



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 #47
Sabitha & Jiten Sanghvi and Parathazathel Mohanan, Applicants
Subdivision Sketch Plan

PID# 88402

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 applicants are requesting approval of a preliminary plat review/ sketch plan for a 24-lot residential subdivision with new public roads. A sidewalk will be required on one side of the new roads and street trees will be required on both sides of the new roads. The lots will be served by individual wells and septic systems. Article 9.6 of the Lincoln County Unified Development Ordinance states that 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 22.3-acre parcel is located on the west side of Union Church Road, about 900 feet north of the intersection with Gateway Lane and Arbor Hills Drive. The subject property is zoned R-T (Transitional Residential) and is surrounded by property zoned R-T.

Land Use Plan

The Lincoln County Land Use plan designates this area as Large Lot Residential, suitable for single family homes with densities of 0.20 – 1.35 units per acre.



County Of Lincoln, North Carolina

Planning Board

Application # PA 47 Date June 3, 2019

Applicant's Name Sabitha & Jiten Sanghvi and Parathazathel Mohanan

Applicant's Address 3020-1 Prosperity Church Rd, Suite 256, Charlotte, NC

Property Location west side of Union Church Rd Existing Zoning R-T

Number of lots proposed 24

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 SABITHA & JITEN SANGHVI AND PARATHAZATHEL

Applicant Address 3020-1 PROSPERITY CHURCH ROAD, SUITE 256

Applicant Phone Number 704-910-9170

Property Owner Name SABITHA & JITEN SANGHVI AND PARATHAZATHEL

Property Owner Address 320-1 PROSPERITY CHURCH ROAD, SUITE 256

Property Owner Phone Number 704-910-9170

PART II

Property Location UNION CHURCH ROAD

Property ID (10 digits) 3855558248 Property size 22.388 ACRES

Parcel # (5 digits) 88402 Deed Book(s) 2804 Page(s) 315

PART III

Zoning District R-T

Briefly describe how the property is being used and any existing structures.
PROPERTY IS CURRENTLY VACANT WITH NO BUILDING STRUCTURES

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

PROPERTY WILL BE DIVIDED INTO 24 LOTS WITH A MINIMUM LOT SIZE OF 32,500 SQFT.
LOTS WILL BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS

\$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

4-18-2019

APPLICANT'S PROPOSED FINDINGS OF FACT

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

FACTUAL REASONS CITED: THE PROPERTY IS LOCATED IN AN AREA DESIGNATED BY THE LAND USE PLAN AS LARGE LOT RESIDENTIAL. SUITABLE FOR DENSITIES OF 0.2 TO 1.35 UNITS PER ACRE. THIS DEVELOPMENT WILL MAINTAIN DENSITIES OF 1.07 UNITS PER ACRE OR LESS. THESE LOTS WILL BE SERVED BY WELL & SEPTIC

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

FACTUAL REASONS CITED: MINIMUM LOT SIZE, ROAD SECTION, ROW WIDTH, ETC, ARE ALL MET AND/OR EXCEEDED. DENSITY WILL MEET LARGE LOT RESIDENTIAL REQUIREMENTS. THE PROPOSED LOTS WILL CONFORM TO THE MINIMUM LOT SIZE IN A R-T DISTRICT. LANDSCAPING AND SIDEWALKS WILL BE PROVIDED AS NECESSARY TO MEET UDO REQUIREMENTS

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. THE PROPOSED LOTS WILL CONFORM TO THE REQUIREMENTS OF THE LAND USE PLAN TO MATCH THE SURROUNDING AREA. DENSITIES WILL MEET AREA AND DISTRICT STANDARDS.

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: ALL DESIGN AND CONSTRUCTION WILL MEET ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING ENVIROMENT, PUBLIC HEALTH, SAFETY, OR GENERAL WELFARE. A DRIVEWAY PERMIT WILL BE OBTAINED FROM NCDOT AND THE ROADS WILL BE DESIGN AND CONSTRUCTED TO MEET NCDOT STANDARDS. WELL AND SEPTIC PERMITS WILL BE OBTAINED FOR EACH LOT.



