



# County Of Lincoln, North Carolina

## Planning & Inspections Department

To: Alex Patton, Chairman, Lincoln County Board of Commissioners  
George Wood, Manager, Lincoln County  
Jeff Frushtick, Chairman, Lincoln County Planning Board.

From: Andrew C. Bryant  
Planner

Date: May 20, 2011

Re: Plat Approval #33  
Airlie Park Phase 1

PID# 58942, 51879, 56205, 90024, 90018

*The following information is for the use of the Lincoln County Board of Commissioner and Planning Board at their joint meeting/public hearing on June 6, 2011.*

### **Request**

The Lincoln Economic Development Association is requesting preliminary plat review and approval from the Lincoln County Board of Commissioners and Planning Board for the Airlie Park Phase 1 subdivision. The subdivision in question contains 10 lots. The Lincoln County Unified Development Ordinance states in Section 9.6.9, all preliminary plats proposing new roads or the extension of infrastructure shall be submitted to the Board of Commissioners and Planning Board for their approval, disapproval, or approval with conditions.

### **Site Area & Description**

Airlie Park Phase 1 is located on the south side of Optimist Club Rd. (SR 1380) just east of the railroad. The subdivision is located in the Catawba Springs Township. The tracts in question are approximately 97 acres. The subdivision will be served by a public water and sewer system.

### **Land Use Plan**

The Lincoln County Land Use plan designates this area as Industrial. Industrial development is located along or in close proximity to the county's major thoroughfares. These projects should be developed in a manner so as to protect and enhance the viewsheds of the thoroughfares and to minimize traffic congestion along the same roads. Such areas that are located near existing residential development shall be undertaken in a manner so as to not negatively impact those areas.



### **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 Lincoln Economic Development Association

Applicant Address 502 E. Main Street, Lincolnton, NC 28092

Applicant Phone Number 704-732-1511

Property Owner Name Ingleside Real Estate Investment Partners, LLC

Property Owner Address P.O. Box 9, Lincolnton, NC 28093

Property Owner Phone Number 704-735-9001

#### **PART II**

Property Location Off of Optimist Club Rd. and adjacent to Rufus Rd.

4603-24-2275, 4603-23-5803, 4603-22-1362, 4603-20-2306, 4603-20-1060  
Property ID (10 digits) \_\_\_\_\_ Property size 96.69 acres

Parcel # (5 digits)	<u>58942, 51879</u>	<u>847</u>	<u>592</u>
	<u>56209, 90024</u>	<u>2203</u>	<u>541</u>
Deed Book(s)	<u>90018</u>	<u>2203</u>	<u>534</u>
		<u>2203</u>	<u>526</u>

#### **PART III**

Zoning District I-G

Briefly describe how the property is being used and any existing structures.  
Property will be a part of the first phase of the Airlie Business Park at Ingleside.

List the number of lots in the proposed subdivision and any other relevant information concerning the development  
10 lots in the initial subdivision, 28 lots in the total project.

**\$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 \_\_\_\_\_

5/11/11  
Date

**RECOMMENDATIONS ON FINDINGS OF FACT FOR A  
PLAT APPROVAL**

Application # 33 Date 5/11/11

Applicant's Name Lincoln Economic Development Association

Applicant's Address 502 East Main Street, Lincolnton, NC 28092

Property Location Off of Optimist Club Rd. Existing Zoning I-G

Number of lots proposed 10

**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 \_\_\_\_\_

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.



