



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: March 8, 2024

Re: PA #59
John Wilson, applicant
Parcel ID# 91072

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on April 1, 2024.

Request

The applicant is requesting approval of a preliminary plat approval for a residential subdivision with up to 19 lots. 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 Board of Commissioners, in the form of a quasi-judicial public hearing, for approval, disapproval, or approval with conditions.

The proposed site plan shows a network of new roads within the subdivision, including a stub road to an adjoining parcel to facilitate a potential future road connection if the adjoining parcel is ever developed.

Site Area and Description

The 22.1-acre site is located on the east side of George Brown Road at the intersection with Moose Gantt Trail in Howards Creek Township. The subject property is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF (Residential Single-Family). Land uses in this area include residential, agricultural, and civic uses.



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Plan Conformance

This property is located in an area that is designated by the Lincoln County Land Use Plan as Rural Living, which is typically characterized by large lots, abundant open space, and a high degree of separation between buildings. Appropriate density for residential subdivisions in the Rural Living community type may be up to 1.0 unit per acre. The proposed density for this development is less than one unit per acre.

Additional Information

The applicant intends to serve the development with private wells and septic systems.

The proposed plan complies with the UDO's subdivision standards for external access, internal road connectivity, cul-de-sac length and street trees.



Plat Approval Application

PART I

Applicant Name John Wilson

Applicant Address 7324 Reeps Grove Church Rd.
Vale, N.C. 28021

Applicant Phone Number (704) 791-4224

Property Owner Name Stacie L. Self

Property Owner Address P.O. Box 77, Cherryville, NC 28021

Property Owner Phone Number (704) 718-3320

PART II

Property Location George Brown Road

Property ID (10 digits) 3612375869 Property size 22.1 AC.

Parcel # (5 digits) 91072 Deed Book(s) 23E Page(s) 194

PART III

Zoning District R-SF

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

Existing property is a grassed field/wooded
parcel. It is a vacant tract of land.

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

The proposed subdivision includes 18 lots for
single family house construction on 1 Ac. or
more sized lots.

\$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

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: This property is located in an area designated by the Land Use Plan as Single Family Residential. These lots will be served by well and septic. The proposed density is one unit on 1 AC. or more.

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

FACTUAL REASONS CITED: The proposed subdivision will meet all standards of the Lincoln County UDO. The proposed lots will conform to the requirements of the Zoning District R-SF, street trees will be provided per UDO requirements.

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 proposed lots will conform to the requirements of the Land Use Plan to match the surrounding area. Density will meet area and district standards.

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: All design and construction will meet all local, state, and federal requirements regarding environment, safety, public health or general welfare. A driveway permit will be obtained and the road will be designed and constructed to meet all NCDOT standards.



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: 3/8/2024 Scale: 1 Inch = 400 Feet

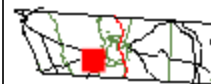


Photo Not
Available

Parcel ID	91072	Owner	SELF STACIE LEA
Map	3612	Mailing	PO BOX 777
Account	0106226	Address	CHERRYVILLE, NC 28021-0777
Deed	23E 194	Last Transaction Date	04/03/2023
Plat		Subdivision	
Land Value	\$306,108	Improvement Value	\$0
Previous Parcel	14950	Total Value	\$306,108

