



# 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 #43  
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 February 6, 2017.*

## **Request**

The applicant is requesting preliminary plat review/ sketch plan approval for a 20 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 20.6-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 proposed development does not include the acreage south of the creek located within Parcel ID# 32674. 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. Residential development, especially development that is single-family in character, with a density of 1-2 units per acre is encouraged in these areas. A small portion of the subject property is located in an area designated as Mixed Residential, suitable for multiple housing types and potentially higher densities, depending upon the availability of utilities.



# County Of Lincoln, North Carolina

## Planning Board

Application # PA 43 Date February 6, 2017

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 20

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 MATTHEWS - HAYHURST LAND CORPORATION

Applicant Address 2750 East W. T. Harris Blvd., Charlotte, NC

Applicant Phone Number 704-363-5353

Property Owner Name CASARU TAMARA SIFFORD / RYAN M. SIFFORD / JUAN W. SIFFORD

Property Owner Address 7234 SIFFORD RD

Property Owner Phone Number \_\_\_\_\_

### PART II

Property Location 7234 SIFFORD RD, SYRACUSE, NC 28164  
4601-31-9733

Property ID (10 digits) 4601-42-2341 Property size \_\_\_\_\_  
4601-42-2404

Parcel # (5 digits) 32271 Deed Book(s) 7E/121 Page(s) 24/13  
32272  
32274

### PART III

Zoning District R-SF

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

UNDERDEVELOPED ON 19 OF THE PROPOSED LOTS, LOT 3 HAS AN  
EXISTING SINGLE FAMILY HOME

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

20 LOTS - SINGLE FAMILY SUBDIVISION  
HOMES NOT SIZED 32,500

**\$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

12/28/14

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

Application No. **PA #~~40~~ 43**

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.**

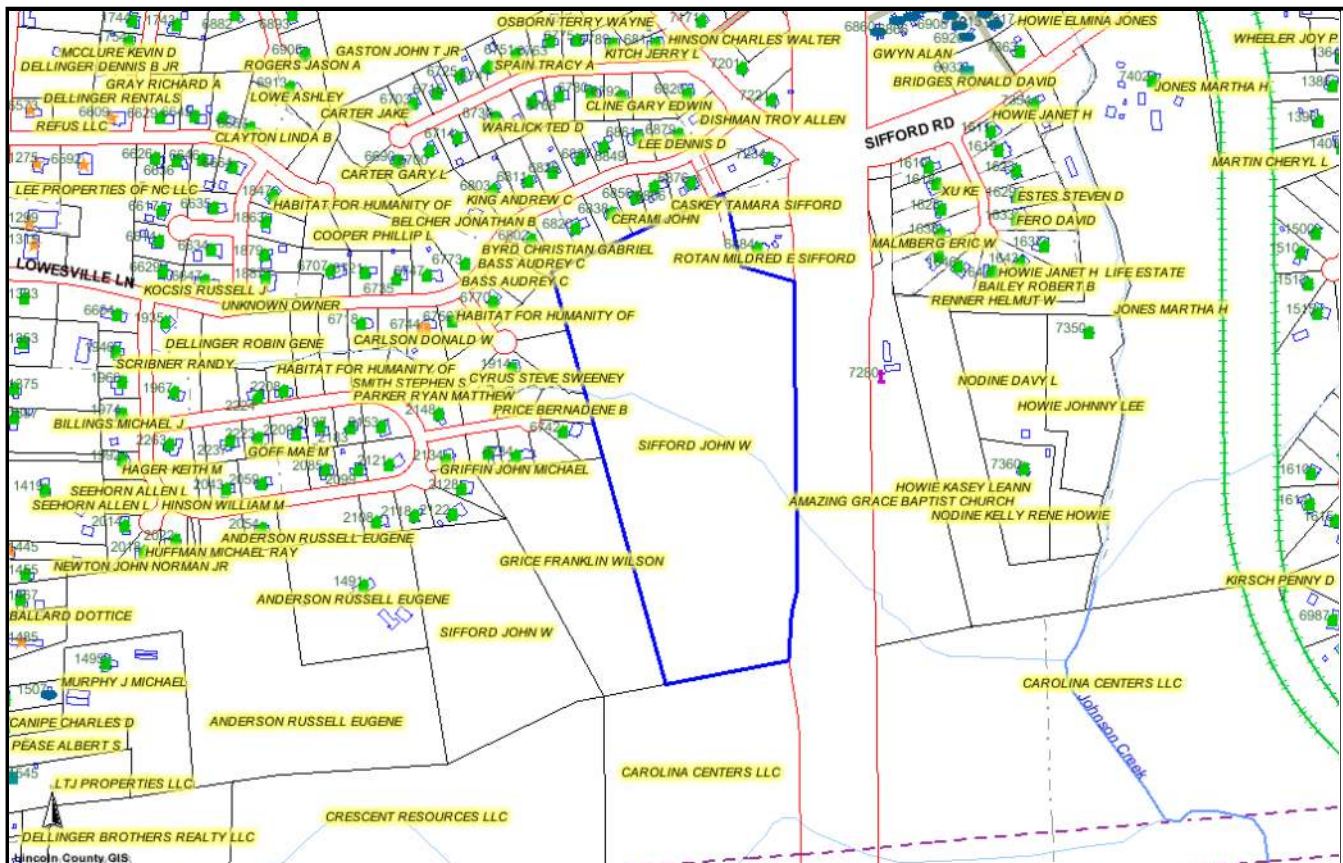
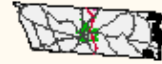


