



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. Engleside 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,
R.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

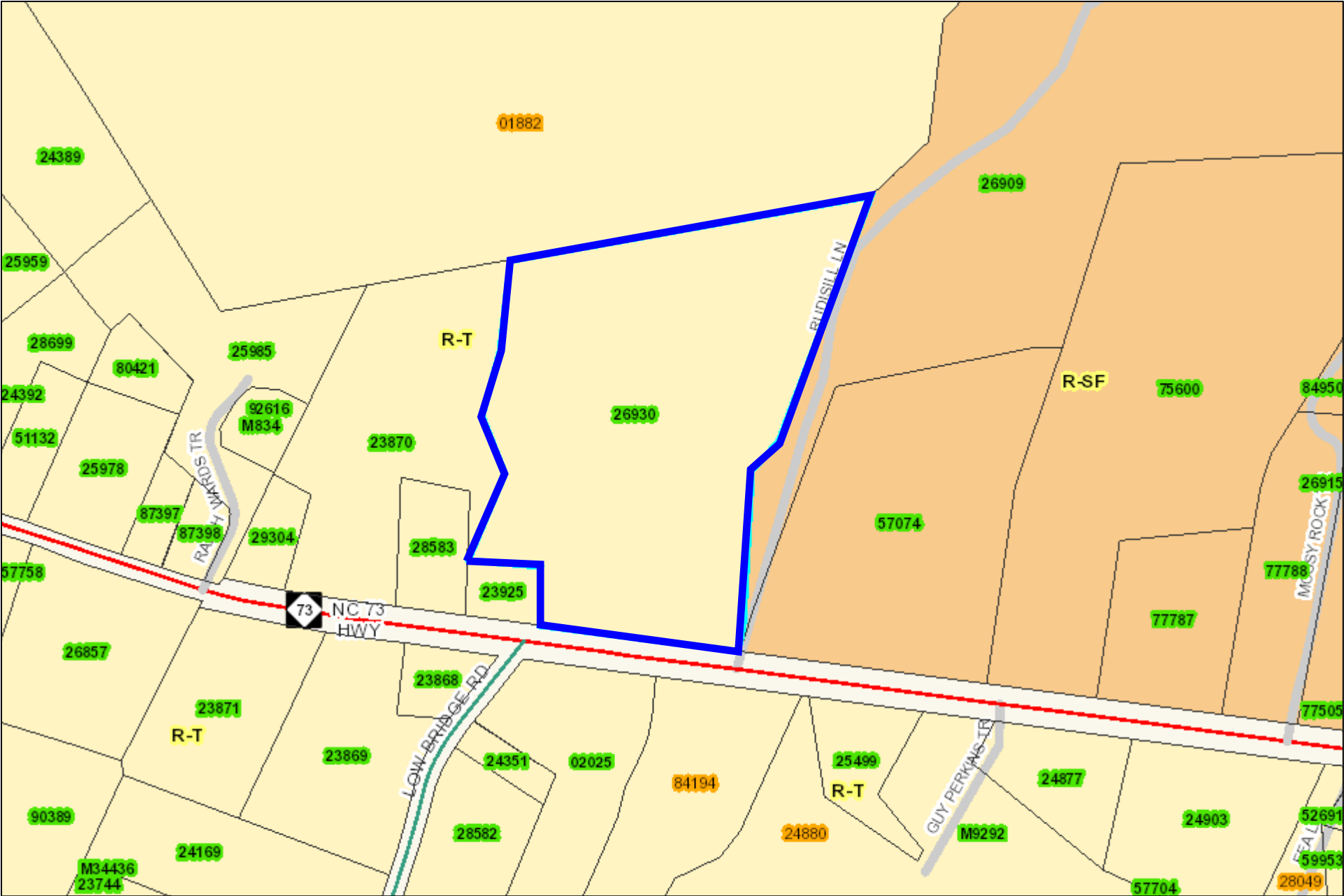
3. The subdivision will not be detrimental to the use or orderly development of other properties in the surrounding area and will not violate the character of existing standards for development of properties in the surrounding area.