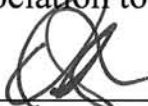

## COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT  
704-736-8440 OFFICE  
704-732-9010 FAX

### AUTHORIZATION TO APPLY FOR PRELIMINARY PLAT APPROVAL

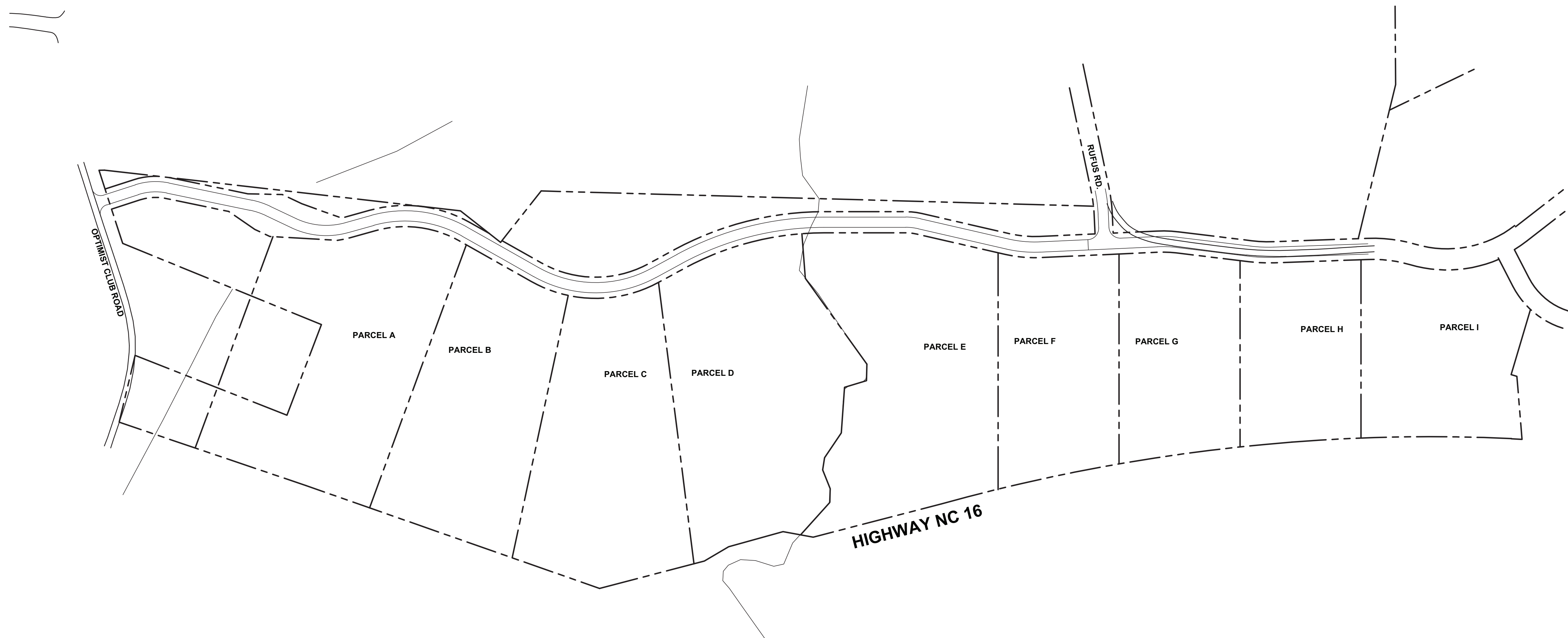
As an owner of the property identified as Parcel ID#51879, 56205, 90018, & 90024, I hereby authorize Lincoln Economic Development Association to present a preliminary subdivision plat on my behalf.

   
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

#### Property Owner Information:

Ingleside Real Estate Investment Partners, LLC  
218 W. Main St.  
Lincolnton, NC 28092





Lincoln County Planning & Inspections  
**Subdivision Application Background  
and Staff Comments**

Application #

PA# 33

**IDENTIFYING DATA**

**Parcel ID:** 58942, 51879, 56205, 90024, 90018

**Location of property:** South of Optimist Club Rd., east of railroad, north and west of Rufus Rd.

**Name of current property owners:** (1) Lincoln County (2) Ingleside Real Estate Investment Properties, LLC

**Address of current property owners:** (1) 115 W. Main St., Lincolnton, N.C., (2) 218 W Main St., Lincolnton, NC

**Date of application:** May 11, 2011

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**ZONING & SUBDIVISION INFORMATION**

**Current zoning:** I-G (General Industrial)

**Current use:** Lincoln County Convenience Site/Vacant

**Property size:** 96.69 acres

**Proposed Number of Lots:** 10

**Proposed use:** Industrial park

**Description of request:** Preliminary plat approval for the 10 lots that are a part of Phase 1 of the Airlie Industrial Park

**Comments:** N/A

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## **LAND USE PLAN CONFORMANCE**

**Is the proposed zoning consistent with the Land Use Plan?** yes

**Land Use Plan classification:** Industrial

These are areas that either contain existing concentrations of industrial uses in Lincoln County or areas designated for future industrial/manufacturing and warehousing uses. Unlike "office/employment centers", the large majority of land contained in such areas is for industrial and/or manufacturing uses. Such new or expanded developments that are located along or in close proximity to the County's major thoroughfares should be developed in a manner so as to protect and enhance the viewsheds from these thoroughfares and minimize traffic congestion along such roads. Such areas that are located in close proximity to existing residential concentrations shall be undertaken in a manner so as to not negatively impact these areas.

1. Expansion of industrial areas west of Old NC 16 and north of NC 73 (some of which is included in Small Area Plan 3). (**NOTE:** Increased industrial activity in this area will require additional connectivity between Optimist Club Road and Old NC 16 so as to not overburden the Old NC 16 intersections with either Triangle Road or Unity Church Road.)

