



## 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: January 10, 2020

Re: Plat Approval #49  
Brent Long, applicant  
Parcel ID# 26930

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 3, 2020.*

### Request

The applicant is requesting approval of a preliminary plat review/ sketch plan for a 14-lot residential subdivision with new public roads. 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 23.5-acre site is located at 2399 NC 73 Highway in Catawba Springs Township. The subject property is zoned R-T (Transitional Residential). It is adjoined by properties zoned R-T and R-SF (Residential Single-Family).

### 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

Applicant **Brent Long**

Application No. **PA #49**

Parcel ID# **26930**

Zoning District **R-T**

Number of Lots Proposed **14**

### **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

### PART I

Applicant Name BRENT LONG

Applicant Address 1795 N. Ingleside Farm Rd Iron Station NC 28080

Applicant Phone Number 704-913-2258

Property Owner Name Heirs of Nancy Harrill & Pleas C Woodward

Property Owner Address 3697 Randleman Rd Iron Station NC 28080

Property Owner Phone Number 980-428-5041 (Steve Harrill)

### PART II

Property Location 2399 Hwy 73

Property ID (10 digits) 3663127582 Property size 23.5 Acres

Parcel # (5 digits) 26930 Deed Book(s) 19-E Page(s) 411

### PART III

Zoning District R-T

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

the property is vacant with a non-repairable homeplace, and has not been used for a number of years.

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

The new development will have 14 lots which will all be larger than 1 Acre

**\$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.

Brent A Long

Applicant's Signature

11-22-19

Date



## Plat Approval Application

### Applicant's Proposed Findings of Fact

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

FACTUAL REASONS CITED: It will be designed to All County Spec's, D.O.T. Spec's

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

FACTUAL REASONS CITED: All lots will meet the lot Standards For R-T Zoning district. The street will meet D.O.T. Standards

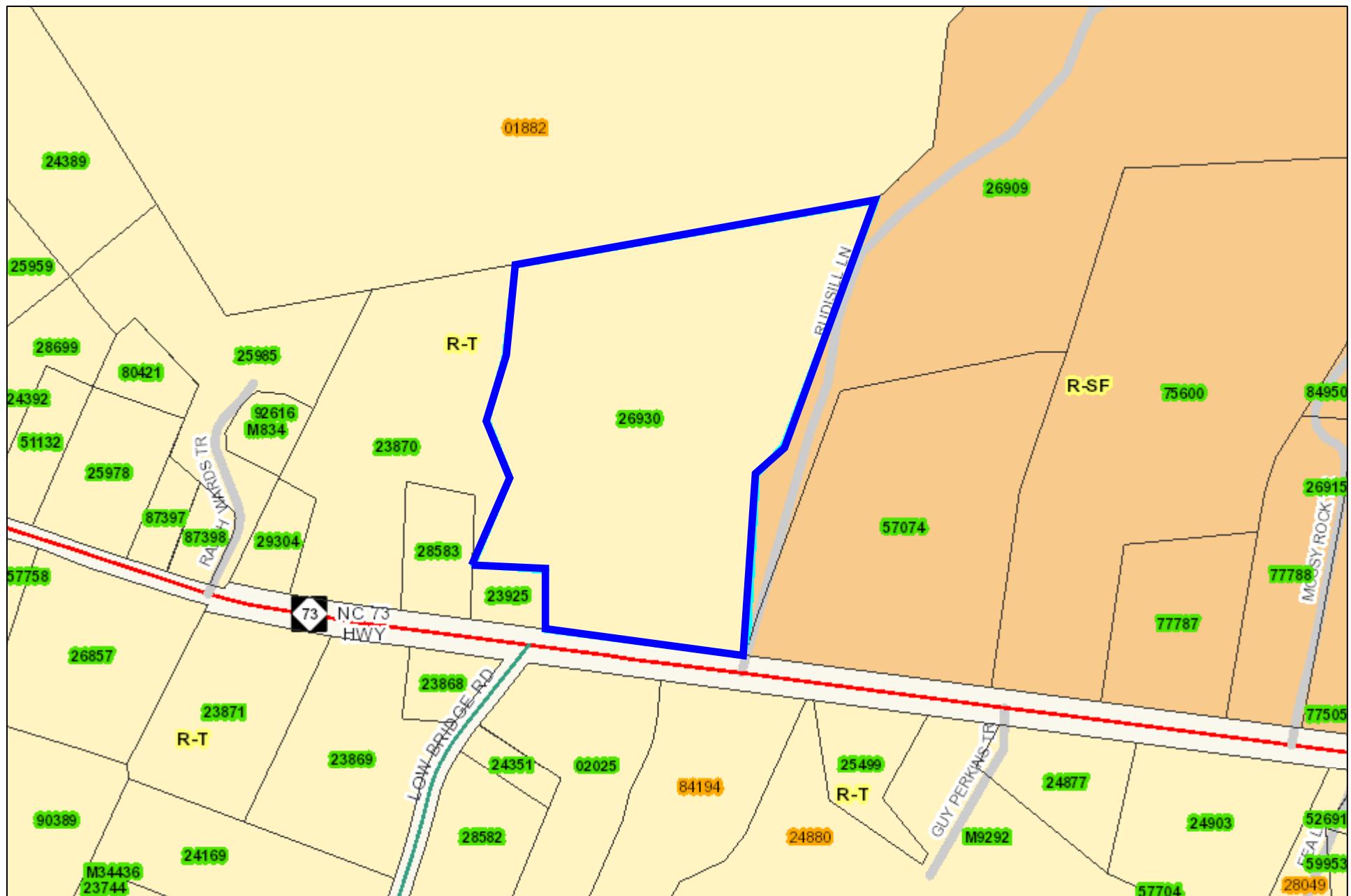
3. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

