



# 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) 244 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

17 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.

John W. Lineberger Jr  
Applicant's Signature

11/18/16  
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.**

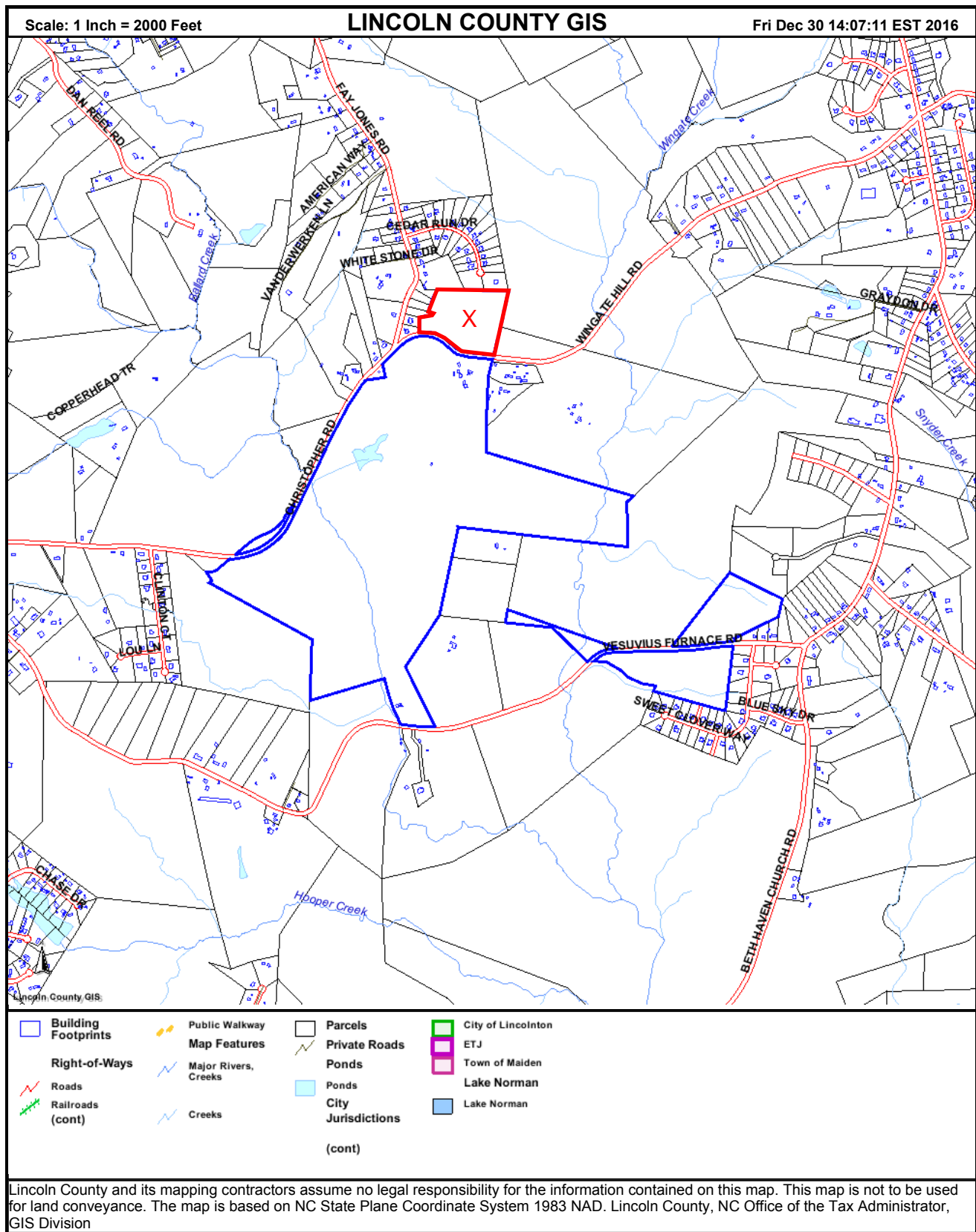
3. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