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## **ENVIRONMENTAL**

### **Soil type(s):**

GnB2: Gaston sandy clay loam

GnC2: Gaston sandy clay loam

MaD: Madison sandy loam

MdB2: Madison sandy clay loam

MdC2: Madison sandy clay loam

### **Soil slopes:**

GnB2: 2-8 Pct slopes (Eroded)

GnC2: 8-15 Pct slopes(Eroded)

MaD: 15-25 Pct slopes

MdB2: 2-8 Pct slopes(Eroded)

MdC2: 8-15 Pct slopes(Eroded)

**Building site:**

GnB2: Moderately suited

GnC2: Moderately suited

MaD: Poorly suited

MdB2: Well suited

MdC2: Moderately suited

**Sanitary facilities:** N/A

**Water supply watershed classification:** N/A

**How much impervious ground coverage allowed:** N/A

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## **HYDROLOGIC CONDITIONS**

**Flood panel number:** 3710460300J

**Zone:** X (no flood hazard)

**Streamside Buffer Requirements:** Two identified streams run through the property, both are branches of Forney Creek. The southerly stream probably has tributaries emanating from it according to the Soil Map and contour lines. All stream and branches (perennial and intermittent will be subject to the 50' Lincoln County Streamside Buffer). The 50' buffer is divided into two zones, 30' no-touch and 20' no-impervious, revegetated.

Two perpendicular stream crossings for the road will be allowed. The northernmost crossing has received a 401 Water Quality Certification (WQC) from the Division of Water Quality. The second, southern stream crossing will be permitted separately and will be aggregated with the first permit for total impacted area.

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## **TRANSPORTATION**

**The proposed zoning request is located on or near what road(s):** Optimist Club Rd. (SR 1380) and Rufus Rd. (SR 1387)

**Is a Traffic Impact Analysis required for this request:** No, director has



waived requirement since an eastbound right turn lane will be installed as part of a future phase of the project. Staff recommends that a traffic analysis be performed prior to the construction of Phase 2 (Lots 11-28) of the park. The analysis is being deferred so that a more accurate projection of uses and tenants can be developed after the completion of the initial phase of the park.

**What is the average daily traffic:** 4,100 vehicles on Optimist Club Rd.; 120 vehicles on Rufus Rd.

**Has NCDOT reviewed the site plan:** yes

**What were NCDOT's comments:** The Hydac parcel that is a part of phase 1 is a separate driveway permit from NCDOT and is approaching approval. The rest of the road will be issued a driveway permit as well as a subdivision road approval.

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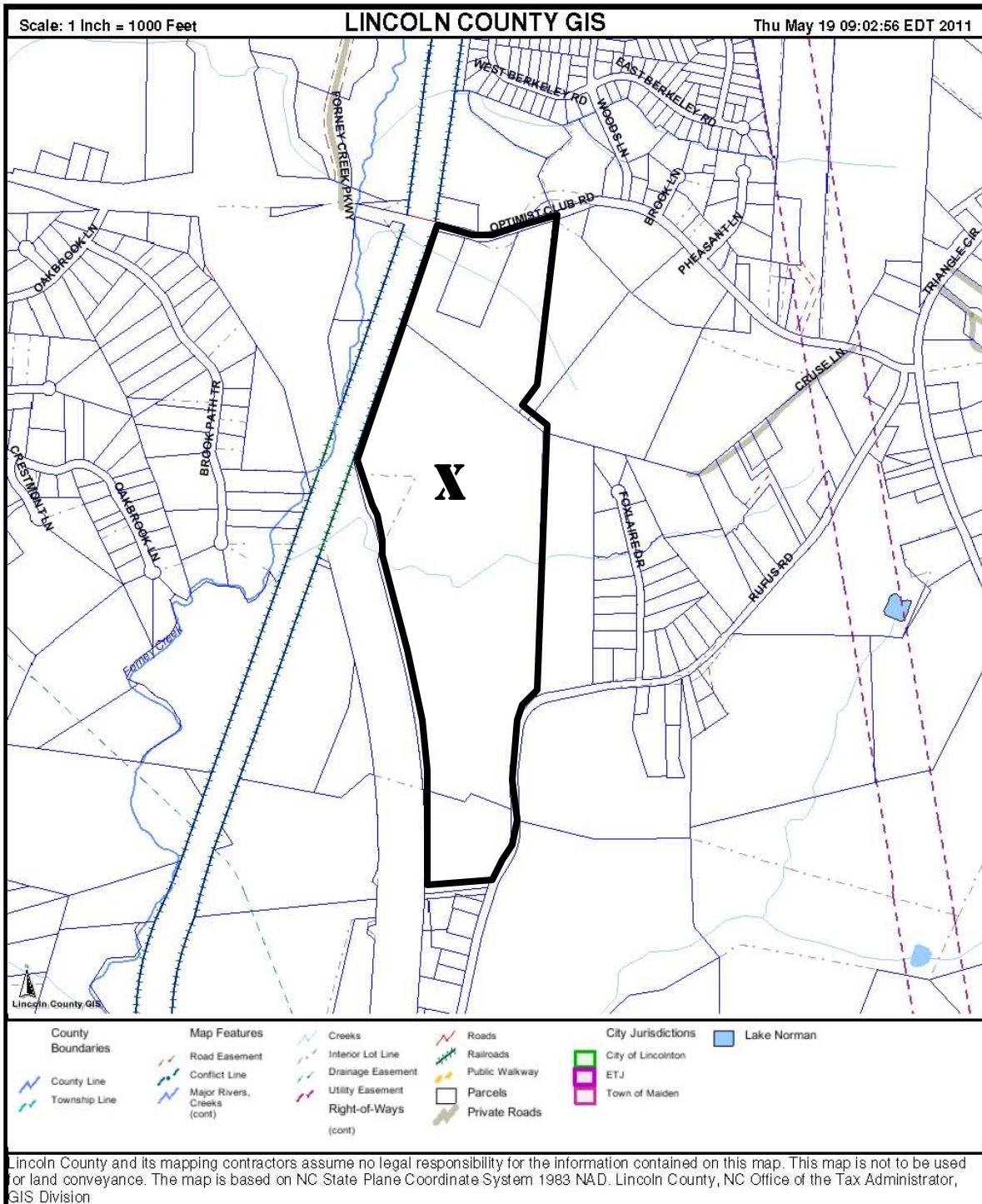
### **ADDITIONAL INFORMATION**

