



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
Arlie 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) 58942, 51879 Property size 96.69 acres
Parcel # (5 digits) 56209, 90024 Deed Book(s) 2203 Page(s) 541
90018 2203 534
2203 526

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.



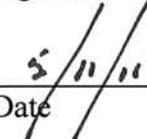
COUNTY OF LINCOLN, NORTH CAROLINA
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

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.

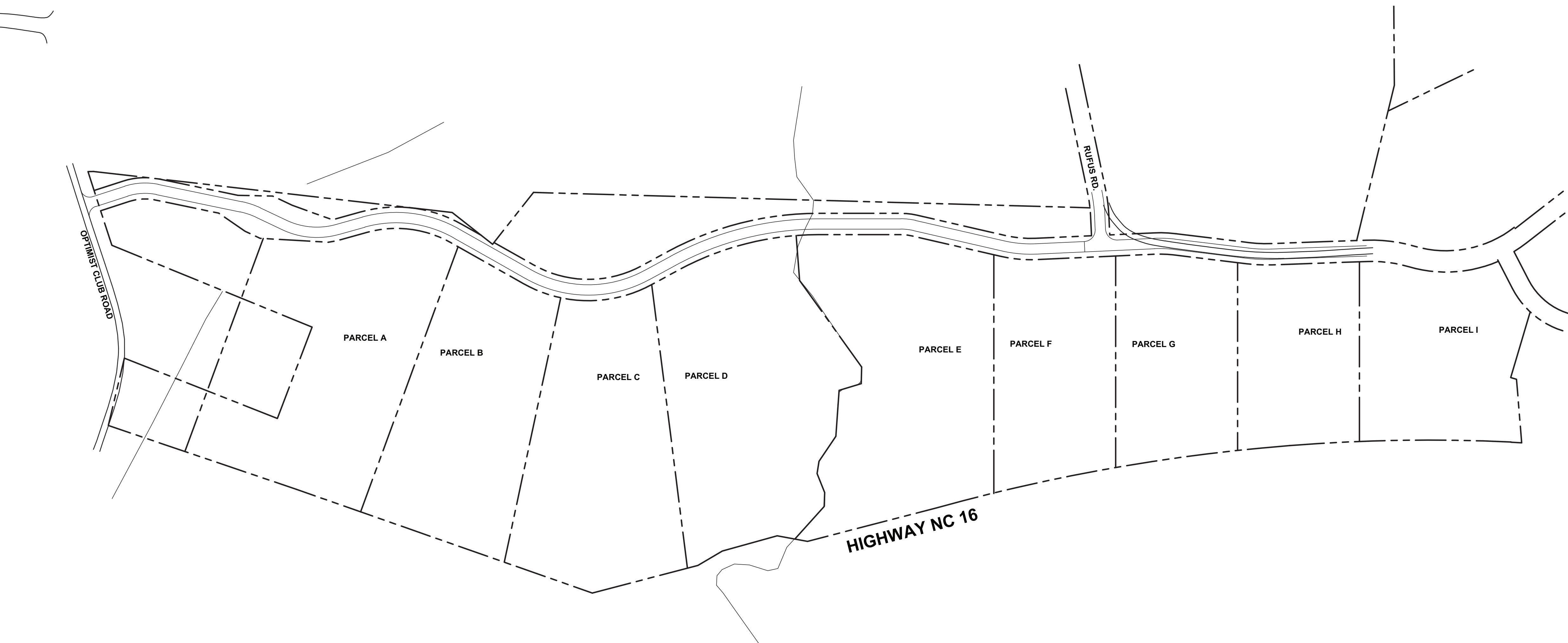
 MGR.

Signature
 5/11/11

Date

Property Owner Information:

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



March, 2011

AIRLIE INDUSTRIAL PARK

LINCOLN COUNTY, NORTH CAROLINA

PREPARED BY : David Richmond, PE





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

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

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.)

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

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.

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.

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.

