



# 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 EXCEPT 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  
39 PROPOSED PARCEL LOTS WITH 3 ROADS. 1 PERMINENT CUL-DE-SAC AND TWO  
TEMPORARY CUL-DE-SAC(s) FOR FIRE CODE ACCEPTANCE.

**\$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

\_\_\_\_\_  
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.**

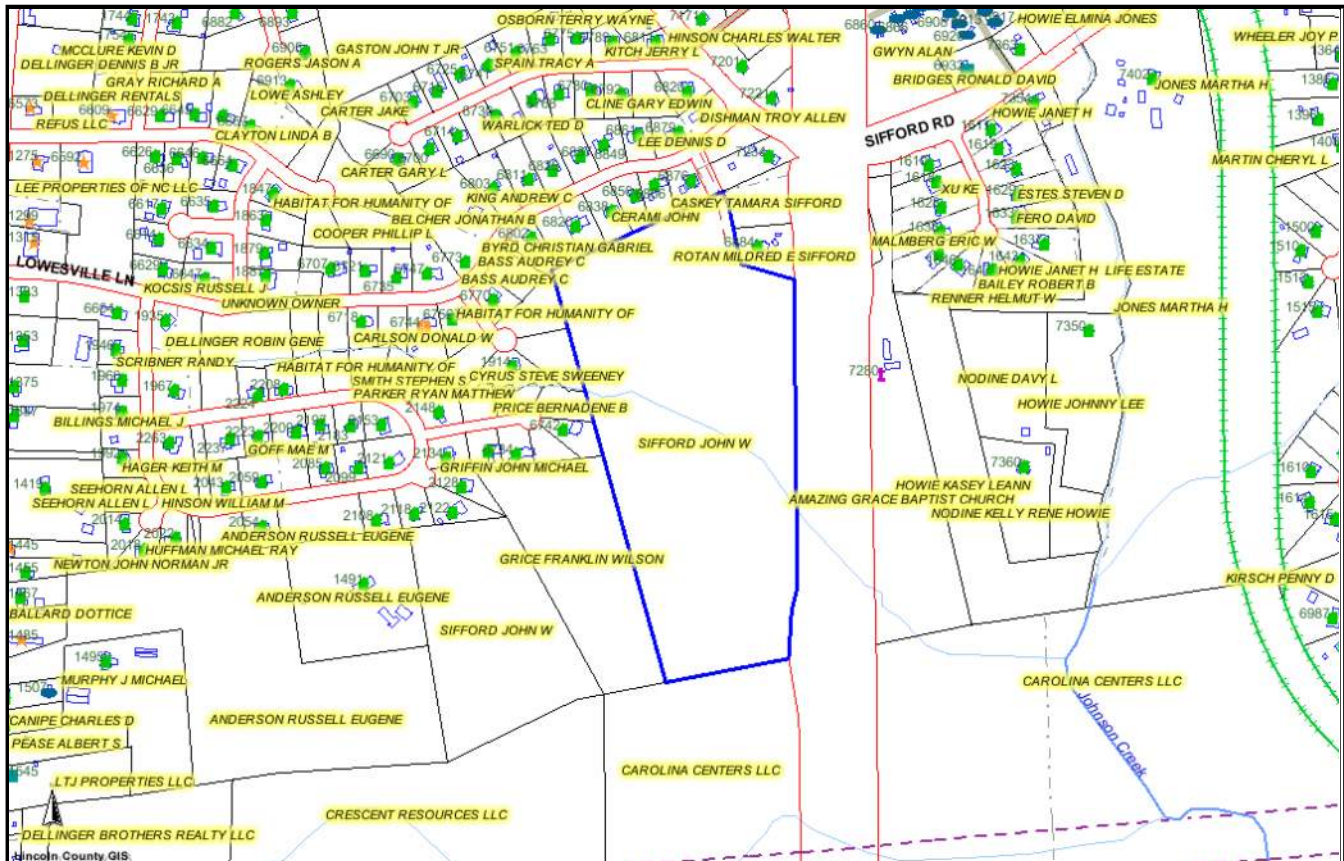
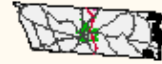



## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

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



PHOTOS		PARCEL INFORMATION FOR 4601-31-9733			
 Photo Not Available	Parcel ID	32674	Owner	SIFFORD JOHN W GOUGER JESSIE HEIRS RC SIFFORD ROTAN ELIZABETH SIFFORD	
	Map Account	4601-03	Mailing Address	7234 SIFFORD RD STANLEY NC 28164	
	Deed	07E-024	Recorded	1/12/2001	Sale Price
	Land Value	\$401,568	Total Value	\$401,568	Previous Parcel
	----- All values are for tax year 2016. -----				
	Description	HOMEPLACE RD 1397			Deed Acres
	Address	SIFFORD RD			Tax Acres
	Township	CATAWBA SPRINGS			36.24
	Improvement	No Improvements			
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-SF		36.24	LOWESVILLE (LW31)	36.24	
Watershed Class		36.24	Sewer District	36.24	
WS-IVP			Not in the sewer district		
2000 Census County			Tract	Block	
37109			071100	3025	36.24
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710460100		36.24	



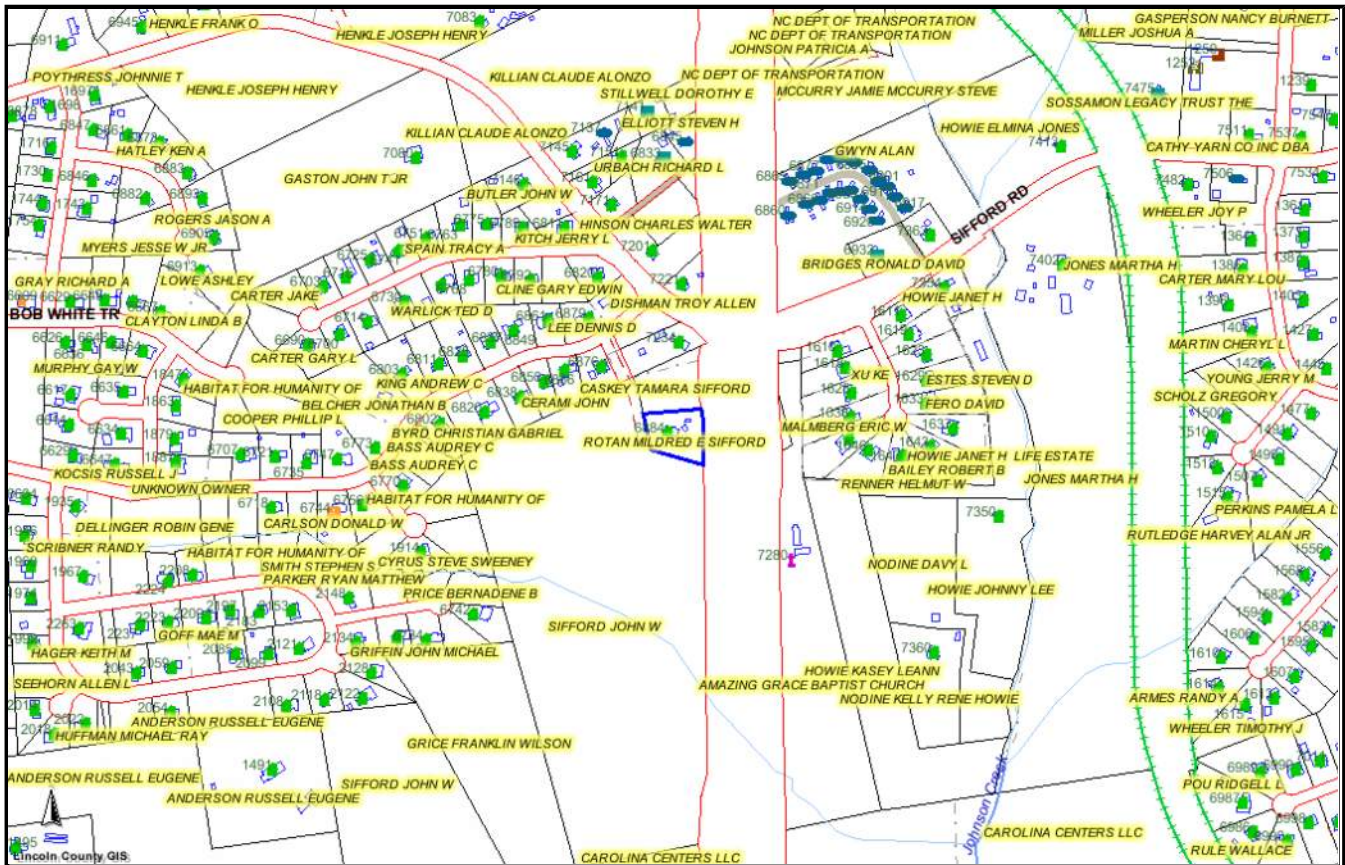
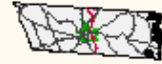