**What are the adjoining land uses and zoning (N, E, S & W):** north: residential and institutional; east: residential and vacant; south: residential; west: railroad.

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### **Staff's recommendation and comments:**

Staff recommends approval of the preliminary plat. The subdivision is consistent with the Land Use Plan and meets the conditions of the UDO. The final plat would need to conform to the general layout of the preliminary plat and the density would not be able to increase without board approval.



**X= SUBJECT PROPERTY**



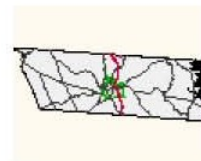



## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

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Date: 5/19/2011 Scale: 1 Inch = 300 Feet



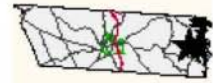
PHOTOS		PARCEL INFORMATION FOR 4603-23-5803				
 Photo Not Available	Parcel ID	51879	Owner	INGLESIDE REAL ESTATE INVESTMENT PARTNERS LLC		
	Map	4603-00	Mailing	218 W MAIN ST		
	Account	0227884	Address	LINCOLNTON NC 28092		
	Deed	2203-541	Recorded	8/20/2010	Sale Price	0
	Land Value	\$208,342	Total Value	\$208,342	Previous Parcel	
	----- All values are for tax year 2011. -----					
	Description	CLARK LAND	Deed Acres	0		
	Address	OPTIMIST CLUB RD	Tax Acres	15.57		
	Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN		
	Improvement	No Improvements				
	Zoning	Calculated	Voting Precinct	Calculated Acres		
	District	Acres	TRIANGLE (TR30)	15.58		
	I-G	15.58				
	Watershed Class		Sewer District			
Not in a watershed	15.58	Not in the sewer district	15.58			
2000 Census County		Tract	Block			
37109		071100	2014	0.11		
37109		071100	2015	15.47		
Flood	Zone Description	Panel				
X	NO FLOOD HAZARD	4603	15.58			





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 Date: 5/19/2011 Scale: 1 Inch = 200 Feet



### PHOTOS



58942

### PARCEL INFORMATION FOR 4603-24-2275

Parcel ID	58942	Owner	LINCOLN COUNTY (MISC)	
Map	4603-00	Mailing	C/O COUNTY MANAGER	
Account	39722	Address	115 W MAIN ST LINCOLNTON NC 28092	
Deed	847-592	Recorded	11/5/1993	Sale Price \$30,000
Land Value	\$58,333	Total Value	\$112,786	Previous Parcel
----- All values are for tax year 2011. -----				
Description	OPTIMIST CONVIENCE SITE		Deed Acres	5.01
Address	7914 OPTIMIST CLUB RD		Tax Acres	4.44
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Main Improvement	CONCRETE BUNKER		Value	\$40,000
Main Sq Feet	1	Stories	0	Year Built 1994
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
I-G	4.45	TRIANGLE (TR30)	4.41	
Watershed Class		WESTPORT (WP32)	0.04	
Not in a watershed	4.45	Sewer District	4.45	
Not in the sewer district				
2000 Census County		Tract	Block	
37109		071100	2014	0.24
37109		071100	2015	4.2
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	4603	4.45	