**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.**

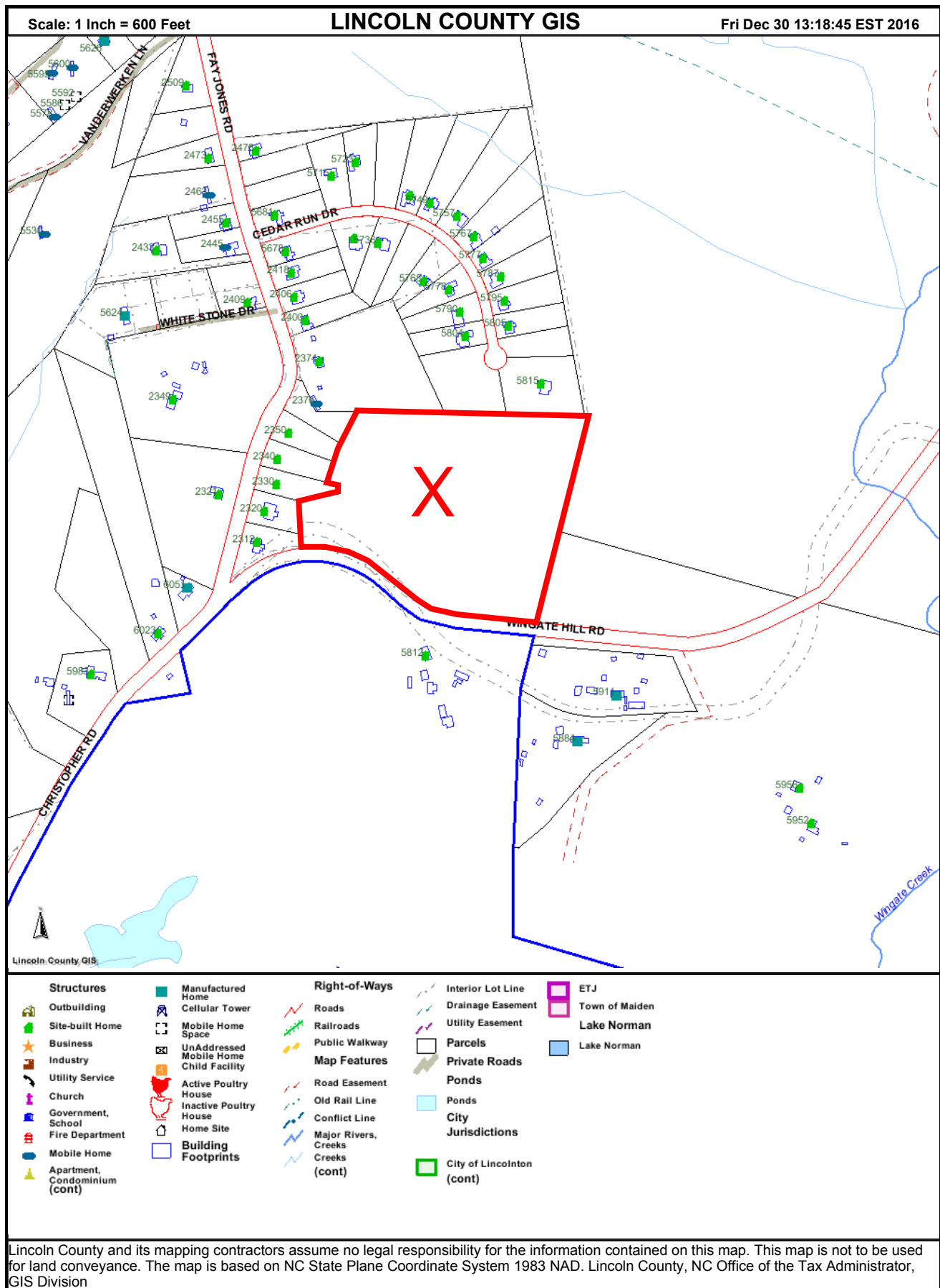
4. The subdivision design will comply with the requirements of section 9.8 and provide for the distribution of traffic in a manner that will avoid or mitigate congestion within the immediate area, will provide for the unified and orderly use of or extension of public infrastructure, and will not materially 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)