-----All values for Tax Year 2024 -----

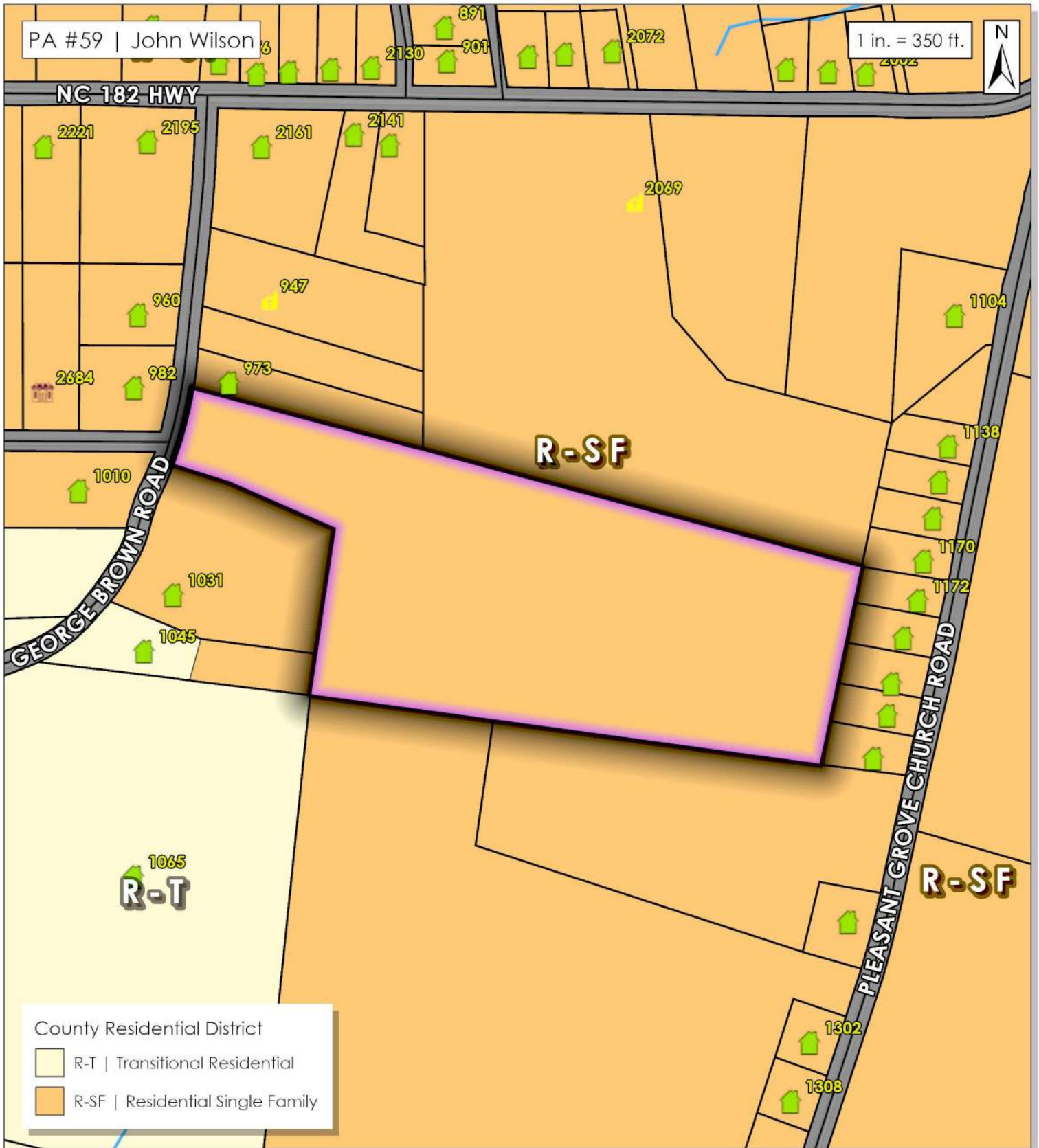
Description	PT OF STACIE AND ANN SELF	Deed Acres	0
Address	GEORGE BROWN RD	Tax Acres	22.1
Township	HOWARDS CREEK	Tax/Fire District	HOWARDS CREEK
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	22.1	HC33	22.1

