



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: December 13, 2019

Re: Plat Approval #48
BBC Sifford, LLC, applicant
Parcel ID# 32604, 32606 and 90215

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 6, 2020.

Request

The applicant is requesting approval of a preliminary plat review/ sketch plan for a 19-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 subject property is located at 7639 Sifford Rd in Catawba Springs Township. The subject property is zoned R-SF (Residential Single-Family) and R-T (Transitional Residential). It is adjoined by properties zoned R-SF, R-T, and PD-MU (Planned Development Mixed Use).

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

Applicant **BBC Sifford, LLC**

Application No. **PA #48**

Parcel ID# **32604, 32606, 90215**

Zoning District **R-T & R-SF**

Number of Lots Proposed **19**

FINDINGS OF FACT

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:



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 BBC Sifford, LLC

Applicant Address 21000 Torrence Chapel Rd, Ste 100, Cornelius, NC 28031

Applicant Phone Number 704-892-7790

Property Owner Name Same as Applicant

Property Owner Address Same as Applicant

Property Owner Phone Number Same as Applicant

PART II

Property Location Sifford Road, Stanley, NC

Property ID (10 digits) 4601840300, 4601749659, & 4601853279 Property size 29 acres

Parcel # (5 digits) 32604, 90215, 32606 Deed Book(s) 2769/306, 2116/789, 2245/887 Page(s)

PART III

Zoning District R-SF and R-T

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

There is currently 1 home and a few accessory structures on the 29 acres. The rest of the property is vacant.

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

19 single-family detached

\$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 Steven L Bailey

9.3.2019

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application # _____ Date _____

Applicant's Name BBC Sifford, LLC

Applicant's Address 21000 Torrence Chapel Rd, Ste 100, Cornelius, NC 28031

Property Location Sifford Road, Stanley, NC Existing Zoning R-SF and R-T

Number of lots proposed 19 single-family detached

1. The subdivision is consistent with all adopted plans and policies of the County. YES ☒ NO _____

FACTUAL REASONS CITED: The Property is located in an area designated by the land use plan as single family lots with a density of 1-2 per acre. These lots will be served by well and septic. Each proposed lot will be larger than 32,500 square feet.

2. The subdivision meets all required conditions and specifications of the UDO. YES ☒ NO _____

FACTUAL REASONS CITED: The proposed subdivision will meet all standards of the UDO. The proposed lots will conform to the minimum lot size. Streets trees will be provided per the UDO. Sidewalks will be provided on one side of the road per the UDO.

- 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: Surrounding properties residential and designated as single family in the land use plan. The existing Gates at Waterside and lots along Grice Road are all residential.

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 driveway permit will be obtained from NCDOT for the new road, which will be built to NCDOT standards. Well & septic permits will be obtained from Environmental Health for each proposed lot.