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 = 400 Feet

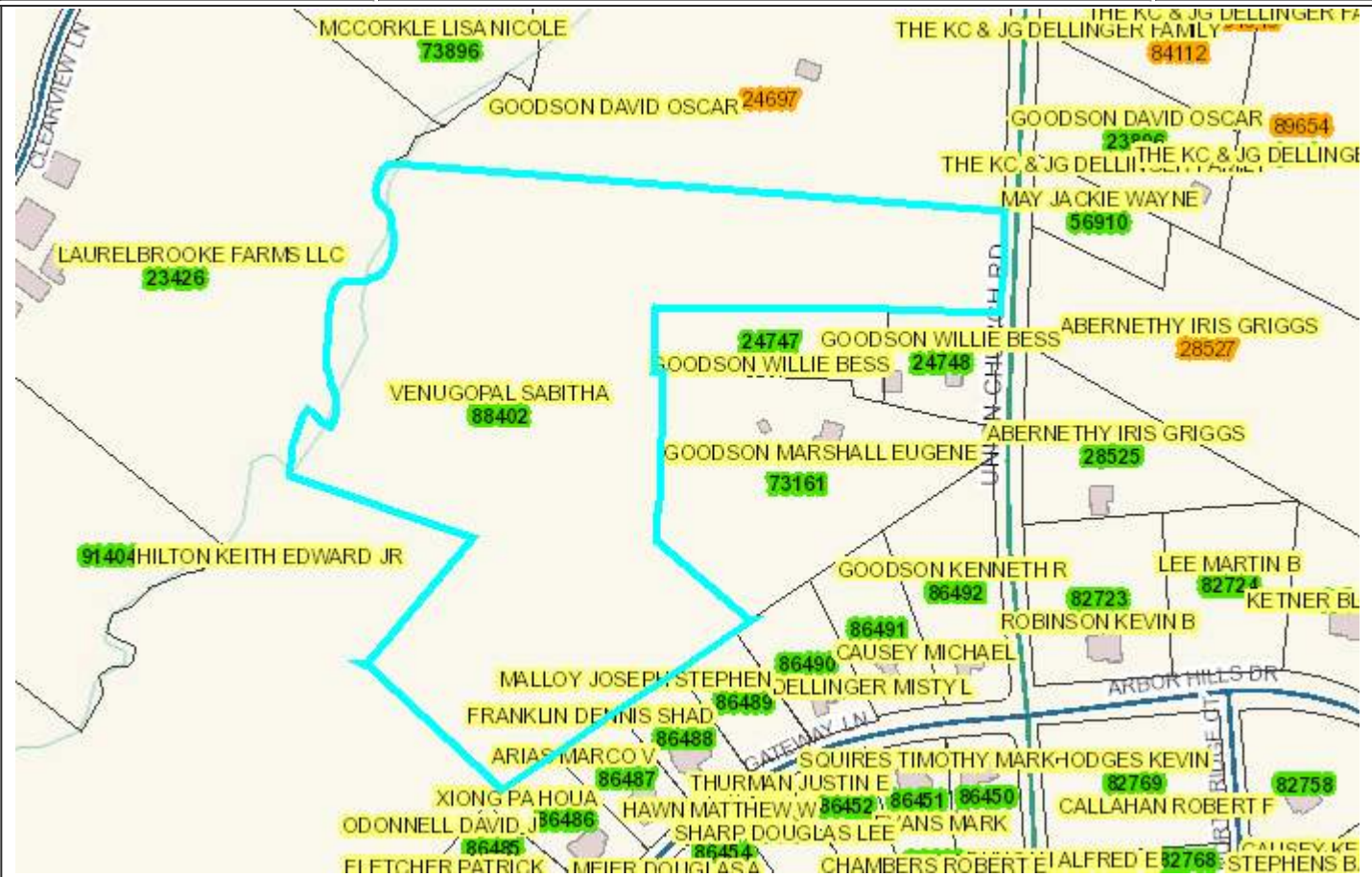
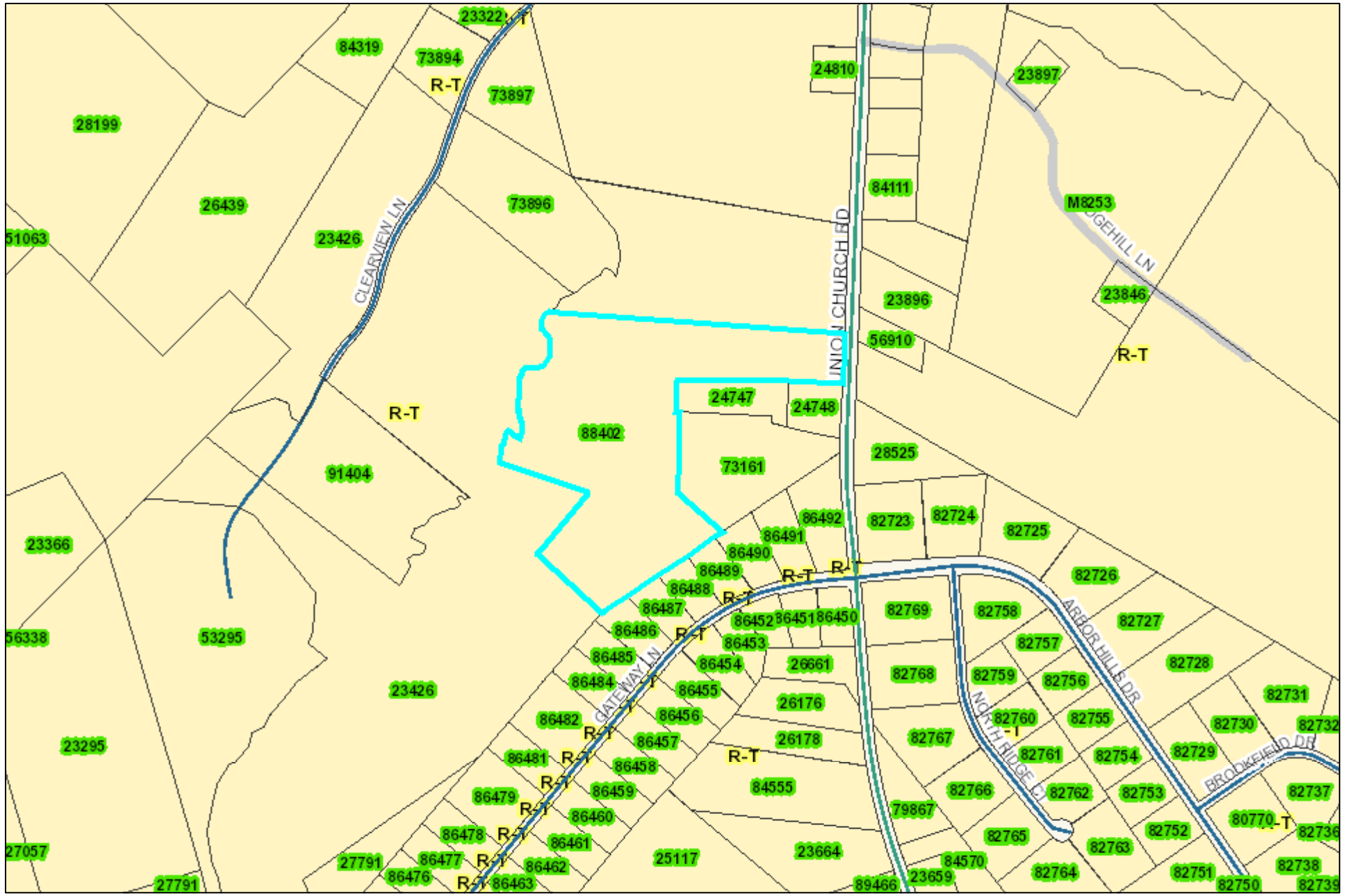


