



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: December 21, 2016

Re: Plat Approval #41
Lineberger Brothers, Inc., applicant
Subdivision Sketch Plan

PID# 02420

The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on January 9, 2017.

Request

The applicant is requesting preliminary plat review/ sketch plan approval for an 11 lot subdivision along Wingate Hill Road. The subdivision extends a new roadway approximately 400 linear feet into the subject property. Street trees would be planted along this new roadway, as required by the Lincoln County Unified Development Ordinance. 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 19-acre site is located on the north side of Wingate Hill Road approximately 400 feet northeast of the intersection with Fay Jones Road in Ironton Township. The subject property is zoned R-SF (Residential Single Family), and is adjoined by property zoned R-SF 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 Rural Residential, where low-density residential development (i.e. less than 1 unit per acre) is encouraged, so that the rural characteristics of the area are retained.



County Of Lincoln, North Carolina

Planning Board

Application # PA 41 Date January 9, 2017

Applicant's Name Lineberger Brothers, Inc.

Applicant's Address PO Box 126, Lincolnton, NC 28093

Property Location Wingate Hill Road Existing Zoning R-SF

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 LINEBERGER BROS

Applicant Address P.O. Box 126 LINCOLNTON NC 28093

Applicant Phone Number 704-735-7494

Property Owner Name LINEBERGER BROS - JOHN LINEBERGER

Property Owner Address _____

Property Owner Phone Number 704 - 473-2984

PART II

Property Location FAYE JONES RD + WINGATE HILL RD

Property ID (10 digits) 3684026929 Property size 357 acres - (21 acres)

Parcel # (5 digits) 02420 Deed Book(s) 24 Page(s) 38

PART III

Zoning District R-T R-SF

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

PASTURE + WOODS

PHASE TWO OF WINGATE HILLS SUBDIVISION

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

47/11 lots one new roadway

\$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.

J. W. Lineberger Jr. 11/18/16
Applicant's Signature Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. PA #41	Applicant Lineberger Brothers, Inc.
Property Location Wingate Hill Road	Parcel ID# 02420
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.

The land use plan encourages low-density residential uses in this area. The density for this development will be less than 1 lot per acre.