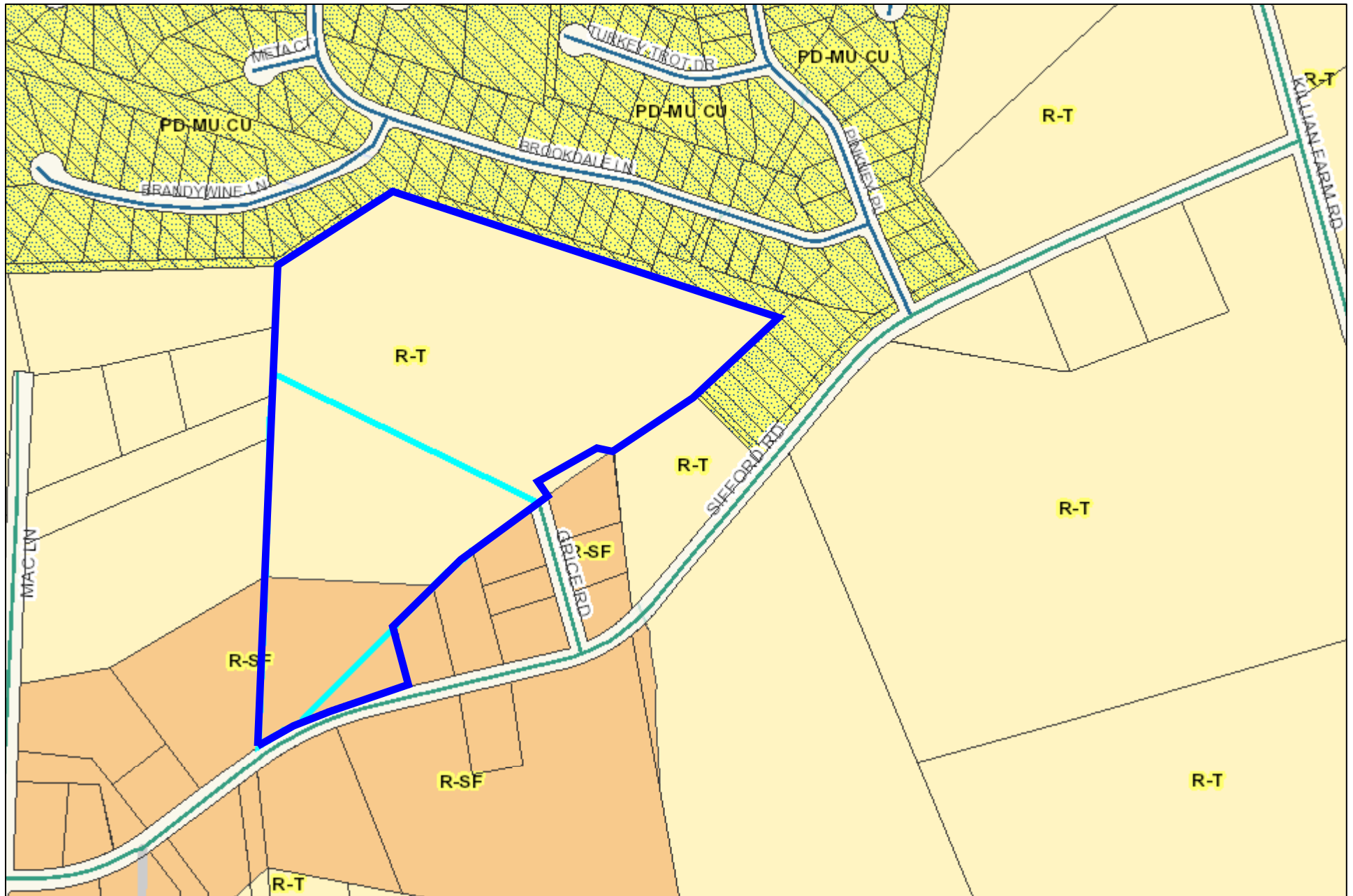
After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

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

BOARD'S ACTION

with attached conditions.

Plat Approval #48
Subject property is outlined in blue



December 13, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet



1 inch = 400 feet

PA #48 BBC Sifford, LLC

STABLEFORD LN

VANGUARD CT

COMMON OAK DR

1 in. = 400 ft.

N

SFN

TURKEY TROT DR

METACT

BROOKDALE LN

PINKNEY PL

SFN

SFN

MAG LN

GRICE RD

SIFFORD RD

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
115 W. Main St
3rd Floor
Lincolnton, NC 28092

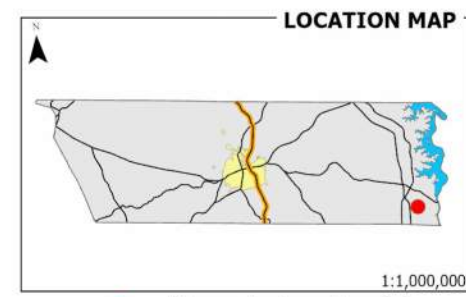
Parcel ID# 32604, 32606, 90215

□ - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



● Property Location(s)



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: 12/13/2019 Scale: 1 Inch = 300 Feet