## Lincoln County, NC

**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



Photo Not Available

**PARCEL INFORMATION FOR 4601-31-9733**

<b>Parcel ID</b>	<b>32674</b>	<b>Owner</b>	SIFFORD JOHN W GOUGER JESSIE HEIRS RC SIFFORD ROTAN ELIZABETH SIFFORD		
<b>Map Account Deed</b>	<b>4601-03</b> 0168135 07E-024	<b>Mailing Address</b>	7234 SIFFORD RD STANLEY NC 28164 1/12/2001		
<b>Land Value</b>	\$401,568	<b>Total Value</b>	\$401,568	<b>Sale Price Previous Parcel</b>	0
----- All values are for tax year 2016. -----					
<b>Description Address Township</b>	HOMEPLACE RD 1397 SIFFORD RD CATAWBA SPRINGS			<b>Deed Acres Tax Acres</b>	0 36.24
<b>Improvement</b>	No Improvements				
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
R-SF	36.24	LOWESVILLE (LW31)	36.24		
<b>Watershed Class</b>		<b>Sewer District</b>			
WS-IVP	36.24	Not in the sewer district	36.24		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		071100	3025	36.24	
<b>Flood X</b>	<b>Zone Description</b>	<b>Panel</b>			
	NO FLOOD HAZARD	3710460100		36.24	