FACTUAL REASONS CITED: The property has been sitting Vacant for a Number of years with an non-Repairable Homeplace. The new Development will enhance this Area with new family Homes with large lots and new landscaping.

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: The Subdivision will be Accessed From Hwy 73. The subdivision street will only measure to A max length of 1000 LF with a Cuddle Sac At the end. The street will be designed and Constructed to meet all local, state, AND FEDERAL Requirements Regarding Environment, Public Health, Safty. A Driveway Permit will be obtained From NC DOT. The Development street will be designed and Constructed to meet NC DOT Standards.

Plat Approval #49  
Subject property is outlined in blue



January 10, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet  
1 inch = 400 feet

PA #49 Brent Long

1 in. = 400 ft.



LLR

LLR

RUDISILL LN

LLR

#### 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)

NC 73 HWY

GUY PERKINS TR

Parcel ID# 26930

- Property Location(s)

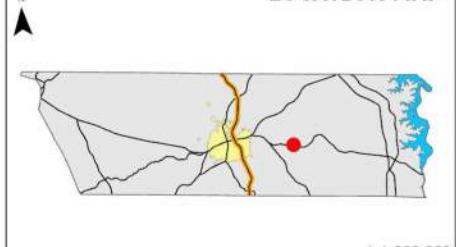


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

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.

