



# 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: January 20, 2017

Re: Plat Approval #42  
NC Prime Properties LLC, Applicant  
Subdivision Sketch Plan

PID# 28471

*The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on February 6, 2017.*

## **Request**

The applicant is requesting preliminary plat review/ sketch plan approval for a 13 lot subdivision along Buffalo Shoals Road. The proposed development extends a new roadway approximately 1300 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 16.6-acre site is located on the south side of Buffalo Shoals Road about 400 feet west of its intersection with Ivey Church Road in Ironton Township. The subject property is zoned R-T (Transitional Residential) and is adjoined by property zoned R-T and B-N (Neighborhood Business). 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 42 Date February 6, 2017

Applicant's Name NC Prime Properties, LLC

Applicant's Address 355 Bethany Church Rd, Moravian Falls, NC 28654

Property Location Buffalo Shoals Road Existing Zoning R-T

Number of lots proposed 13

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 NC Prime Properties LLC  
Applicant Address 355 Bethany Church Road, Moravian Falls, NC 28654  
Applicant Phone Number 919-867-4582  
Property Owner Name Loy S. Lentz and Matthey P. Tynes  
Property Owner Address 912 East Drive, Morehead City, NC 28557  
Property Owner Phone Number 252.723.2046

### **PART II**

Property Location Buffalo Shoals Road, Maiden, NC 28650 Lincoln County

*Ivey Ridge*

Property ID (10 digits) 3656208258 Property size +/- 16.5 acres

Parcel # (5 digits) 28471 Deed Book(s) 617 Page(s) 49

### **PART III**

Zoning District R-T Lincoln

Briefly describe how the property is being used and any existing structures. The property is vacant and free of any structures. It is sparsely wooded.

List the number of lots in the proposed subdivision and any other relevant information concerning the development: The subdivision will have ~~10 lots~~ building lots (depending on DOT and perk tests) with a small road to access the interior/back lots of the property. ~~One lot is across the road from the main subdivision.~~

*up to 10  
SAK  
11/23/16*

**\$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.

*NC Prime Properties, LLC*  
Applicant's Signature

*11/23/16*

Date

*Just Kuhn*

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Application No. **PA #42**

Applicant **NC Prime Properties, LLC**

Property Location **Buffalo Shoals Road**

Parcel ID# **28471**

Existing District **R-T**

Proposed Use **Single 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 wells and septic systems. The proposed density is less than one unit 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 minimum lot size in the R-T district is 32,500 square feet (0.746 acre). Street trees and sidewalks will be provided as required by the UDO. By extending the subdivision road to the eastern property line, the proposed subdivision meets the requirements for connectivity and cul-de-sac length.**

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 atmosphere of the surrounding area, which includes other subdivisions with similarly sized lots.**

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 subdivision road will be built to the property line to provide for future connection to the adjacent property to the east.**