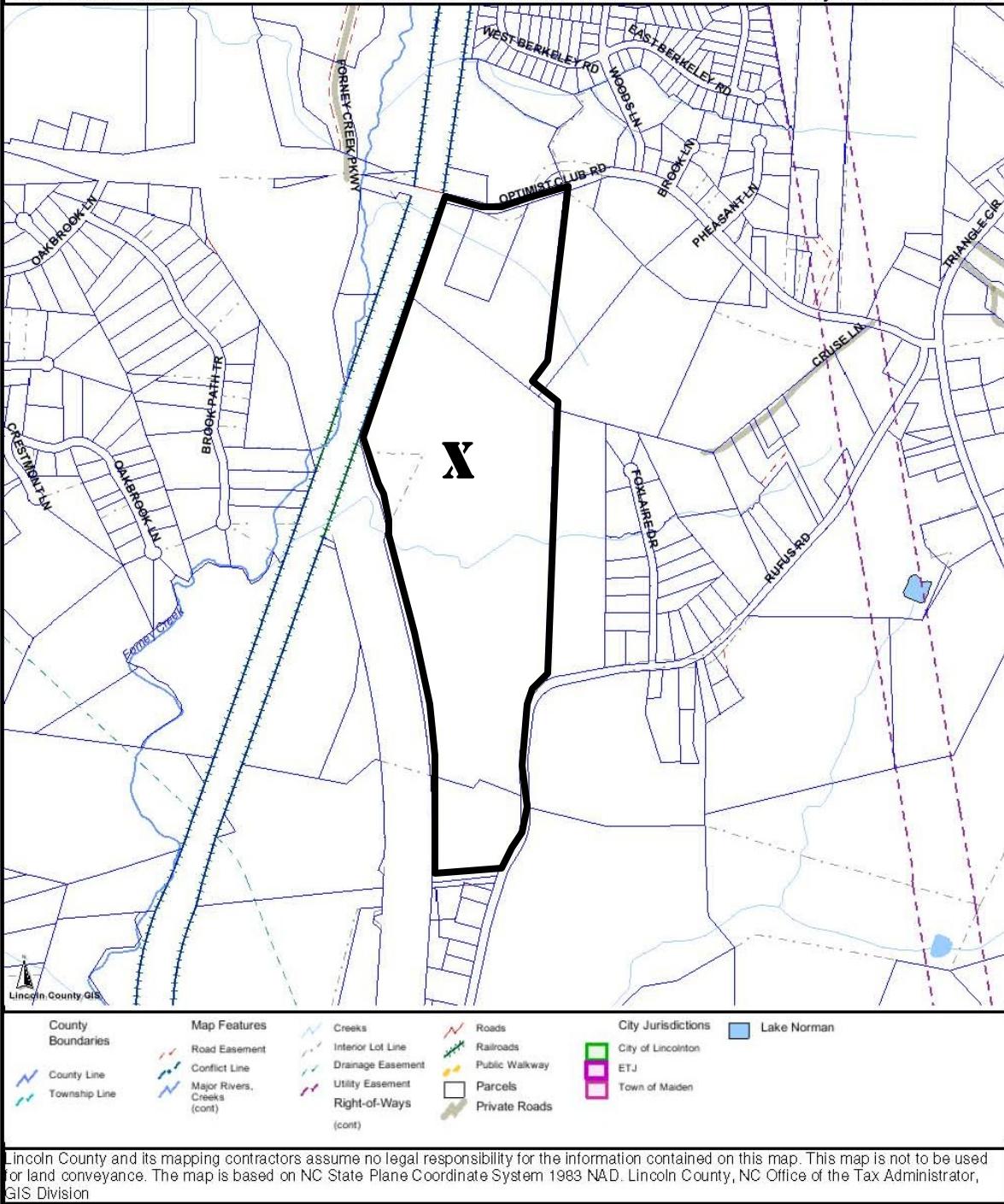
Staff's recommendation and comments:

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.