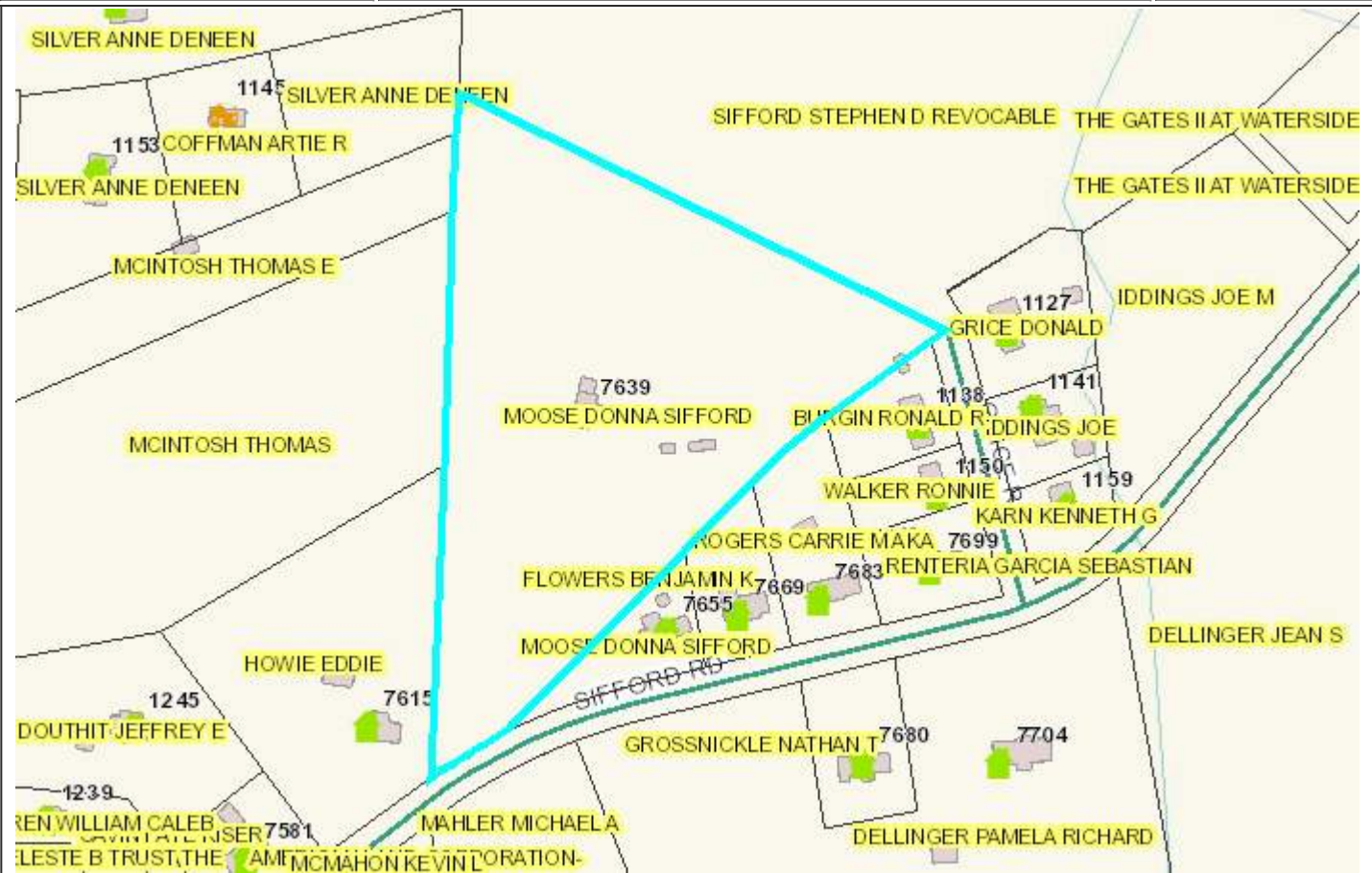


Photo Not
Available

Parcel ID	32604	Owner	MOOSE DONNA SIFFORD
Map	4601	Mailing	1244 KILLIAN FARM RD
Account	0196316	Address	STANLEY, NC 28164
Deed	2116 789	Last Transaction Date	07/22/2010
Plat		Subdivision	
Land Value	\$195,068	Improvement Value	\$18,454
Previous Parcel		Total Value	\$213,522

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

Description	L P SIFFORD RD 1397	Deed Acres	28.68
Address	7639 SIFFORD RD	Tax Acres	10.269
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	3.15	LW31	10.27
R-T	7.12		