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

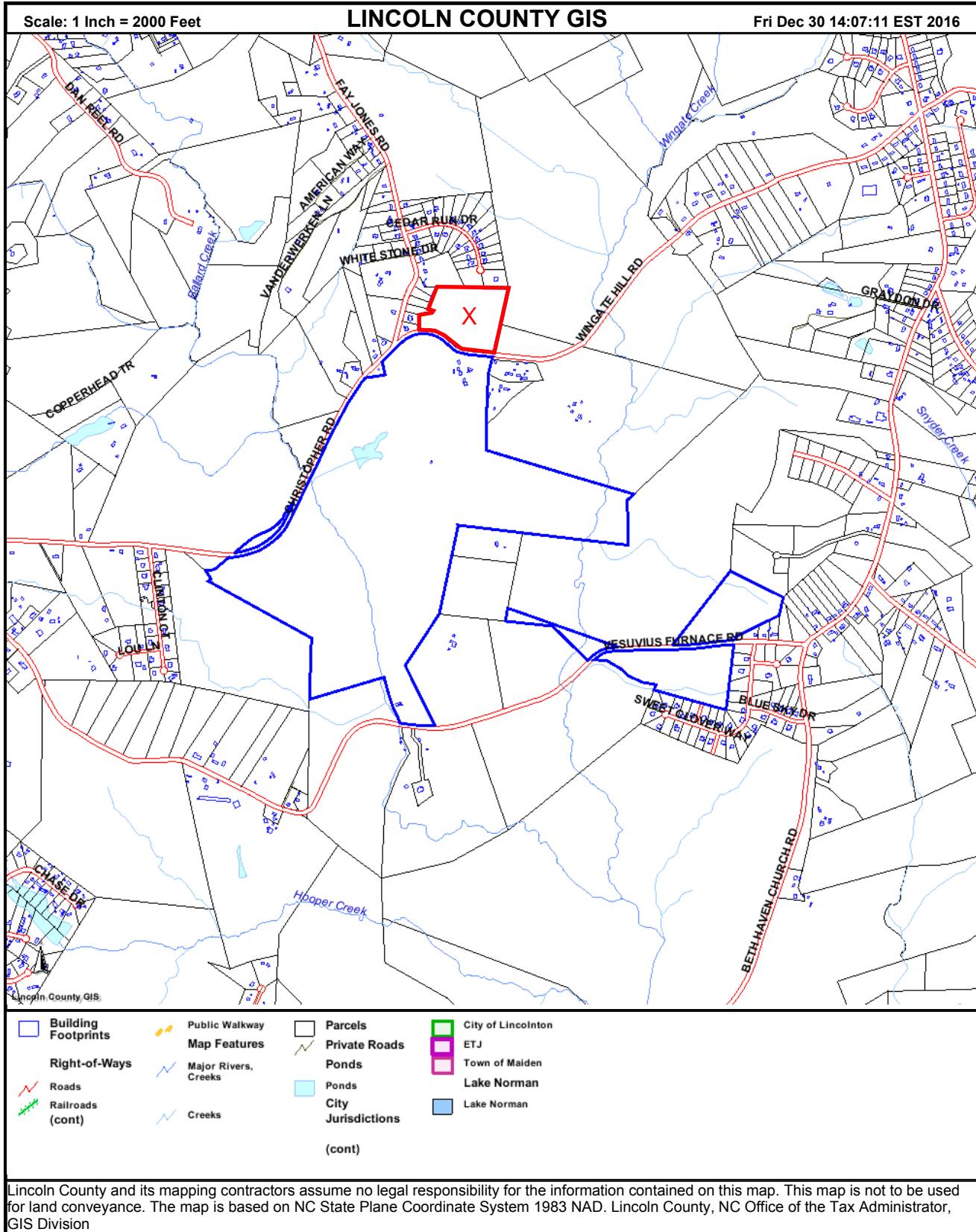
The proposed lots will conform to the minimum lot size in the R-SF district of 32,500 square feet (0.74 acre). Street trees will be provided as required by the UDO.

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.