Scale: 1 Inch = 1000 Feet

LINCOLN COUNTY GIS

Thu May 19 09:02:56 EDT 2011



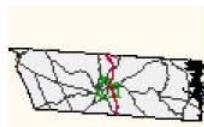
X= SUBJECT PROPERTY



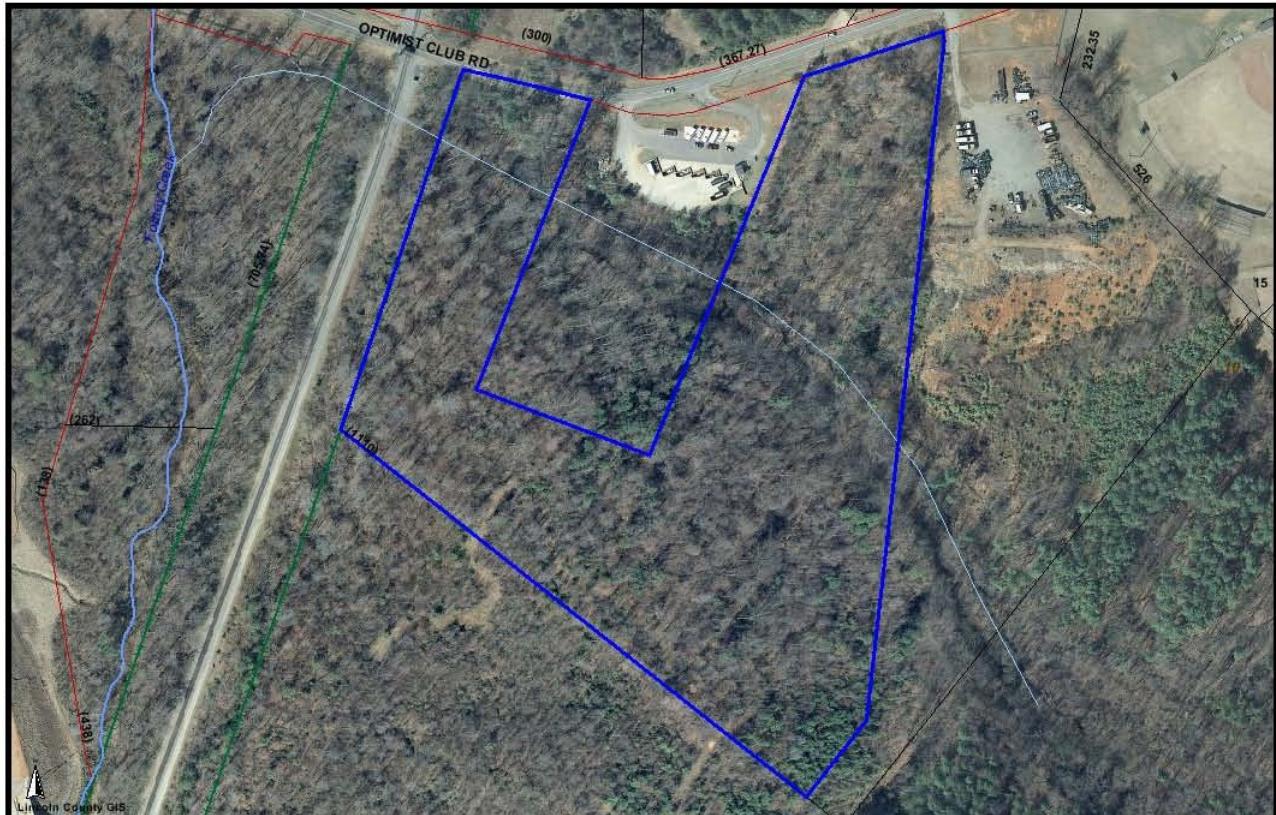
Lincoln County, NC

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			
		Parcel ID 51879 Owner INGLESIDE REAL ESTATE INVESTMENT PARTNERS LLC			
Map	4603-00	Mailing Address	218 W MAIN ST LINCOLNTON NC 28092	Sale Price	0
Account	0227884	Recorded	8/20/2010	Previous Parcel	
Deed	2203-541	Total Value	\$208,342		
Land Value	\$208,342	---- All values are for tax year 2011. ----			
Description	CLARK LAND			Deed Acres	0
Address	OPTIMIST CLUB RD			Tax Acres	15.57
Township	CATAWBA SPRINGS			EAST LINCOLN	
Improvement		Tax/Fire District			
		No Improvements			
Zoning District		Calculated Acres	Voting Precinct	Calculated Acres	