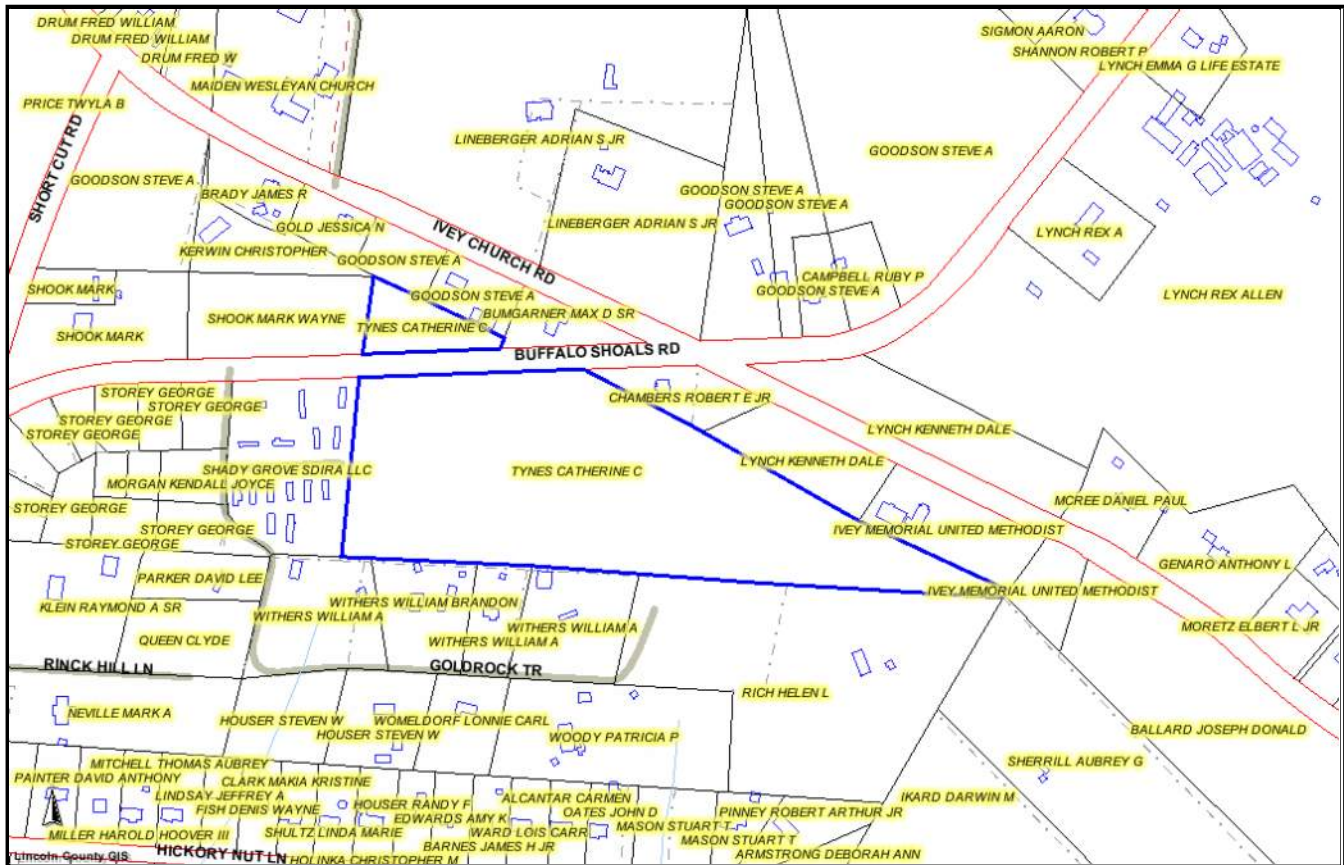
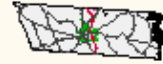



## Lincoln County, NC

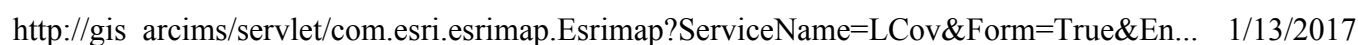
### Office of the Tax Administrator, GIS Mapping Division

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.

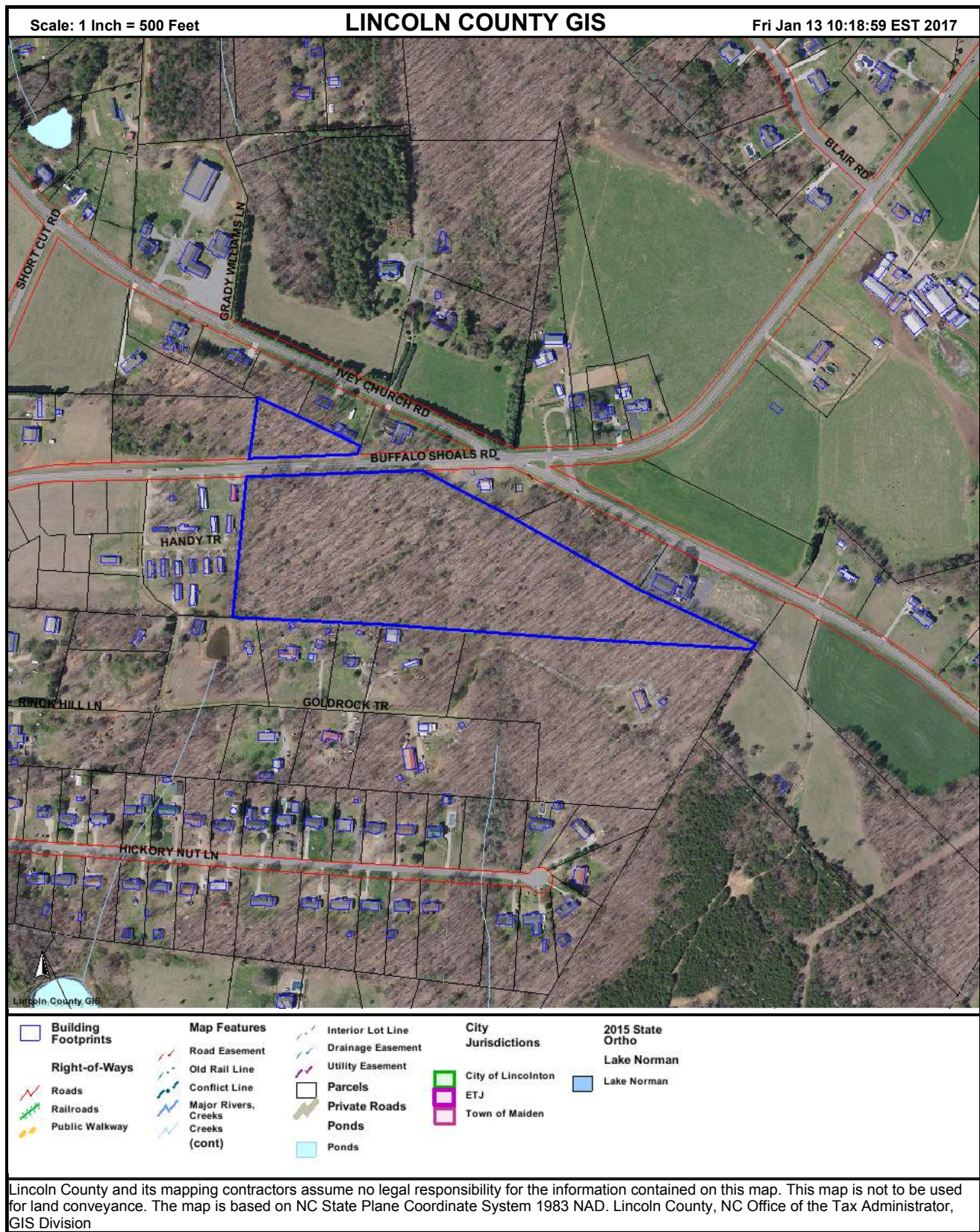
Date: 1/13/2017 Scale: 1 Inch = 500 Feet