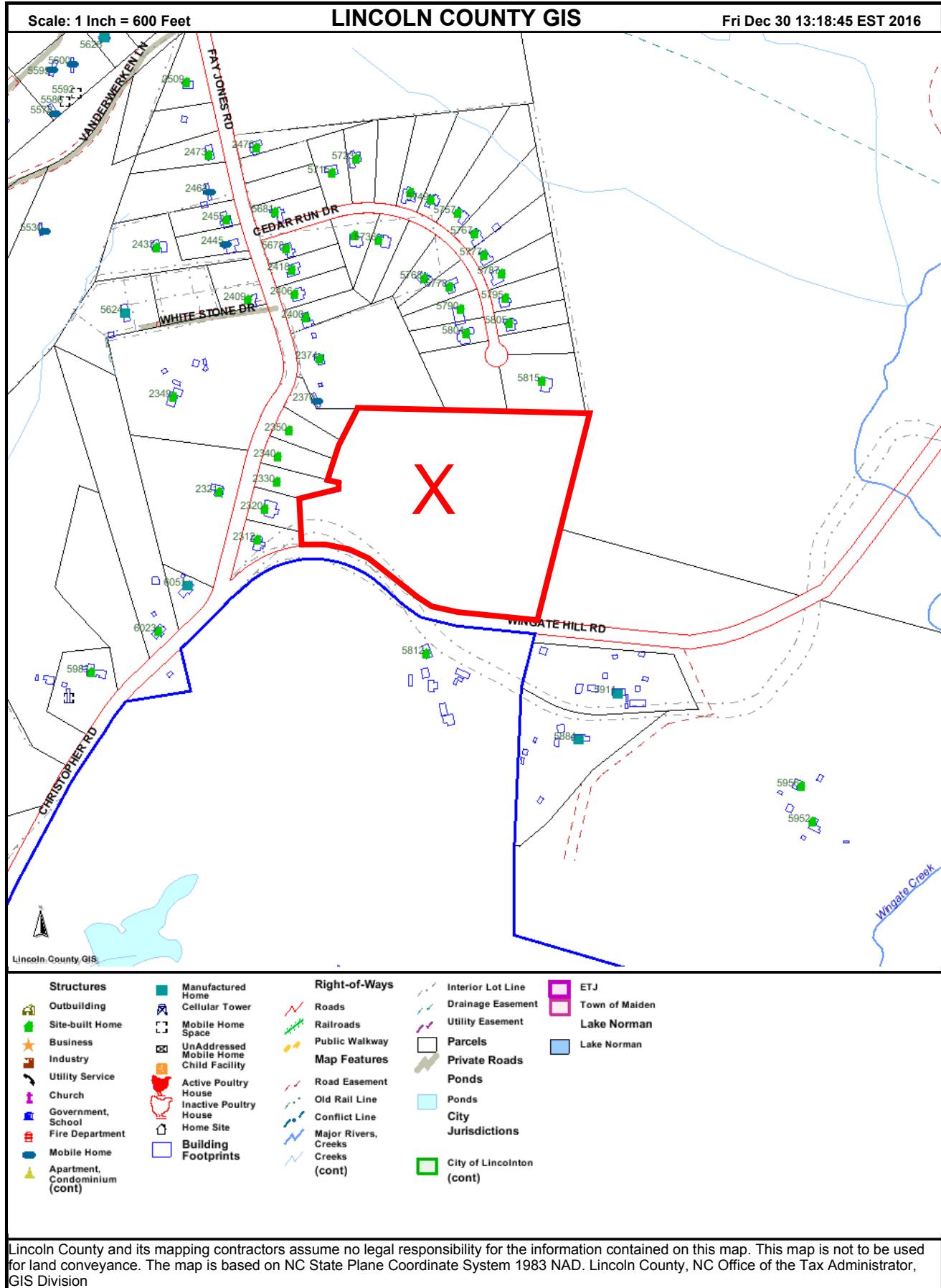
The proposed subdivision will be compatible with the rural nature of the surrounding area, which includes subdivisions with lots of similar size. These lots will be served by private wells and septic systems.

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.

The subdivision road will be built to NCDOT standards, and a driveway permit will be obtained from NCDOT for the subdivision road prior to final plat approval.



X - Subject property only includes the vacant portion of Parcel ID# 02420 that is located north of Wingate Hill Road (outlined in red)