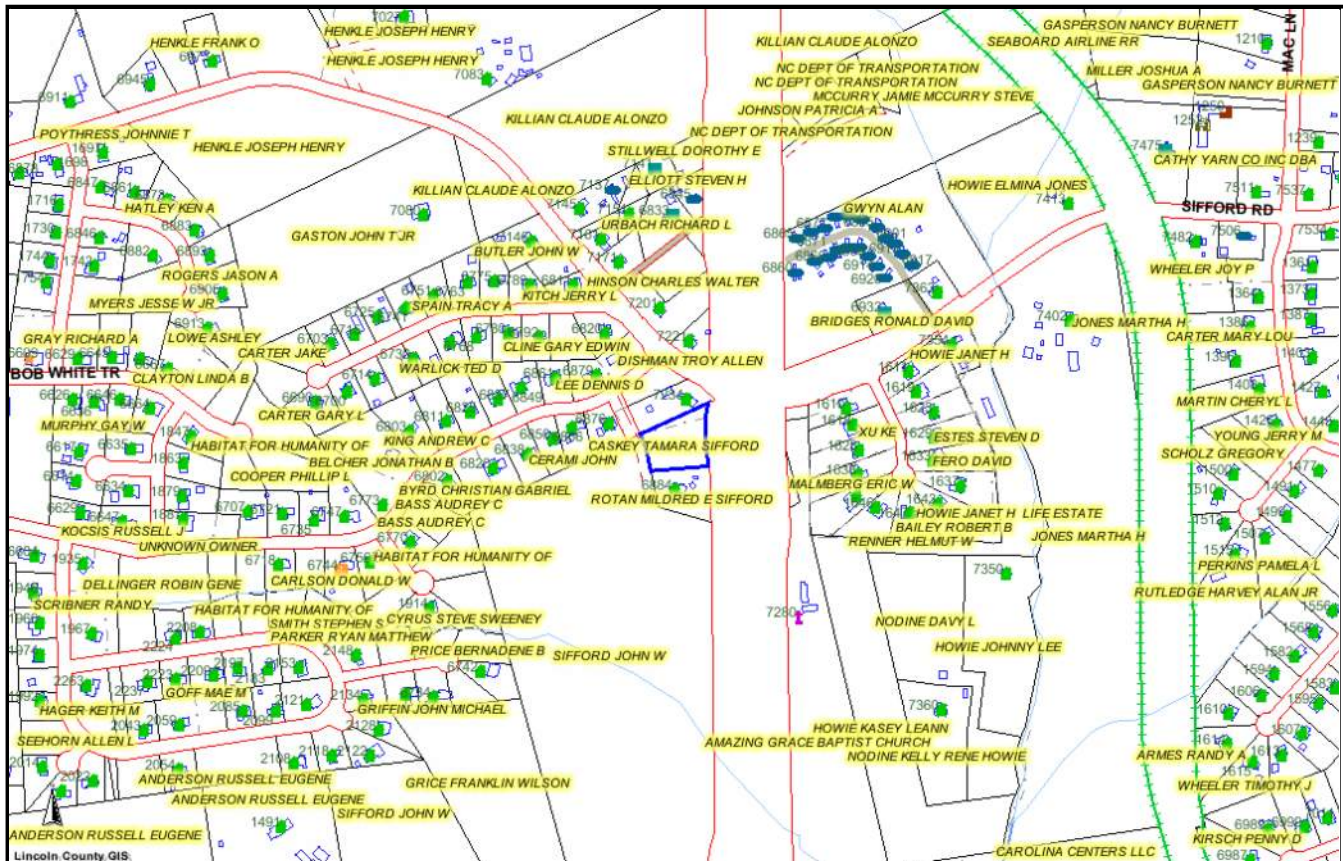
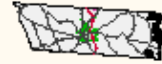


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Date: 10/21/2016 Scale: 1 Inch = 800 Feet



#### PHOTOS



Photo Not Available

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

<b>Parcel ID</b>	<b>78672</b>	<b>Owner</b>	CASKEY TAMARA SIFFORD
<b>Map</b>	<b>4601-03</b>	<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>Total Value</b>	\$25,012
<b>Land Value</b>	\$25,012	<b>Sale Price</b>	0
----- 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