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#### PHOTOS



78671

#### PARCEL INFORMATION FOR 4601-42-2541

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



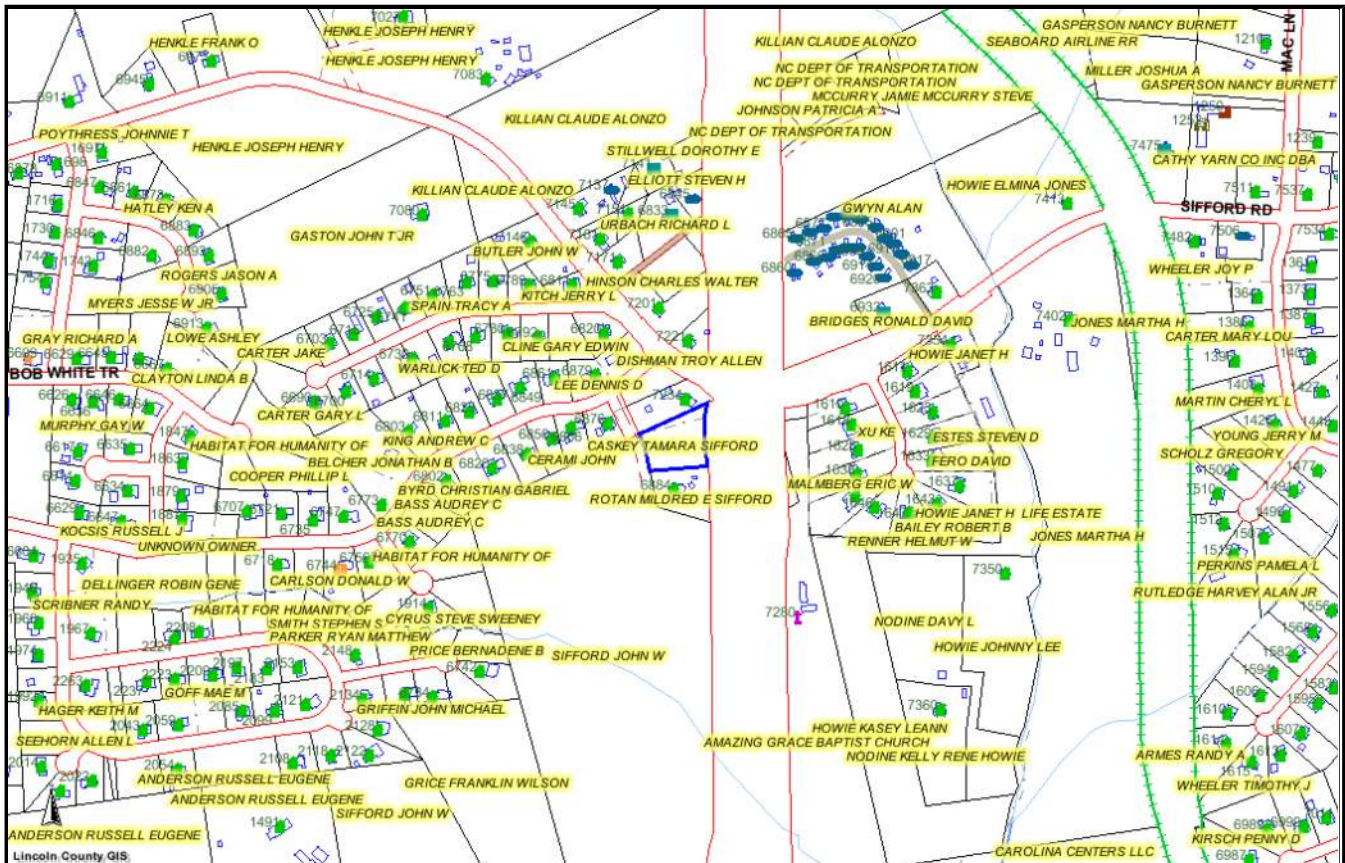
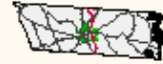