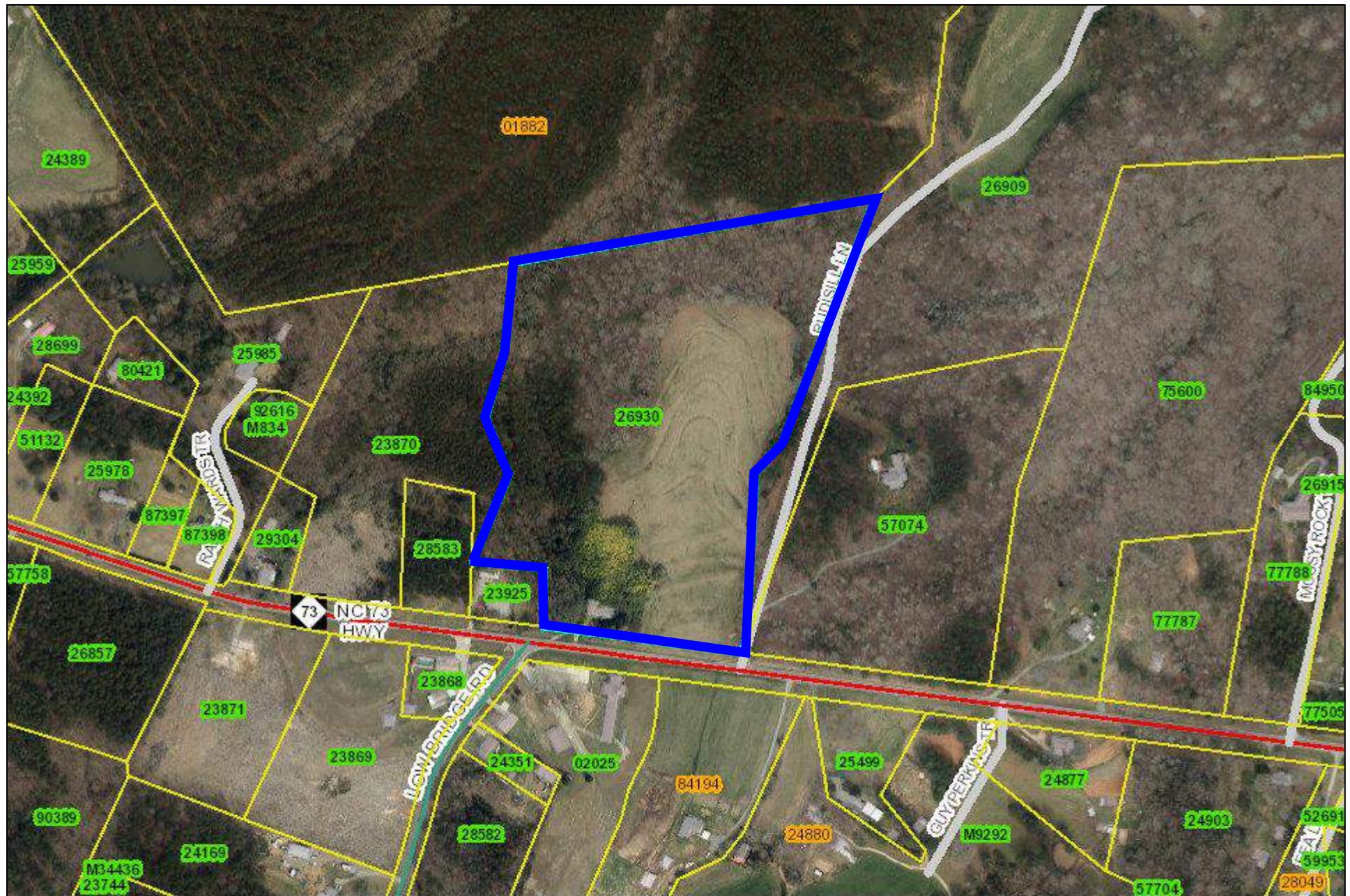
Date: 1/10/2020 Scale: 1 Inch = 400 Feet