PHOTOS		PARCEL INFORMATION FOR 3656-20-8258			
 Photo Not Available	Parcel ID	28471	Owner	TYNES CATHERINE C LENTZ DORCAS C	
	Map Account	3656-00 0061765	Mailing Address	C/O MATTHEW TYNES 912 EAST DRIVE MOREHEAD CITY NC 28557	
	Deed	617-049	Recorded	9/23/1991	Sale Price 0
	Land Value	\$99,454	Total Value	\$99,454	Previous Parcel
	----- All values are for tax year 2016. -----				
	Description	CALDWELL LAND		Deed Acres	16.5
	Address	BUFFALO SHOALS RD		Tax Acres	16.04
	Township	IRONTON		Tax/Fire District	NORTH 321
	Improvement	No Improvements			
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-T		16.04	BUFFALO SHOALS (BS26)	16.04	
Watershed Class			Sewer District		
Not in a watershed		16.04	Not in the sewer district	16.04	
2000 Census County			Tract	Block	
37109			070900	1014	1.13
37109			070900	1015	14.91
Flood		Zone Description	Panel		
X		NO FLOOD HAZARD	3710364400	0.29	
X		NO FLOOD HAZARD	3710365600	15.75	











# CERTIFICATIONS & NOTES :

## NCDOT STATEMENT :

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED : \_\_\_\_\_  
DISTRICT ENGINEER

DATE : \_\_\_\_\_

## CERTIFICATE OF APPROVAL FOR RECORDING :

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH ARTICLE 5, SUBDIVISION STANDARDS OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE AND THAT THIS PLAT HAS BEEN APPROVED BY LINCOLN COUNTY ON \_\_\_\_\_ FOR RECORDATION IN THE LINCOLN COUNTY REGISTER OF DEEDS.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

## REVIEW OFFICER CERTIFICATE :

STATE OF NORTH CAROLINA  
COUNTY OF LINCOLN

I, \_\_\_\_\_ REVIEW OFFICER OF LINCOLN COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

## WATER SUPPLY WATERSHED CERTIFICATE :

THE LOTS WITHIN THE MEY RIDGE SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DO NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE NORTH CAROLINA DIVISION OF ENVIRONMENTAL MANAGEMENT AS APPEARS ON THE WATERSHED PROTECTION MAP OF LINCOLN COUNTY.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

## PUBLIC ROAD CERTIFICATION :

ALL ROADS IN THIS SUBDIVISION ARE HEREBY DECLARED PUBLIC. THE MAINTENANCE OF ALL ROADS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND, IT SHALL BE THEIR RESPONSIBILITY TO BRING THE ROADS UP TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SECONDARY ROADS.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATE OF CONFORMITY WITH PLANS AND SPECIFICATIONS :