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 Enviroment, Public Health, Safty. A Driveway
Permit will be obtained From NC DOT. The Development Street
will be designed and Constructed to meet NCDOT 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

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)



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

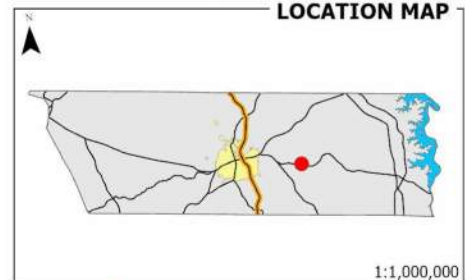
Parcel ID# 26930


 - Property Location(s)

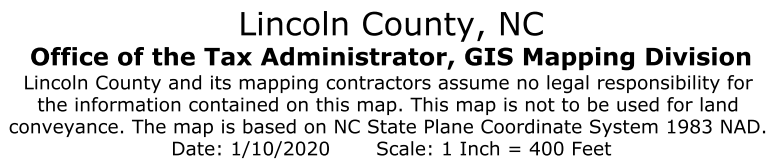
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

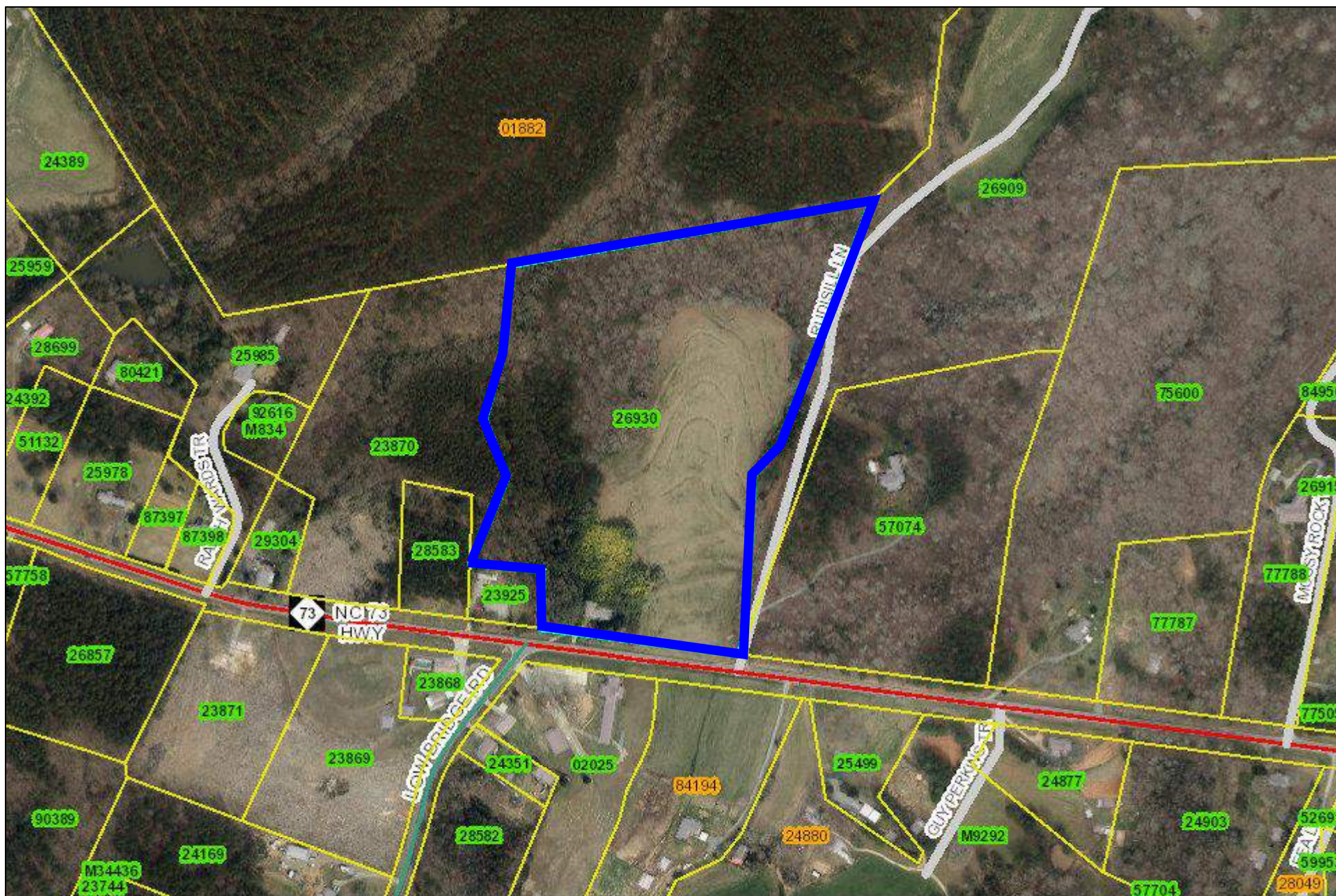
LOCATION MAP



 Property Location(s)



| | | | | | | |
|---|--------------------|-----------------------|---|-------------------|------------|--|
| Parcel ID | 26930 | Owner | HARRILL NANCY W HEIRS OF WOODWARD PLEAS C | | | |
| Map | 3663 | Mailing | 3697 RANDELMAN RD | | | |
| Account | 0275495 | Address | IRON STATION, NC 28080 | | | |
| Deed | 19E 411 | Last Transaction Date | 06/03/2019 | Sale Price | \$0 | |
| Plat | | Subdivision | | Lot | | |
| Land Value | \$339,928 | Improvement Value | \$56,952 | Total Value | \$396,880 | |
| Previous Parcel | | | | | | |