I-G		15.58	TRIANGLE (TR30)	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

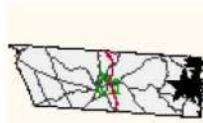


Lincoln County, NC

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



Lincoln County, NC

PHOTOS



58942

PARCEL INFORMATION FOR 4603-24-2275

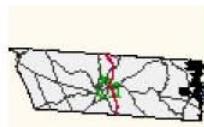
Parcel ID	58942	Owner	LINCOLN COUNTY (MISC)		
Map Account	4603-00 39722	Mailing Address	C/O COUNTY MANAGER 115 W MAIN ST LINCOLNTON NC 28092		
Deed Land Value	847-592 \$58,333	Recorded Total Value	11/5/1993 \$112,786	Sale Price	\$30,000 Previous Parcel
Description Address Township	OPTIMIST CONVIENCE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



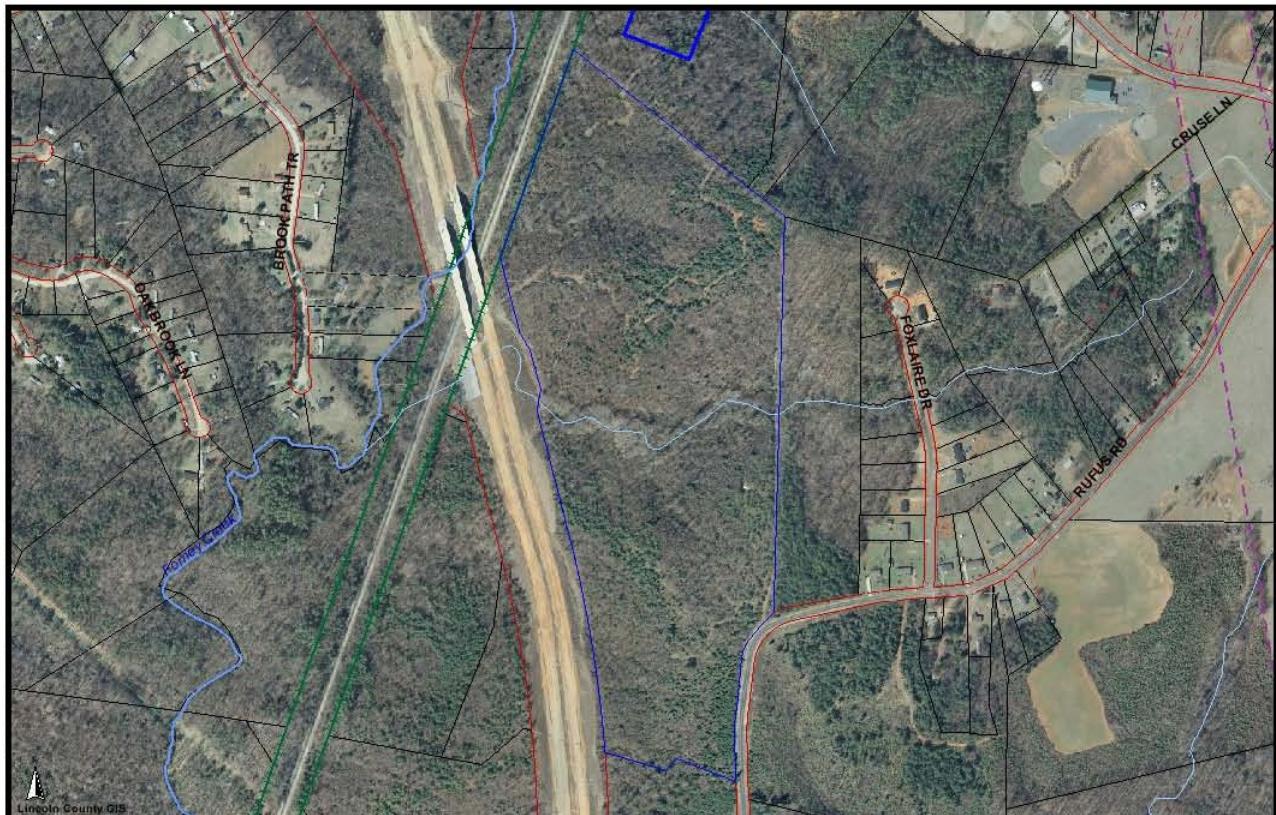
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Date: 5/19/2011 Scale: 1 Inch = 800 Feet