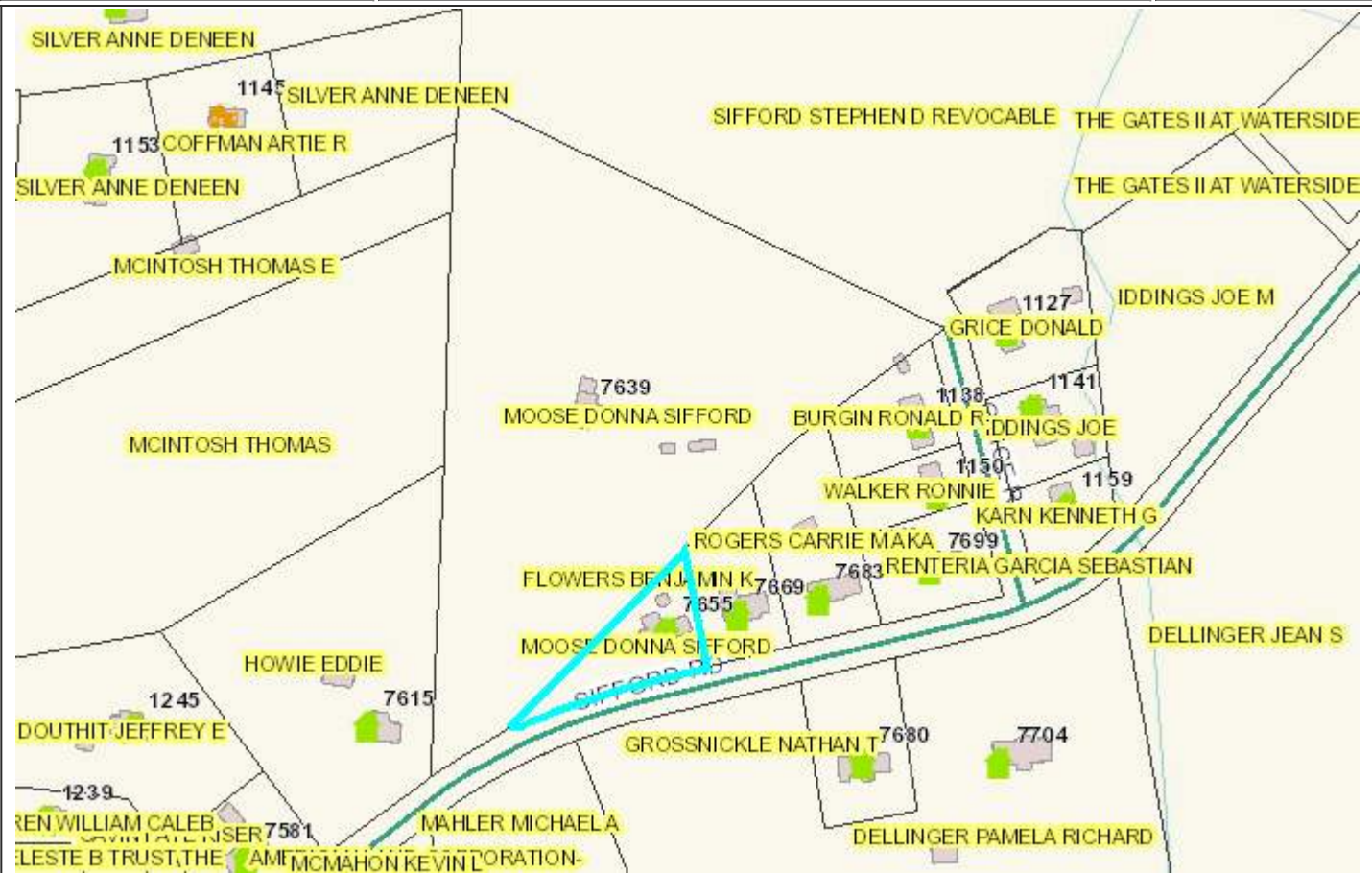
Watershed	10.27	Sewer District	10.27
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Census County	109	Tract	071102	Block	1036	10.27
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Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	10.27



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Parcel ID	32606	Owner	MOOSE DONNA SIFFORD
Map	4601	Mailing	1244 KILLIAN FARM RD
Account	0196316	Address	STANLEY, NC 28164
Deed	2769 306	Last Transaction Date	09/10/2018
Plat		Subdivision	
Land Value	\$29,500	Improvement Value	\$139,793
Previous Parcel		Total Value	\$169,293

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

Description	HOMESITE RD 1397	Deed Acres	1
Address	7655 SIFFORD RD	Tax Acres	0.703
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	RANCH	Value	\$136,038
Main Sq Feet	2011	Stories	1
		Year Built	1973
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	0.7	LW31	0.7
Watershed	0.7	Sewer District	0.7
Census County	109	Tract	071102
		Block	1036
			0.7
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.7