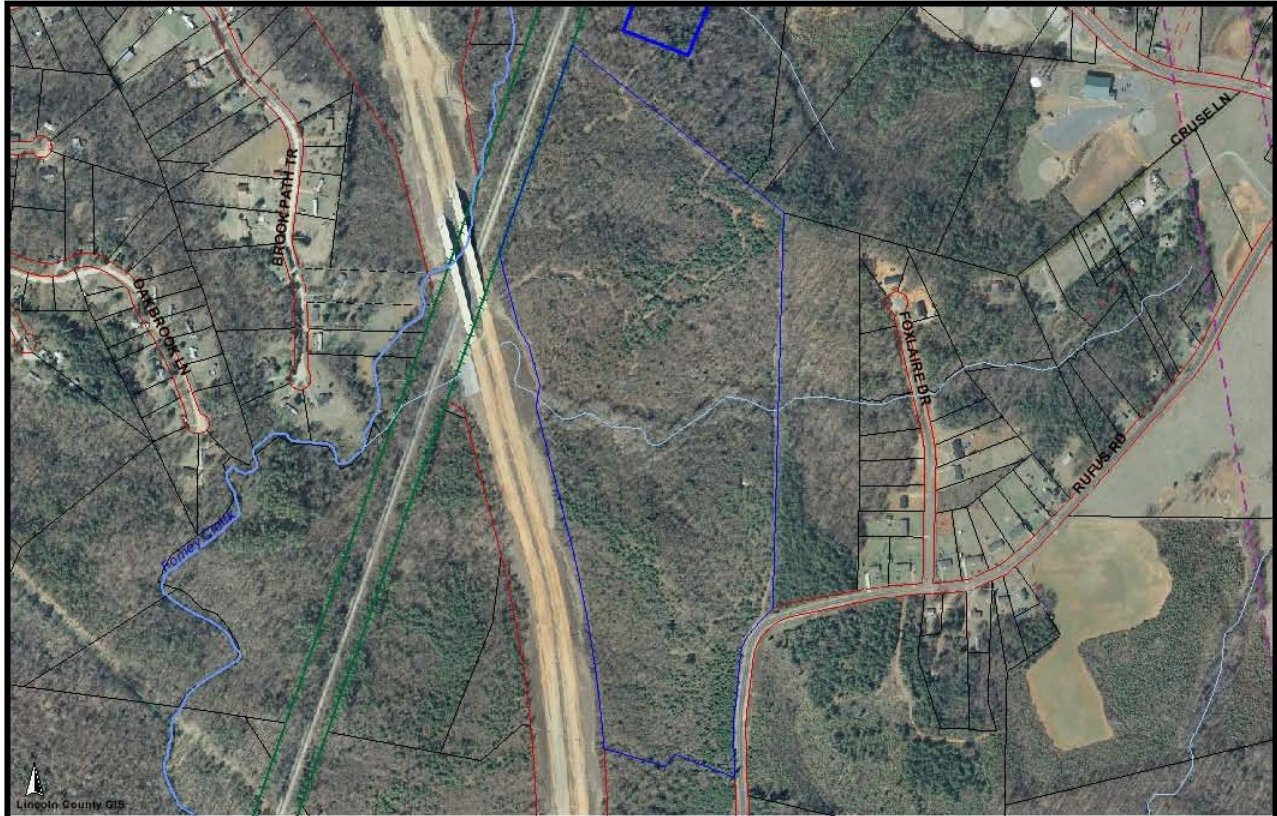
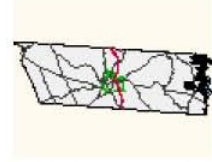



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Date: 5/19/2011 Scale: 1 Inch = 800 Feet



PHOTOS		PARCEL INFORMATION FOR 4603-22-1362				
  Photo Not Available	Parcel ID	56205	Owner	INGLESIDE REAL ESTATE INVESTMENT PARTNERS LLC		
	Map	4603-00	Mailing Address	218 W MAIN ST		
	Account	0227884	Address	LINCOLNTON NC 28092		
	Deed	2203-534	Recorded	8/20/2010	Sale Price	0
	Land Value	\$823,961	Total Value	\$823,961	Previous Parcel	
	----- All values are for tax year 2011. -----					
	Description	TRACT#1 WALTER CLARK 1387			Deed Acres	68.49
	Address	RUFUS RD.			Tax Acres	68.24
	Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN	
	Improvement	No Improvements				
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
	I-G	68.24	TRIANGLE (TR30)	68.24		
	Unknown	0				
	Watershed Class		Sewer District			
	Not in a watershed	68.24	Not in the sewer district	68.24		
2000 Census County		Tract	Block			
37109		071100	2015	68.24		
Flood	Zone Description	Panel				
X	NO FLOOD HAZARD	4603		68.24		