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#### PHOTOS

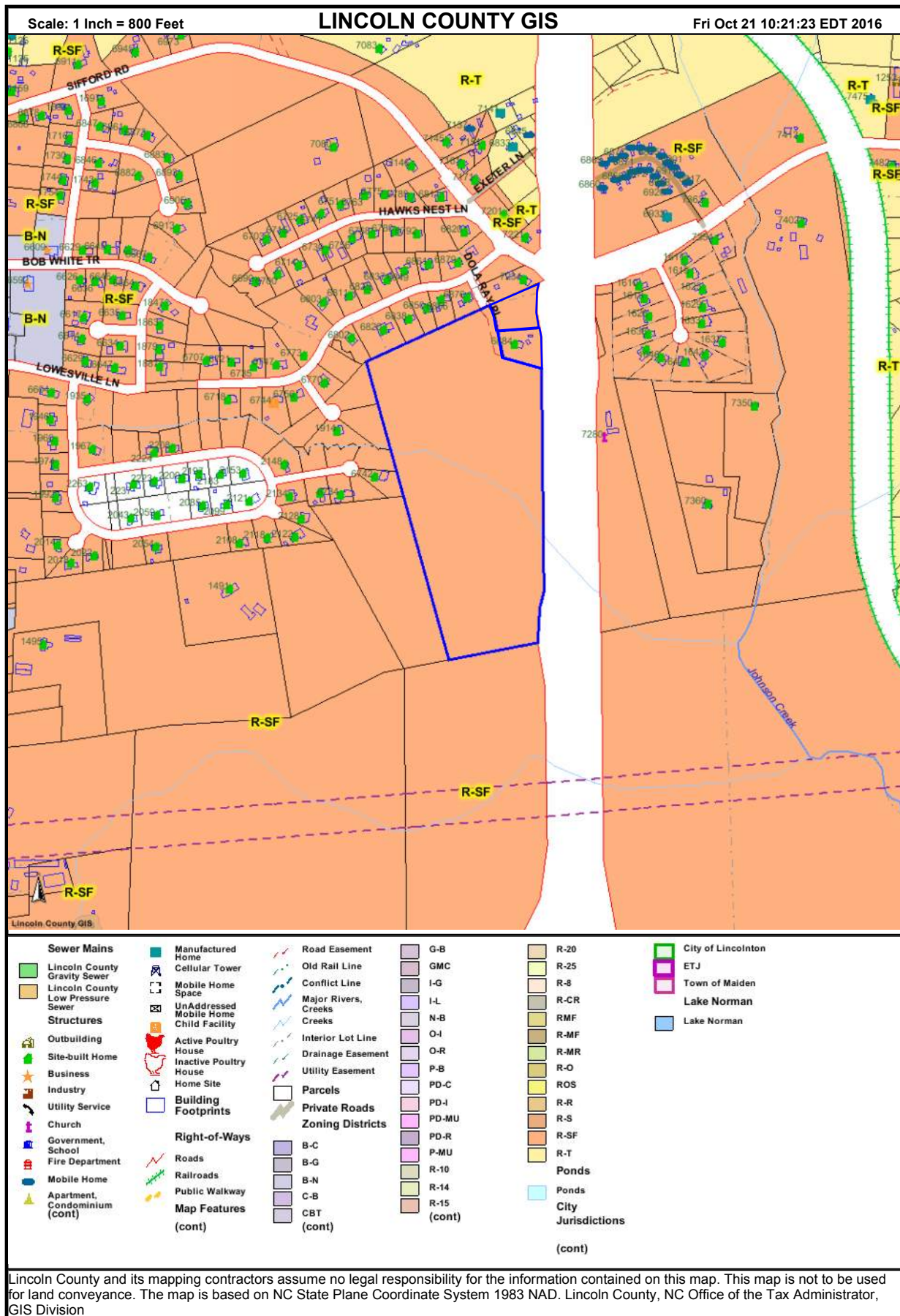


Photo Not Available

#### PARCEL INFORMATION FOR 4601-42-2754

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

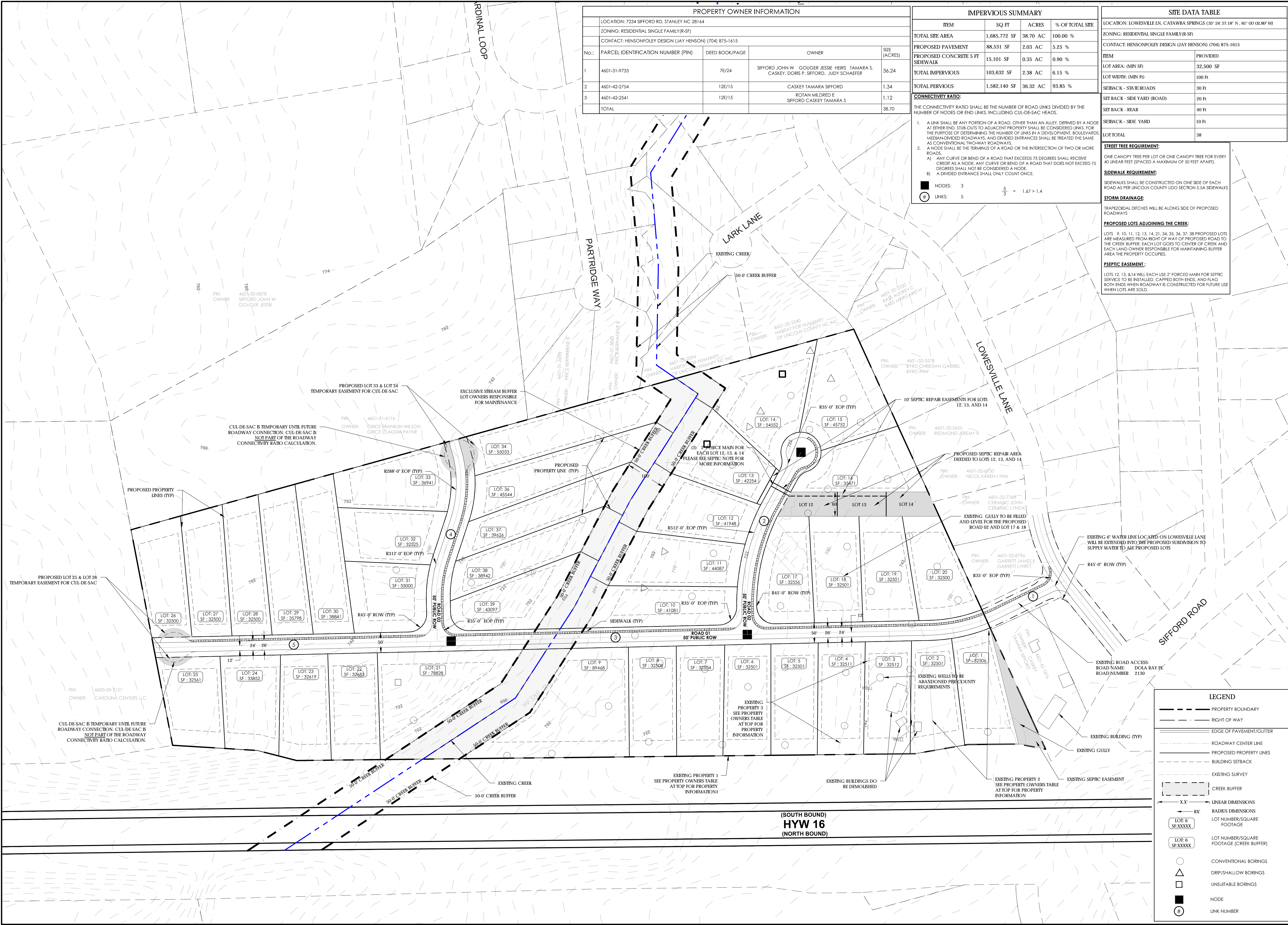












PROPERTY OWNER INFORMATION				
LOCATION: 7234 SIFFORD RD, STANLEY NC 28164				
ZONING: RESIDENTIAL SINGLE FAMILY (R-SF)				
CONTACT: HENSONFOLEY DESIGN (JAY HENSON) (704) 875-1615				
No.:	PARCEL IDENTIFICATION NUMBER (PIN)	DEED BOOK/PAGE	OWNER	SUE (ACRES)
1	4601-31-9733	7E/24	SIFFORD JOHN W. GOUGER JESSIE HEIRS TAMARA S. CASKEY, DORIS P. SIFFORD, JUDY SCHAEFER	36.24
