARD	Panel	
		3710460100	1.35





SIFFORD SITE PLAN

PARCEL ID : 78671-78672, 32674
LOWESVILLE LANE, LINCOLN COUNTY, NC