Photo Not Available

Parcel ID	88402	Owner	VENUGOPAL SABITHA SANGHVI JITEN HEMANT MOHANAN PARATHAZATHEL	
Map	3655	Mailing	3020-1 PROSPERITY CHURCH RD SUITE 256	
Account	0271998	Address	CHARLOTTE, NC 28269	
Deed	2804 315	Last Transaction Date	03/21/2019	Sale Price \$347,000
Plat		Subdivision		Lot
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value Work in Progress
Previous Parcel	24697			
-----All values for Tax Year 2019 -----				
Description	GOODSON LAND SR 1344			Deed Acres 0
Address	UNION CHURCH RD			Tax Acres 22.388
Township	IRONTON			Pumpkin Center
Main Improvement		Tax/Fire District		Value
Main Sq Feet				Year Built
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
R-T	22.39	BS26	22.39	
Watershed	22.39	Sewer District	22.39	
Census County		Tract	Block	
109		070901	2007	22.39

Plat Approval 47
Subject Property is Outlined in Blue



May 16, 2019

Esri, Inc., Lincoln County, NC

0 10 200 Feet



1 inch = 600 feet

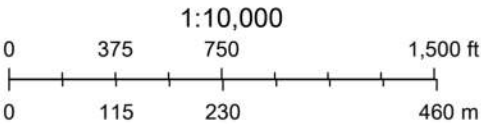
Parcel 88402 Land Use Plan Designation



5/16/2019, 8:59:31 AM

Land Use Plan

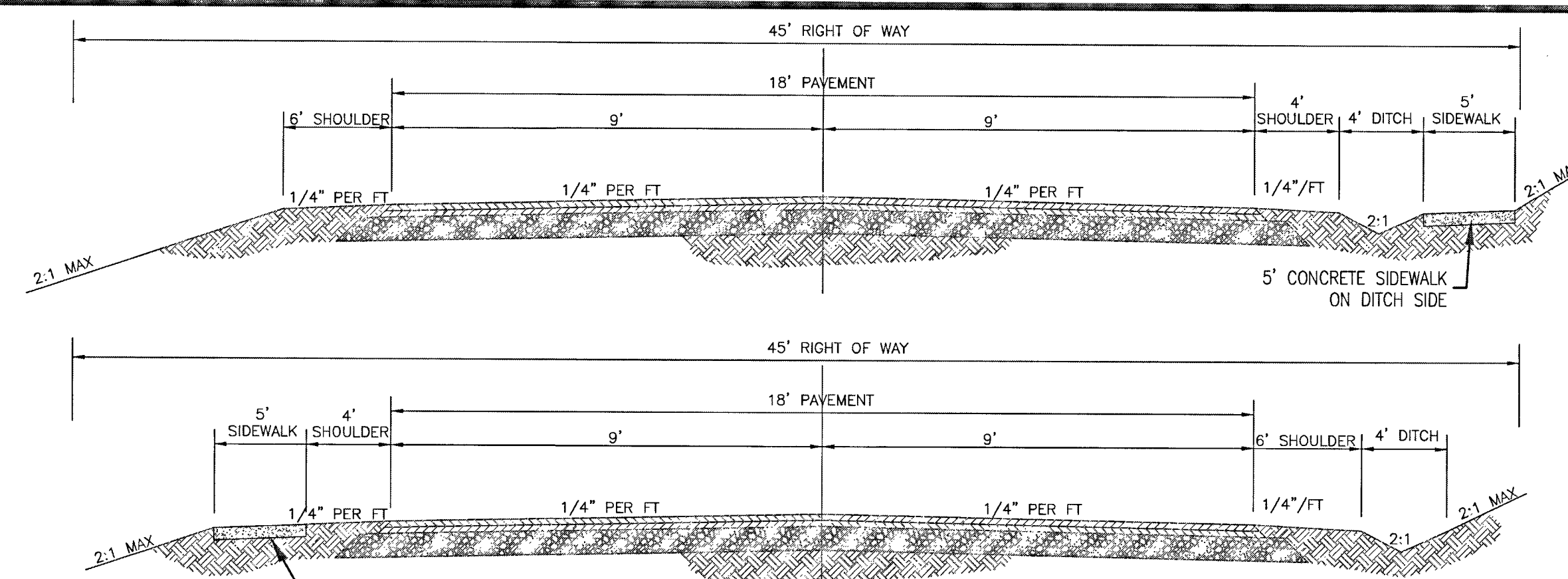
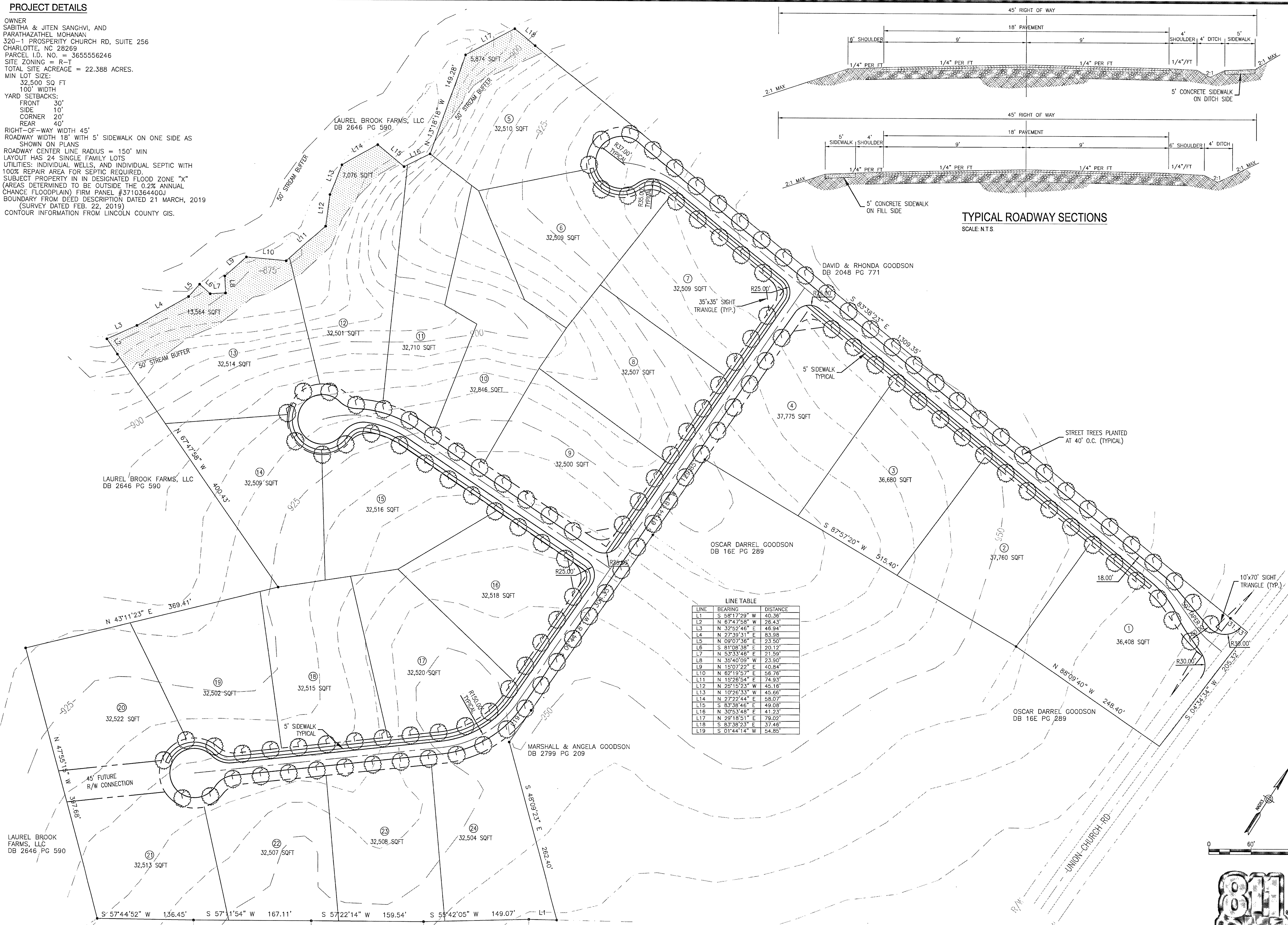
 Large Lot Residential



