



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: May 18, 2018

Re: Plat Approval #44
Freddy Karmatz, Applicant
Subdivision Sketch Plan

PID# 34054

The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on June 4, 2018.

Request

The applicant is requesting preliminary plat review/ sketch plan approval for an 11 lot subdivision along Webbs Road. The proposed development extends a new roadway 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 12.7-acre site is located on the north side of Webbs Road about 1,000 feet northeast of the intersection of Webbs Road and N.C. 16 Business in Catawba Springs Township. The subject property is zoned R-SF (Residential Single Family) and is adjoined by property zoned R-SF and B-G CZ (General Business Conditional Zoning). The lots will be served by private wells and private septic systems.

Land Use Plan

The Lincoln County Land Use plan designates this area as Single-Family Neighborhood, suitable for residential development with densities of 1-2 units per acre.



County Of Lincoln, North Carolina

Planning Board

Application # PA 44 Date June 4, 2018

Applicant's Name Freddy Karmatz

Applicant's Address 615 Kenway Loop, Mooresville, NC 28117

Property Location Webbs 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 Freddy Karmatz

Applicant Address 615 Kenway Loop

Applicant Phone Number 727-804-6058

Property Owner Name Michael Karmatz

Property Owner Address 7 Pineridge Street, Melville, NY 11747

Property Owner Phone Number 516-316-2123

PART II

Property Location Northside of Webbs Rd, Denver, NC

Property ID (10 digits) _____ Property size 12.4 acres

Parcel # (5 digits) 34054 Deed Book(s) 2735 Page(s) 535-537

PART III

Zoning District R-SF

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

Undeveloped land, no structures

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

11 lots all larger than .75 acres with a road ending in a cul de sac. Lots will use septic and well.

\$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

DocuSigned by:

Freddy Karmatz

4/16/2018

-4D913C5D4817404...

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

1. The subdivision is consistent with all adopted plans and policies of the County.

FACTUAL REASONS CITED: This property is located in an area designated by the land use plan as single family neighborhood suitable for density of 1-2 units per acre.

These lots will be served by well and septic. Each proposed lot will be larger than .75 acres and less than 2 acres.

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

FACTUAL REASONS CITED: The proposed subdivision will meet all standards of the Unified Development Ordinance. The proposed lots will conform to the minimum lot size in a R-SF district.

Street trees will be provided per UDO requirement, Sidewalks on one side of the road will be provided per the UDO requirement.

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.

FACTUAL REASONS CITED: Surrounding properties are residential in nature, and surrounding properties are designated as single family neighborhood in the land use plan. There is a single family neighborhood adjacent to this property as well as several other neighborhoods in the surrounding area.

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.

FACTUAL REASONS CITED: A driveway permit will be obtained from NCDOT for the subdivision road, which will be built to NCDOT standards. Well and septic permits will be obtained from Environmental Health for each of the 11 proposed lots.



