



# 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 15, 2019

Re: Plat Approval #46A  
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 June 3, 2019.*

## **Request**

The applicant is requesting approval to amend a preliminary plat review/ sketch plan approval for a 5 lot subdivision for commercial uses, including proposed public water line extensions and proposed roads. The plan approved by the Lincoln County Board of Commissioners on February 18, 2019, indicated the commercial subdivision would be developed in a single phase. The applicant is proposing to revise the plan to develop the subdivision in two phases. Under the proposed phased plan, a portion of the new internal roads would be installed with Phase 1, which includes Lot 1, and a portion of the roads would be installed with Phase 2, which includes Lots 2-5. The new waterline extension and the new private low-pressure sewer line would be installed with Phase 2. No revisions to the road layout or driveway locations have been proposed.

## **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 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 46A Date June 3, 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 2 Sections. Lot 1 is Section 1 and lots 2-5 comprise Section 2. Access to these Section 1 will be off Hwy. 16 initially, and access to Section 2 will be provided by private r/w internal streets. Section 1 will access existing public utilities, and Section 2 will be provided water service by a water main extension. Private low pressure s.s. will serve Section 2.

**\$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

4/5/2019  
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 lots in 2 separate sections

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.



**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: 5/16/2019      Scale: 1 Inch = 300 Feet



<b>Parcel ID</b>	71506	<b>Owner</b>	H & A INVESTORS LLC
<b>Map</b>	4604	<b>Mailing</b>	116 TWIN OAKS PLACE
<b>Account</b>	0252328	<b>Address</b>	GOLDSBORO, NC 27530
<b>Deed</b>	2468 260	<b>Last Transaction Date</b>	07/25/2014
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$517,315	<b>Improvement Value</b>	\$88,503
<b>Previous Parcel</b>	31079	<b>Sale Price</b>	\$925,000
		<b>Lot</b>	
		<b>Total Value</b>	\$605,818

-----All values for Tax Year 2019 -----

<b>Description</b>	HOMESITE OFF HWY 16	<b>Deed Acres</b>	11.155
<b>Address</b>	2829 N NC 16 BUSINESS HWY	<b>Tax Acres</b>	10.879
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>	RANCH	<b>Value</b>	\$85,422
<b>Main Sq Feet</b>	2170	<b>Year Built</b>	1979
<b>Stories</b>	1		

**Zoning District Calc Acres**

B-N	8.03
R-SF	2.85

**Voting Precinct Calc Acres**

WP32	10.88
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**Watershed**

10.88
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**Sewer District**

2.39
SEWER 8.49

**Census County**

109
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**Tract**

071101
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**Block**

3003
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10.88
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**Flood**

X	NO FLOOD HAZARD
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**Panel**

3710460400	10.88
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Plat Approval 46A  
Subject Property is Outlined in Blue



