



# 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 16, 2019

Re: Plat Approval #46  
H & A Investors LLC, Applicant  
Subdivision Sketch Plan

PID# 71506

*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 4, 2019.*

## **Request**

The applicant is requesting preliminary plat review/ sketch plan approval for a 5 lot subdivision for commercial uses, including proposed public water line extensions and proposed roads. 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.

The applicant is proposing to serve the lots with county water and low pressure sewer. The lots would be accessed primarily from the new proposed roadways, but Lot 1, Lot 2 and Lot 3 could potentially be served by right-in, right-out driveways on N.C. 16 Business as well, subject to review and approval by NCDOT.

## **Site Area & Description**

The 10.9-acre tract (Tax Parcel ID# 71506) is located on the west side of N.C. 16 Business across from Webbs Road. The subject property is zoned B-N (Neighborhood Business) and R-SF (Residential Single-Family) and is adjoined by property zoned B-N, R-SF, and I-G (General Industrial). The applicant has applied to rezone the R-SF portion of the property to B-N. The property is also located within the Eastern Lincoln Development District.

## **Land Use Plan**

The Lincoln County Land Use plan designates this area as a Suburban Commercial Center, suitable for general commercial services.



# County Of Lincoln, North Carolina

## Planning Board

Application # PA 46 Date February 4, 2019

Applicant's Name H & A Investors, LLC

Applicant's Address 7206 Austin Smiles Ct, Suite 1

Property Location west side of N.C. 16 Business Existing Zoning B-N, R-SF, ELDD

Number of lots proposed 5

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 H & A Investors, LLC

Applicant Address 7206 Austin Smiles Ct., Suite 1, N. NC-16 Bus., Denver, NC 28037

Applicant Phone Number 704-473-1619

Property Owner Name H& A Investors, LLC

Property Owner Address 7206 Austin Smiles Ct., Suite 1, N. NC-16 Bus., Denver, NC 28037

Property Owner Phone Number 704-473-1619

### **PART II**

Property Location Webbs Rd. Extension and N. NC-16 Bus.

Property ID (10 digits) 4604382947 Property size 11.159 Ac. total

Parcel # (5 digits) 71506 Deed Book(s) 2468 Page(s) 260

### **PART III**

Zoning District B-N and R-SF

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

This property has an existing house on it which will be demolished. Otherwise, the property is vacant.

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

The proposed subdivision will divide +/- 11.159 acres into 5 lots. Access to these lots will be provided

with the construction of +/- 800 l.f. of public asphalt roadway. Water service will be provided

by extension of a public water line. Sanitary sewer service will be private low pressure sewer tying into a

public force main in the eastern shoulder of NC Hwy. 16- Bus.

**\$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 12/19/18

## APPLICANT'S PROPOSED FINDINGS OF FACT

Application # \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Name H & A Investors, LLC

Applicant's Address 7206 Austin Smiles Ct., Suite 1, N. NC-16 Bus., Denver, NC 28037

Property Location Webbs Rd. Extension and N. NC-16 Bus. Existing Zoning B-N and R-SF

Number of lots proposed 5

1. The subdivision is consistent with all adopted plans and policies of the County. YES X NO \_\_\_\_\_

FACTUAL REASONS CITED: This property lies in an area that has been designated by the Lincoln Co. Land Use Plan as a Suburban Commercial Center. A subdivision for commercial uses is proposed.

2. The subdivision meets all required conditions and specifications of the UDO. YES X NO \_\_\_\_\_

FACTUAL REASONS CITED: Lots 4 & 5, partially in R-SF zoning, exceed 32,500 s.f., 100' min. width. Lots 1-3 in B-N exceed 22,500 s.f., 70' min. width. All lots within ELDD overlay show min. 20' and max. 90' road yard abutting Hwy. 16

- 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 X NO \_\_\_\_\_

FACTUAL REASONS CITED: This development will be in harmony with the properties that are being developed on neighboring tracts, ie. Webbs Corner is diagonally across Hwy. 16, Austin Smiles professional subdivision is adjacent. This development supports the projection of Hwy. 16 as a business corridor.