Lincoln County GIS

PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4603-22-1362

Parcel ID	56205	Owner	INGLESIDE REAL ESTATE INVESTMENT PARTNERS LLC
Map	4603-00	Mailing Address	218 W MAIN ST LINCOLNTON NC 28092
Account	0227884	Deed Recorded	8/20/2010
Deed	2203-534	Total Value	\$823,961
Land Value	\$823,961	----- 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	
37109		Block	
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	4603	68.24

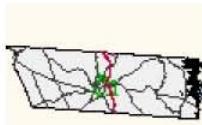


Lincoln County, NC

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



PHOTOS



Photo Not Available

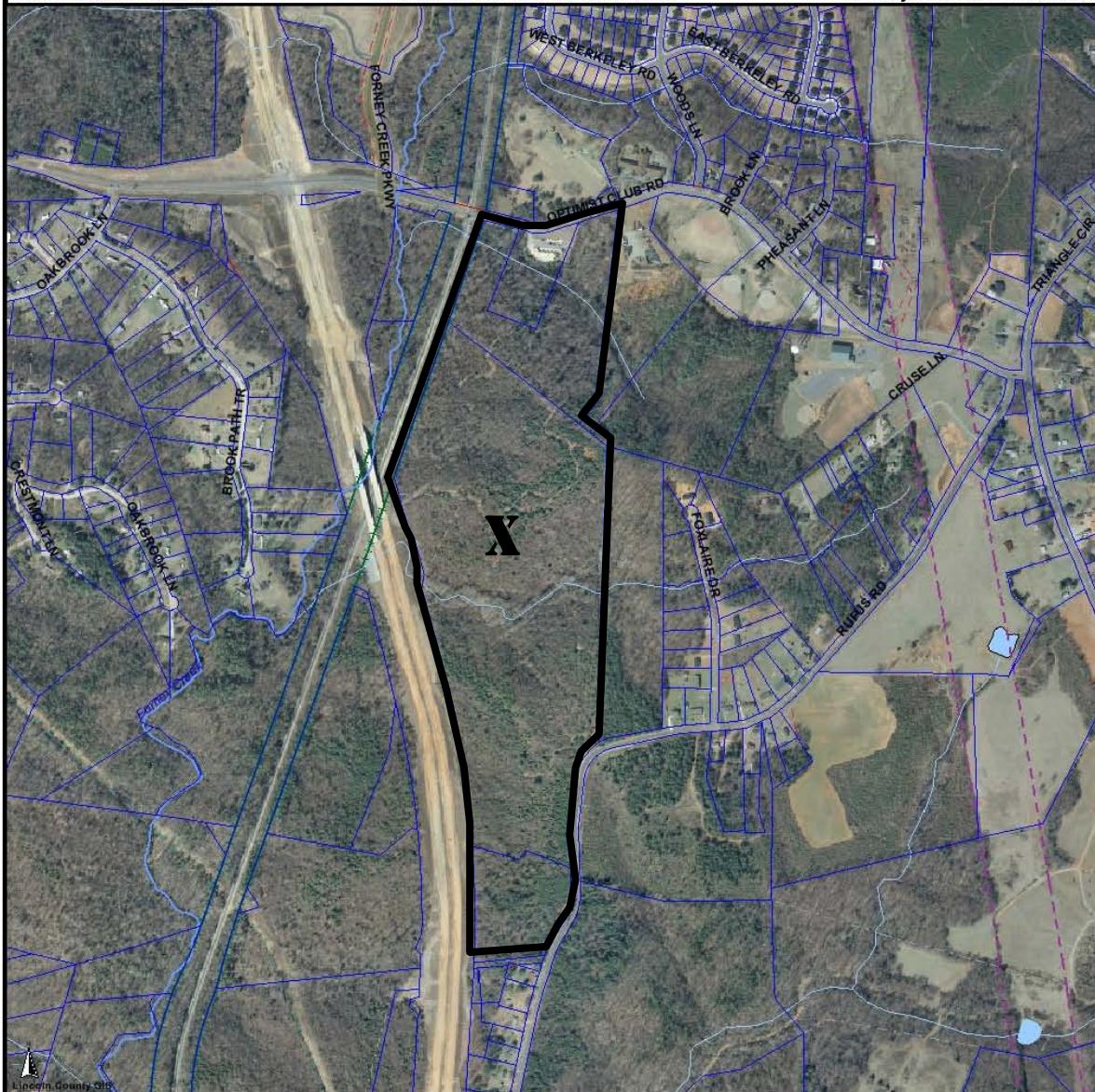
PARCEL INFORMATION FOR 4603-20-2306

Parcel ID	90024	Owner	INGLESIDE REAL ESTATE INVESTMENT PARTNERS LLC
Map	4603-00	Mailing Address	218 W MAIN ST LINCOLNTON NC 28092
Account	0227884	Recorded	8/20/2010
Deed	2203-541		Sale Price 0
Land Value	\$163,250	Total Value	\$163,250 Previous Parcel 51874
----- All values are for tax year 2011. -----			
Description	PT OF EAST LINCOLN LAND	Deed Acres	0
Address	RUFUS RD	Tax Acres	8.06
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Improvement		No Improvements	
Zoning	Calculated	Voting Precinct	Calculated Acres
District	Acres	TRIANGLE (TR30)	8.06
I-G	8.06		
Watershed Class		Sewer District	
Not in a watershed	8.06	Not in the sewer district	8.06
2000 Census County		Tract	Block
37109		071100	2015
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

- County Line
- Township Line

Map Features

- Road Easement
- Conflict Line
- Major Rivers, Creeks (cont)
- Creeks
- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways (cont)