<b>Parcel ID</b>	26930	<b>Owner</b>	HARRILL NANCY W HEIRS OF WOODWARD PLEAS C			
<b>Map</b>	3663	<b>Mailing</b>	3697 RANDLEMAN RD			
<b>Account</b>	0275495	<b>Address</b>	IRON STATION, NC 28080			
<b>Deed</b>	19E 411	<b>Last Transaction Date</b>	06/03/2019			
<b>Plat</b>		<b>Subdivision</b>				
<b>Land Value</b>	\$339,928	<b>Improvement Value</b>	\$56,952			
<b>Total Value</b>	\$396,880					
<b>Previous Parcel</b>						
-----All values for Tax Year 2019 -----						
<b>Description</b>	KEENER LAND - HOME	<b>Deed Acres</b>	25			
<b>Address</b>	2399 NC 73 HWY	<b>Tax Acres</b>	23.538			
<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	BOGER CITY			
<b>Main Improvement</b>	CONVENTIONAL	<b>Value</b>	\$56,952			
<b>Main Sq Feet</b>	1116	<b>Stories</b>	1			
<b>Year Built</b>	1950					

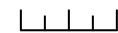


<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
R-T	23.54	IS23	23.54
<b>Watershed</b>			<b>Sewer District</b>
	23.54		23.54
<b>Census County</b>		<b>Tract</b>	
109		070902	3020
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710366200	23.54



January 10, 2020

0 100 200 Feet



1 inch = 400 feet



# Lincoln County Project Reviews

Project Number: **ZONE19-00243**

Description: **PA #49**

Project Type: **ZONING CASE**

Parcel ID: **26930**

Sub Type: **SUBDIVISION PLAT APPROVAL**

Applicant: **Brent Long**

Applied: **12/2/2019**

Approved:

Owner: **HARRILL NANCY W HEIRS OF**

Status: **RECEIVED**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

**Sketch plan/preliminary plat for a 14-lot residential subdivision off Highway 73**

## LIST OF REVIEWS

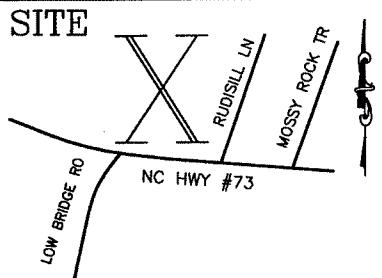
SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/6/2020	1/6/2020	1/10/2020	PUBLIC WORKS - COUNTY	Chuck King	COMPLETE	
Notes: No Sewer Available.  A 16" water main is located along the north side of Hwy 73.						
1/7/2020	1/9/2020	1/10/2020	SUBDIVISION - TRC	Jeremiah Combs	COMPLETE	
Notes:  A fire hydrant may be needed near the intersection of the new subdivision road and Hwy 73. The applicant and/or design engineer should coordinate with the Fire Marshal and Public Works about the appropriate location and installation of the hydrant.						
Review Group: AUTO						
12/2/2019	12/23/2019	12/16/2019	ZONING - COUNTY	Randy Hawkins	COMPLETE	
Notes:  12/2/2019 12/4/2019 12/16/2019 PLANNING Andrew Bryant COMPLETE						
Notes:  12/2/2019 12/4/2019 12/16/2019 PLANNING Andrew Bryant COMPLETE						
Review Group: TRC						
1/7/2020	1/7/2020	1/10/2020	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	SEE NOTES
Notes:  PDE will be needed for lots 8-13, 6 and possibly the back right corner of 7. Left side lots 8-13--back of lots have a soil type of PaD which is rated "severe" for slope for all construction types (dwellings with and without basements) but the fronts of said lots are rated moderate. Remaining soil types on parcel are rated moderate for construction and lot poses little to no risk to waterways.						



## Lincoln County Project Reviews

1/7/2020	1/7/2020	1/10/2020	FIRE MARSHAL - COUNTY	Rodney Emmett	COMPLETE	
Notes:						
1/7/2020	1/9/2020	1/10/2020	NCDOT	Michael Watson	COMPLETE	
Notes:						
Driveway permit will be required						