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 X NO \_\_\_\_\_

FACTUAL REASONS CITED: A TIA was performed for the initial extension of Webbs Rd. and it was determined that a stop light and a widening was warranted. The plans for these improvements have already been approved.

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:



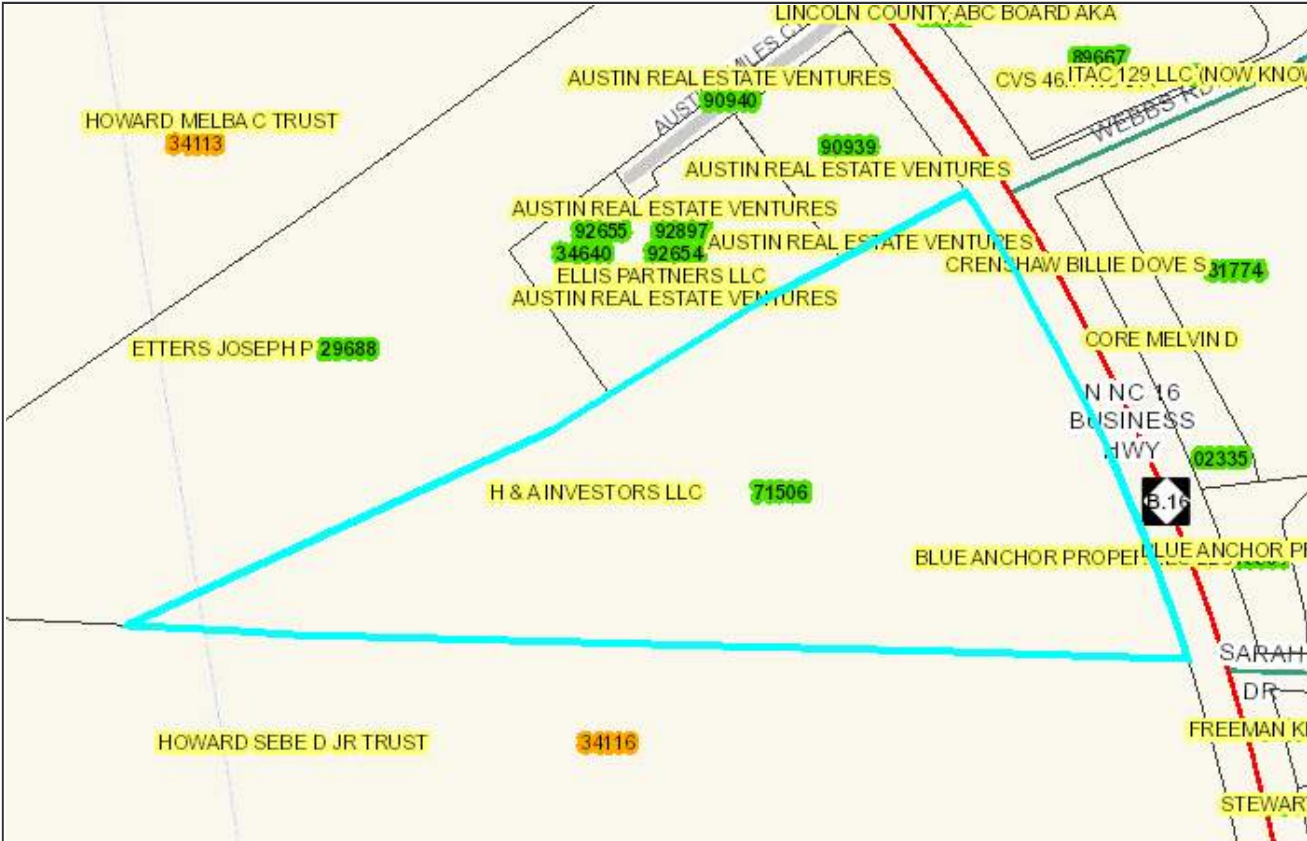

In approving of said plat, the following conditions were recommended by the Lincoln County Planning Board:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## BOARD'S ACTION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

with attached conditions.