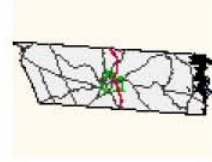


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#### PHOTOS



Photo Not  
Available

#### PARCEL INFORMATION FOR 4603-20-2306

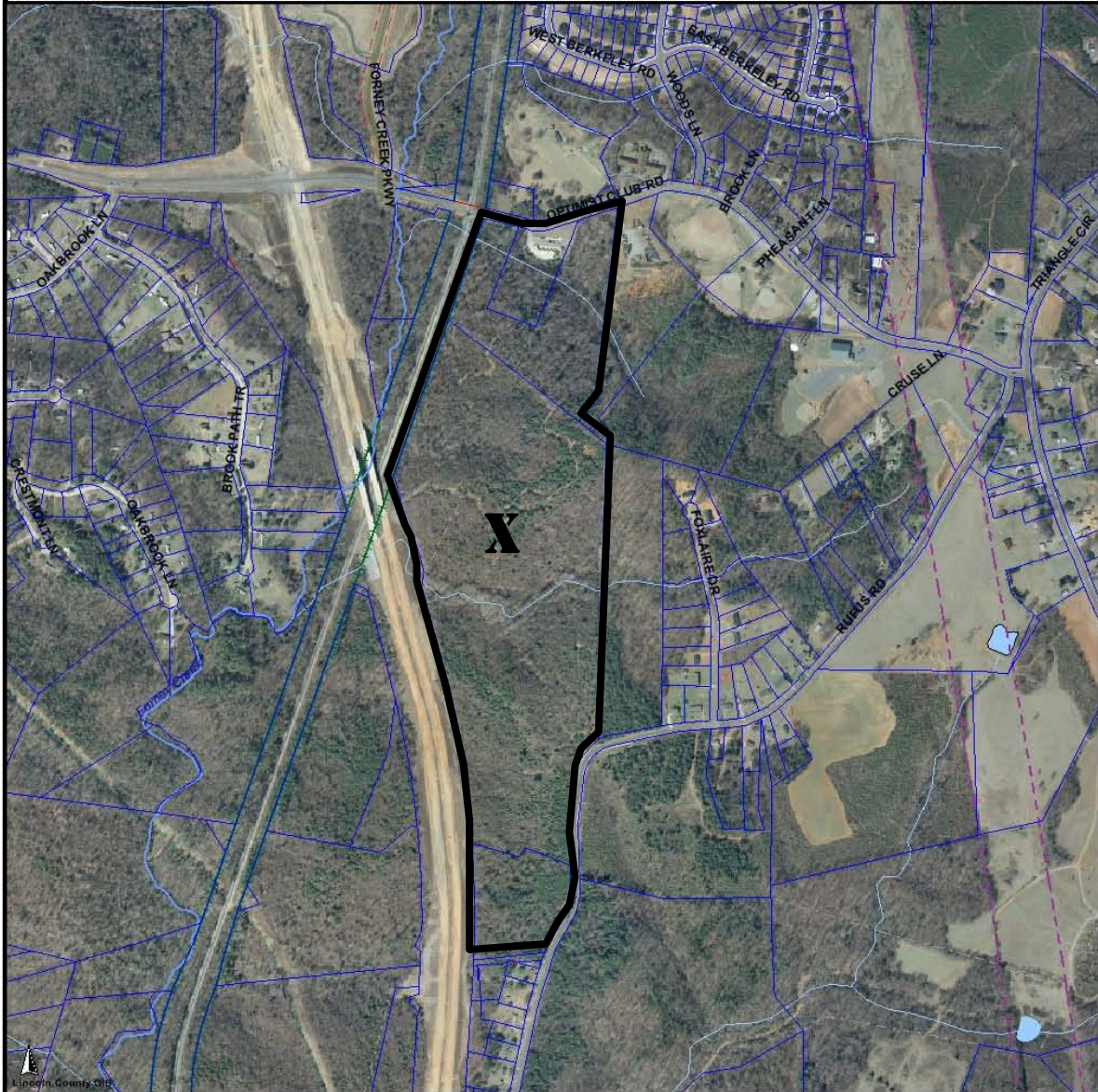
Parcel ID	90024	Owner	INGLESIDE REAL ESTATE INVESTMENT PARTNERS LLC	
Map	4603-00	Mailing	218 W MAIN ST	
Account	0227884	Address	LINCOLNTON NC 28092	
Deed	2203-541	Recorded	8/20/2010	Sale Price
Land Value	\$163,250	Total Value	\$163,250	Previous Parcel
----- All values are for tax year 2011. -----				
Description	PT OF EAST LINCOLN LAND			Deed Acres
Address	RUFUS RD			Tax Acres
Township	CATAWBA SPRINGS			EAST LINCOLN
Improvement	No Improvements			
Zoning	Calculated	Voting Precinct		Calculated Acres
District	Acres	TRIANGLE (TR30)		8.06
I-G	8.06	Sewer District		
Watershed Class		Not in the sewer district		8.06
Not in a watershed	8.06	Tract		
2000 Census County		071100		Block
37109		2015		8.06
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	4603		8.06