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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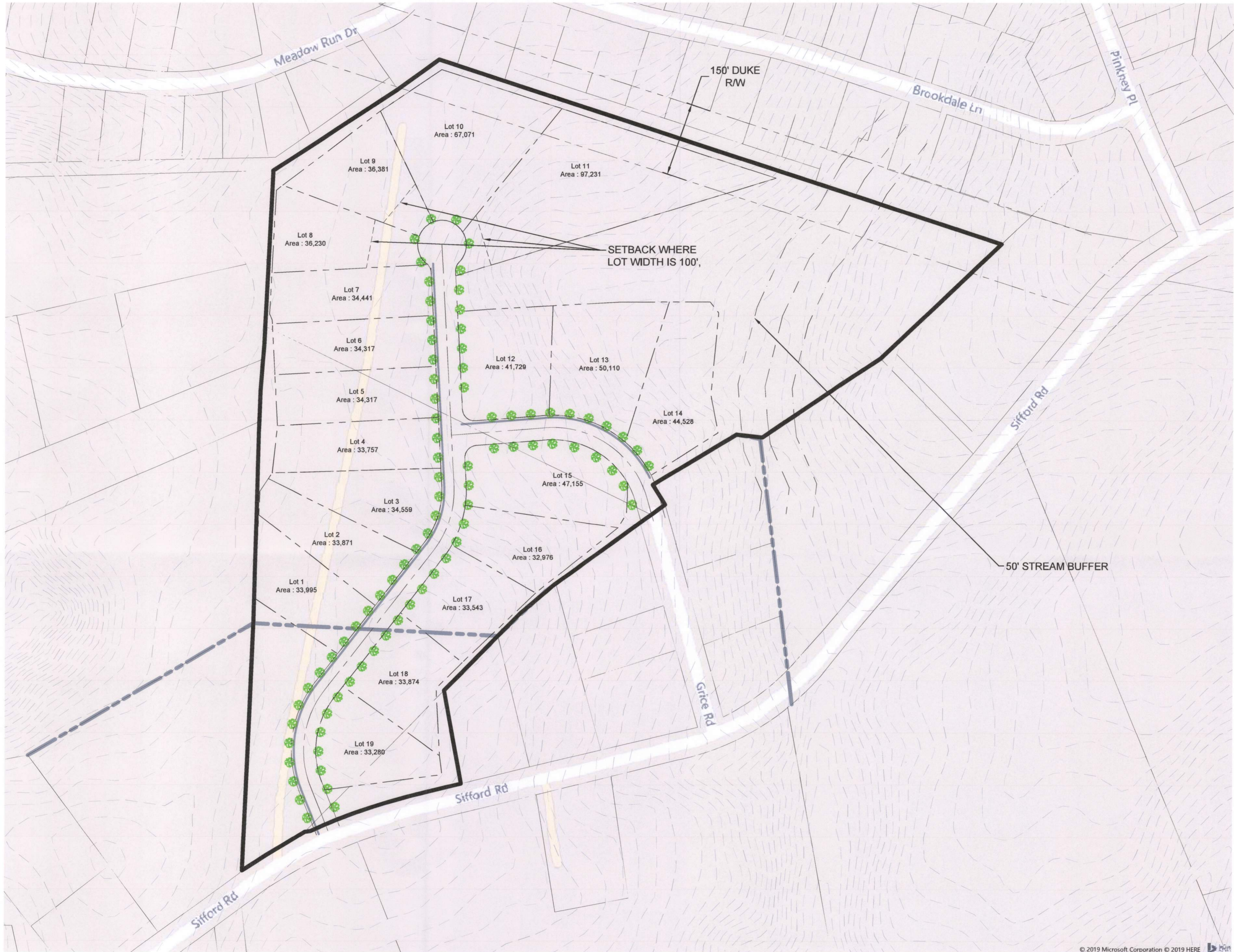


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Parcel ID	90215	Owner	SIFFORD STEPHEN D REVOCABLE LIVING TRUST	
Map	4601	Mailing	C/O DONNA SIFFORD MOOSE 1244 KILLIAN FARM RD	
Account	0232826	Address	STANLEY, NC 28164	
Deed	2245 887	Last Transaction Date	04/19/2011	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$315,498	Improvement Value	\$0	Total Value \$315,498
Previous Parcel				

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

Description	PT OF SIFFORD LAND		Deed Acres	18.1
Address	GRICE RD		Tax Acres	18.258
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
R-T	18.26	LW31	18.26	
Watershed	18.26	Sewer District	18.26	
Census County	Tract	Block		
109	071102	1003	0.02	
109	071102	1036	18.24	
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710460100	18.26	



LAYOUT DATA:

PARCEL NUMBERS: 4601840300, 4601749659, & 4601853279

TOTAL ACREAGE: 29

CURRENT ZONING: R-T & R-S

WATERSHED: WS-IV PROTECTED (2 LOTS PER ACRE)