	<p align="center"><b>Lincoln County, NC</b>  <b>Office of the Tax Administrator, GIS Mapping Division</b>          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: 12/19/2018      Scale: 1 Inch = 250 Feet</p>																																																																																																	
																																																																																																		
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January 15, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet

Parcel #71506

1 in. = 300 ft.



SC

SFN

AUSTIN SMILES CT

N NC 16 BUSINESS HWY

WEBBS RD  
WATER  
HAVEN TR

SARAH DR  
KATHERINE DR

SFN

#### Land Use Plan

-  Open Space (OS)
-  Rural Living (RL)
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Single-Family Neighborhood (SFN)
-  Multifamily Neighborhood (MFN)
-  Rural Crossroads (RC)
-  Suburban Commercial (SC)
-  Suburban Office (SO)
-  Special District (SD)
-  Walkable Neighborhood (WN)
-  Walkable Activity Center (WC)



Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

## Parcel #71506

 - Property Location(s)


See Attached Application for Parcel Information

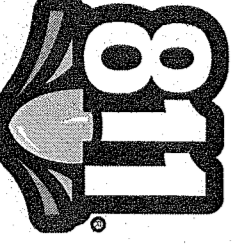
Property Location(s) Outlined in Purple.

#### LOCATION MAP



1:1,000,000

 Property Location(s)



Know what's below.  
Call before you dig.

1) CONTRACTOR IS FULLY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2) CONTRACTOR IS RESPONSIBLE FOR PLACING BARRIERS TO THE PUBLIC, ETC., AS NECESSARY TO INSURE SAFETY.

3) ALL EXISTING UTILITIES, CONCRETE OR ASPHALT, ARE TO BE PROTECTED BY THE CONTRACTOR. THE NORTH ARROW INDICATES THE DIRECTION OF UTILITY TRENCHING.

4) SPACING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

- SITE NOTES:
1. PLOT: 4604392947 PID: 71506  
SITE AREA: 4.159 AC. IN TOTAL PARCEL  
NET AREA: ±10.339 (ACREAGE IN LOT) ==450,277 S.F.

2. SITE ADDRESS: 2829 N. NC 16 BUSINESS HWY., DENVER, NC 28037

3. PROPERTY ZONING: B-N & R-SF  
EXISTING USE: RESIDENTIAL  
PROPOSED USE: COMMERCIAL SUBDIVISION

4. SETBACKS:  
B-N ZONING:  
ROAD YARD: 20' MIN. & 90' MAX  
SIDE YARD (ROAD): 10'  
SIDE YARD (BACK): 20'  
REAR YARD (ABUTTING RESIDENTIAL DISTRICT): 30'  
MAX. BLDG. HEIGHT: 35'  
MAX. BUILDING SEPARATION: 20'  
MAX. BUILDING G.F.A.: 10,000 S.F.  
MAX. BUILDING COVERAGE: 50%  
MAX. IMPERVIOUS: 75%

R-SF ZONING:  
ROAD YARD: 30'  
SIDE YARD (INTERIOR): 10'  
SIDE YARD (OUTER): 10'  
SIDE YARD (ROAD): 40'  
REAR YARD: 40'  
MAX. BLDG. HEIGHT: 35'  
MAX. BLDG. COVERAGE: 35%  
MAX. IMPERVIOUS COVERAGE: 55%