2	4601-42-2754	12E/15	CASKEY TAMARA SIFFORD	1.34
3	4601-42-2541	12E/15	ROTAN MILDRED E. SIFFORD CASKEY TAMARA S	1.12
TOTAL				38.70

IMPERVIOUS SUMMARY			
ITEM	SQ FT	ACRES	% OF TOTAL SITE
TOTAL SITE AREA	1,685,772 SF	38.70 AC	100.00 %
PROPOSED PAVEMENT	88,531 SF	2.03 AC	5.25 %
PROPOSED CONCRETE 5 FT SIDEWALK	15,101 SF	0.35 AC	0.90 %
TOTAL IMPERVIOUS	103,632 SF	2.38 AC	6.15 %
TOTAL PERVIOUS	1,582,140 SF	36.32 AC	93.85 %

**CONNECTIVITY RATIO:**  
THE CONNECTIVITY RATIO SHALL BE THE NUMBER OF ROAD LINKS DIVIDED BY THE NUMBER OF NODES OR END LINKS, INCLUDING CUL-DE-SAC HEADS.

1. A LINK SHALL BE ANY PORTION OF A ROAD, OTHER THAN AN ALLEY, DEFINED BY A NODE AT EITHER END. STUB-OUTS TO ADJACENT PROPERTY SHALL BE CONSIDERED LINKS. FOR THE PURPOSE OF DETERMINING THE NUMBER OF LINKS IN A DEVELOPMENT, BOULEVARDS, MEDIAN-DIVIDED ROADWAYS, AND DIVIDED ENTRANCES SHALL BE TREATED THE SAME AS CONVENTIONAL TWO-WAY ROADWAYS.

2. A NODE SHALL BE THE TERMINUS OF A ROAD OR THE INTERSECTION OF TWO OR MORE ROADS.

A) ANY CURVE OR BEND OF A ROAD THAT EXCEEDS 75 DEGREES SHALL RECEIVE CREDIT AS A NODE. ANY CURVE OR BEND OF A ROAD THAT DOES NOT EXCEED 75 DEGREES SHALL NOT BE CONSIDERED A NODE.