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

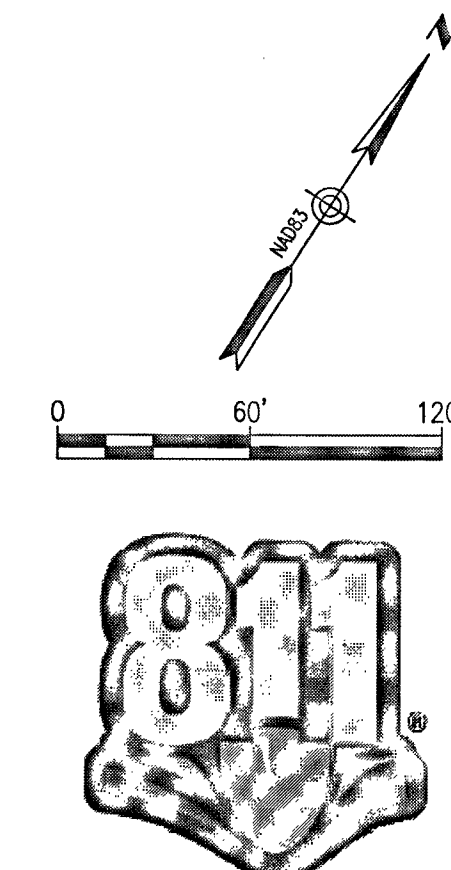
PROJECT DETAILS

- OWNER
SABITHA & JITEN SANGHVI, AND
PARATHAZATHEL MOHANAN
320-1 PROSPERITY CHURCH RD, SUITE 256
CHARLOTTE, NC 28269
- PARCEL I.D. NO. = 3655556246
- SITE ZONING = R-T
- TOTAL SITE ACREAGE = 22.388 ACRES.
- MIN LOT SIZE:
32,500 SQ FT
100' WIDTH
- YARD SETBACKS:
FRONT 30'
SIDE 10'
CORNER 20'
REAR 40'
- RIGHT-OF-WAY WIDTH 45'
- ROADWAY WIDTH 18' WITH 5' SIDEWALK ON ONE SIDE AS SHOWN ON PLANS
- ROADWAY CENTER LINE RADIUS = 150' MIN
- LAYOUT HAS 24 SINGLE FAMILY LOTS
- UTILITIES: INDIVIDUAL WELLS, AND INDIVIDUAL SEPTIC WITH 100% REPAIR AREA FOR SEPTIC REQUIRED.
- SUBJECT PROPERTY IN IN DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FIRM PANEL #3710364400J
- BOUNDARY FROM DEED DESCRIPTION DATED 21 MARCH, 2019 (SURVEY DATED FEB. 22, 2019)
- CONTOUR INFORMATION FROM LINCOLN COUNTY GIS.



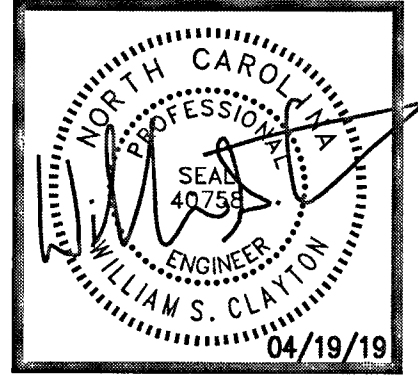
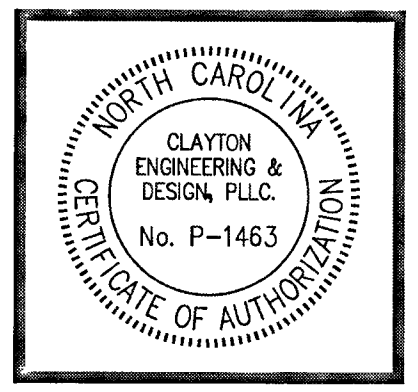
TYPICAL ROADWAY SECTIONS
SCALE: N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°17'29" W	40.36'
L2	N 67°47'58" W	26.43'
L3	N 32°52'46" E	46.94'
L4	N 27°39'31" E	83.98'
L5	N 09°07'36" E	23.50'
L6	S 81°08'38" E	20.12'
L7	N 53°33'46" E	21.59'
L8	N 35°40'09" W	23.90'
L9	N 15°07'22" E	40.84'
L10	N 62°19'57" E	56.76'
L11	N 15°26'54" E	74.93'
L12	N 25°13'23" W	45.16'
L13	N 10°26'33" W	45.66'
L14	N 27°22'44" E	58.07'
L15	S 83°38'46" E	49.08'
L16	N 30°53'48" E	41.23'
L17	N 29°18'51" E	79.82'
L18	S 83°38'23" E	37.46'
L19	S 01°44'14" W	54.85'



PRELIMINARY SUBDIVISION PLAN
SCALE: 1" = 60'