Watershed		Sewer District	
16.36		22.1	
5.74			

Census County	Tract	Block	
109	070400	2010	4.68
109	070400	2011	17.42

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710361200	22.1

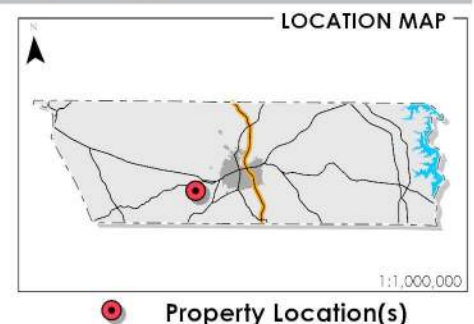


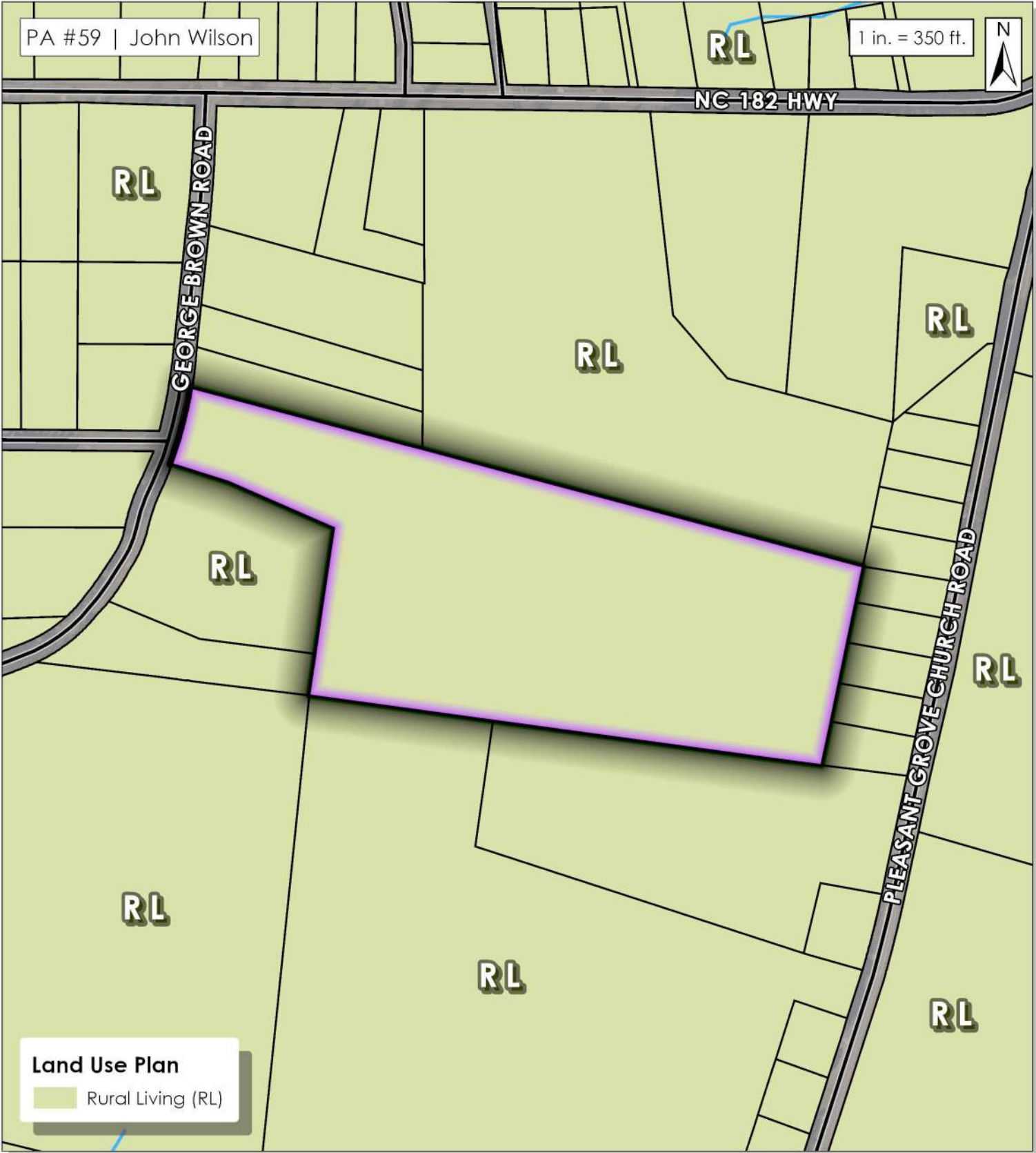
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 91072

 - Property Location(s)

See Attached Application for Parcel Information



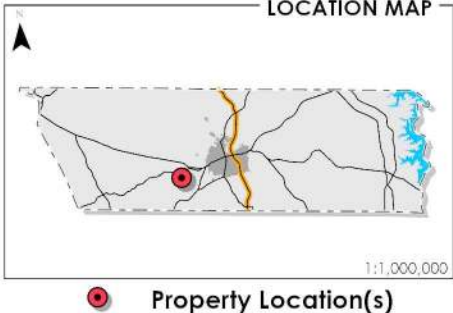


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 Property Location(s)



Lincoln County Project Reviews

Project Number: **ZONE24-00032**

Description: **PA #59 John Wilson**

Project Type: **ZONING CASE**

Parcel ID: **91072**

Sub Type: **SUBDIVISION PLAT APPROVAL**

Applicant: **John Wilson**

Applied: **2/5/2024**

Approved:

Owner: **SELF STACIE LEA**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
2/5/2024	3/7/2024	2/14/2024	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	
Notes:						
2/5/2024	2/6/2024	2/14/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: Streets shall be a minimum 20 ft. wide edge of surface to edge of surface. streets shall be built to DOT specs. Cul-d-sacs shall be to DOT and Appendix "D" specs. There shall be "No Parking" signs on alternating sides of the road every 400 ft. and at each intersection and cul-d-sac. The road shall remain open both during and atfer construction for emergency vehicle travel.						
2/5/2024	2/21/2024	2/14/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes: Submit NCDOT permit approval as well as any offsite approval/permission letters with plan set. Make aware of the water ponding issue on lots 13 and 14. Submit EC plan for review and approval prior to any land disturbance.						
2/5/2024	2/8/2024	2/14/2024	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes: -Provide 10x70 sight triangles at all intersections (easement required where proposed sight triangle crosses property boundary) -Entrance connection should be NCDOT standard (30' width, 30' radii, min 50' taper to proposed internal road width) -Provide full 50' radius cul-de-sac R/W (required cul-de-sac R/W at lot 17/18 crosses property line as drawn) -Provide radius along R/W line at connections to cul-de-sacs (use NCDOT typical in subdivision manual) -Plat should indicate no access to George Brown Rd for Lot 1. -Full civil plans, drainage calculations and driveway permit application required for proposed public streets.						



Lincoln County Project Reviews



2/5/2024	2/5/2024	2/14/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
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Notes:
County water and sewer is not available at this location.