## VICINITY MAP



## SITE DATA:

1. OWNER: NANCY HARRILL HEIRS

2. SURVEYOR - DEDMON SURVEYS  
PO BOX 494  
DENVER, NC 280373. AGENT - BRENT LONG  
704-913-2258

4. CURRENT ZONING - R-T

5. TOTAL ACRES - 23.5 AC.+-

6. DENSITY 14 LOTS = 1 LOT PER 1.87 AC.+-

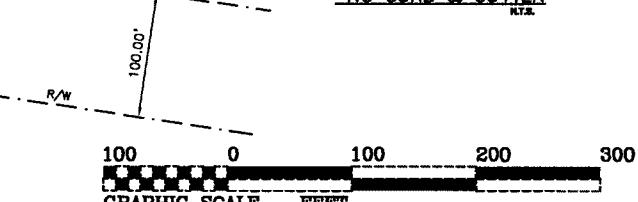
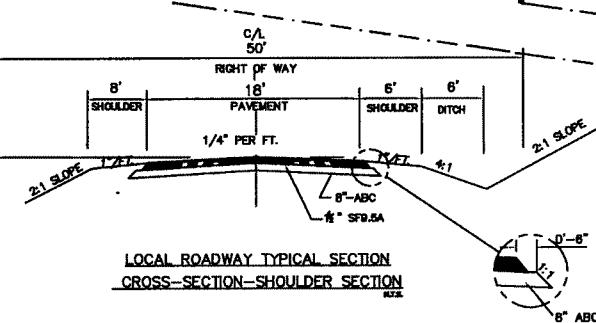
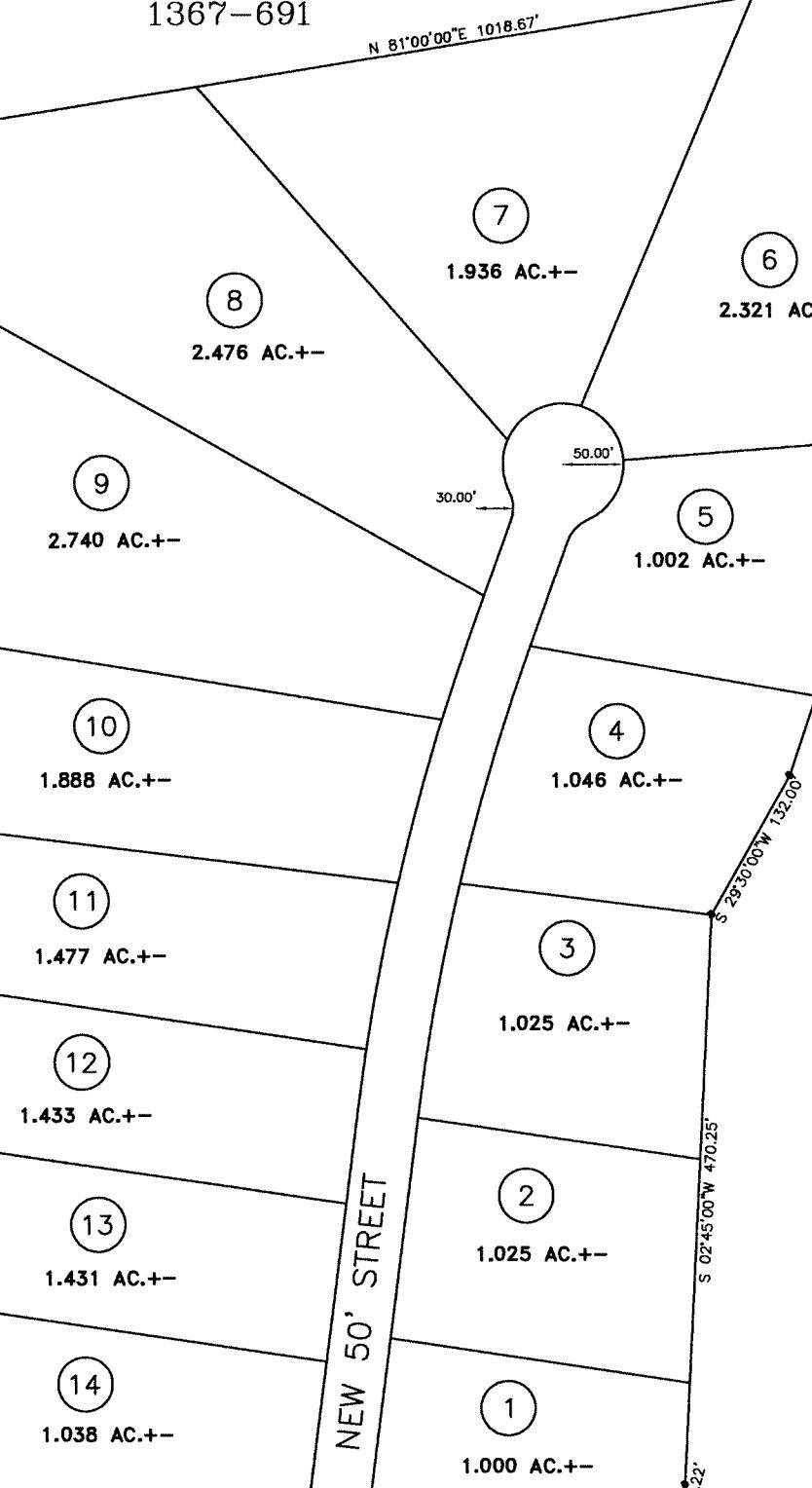
7. SETBACKS:  
FRONT - 30'  
REAR - 40'  
SIDE - 10'  
8. 940' LINEAR FOOT OF NEW 50' R/W (18' PAVED) STREET  
9. COUNTY WATER IS AVAILABLE  
10. STREET TREES TO BE PROVIDED PER UDO  
11. ALL LOTS 1.0 AC.+-  
12. ALL LOTS ARE AT LEAST 100' WIDE AT FRONT SETBACK  
13. ALL LOTS MUST HAVE INDIVIDUAL SEPTIC SYSTEM  
14. PROPERTY IS NOT IN A FLOOD ZONE PER FEMA FLOOD MAP.  
15. THERE ARE 14 TOTAL NEW LOTS