LINCOLN COUNTY  
SUBDIVISION NAME : MEY RIDGE  
NAME OF ROAD IN SUBDIVISION : MEY COURT  
DEVELOPER : KEVIN DEMENY

I HEREBY TO THE BEST OF MY KNOWLEDGE, ABILITY AND BELIEF CERTIFY THAT ALL ROAD WORK TO BE PERFORMED ON THIS SUBDIVISION WILL BE CHECKED BY ME OR MY AUTHORIZED REPRESENTATIVE AND WILL CONFORM WITH LINES, GRADES, CROSS SECTIONS, DIMENSIONS, AND MATERIAL REQUIREMENTS WHICH ARE SHOWN ON AND INDICATED IN THE PLANS WHICH HAVE BEEN REVIEWED AND APPROVED BY THE APPROPRIATE DISTRICT ENGINEER, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION. ANY SIGNIFICANT CHANGES OR DEVIATIONS WILL BE REVIEWED AND APPROVED BY THE DISTRICT ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. WHEN THE ROADS HAVE THE PROPER NUMBER OF HOMES CONSTRUCTED ON THEM, I WILL PETITION THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO ADD THEM TO THEIR SYSTEM FOR MAINTENANCE. UNTIL THAT TIME I WILL KEEP THE ROADS IN A PROPER STATE OF MAINTENANCE.

I ALSO KNOWLEDGE THAT FALSIFICATION OF THE ABOVE CERTIFICATIONS MAY SUBJECT ME TO CIVIL SUIT AND/OR CRIMINAL PROSECUTION UNDER G.S. 14-100, 136-102.6.

SIGNED : \_\_\_\_\_ DATE \_\_\_\_\_  
DEVELOPER  
OR AUTHORIZED REPRESENTATIVE

## CERTIFICATE OF OWNERSHIP AND DEDICATION :

I/WE DO HEREBY CERTIFY THAT I/WE ARE ALL OF THE OWNERS OF FEE SIMPLE TITLE TO THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF LINCOLN COUNTY AND THAT I/WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT AND ESTABLISH MINIMUM LOT SIZE AND BUILDING SETBACK LINES AS NOTED.

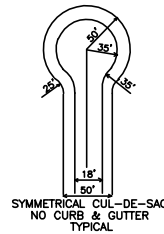
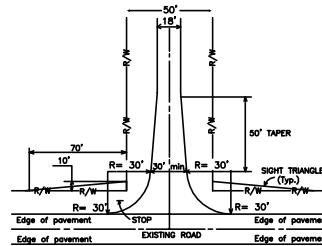
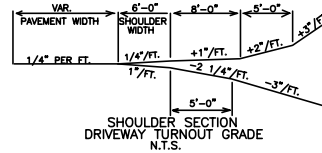
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

NORTH CAROLINA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_  
A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT

PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES : \_\_\_\_\_

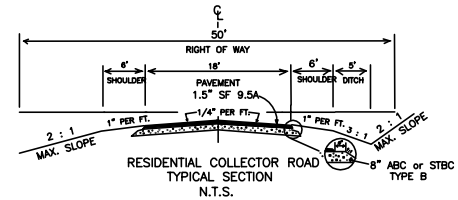


## CERTIFICATE OF SURVEY AND ACCURACY :

I, W. BRADLEY FREEMAN, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION; THAT THE RATIO OF PRECISION IS 1 : 10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17th DAY OF NOVEMBER, 2016.

THIS IS AN ELECTRONICALLY TRANSMITTED DRAWING AND SHOULD NOT BE CONSIDERED A CERTIFIED COPY.

PROFESSIONAL LAND SURVEYOR  
L-3119  
LICENSE NUMBER



MAJOR SUBDIVISION <i>Ivey Ridge</i> PHASE TWO MAP 2 OF 2 IRONTON TOWNSHIP LINCOLN COUNTY, N.C.	
REF. DEED BK. 617 PG. 49 REF. DEED BK. PG.	REF. PLAT BK. PG. PARCEL# 28471 PIN# 3656-20-8258
SURVEY FOR : <b>KEVIN DEMENY</b> 3249 GATEWAY LANE LINCOLN, NC 28052 PHONE : 704-600-0056	
FREEMAN SURVEYING LICENSE NO. F-0285 W. BRADLEY FREEMAN, P.L.S. L-3119 1416 PLEASANT GROVE CHURCH ROAD CROUSE, N.C. 28033 PHONE (704) 732-0404	
SCALE : 1" = 100'	SURVEY BY : WBF
CHECKED BY : WBF DRAWN BY : WBF, DWF	DATE OF PLAT PREPARATION : NOV. 17, 2016 DATE OF SURVEY : NOVEMBER 2016
FD. BK. TDS	JOB NO. 16121 COMP. FILE 0841 SIZE FILE 0841 DRAW FILE 10121p03.mxd