5. WATERSHED: NONE

6. FEMA FLOOD PANEL: #37104604001, DATED: 8/16/07  
\*\*\*THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE\*\*\*

7. SURVEY & TOPO INFORMATION PROVIDED BY: DEDMON SURVEYS,  
P.O. BOX 494,  
DENVER, CO 80202  
704-465-4903

HOWARD D SEBE JR. TRUST  
PID 3416  
DB 2217, PG. 58  
ZONING: ELDJ1G  
USE: VACANT

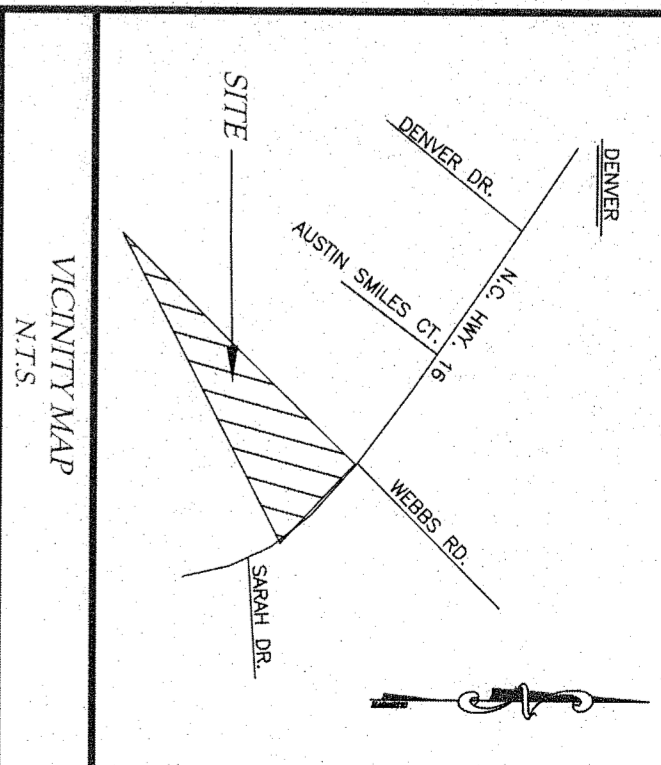
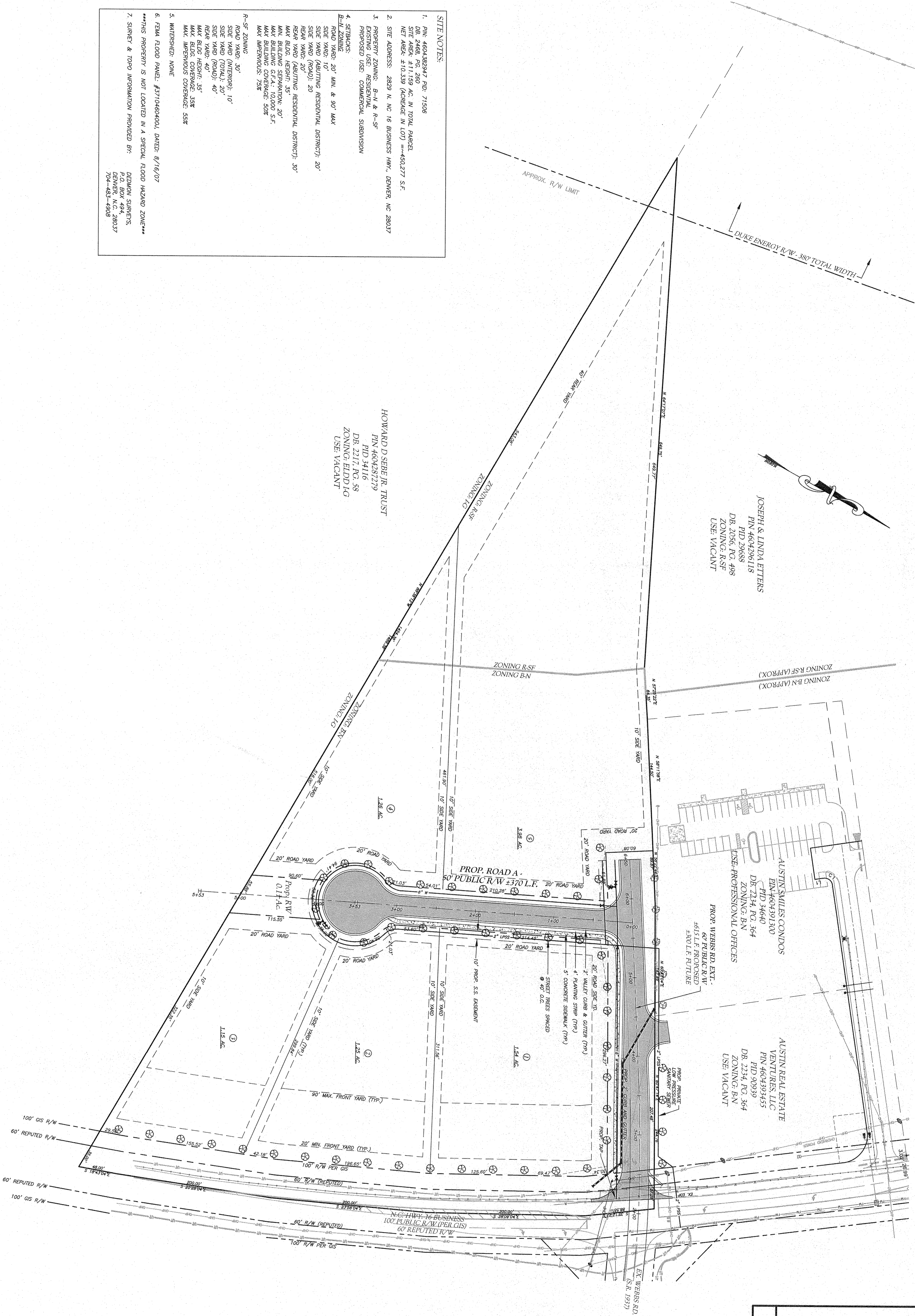
JOSEPH & LINDA ELLERS  
PIN 4604296118  
PID 29688  
DB 2056, PG. 498  
ZONING: R-SF  
USE: VACANT