## LEGEND

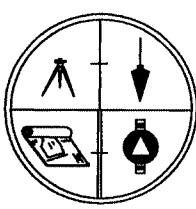
R/W	RIGHT-OF-WAY
EVP	EDGE OF PAVEMENT
CVL	CENTERLINE
PDE	PERMANENT DRAINAGE EASEMENT
XP	UTILITY POLE
LP	LIGHT POLE
UPL	UNDERGROUND POWER
SSL	SANITARY SEWER LINE
OUL	OVERHEAD UTILITY LINE
GUY	GUY WIRE
UTL	UNDERGROUND TELECOMMUNICATIONS LINE
GL	GAS LINE
WL	WATER LINE
FOL	FIBER OPTIC CABLE LINE

TERRY D. KNOX

1367-691

GEORGE DELLINGER  
541-425G.L. DELLINGER  
1223-789R.D. MAXWELL  
1941-708JAMES RUDISILL  
1106-314

GRAPHIC SCALE - FEET



DEDMON SURVEYS

## DEDMON SURVEYS

CHUCK POOVEY, PLS #3762  
ROBERT DEDMON, PLS #3899  
3704 NC HIGHWAY #16 BUSINESS NORTH  
P.O. BOX 494 - DENVER, NC 28037  
PHONE: 704/483/4908  
FAX: 704/483/2170

DATE 11-21-19  
SCALE: 1" = 100'  
DB: 19E  
DB: 1007  
PB: XXXX

IRONTON TOWNSHIP  
LINCOLN COUNTY, NC

SURV. BY: CP  
DRAWN: CP  
JOB#  
BRENTPRELIM

## PRELIMINARY SKETCH PLAN

FOR BRENT LONG

PARCEL #26930

PIN 3663-12-7582

PROPOSED SUBDIVISION