Scale: 1 Inch = 1000 Feet

# LINCOLN COUNTY GIS

Thu May 19 09:10:24 EDT 2011

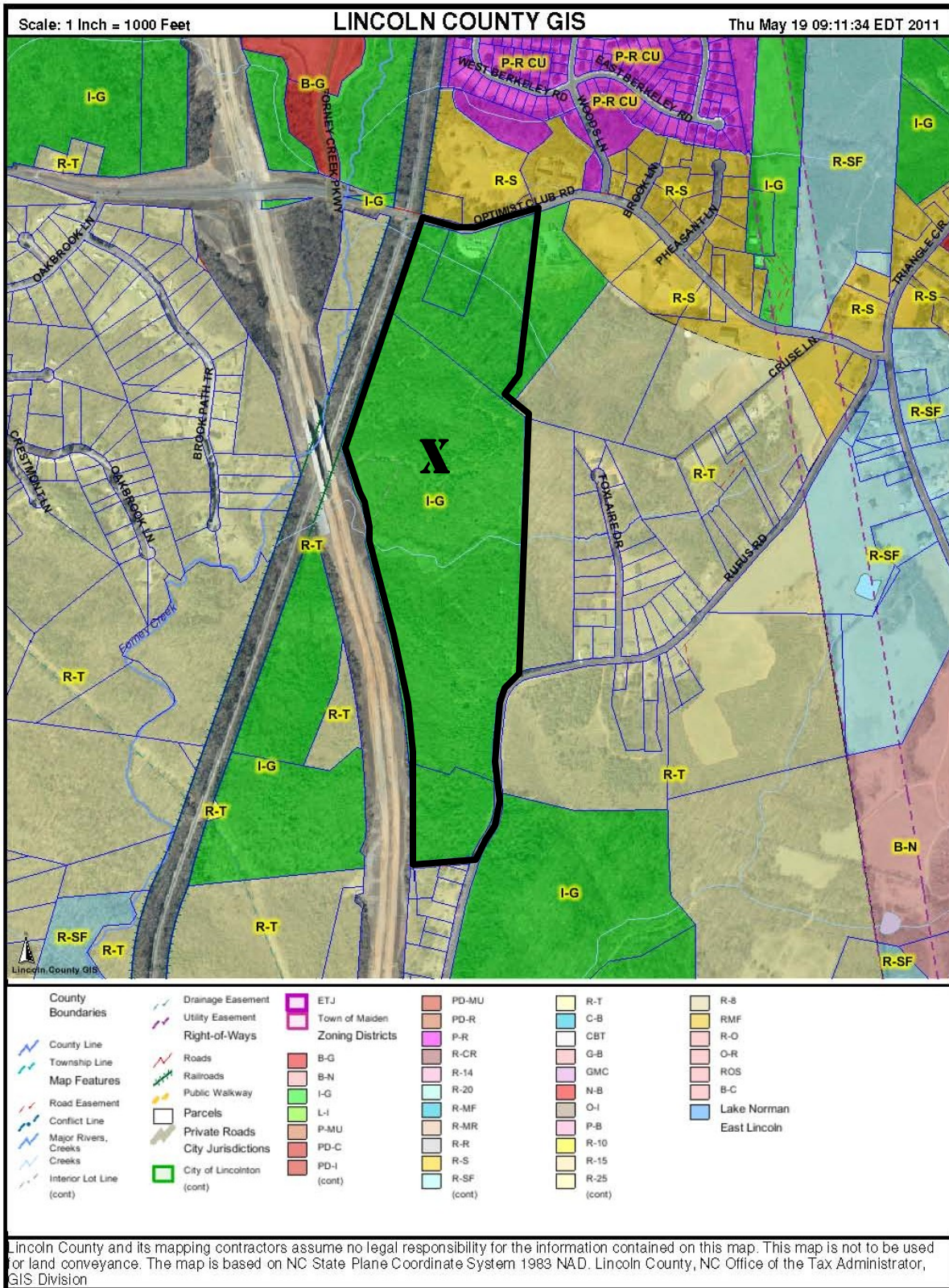


County Boundaries	Map Features	Creeks	Roads	City Jurisdictions	East Lincoln
County Line	Road Easement	Interior Lot Line	Railroads	City of Lincolnton	
Township Line	Conflict Line	Drainage Easement	Public Walkway	ETJ	
	Major Rivers, Creeks (cont)	Utility Easement	Parcels	Town of Maiden	
		Right-of-Ways	Private Roads	Lake Norman	
		(cont)			