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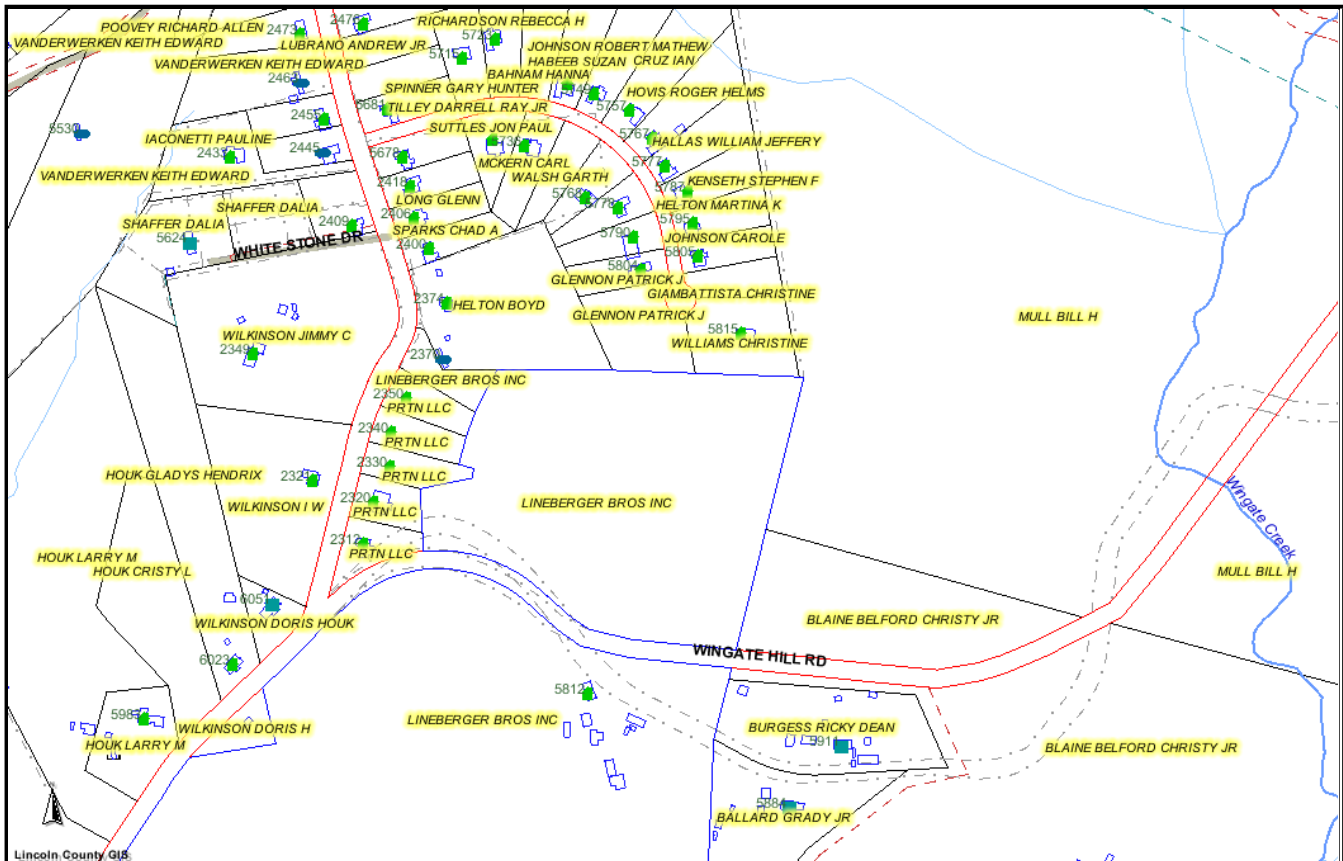
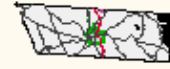




## Lincoln County, NC

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



02420



02420

### PARCEL INFORMATION FOR 3684-02-6929

<b>Parcel ID</b>	02420	<b>Owner</b>	LINEBERGER BROS INC
<b>Map Account</b>	3684-00 25508	<b>Mailing Address</b>	C/O WALTER LINEBERGER PO BOX 126 LINCOLNTON NC 28093
<b>Deed</b>	1753-340	<b>Recorded</b>	10/21/2005
<b>Land Value</b>	\$1,247,038	<b>Total Value</b>	\$1,607,995
----- All values are for tax year 2016. -----			
<b>Description</b>	SMITH FURNACE	<b>Deed Acres</b>	0
<b>Address</b>	6173 VESUVIUS FURNACE RD	<b>Tax Acres</b>	357.18
<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>	COLONIAL	<b>Value</b>	\$302,785
<b>Main Sq Feet</b>	2478	<b>Stories</b>	2
<b>2 Year Built</b>	1792		
<b>Zoning District</b>	R-T R-SF	<b>Calculated Acres</b>	145.02 212.16
<b>Watershed Class</b>	Not in a watershed	<b>Sewer District</b>	Not in the sewer district
<b>2000 Census County</b>	357.19		357.19
		<b>Tract</b>	<b>Block</b>
37109		070900	3001
37109		070900	3002
37109		070900	3003
37109		070900	3005
37109		070900	3006
37109		070900	3007
37109		070900	3008
37109		070900	3009
37109		070900	3019
<b>FloodZone Description</b>	AE	<b>Panel</b>	3710366400
SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED -			28.26



AE	100 YEAR SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED -	3710368400	5.74
X	100 YEAR		
X	NO FLOOD HAZARD	3710366400	120.88
X	NO FLOOD HAZARD	3710368400	202.31





Scale: 1 Inch = 600 Feet

**LINCOLN COUNTY GIS**

Fri Dec 16 15:02:19 EST 2016

Lincoln County GIS

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