May 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

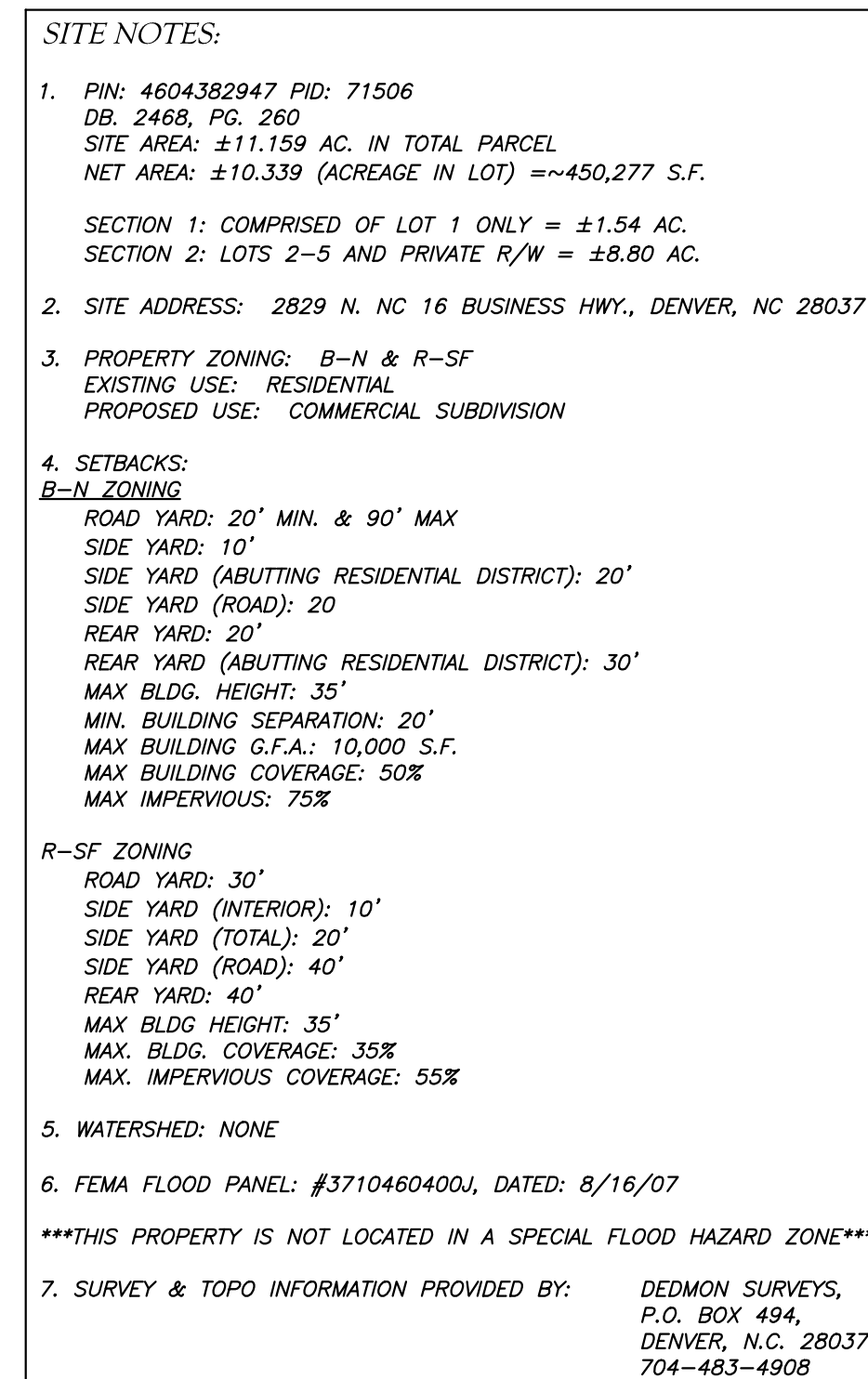
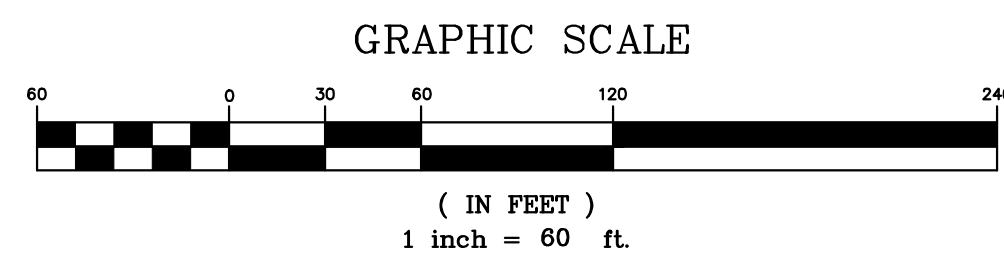


1:1,000,000

 Property Location(s)



- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926, SUBPART P, OR AS AMENDED.



CONSTRUCTION SEQUENCING NOTES:

**#1 SUBDIVISION & FINAL PLATTING OF SECTION 1 (CONTAINS LOT 1 ONLY) - PROPERTY HAS FRONTAGE ON HWY. 16, AND PUBLIC UTILITIES AVAILABLE.**

**#2 CONSTRUCTION OF HWY. 16 WIDENING, WEBBS RD. EXTENSION TO STA. 5+05 INCLUDING SIDEWALK ADJACENT TO SECTION 1, SIGNALIZATION OF WEBBS RD. INTERSECTION, AS DESCRIBED IN NCDOT DRIVEWAY PERMIT**