Roads

- Railroads
- Public Walkway
- Parcels
- Private Roads

City Jurisdictions

- City of Lincolnton
- ETJ
- Town of Maiden
- Lake Norman

East Lincoln

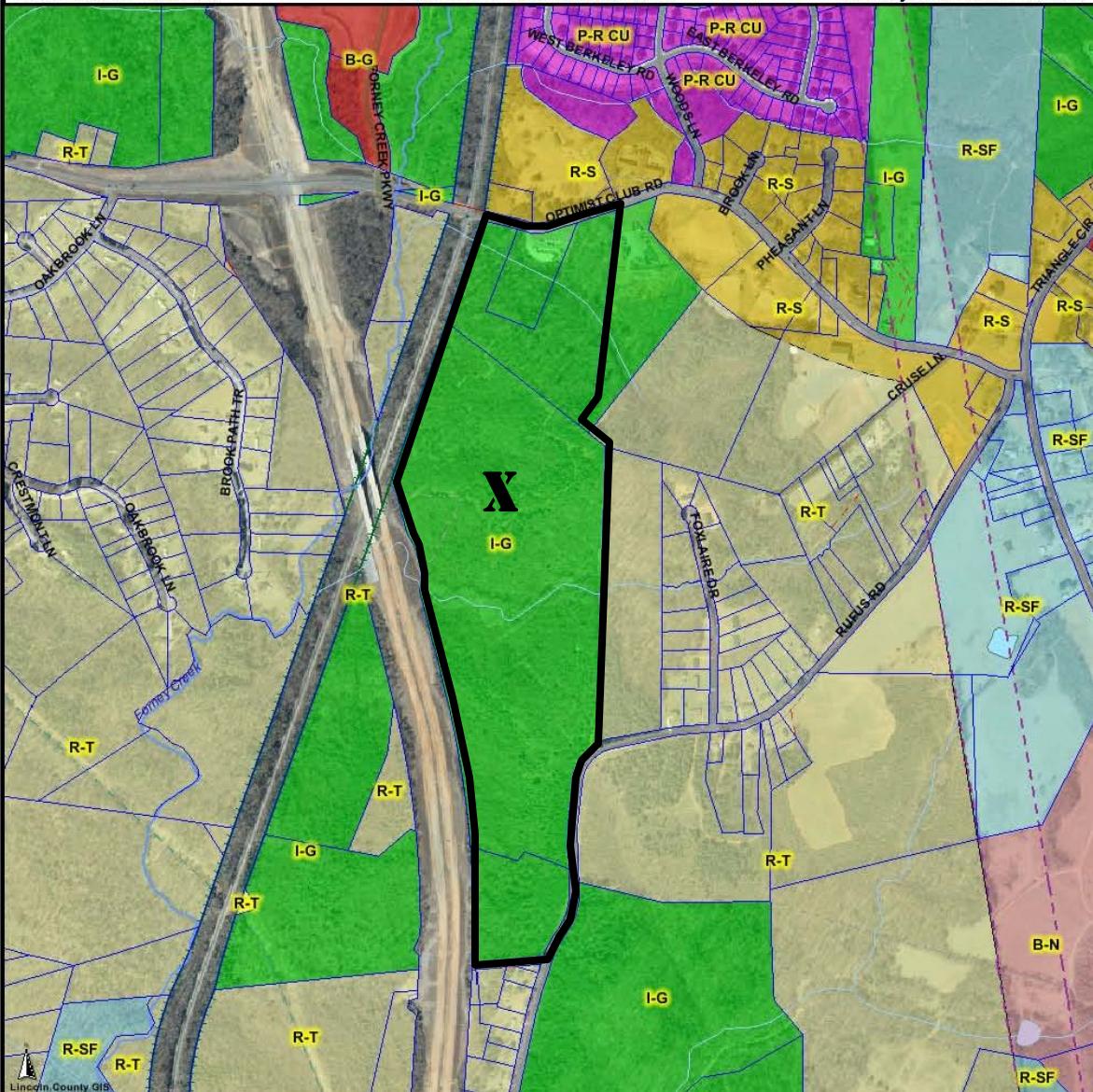
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X= SUBJECT PROPERTY

Scale: 1 Inch = 1000 Feet

LINCOLN COUNTY GIS

Thu May 19 09:11:34 EDT 2011



County Boundaries	Drainage Easement	ETJ	PD-MU	R-T	R-S
County Line	Utility Easement	Town of Maiden	PD-R	C-B	RMF
Township Line	Right-of-Ways	Zoning Districts	P-R	CBT	R-O
Map Features	Roads	B-G	R-CR	G-B	O-R
Road Easement	Railroads	B-N	R-14	GMC	ROS
Conflict Line	Public Walkway	I-G	R-20	N-B	B-C
Major Rivers, Creeks	Parcels	P-MU	R-MF	O-I	Lake Norman
Interior Lot Line	Private Roads	PD-C	R-MR	P-B	East Lincoln
(cont)	City Jurisdictions	PD-I	R-R	R-10	
	City of Lincolnton	(cont)	R-S	R-15	
			R-SF	R-25	
			(cont)		

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