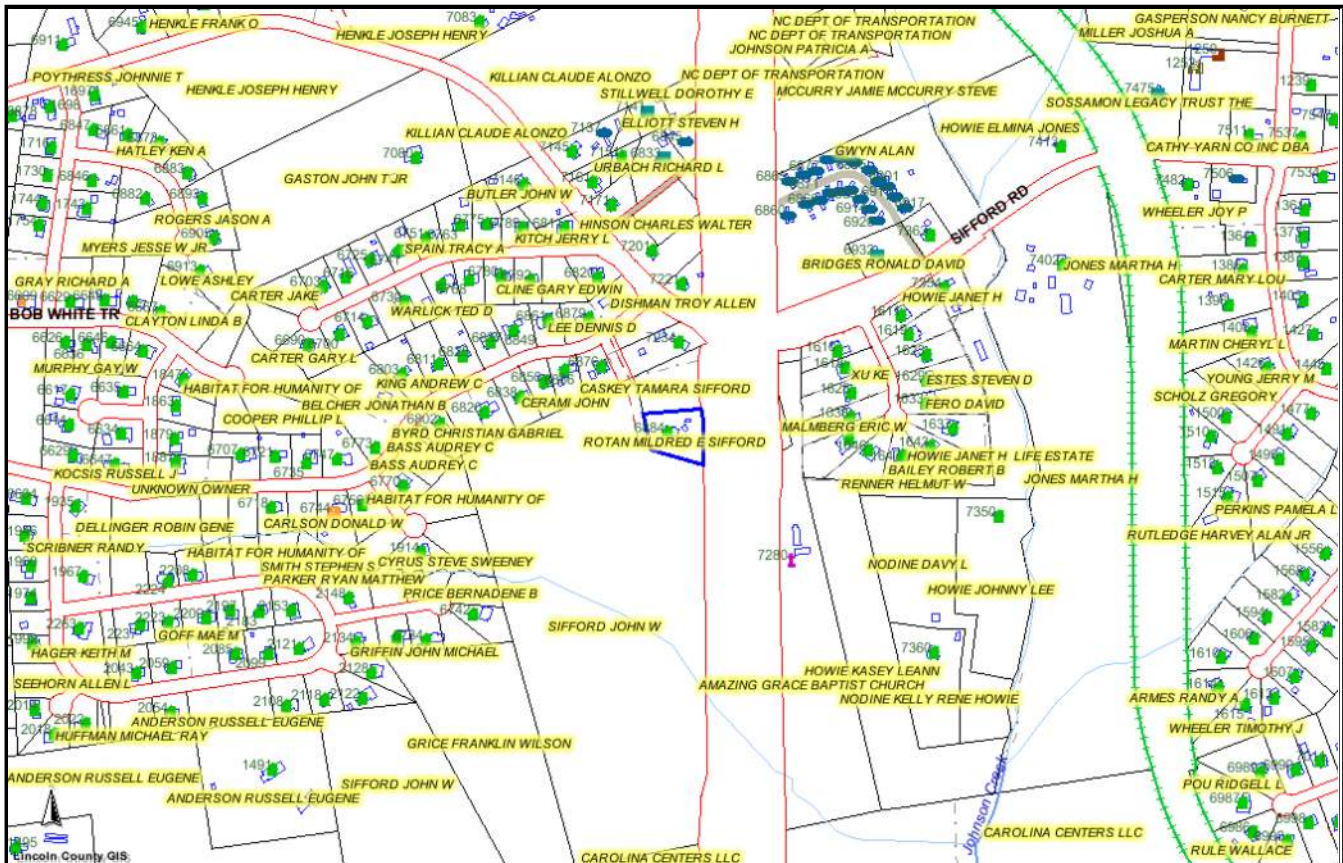
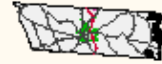


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Date: 10/21/2016 Scale: 1 Inch = 800 Feet