AUSTIN SUITES CONDOS  
BIN 4604391300  
PID 34640  
DB 2234, PG. 364  
ZONING: BN  
USE: PROFESSIONAL OFFICES

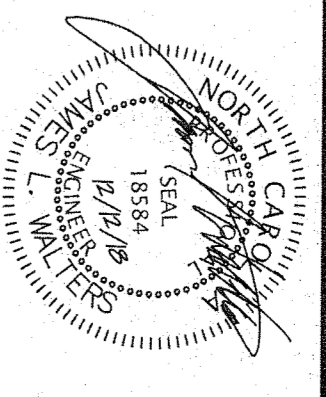
AUSTIN REAL ESTATE  
VENTURES, LLC  
PIN 4604393455  
PID 90939  
DB 2234, PG. 364  
ZONING: BN  
USE: VACANT

PROP. WEIBERS RD. EXT.  
46151 F. PROPOSED  
±300 L.F. FUTURE

PROP. ROAD A  
50' PUBLIC R/W ±370 L.F.



**LWE**  
LATAM WALTERS  
ENGINEERING, INC.  
N.C. CORP. LIC. C-181  
16507-A NORTHCROSS DRIVE  
HUNTERVILLE, N.C. 28078  
PHONE: (704) 895-5464  
FAX: (704) 237-4362



DEC. 12, 2018  
DATE

H & A INVESTORS, LLC  
7206 AUSTIN SUITES CT.  
SUITE 1  
N. NC-16 BUSINESS  
DENVER, N.C. 28037  
PHONE: (704) 473-1619  
DREISH55@GMAIL.COM

H&A COMMERCIAL DEVELOPMENT  
N. N.C. HWY. 16 BUS., DENVER, N.C. 28037  
PRELIMINARY SITE  
PLAN

REVISIONS

PROJECT NO.: 2018.38
SCALE: 1" = 60'
DRAWN BY: JMH
CHECKED BY: JLV
SHEET NO.

C1.0