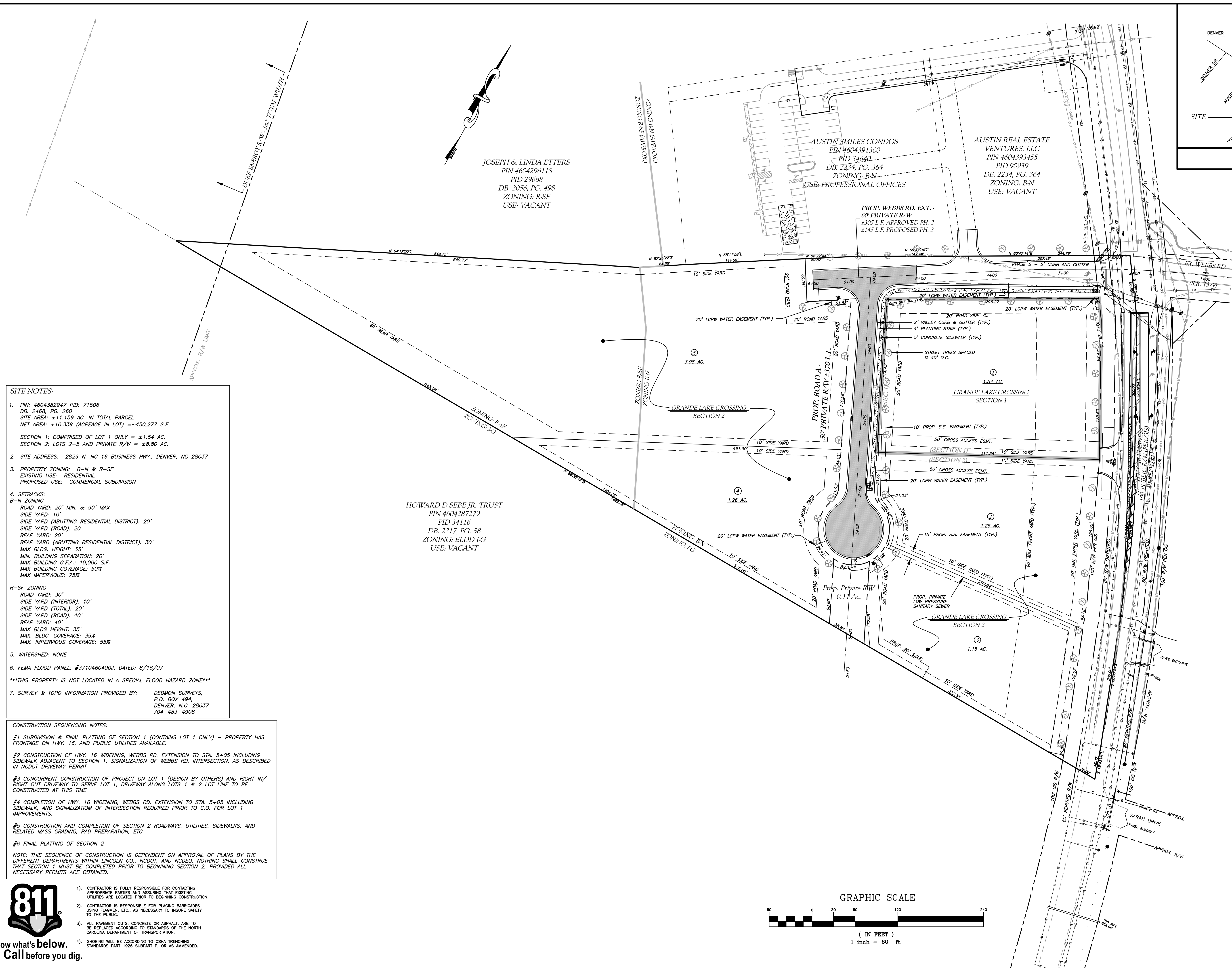
#3 CONCURRENT CONSTRUCTION OF PROJECT ON LOT 1 (DESIGN BY OTHERS) AND RIGHT IN, RIGHT OUT DRIVEWAY TO SERVE LOT 1, DRIVEWAY ALONG LOTS 1 & 2 LOT LINE TO BE CONSTRUCTED AT THIS TIME

#4 COMPLETION OF HWY. 16 WIDENING, WEBBS RD. EXTENSION TO STA. 5+05 INCLUDING SIDEWALK, AND SIGNALIZATION OF INTERSECTION REQUIRED PRIOR TO C.O. FOR LOT 1 IMPROVEMENTS.

