



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.

XW

Applicant's Signature

12/19/18

Date

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 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 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 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 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

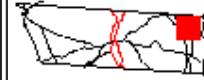
with attached conditions.



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: 12/19/2018 Scale: 1 Inch = 250 Feet



Parcel ID	71506	Owner	H & A INVESTORS LLC				
Map	4604	Mailing	116 TWIN OAKS PLACE				
Account	0252328	Address	GOLDSBORO, NC 27530				
Deed	2468 260	Last Transaction Date	07/25/2014	Sale Price	\$925,000		
Plat	Subdivision			Lot			
Land Value	\$520,835	Improvement Value	\$80,336	Total Value	\$601,171		
Previous Parcel	31079						
-----All values for Tax Year 2018 -----							
Description	HOMESITE OFF HWY 16			Deed Acres	11.155		
Address	2829 N NC 16 BUSINESS HWY			Tax Acres	10.879		
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER		
Main Improvement	RANCH			Value	\$74,869		
Main Sq Feet	2170	Stories	1	Year Built	1979		
Zoning District			Calc Acres				
B-N	7.71			Voting Precinct			
R-SF	3.17			WP32	10.88		
Watershed			Sewer District				
10.88			2.39				
			SEWER				
			8.49				
Census County			Tract	Block			
109			071101	3003	10.88		
Flood	Zone Description			Panel			
X	NO FLOOD HAZARD			3710460400	10.88		



January 15, 2019

Esri, Inc., Lincoln County, NC

Parcel #71506

1 in. = 300 ft.



SC

SFN

AUSTIN SMILES CT

N NC 16

WEBBS RD
WATER HAVEN TR
BUSINESS HWY

SARAH DR
KATHERINE DR

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)

SFN



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

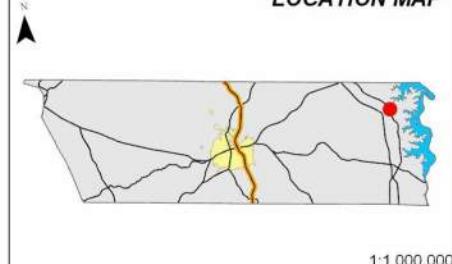
Parcel #71506

- Property Location(s)

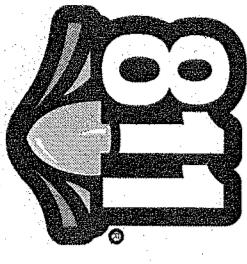
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

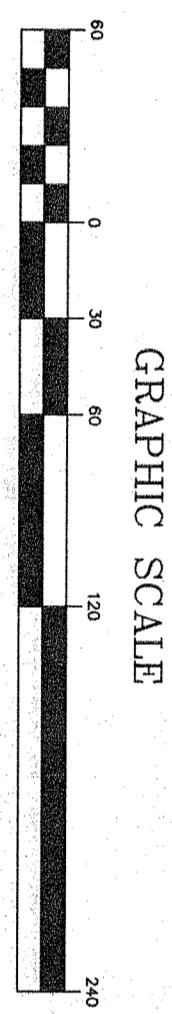
LOCATION MAP



● Property Location(s)



Know what's below.
Call before you dig.



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONDUCTING APPROPRIATE PERTS AND SURVEYS PRIOR TO BEGGINING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRIERS, USING CAUTION, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL RELEVANT CONSTRUCTION STANDARDS AND CODES SHALL BE REPLIED TO STANDARDS OF THE STATE OF NORTH CAROLINA, DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