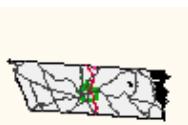




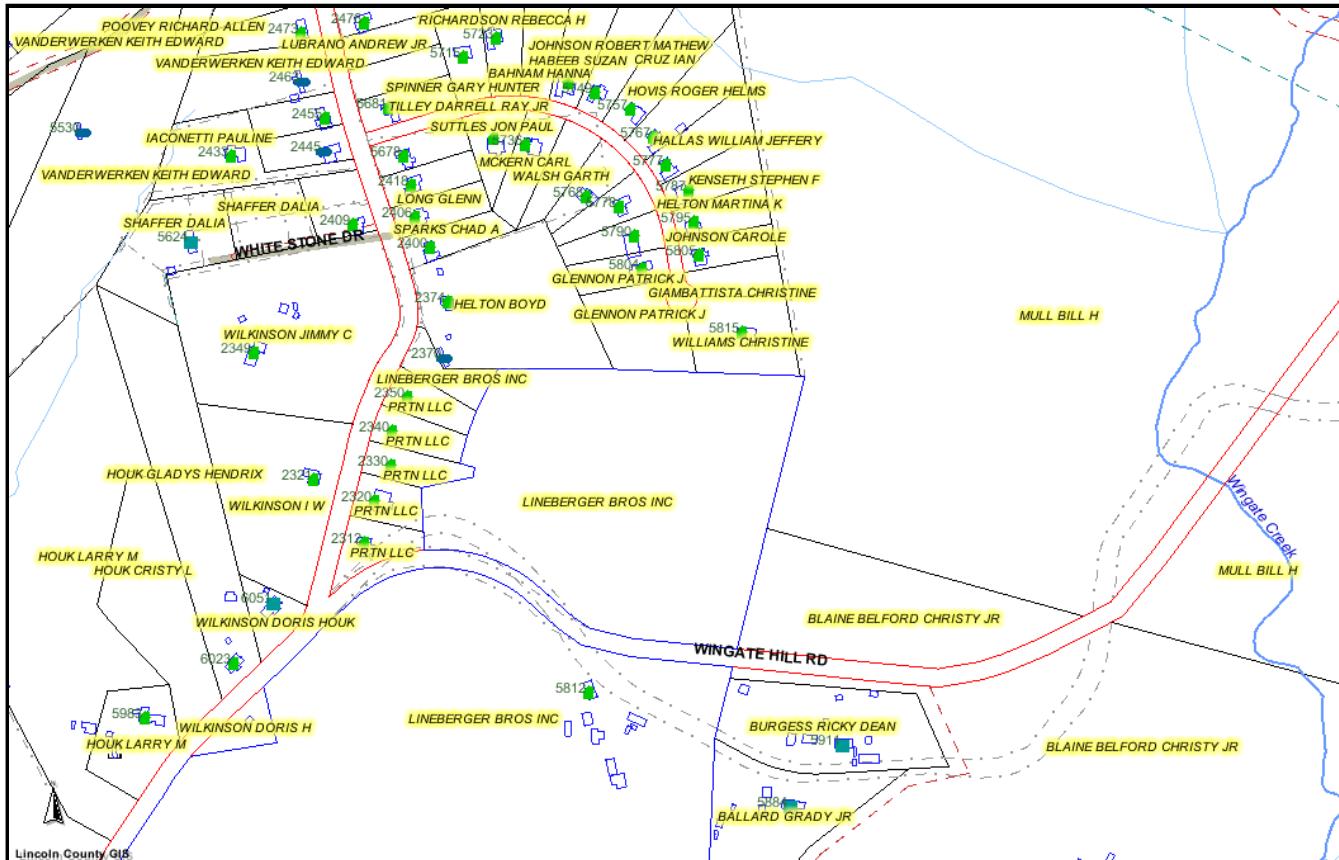
Lincoln County, NC

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: 12/16/2016 Scale: 1 Inch = 600 Feet