| -----All values for Tax Year 2019 ----- | | | | | | |
| Description | KEENER LAND - HOME | | | Deed Acres | 25 | |
| Address | 2399 NC 73 HWY | | | Tax Acres | 23.538 | |
| Township | IRONTON | | | Tax/Fire District | BOGER CITY | |
| Main Improvement | CONVENTIONAL | | | Value | \$56,952 | |
| Main Sq Feet | 1116 | Stories | 1 | Year Built | 1950 | |
| Zoning District | Calc Acres | | Voting Precinct | Calc Acres | | |
| R-T | 23.54 | | IS23 | 23.54 | | |
| Watershed | | | Sewer District | | | |
| 23.54 | | | 23.54 | | | |
| Census County | | Tract | Block | | | |
| 109 | | 070902 | 3020 | 23.54 | | |
| Flood | Zone Description | | Panel | | | |
| 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 | DUE 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: | | | | | | |
| 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. | | | | | | |

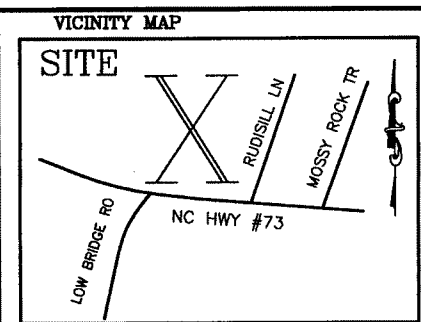


Lincoln County Project Reviews



| | | | | | | |
|----------------------------------|----------|-----------|-----------------------|----------------|----------|--|
| 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 | | | | | | |