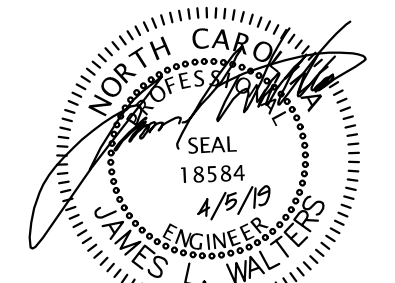
#5 CONSTRUCTION AND COMPLETION OF SECTION 2 ROADWAYS, UTILITIES, SIDEWALKS, AND RELATED MASS GRADING, PAD PREPARATION, ETC.

#6 FINAL PLATTING OF SECTION 2

NOTE: THIS SEQUENCE OF CONSTRUCTION IS DEPENDENT ON APPROVAL OF PLANS BY THE DIFFERENT DEPARTMENTS WITHIN LINCOLN CO., NCDOT, AND NCDEQ. NOTHING SHALL CONSTRUCT THAT SECTION 1 MUST BE COMPLETED PRIOR TO BEGINNING SECTION 2, PROVIDED ALL NECESSARY PERMITS ARE OBTAINED.



**LWE**  
**LATHAM-WALTERS**  
**ENGINEERING, INC.**  
N.C. CORP. LIC. C-1815  
16507-A NORTH CROSS DRIVE  
HUNTERVILLE, N.C. 28078  
PHONE: (704) 895-8484  
FAX: (704) 237-4362



APRIL 5, 2019

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DATE

H &amp; A INVESTORS, LLC

7206 AUSTIN SMILES CT.  
SUITE 1  
N. NC-16 BUSINESS  
DENVER, N.C. 28037  
PHONE: (704) 473-1619  
DRFISH35@GMAIL.COM

GRANDE LAKE CROSSING  
N. N.C. HWY. 16 BUS., DENVER, N.C. 28037

# PRELIMINARY PLAT

## REVISIONS

PROJECT NO.: 2018.38

SCALE: 1" = 60'

DRAWN BY: MF

CHECKED BY: JLW

SHEET NO:

# C1.0





# Lincoln County Project Reviews

**Project Number: ZONE19-00084**

Description: **PA #46A**

Project Type: **ZONING CASE**

Parcel ID: **71506**

Sub Type: **SUBDIVISION PLAT APPROVAL**

Applicant: **H & A INVESTORS LLC**

Applied: **4/30/2019**

Approved:

Owner: **H & A INVESTORS LLC**

Status: **RECEIVED**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
4/30/2019	5/14/2019	5/14/2019	ZONING - COUNTY	Randy Hawkins	COMPLETE	
Notes:						
4/30/2019	5/1/2019	5/14/2019	PLANNING	Jeremiah Combs	COMPLETE	
Notes:						
Review Group: TRC						
4/30/2019	5/3/2019	5/2/2019	PUBLIC WORKS - COUNTY	Chuck King	COMPLETE	
Notes:						
1. Public Works does not have any comments at this time in regards to the proposed plans. The Engineer for the project has submitted to our office for a complete review and we have returned comments but there are non related to the proposed design.						
4/30/2019	5/15/2019	5/2/2019	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	
Notes:						
5. PA 46A						
a. The road installation currently has an approved EC plan. Each individual lot is developed a new EC plan will need to be submitted, reviewed, and approved prior to any land disturbance or construction						
b. Also see Generic Comments in attachments.						
4/30/2019	5/1/2019	5/2/2019	FIRE MARSHAL - COUNTY	Rodney Emmett	COMPLETE	
Notes:						
No fire flow calculations provided. Review assumes that all requirement's will be met.						
Streets and turnarounds shall meet NCFPC.						



# Lincoln County Project Reviews

4/30/2019	5/2/2019	5/2/2019	NCDOT	Jeremiah Combs	COMPLETE	
<p>Notes:</p> <p>Per NCDOT Division 12, District 3:</p> <p>1) Individual utility taps along Highway 16 should be made prior to completing the road widening and improvements, unless the taps can be made without cutting new pavement.</p> <p>2) Raised concrete medians must be installed when the right-in, right-out driveway is installed.</p>						