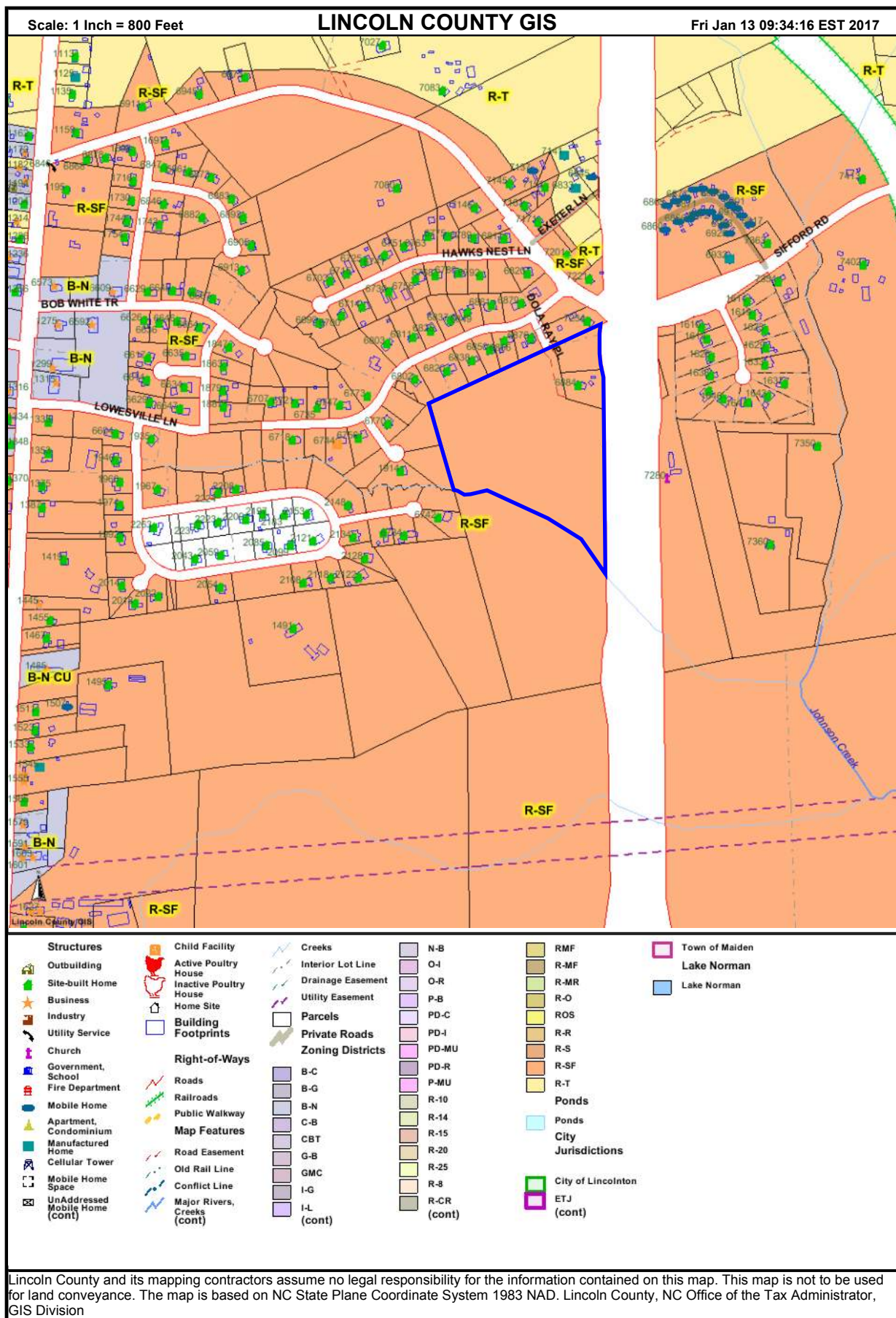
#### PHOTOS

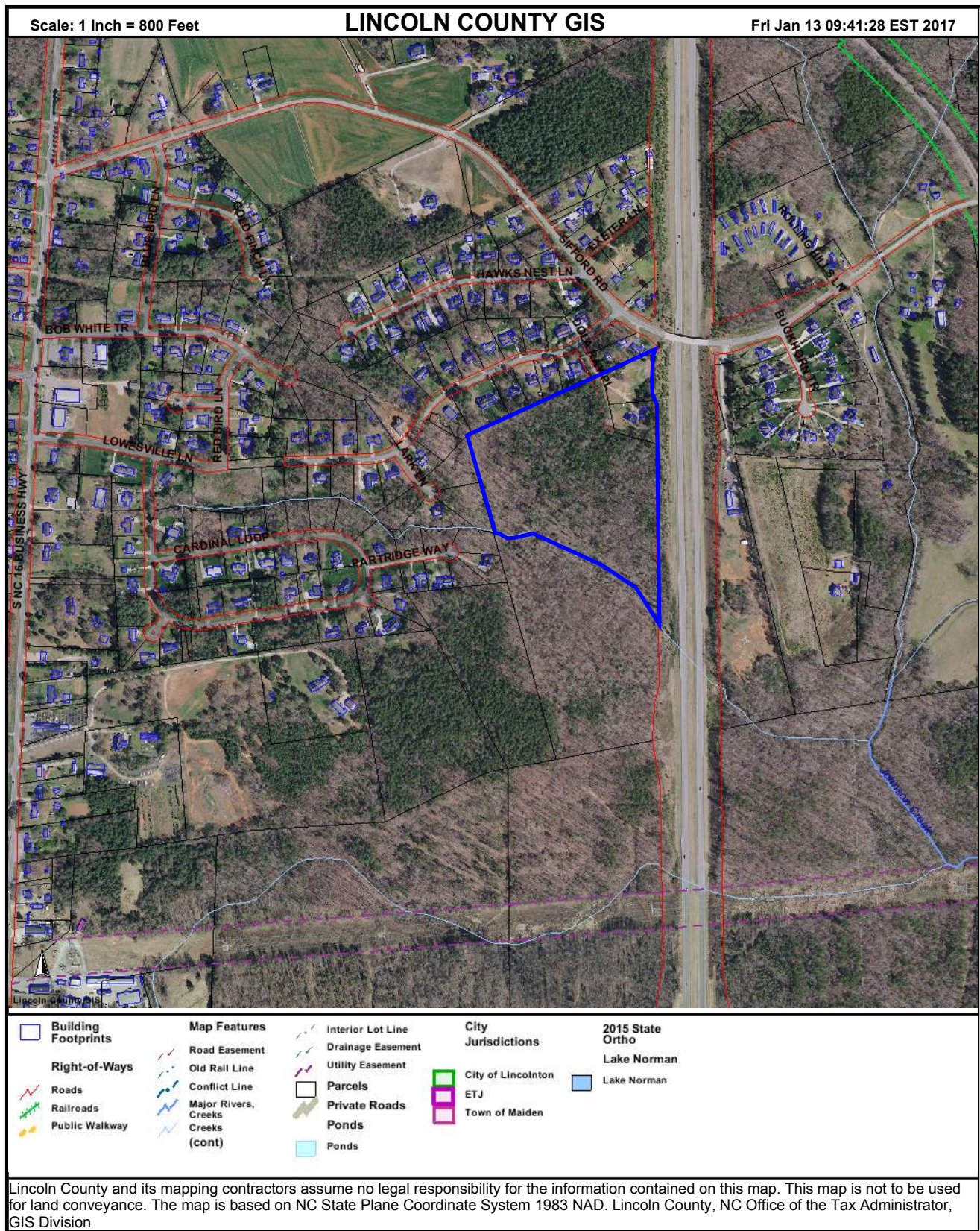


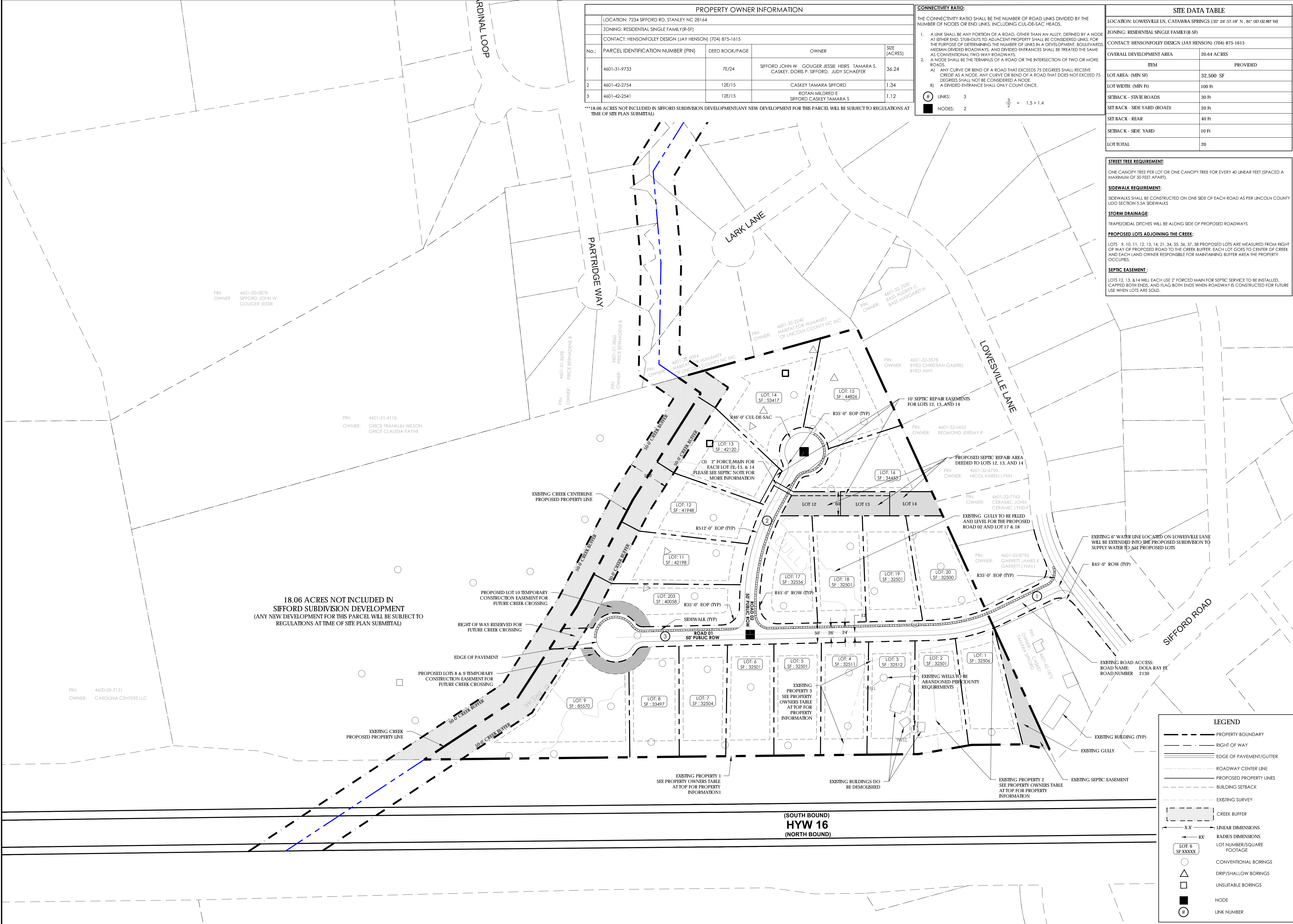
78671

#### 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>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-SF	1.13	LOWESVILLE (LW31)	1.13
<b>Watershed Class</b>	WS-IVP 1.13	<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>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460100	1.13







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	SITE (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 S SIFFORD CASKEY TAMARA S	1.12