PHOTOS



PARCEL INFORMATION FOR 3684-02-6929

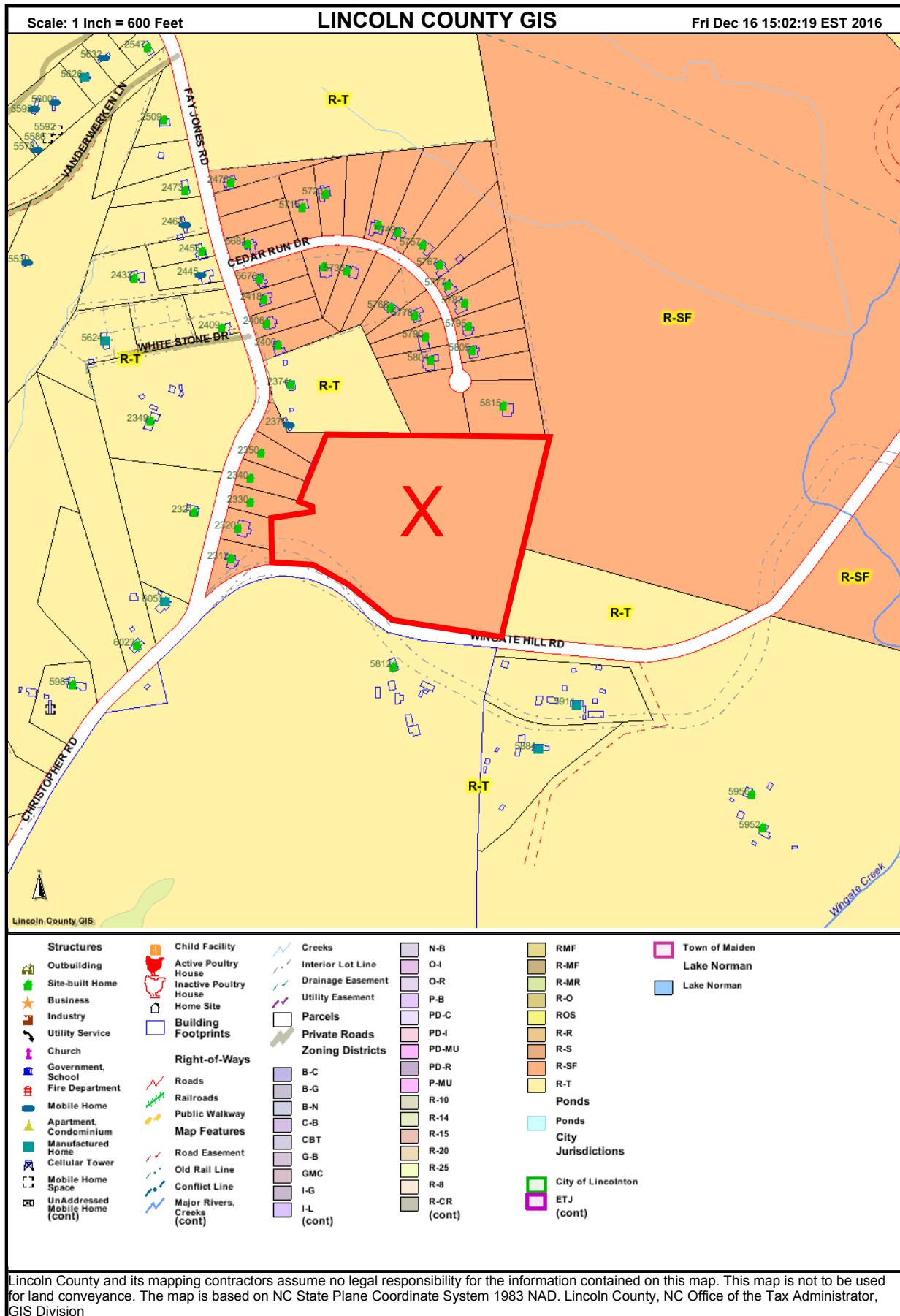
Parcel ID	02420	Owner	LINEBERGER BROS INC
Map Account	3684-00 25508	Mailing Address	C/O WALTER LINEBERGER PO BOX 126 LINCOLNTON NC 28093
Deed Land Value	1753-340 \$1,247,038	Recorded Total Value	10/21/2005 \$1,607,995
Description	----- All values are for tax year 2016. -----		
Address	SMITH FURNACE 6173 VESUVIUS FURNACE RD		
Township	IRONTON		
Main Improvement	COLONIAL		
Main Sq Feet	2478	Stories	2
Year Built	1792	Value	\$302,785
Zoning District	Calculated Acres		
R-T	337.99		
R-SF	19.19		
Watershed Class	Voting Precinct		
Not in a watershed	DENVER WEST (DW28) PUMPKIN CENTER (PC22)		
2000 Census County	Calculated Acres		
37109	145.02		
37109	212.16		
37109	21.04		
37109	0.4		
37109	2.7		
37109	2.44		
37109	76.54		
37109	88.04		
37109	115.24		
37109	27.66		
37109	23.14		
FloodZone Description	Sewer District		
AE	Not in the sewer district		
	Tract		
	Block		
	070900	3001	21.04
	070900	3002	0.4
	070900	3003	2.7
	070900	3005	2.44
	070900	3006	76.54
	070900	3007	88.04
	070900	3008	115.24
	070900	3009	27.66
	070900	3019	23.14
	Panel		
	3710366400 28.26		



AE 100 YEAR
 SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 3710368400 5.74
100 YEAR
X NO FLOOD HAZARD
X NO FLOOD HAZARD
3710366400120.88
3710368400202.31



X - Subject property only includes the vacant portion of Parcel ID# 02420 that is located north of Wingate Hill Road (outlined in red)



X - Subject property only includes the vacant portion of Parcel ID# 02420 that is located north of Wingate Hill Road (outlined in red)