Lincoln County, NC

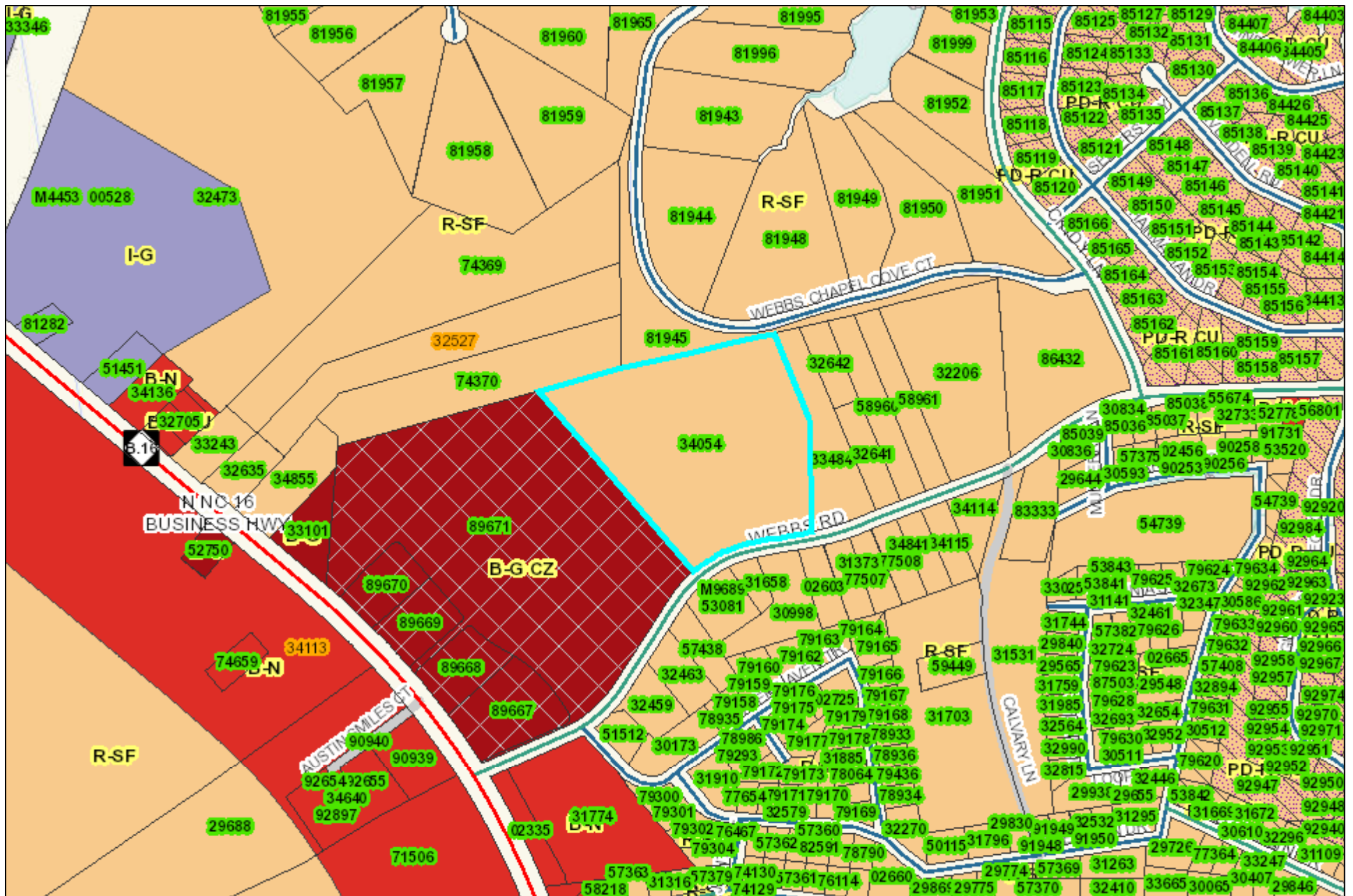
Office of the Tax Administrator, GIS Mapping Division

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: 5/18/2018 Scale: 1 Inch = 500 Feet



Photo Not Available

Parcel ID	34054	Owner	KARMATZ MICHAEL	
Map	4605	Mailing	7 PINERIDGE ST	
Account	0266909	Address	MELVILLE, NY 11747	
Deed	2735 535	Last Transaction Date	04/10/2018	Sale Price \$0
Plat		Subdivision		Lot TRACT & ADJ
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value Work in Progress
Previous Parcel	-----All values for Tax Year 2018 -----			
Description	TRACT & ADJ	Deed Acres	12.404	
Address	WEBBS RD	Tax Acres	12.69	
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER	
Main Improvement		Value		
Main Sq Feet		Year Built		
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
R-SF	12.69	DN29	12.69	
Watershed	12.69	Sewer District	12.69	
Census County	109	Tract	071203	Block 1059
Flood		Zone Description		Panel 12.69