B) A DIVIDED ENTRANCE SHALL ONLY COUNT ONCE.

NODES:	3	$\frac{5}{3} = 1.67 > 1.4$
LINKS:	5	

SITE DATA TABLE	
LOCATION: LOWESVILLE LN, CATAWBA SPRINGS (35° 24' 57.18" N, 81° 00' 02.80" W)	
ZONING: RESIDENTIAL SINGLE FAMILY (R-SF)	
CONTACT: HENSONFOLEY DESIGN (JAY HENSON) (704) 875-1615	
ITEM	PROVIDED
LOT AREA: (MIN SF)	32,500 SF
LOT WIDTH: (MIN FT)	100 FT
SEIBACK - STREET ROADS	30 FT
SET BACK - SIDE YARD (ROAD)	20 FT
SET BACK - REAR	40 FT
SEIBACK - SIDE YARD	10 FT
LOT TOTAL	38

**STREET TREE REQUIREMENT:**  
ONE CANOPY TREE PER LOT OR ONE CANOPY TREE FOR EVERY 40 LINEAR FEET (SPACED A MAXIMUM OF 50 FEET APART).

**SIDEWALK REQUIREMENT:**  
SIDEWALKS SHALL BE CONSTRUCTED ON ONE SIDE OF EACH ROAD AS PER LINCOLN COUNTY UDO SECTION 5.5A SIDEWALKS

**STORM DRAINAGE:**  
TRAPEZOIDAL DITCHES WILL BE ALONG SIDE OF PROPOSED ROADWAYS

**PROPOSED LOTS ADJOINING THE CREEK:**  
LOTS 9, 10, 11, 12, 13, 14, 21, 34, 35, 36, 37, 38 PROPOSED LOTS ARE MEASURED FROM RIGHT OF WAY OF PROPOSED ROAD TO THE CREEK BUFFER. EACH LOT GOES TO CENTER OF CREEK AND EACH LAND OWNER RESPONSIBLE FOR MAINTAINING BUFFER AREA THE PROPERTY OCCUPIES.

**SEPTIC EASEMENT:**  
LOTS 12, 13, & 14 WILL EACH USE 2" FORCED MAIN FOR SEPTIC SERVICE TO BE INSTALLED, CAPPED BOTH ENDS, AND FLAG BOTH ENDS WHEN ROADWAY IS CONSTRUCTED FOR FUTURE USE WHEN LOTS ARE SOLD.

**HensonFoley**  
Landscape Architecture | Civil Engineering | Surveying  
8712 Lindholm Dr Suite 202A, Huntersville NC 28078  
p: 704.875.1615 | www.hensonfoley.com  
NC ENGINEERING BOARD LICENSE # C-0781  
NC SURVEYING BOARD LICENSE # S-1580

NORTH ARROW

GRAPHIC SCALE 1"=100 FT

**SIFFORD**

PARCEL ID : 78671, 78672, 32674

LOWESVILLE LANE, LINCOLN COUNTY, NC

**SITE PLAN**

REVISIONS:	

C03 - SITE PLAN.DWG

PROJECT NUMBER: 216052

DATE: 07/07/2016 DRAWN BY: HF

SHEET **01** OF

**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EDGE OF PAVEMENT/GUTTER
- ROADWAY CENTER LINE
- PROPOSED PROPERTY LINES
- BUILDING SETBACK
- EXISTING SURVEY
- CREEK BUFFER
- LINEAR DIMENSIONS
- RADIUS DIMENSIONS
- LOT NUMBER/SQUARE FOOTAGE
- LOT NUMBER/SQUARE FOOTAGE (CREEK BUFFER)
- CONVENTIONAL BORINGS
- DRIP/SALLOW BORINGS
- UNSATURABLE BORINGS
- NODE
- LINK NUMBER