FOR AGENCY REVIEW



CLAYTON
ENGINEERING & DESIGN

304 16th STREET SE, PO BOX 2351
HICKORY, NC 28603

SABITHA & JITEN SANGHVI, AND
PARATHAZATHEL MOHANAN
IRONTON, NORTH CAROLINA
UNION CHURCH ROAD
DEVELOPMENT
PROJECT SITE

PRELIMINARY SUBDIVISION PLAN

JOB NUMBER	19023
DATE	04/19/19
DRAWN BY	EMB
CHECKED BY	WSC

REVISIONS		
NO.	DESCRIPTION	DATE

CSN101
SHEET OF

W:\Projects\2019\19023 - Union Church Road\19023 - Union Church Road\19023 - Union Church Road.dwg, 19023.dwg, 10:00 AM, 4/19/2019 11:28:07 AM, Eric Brewer

THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF CLAYTON ENGINEERING & DESIGN, PLLC, AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION



Lincoln County Project Reviews

Project Number: **ZONE19-00085**

Description: **PA #47**

Project Type: **ZONING CASE**

Parcel ID: **88402**

Sub Type: **SUBDIVISION PLAT APPROVAL**

Applicant: **VENUGOPAL SABITHA**

Applied: **4/30/2019**

Approved:

Owner: **VENUGOPAL SABITHA**

Status: **RECEIVED**

Balance: **\$ 300.00**

Surveyor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

4/30/2019		5/14/2019	ENVIRONMENTAL HEALTH ON - SITE	Jonathan Harris		
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Notes:

Review Group: AUTO

4/30/2019	5/14/2019	5/14/2019	ZONING - COUNTY	Randy Hawkins	COMPLETE	
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Notes:

4/30/2019	5/2/2019	5/14/2019	PLANNING	Jeremiah Combs	COMPLETE	
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Notes:

- 1) Street trees are required on both sides of the streets.
- 2) The topography within Lots 10-13 will likely present substantial challenges in developing these lots.
- 3) The cul-de-sac at Lots 20 and 21 should extend closer to the project boundary, shortening the length of the future right-of-way connection.

Review Group: TRC

4/30/2019	5/15/2019	5/14/2019	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	
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Notes:

6. PA 47

- a. **The main limitation on these soil types for this property is the slope. The removal of vegetation at construction sites on the RnC and RnB soil types causes a very severe hazard of erosion and erosion control measures are extremely necessary and will pose a constant maintenance issue during the life of the project until stabilization can occur. Due to the slope and soil types cutbanks pose a high risk of instability and there is high potential they will cave. HeB soils are also present on this site. These soils are poorly suited to building site development and most types of sanitary facilities such as septic tank absorption fields. These soils have a high shrink swell potential and wetness about them that are the main limiting factors affecting site development. Foundations on this soil type should be designed to resist cracking.
- b. This project will require an erosion control plan to be submitted and approved prior to any land disturbance based on size of disturbance.
- c. Also see Generic Comments in attachments.

Each individual lot construction in this subdivision will be subject to following new NCG01 permitting rules and regulations based on new legislation from the state because the lots are part of a common area of development . (Each lot will be mandated to follow their own stormwater construction general permit regulations and apply for coverage from the state before any home construction can be allowed. This is a new federal guideline.)



Lincoln County Project Reviews

4/30/2019	5/1/2019	5/14/2019	FIRE MARSHAL - COUNTY	Rodney Emmett	COMPLETE	
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Notes:

No comments at this time

4/30/2019	5/2/2019	5/14/2019	NCDOT	Jeremiah Combs	COMPLETE	
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Notes:

Per NCDOT Division 12, District 3:

- 1) A sight triangle easement will be required for the new road intersecting with Union Church Rd.
- 2) Additional right-of-way will need to be dedicated so that the new road intersecting with Union Church Rd is centered within the right-of-way.
- 3) All plantings should be in accordance with NCDOT Guidelines for Planting within Highway Right of Way. A typical section of 9' lane + 6' shoulder + 5' to center of ditch = 20' from center. Guidelines call for all plantings to be a minimum of 5' from ditch, which will be at 25' from road centerline, which is the same as the property line with the adjoining parcel.
- 4) A 50' right-of-way width is required for a road designed with a shoulder and ditch line.
- 5) A minimum 6" berm is required on each side of the sidewalk.
- 6) The ditch depth needs to be increased to accommodate driveway pipes.
- 7) The sidewalk should not be located within the AASHTO clear zone.
- 8) The minimum radii for internal intersections is 30'.