May 18, 2018

Esri, Inc., Lincoln County, NC

0 100200 Feet



1 inch = 500 feet

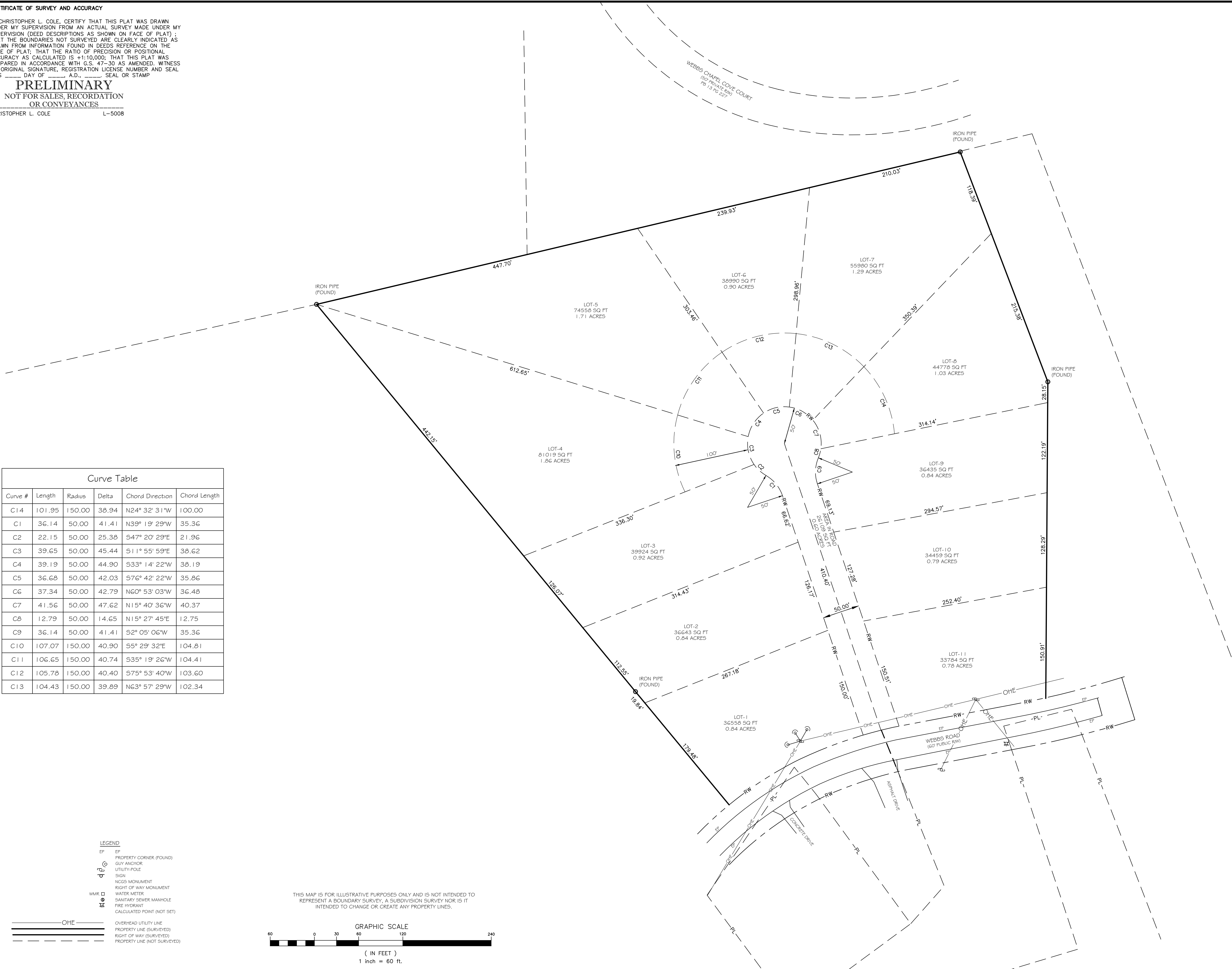
1 inch = 500 feet

CERTIFICATE OF SURVEY AND ACCURACY

"I, CHRISTOPHER L. COLE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS AS SHOWN ON FACE OF PLAT) ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEEDS REFERENCE ON THE FACE OF PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS +/-10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION LICENSE NUMBER AND SEAL THIS ____ DAY OF ____, A.D., ____ SEAL OR STAMP