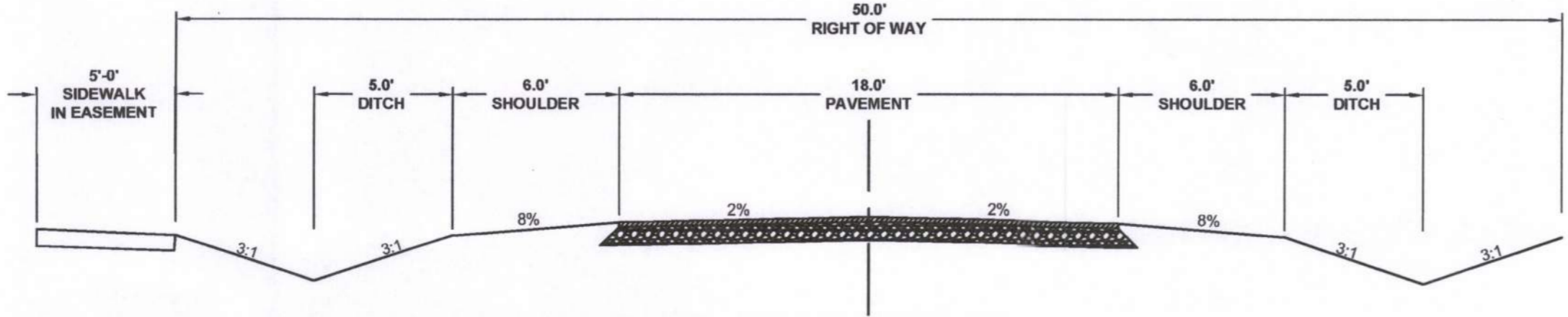
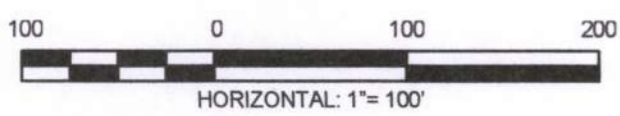
PROPOSED LOTS: 19

MINIMUM WIDTH: 100'

MINIMUM LOT AREA: 32,500 SF

SETBACKS:
FRONT: 30'
SIDE: 10' (20' CORNER)
REAR: 40'

PROPOSED UTILITIES:
PRIVATE WELLS
PRIVATE INDIVIDUAL SEPTIC



PROPOSED STREET SECTION

SIFFORD FARMS PROPERTY

SKETCH PLAN
Date: 12.5.2019



Lincoln County Project Reviews

Project Number: ZONE19-00242

Description: **PA #48**

Project Type: **ZONING CASE**

Parcel ID: **32604**

Sub Type: **SUBDIVISION PLAT APPROVAL**

Applicant: **BBC Sifford, LLC**

Applied: **12/2/2019**

Approved:

Owner: **MOOSE DONNA SIFFORD**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

Sketch plan/preliminary plat for a 19-lot residential subdivision off Sifford Rd

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/2/2019	12/2/2019	12/6/2019	PUBLIC WORKS - COUNTY	Chuck King	COMPLETE	
Notes: Project is not requesting County water or sewer. County water and sewer is not available.						
12/2/2019	12/4/2019	12/6/2019	FIRE MARSHAL - COUNTY	Rodney Emmett	COMPLETE	
Notes:						
12/2/2019	12/3/2019	12/6/2019	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	SEE NOTES
Notes: GnB2 and GnC2 soils are rated moderate to severe for building suitability. They are rated severe for local roads and streets due to low strength. The removal of vegetation at construction sites with these two soil types causes a severe hazard of further erosion. Because the subsoil shrinks and swells with changes in moisture content, foundations should be designed to resist cracking. A PDE will need to be recorded through lots11, 13, 14 and the COS due to the drainage area features.						
12/2/2019	12/6/2019	12/6/2019	NCDOT	Michael Watson	COMPLETE	
Notes: Entrance road location off Sifford Rd will be subject to Driveway Permit review						
12/2/2019	12/6/2019	12/6/2019	SUBDIVISION - TRC	Jeremiah Combs	COMPLETE	
Notes:						
Review Group: AUTO						
12/2/2019	12/6/2019	12/16/2019	ZONING - COUNTY	Randy Hawkins	COMPLETE	
Notes:						



Lincoln County Project Reviews

12/2/2019	12/4/2019	12/16/2019	PLANNING	Andrew Bryant	COMPLETE	
Notes:						