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**X= SUBJECT PROPERTY**





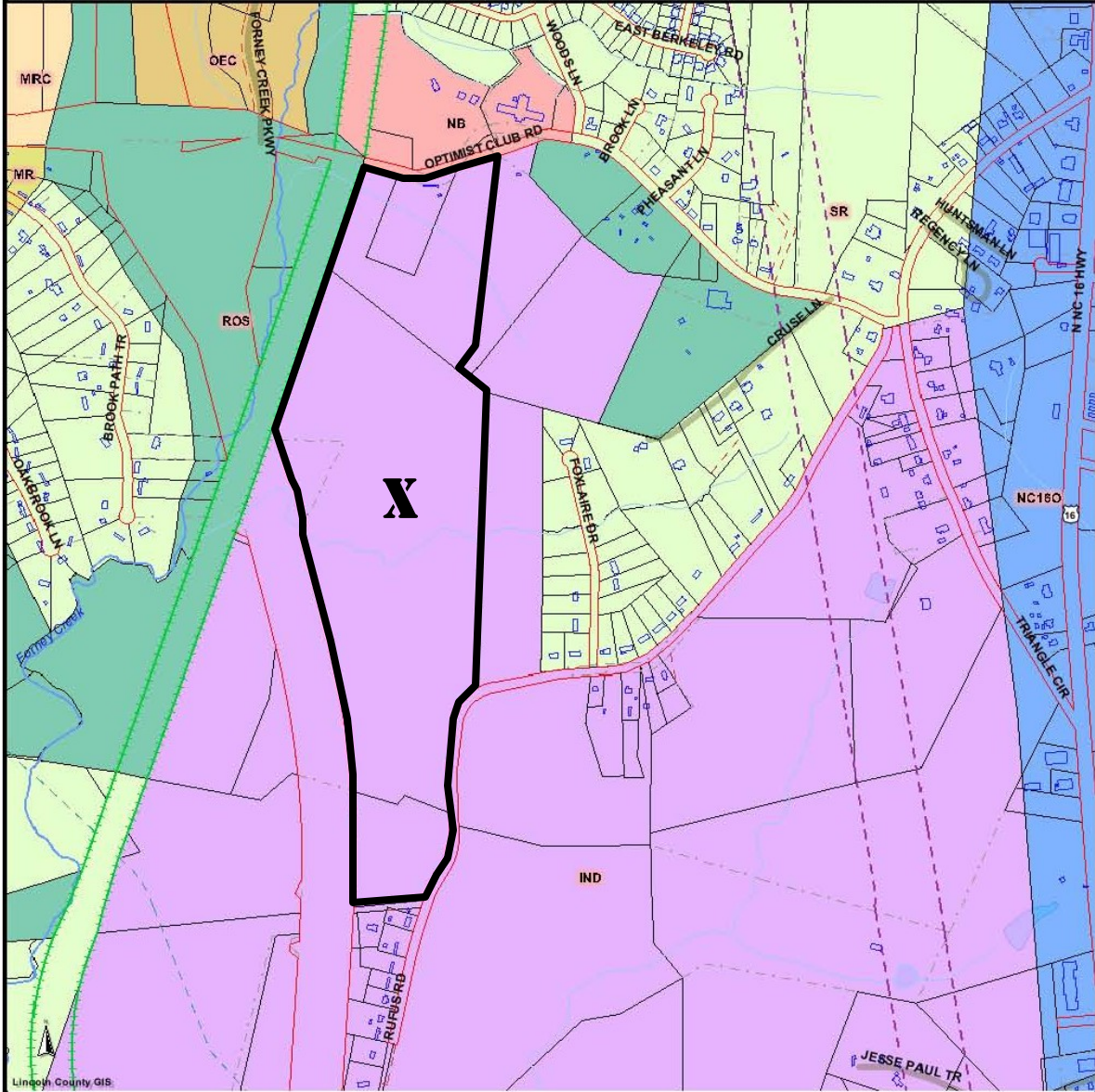
**X= SUBJECT PROPERTY**



Scale: 1 Inch = 1000 Feet

# LINCOLN COUNTY GIS

Mon May 23 09:00:33 EDT 2011



Mobile Home Park	Railroads	Parcels	Regional Business	ETJ
County Boundaries	Public Walkway	Private Roads	Recreational/Open Space	Town of Maiden
	Map Features	Land Use Plan	Rural Preservation	Lake Norman
County Line	Road Easement	Community Business	Rural Residential	Lake Norman
Township Line	Old Rail Line	Industrial	Suburban Residential	
Gaston Line	Conflict Line	Mixed Residential	Ponds	
Building Footprints	Major Rivers, Creeks	Mixed Residential/Commercial	City Jurisdictions	
	Interior Lot Line	Neighborhood Business		
Right-of-Ways	Drainage Easement	NC 16 Overlay		
Roads (cont)	Utility Easement	Office/Employment Center (cont)		

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