PRELIMINARY
NOT FOR SALES, RECORDATION
OR CONVEYANCES

CHRISTOPHER L. COLE L-5008



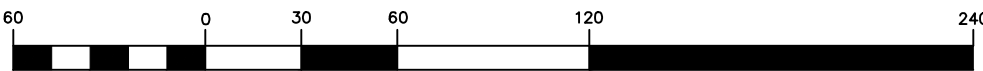
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	101.95	150.00	38.94	N24° 32' 31"W	100.00
C1	36.14	50.00	41.41	N39° 19' 29"W	35.36
C2	22.15	50.00	25.38	S47° 20' 29"E	21.96
C3	39.65	50.00	45.44	S11° 55' 59"E	38.62
C4	39.19	50.00	44.90	S33° 14' 22"W	38.19
C5	36.68	50.00	42.03	S76° 42' 22"W	35.86
C6	37.34	50.00	42.79	N60° 53' 03"W	36.48
C7	41.56	50.00	47.62	N15° 40' 36"W	40.37
C8	12.79	50.00	14.65	N15° 27' 45"E	12.75
C9	36.14	50.00	41.41	S2° 05' 06"W	35.36
C10	107.07	150.00	40.90	S5° 29' 32"E	104.81
C11	106.65	150.00	40.74	S35° 19' 26"W	104.41
C12	105.78	150.00	40.40	S75° 53' 40"W	103.60
C13	104.43	150.00	39.89	N63° 57' 29"W	102.34

LEGEND

EP PROPERTY CORNER (FOUND)
GUY ANCHOR
UTILITY POLE
SIGN
NGDS MONUMENT
RIGHT OF WAY MONUMENT
WATER METER
SANITARY SEWER MANHOLE
FIRE HYDRANT
CALCULATED POINT (NOT SET)

THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY, A SUBDIVISION SURVEY NOR IS IT INTENDED TO CHANGE OR CREATE ANY PROPERTY LINES.

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

VICINITY MAP
(N.T.S.)

SURVEYORS NOTES

1. SURVEY COMPLETED 3/14/2018
2. SOURCE OF TITLE-DEED BOOK 795 PG 439
4. BASIS OF BEARINGS: DB 795 PG 439
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
6. AREA BY COORDINATE METHOD
7. LINES NOT SURVEYED ARE SHOWN AS BROKEN OR DASHED LINES
8. PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS ON RECORD.
9. TOTAL AREA SURVEYED: 540,554 S.F./ 12.409 AC.
10. THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN
11. MISCLOSURE +/-10,000 PRIOR TO ADJUSTMENT; TRAVERSE ADJUSTED BY COMPASS METHOD.
12. THIS PROPERTY IS ZONED RSF
13. NO ATTEMPT HAS BEEN MADE TO ASCERTAIN THE EXISTENCE OF ANY LATENT EASEMENTS OR UN-RECORDED RIGHTS OF OTHERS.
14. NO GEODETIC MONUMENT WITHIN 2000' OF THIS SITE.
15. THIS SKETCH IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY, SUBDIVISION SURVEY OR CHANGE/CREATE ANY PROPERTY LINES.

SOURCE OF TITLE
DB 794 PG 439
TOTAL AREA SURVEYED
540,554 S.F.
+/- 12.409 AC.

**PRELIMINARY SUBDIVISION
SKETCH**

PIN 4605-40-4623
CITY OF DENVER, LINCOLN COUNTY, NC

PREPARED FOR
**FREDDY KARMATZ AND
MICHAEL KARMATZ**

NC FIRM LICENSE NO: C-4288 NC PLS NO: L-5008

Ascension Land Surveying P.C.

Professional Land Surveying & Consulting
116 Williams Road, Mocksville, NC 27028

Phone: (704) 579-7197

Email: surveyor.chrs007@gmail.com

Drawn By	C. COLE	Date	4/4/2018	Job No.	18-03-10
Surveyed By	C. COLE	Scale	1" = 60'	Sheet No.	1 OF 1
Book No.	18 PG 8				