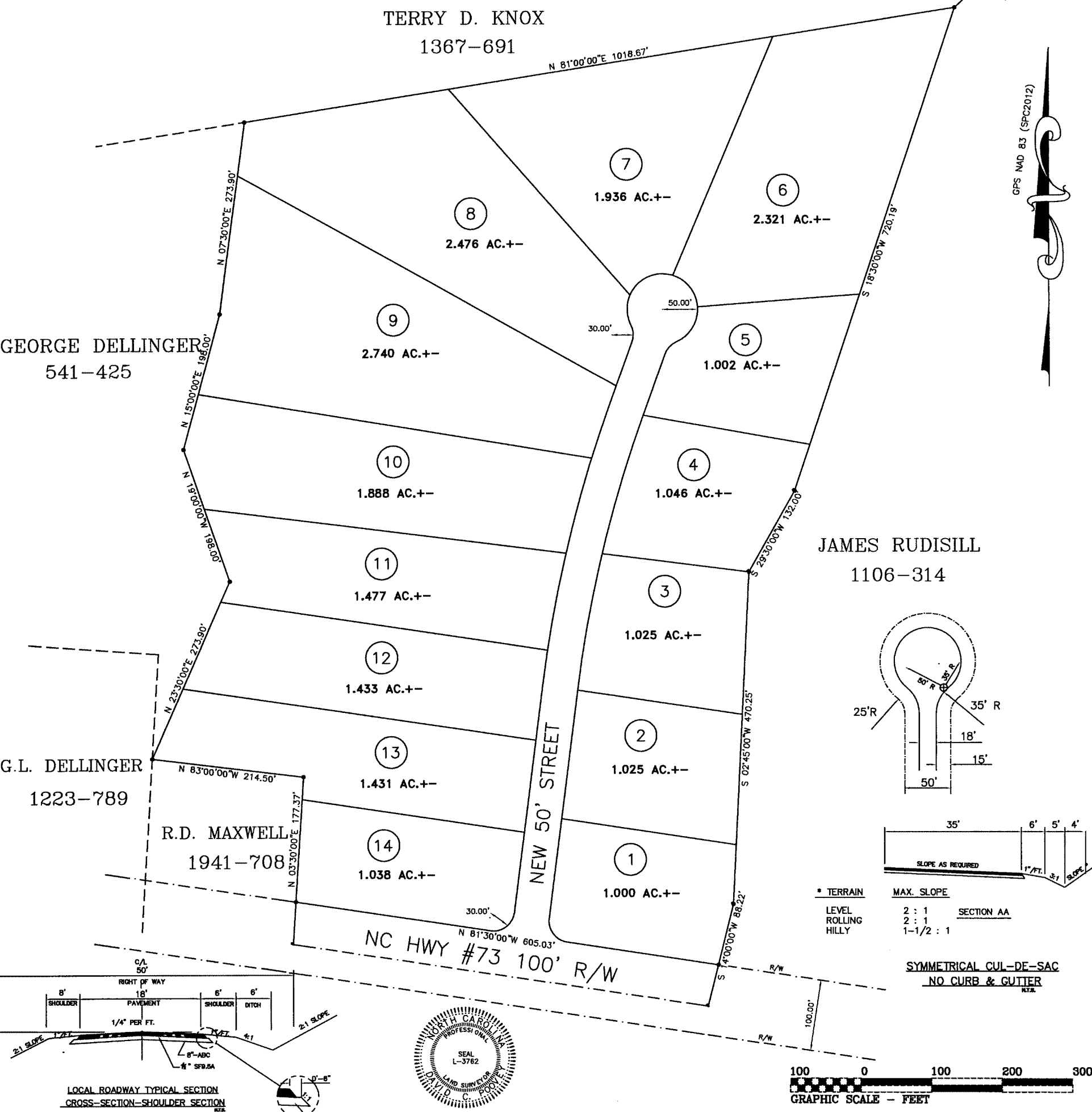
SITE DATA:

1. OWNER: NANCY HARRILL HEIRS
2. SURVEYOR - DEDMON SURVEYS
PO BOX 494
DENVER, NC 28037
3. 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
E/P
C/L
PDE
- RIGHT-OF-WAY
EDGE OF PAVEMENT
CENTERLINE
PERMANENT DRAINAGE EASEMENT
UTILITY POLE
LIGHT POLE
UNDERGROUND POWER
SANITARY SEWER LINE
OVERHEAD UTILITY LINE
GUY WIRE
UNDERGROUND TELECOMMUNICATIONS LINE
GAS LINE
WATER LINE
FIBER OPTIC CABLE LINE



| | | | | | |
|---------------------------|--|--|---------------------------------|--------------------------------|--|
| DEDMON SURVEYS | DEDMON SURVEYS | DATE 11-21-19 SCALE: 1" = 100' | DB: 19E DB: 1007 PB: XXXX | PG: 411 PG: 584 PG: XXXX | PRELIMINARY SKETCH PLAN FOR BRENT LONG PARCEL #26930 PIN 3663-12-7582 PROPOSED SUBDIVISION |
| | 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 | IRONTON TOWNSHIP LINCOLN COUNTY, NC | | | |
| | SURV. BY: CP DRAWN: CP JOB# BRENTPRELIM | | | | |