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, DERIVED 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.	
# LINKS:	3
# NODES:	2
$\frac{3}{2} = 1.5 > 1.4$	

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		
OVERALL DEVELOPMENT AREA	20.64 ACRES	
ITEM		PROVIDED
LOT AREA: (MIN SF)	32,500	SF
LOT WIDTH: (MIN FT)	100	FT
SETBACK - STATE ROADS	30	FT
SET BACK - SIDE YARD (ROAD)	20	FT
SET BACK - REAR	40	FT
SETBACK - SIDE YARD	10	FT
LOT TOTAL	20	

**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

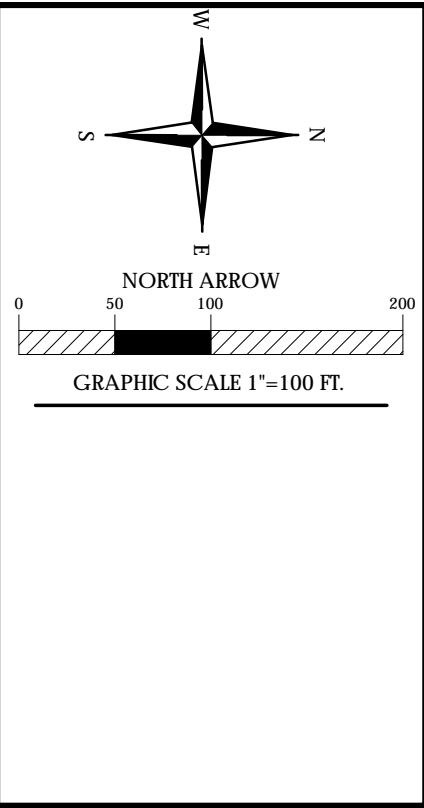
**STORM DRAINAGE:**  
TRAPEZOIDAL DITCHES WILL BE ALONG SIDE OF PROPOSED ROADWAYS

**PROPOSED LOTS ADJOINING THE CREEK:**  
LOTS 9, 10, 11, 12, 13, 14, 21, 24, 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-3781  
NC SURVEYING BOARD LICENSE # S-399  
NC LAND SURVEYING BOARD LICENSE # L-180



**SIFFORD**

PARCEL ID : 78671, 78672, 32674

LOWESVILLE LANE, LINCOLN COUNTY, NC

**SITE PLAN**

REVISIONS:	

C03 - SITE PLAN.DWG	
PROJECT NUMBER:	216052
DATE: 01/13/2017	DRAWN BY: KMG
SHEET	01 OF 01