



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: July 15, 2024

Re: PA #60

Catana Construction, Inc., applicant
Parcel ID# 71135 and 72460

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on August 5, 2024.

Request

The applicant is requesting approval of a preliminary plat review/ sketch plan for a 29-lot residential subdivision. 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 new roads to be constructed within the subdivision to provide access to the lots, with one point of access to Car Farm Road and one point of access to Horseshoe Lake Road. The applicant is proposing to extend public water to serve the lots in the subdivision, subject to review and approval of fully designed utility plans by Lincoln County Public Utilities.

Site Area and Description

The 33.43-acre site is located on the south side of Car Farm Road and the west side of Horseshoe Lake Road where the two roads intersect in Lincolnton Township. The subject property is zoned R-S (Residential Suburban) and is surrounded by property zoned R-S. Land uses in this area are primarily residential uses.



PLANNING & INSPECTIONS DEPARTMENT

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Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.

Additional Information

The proposed plan complies with the UDO's subdivision standards for external access, internal road connectivity, and street trees. Sidewalks will not be required, since each lot will be at least 1 acre in size.



Plat Approval Application

PART I

Applicant Name Catana Construction Inc.

Applicant Address 3899 Mannix Dr, Ste 405, Naples, FL 34114

Applicant Phone Number 239-919-8518

Property Owner Name Alderview Homes LLC

Property Owner Address 3899 Mannix Dr, Ste 405, Naples, FL 34114 (mailing address)

Property Owner Phone Number 239-919-8518

PART II

Property Location Car Farm Rd and Horseshoe Lake Rd, Lincolnton, NC 28092

Property ID (10 digits) 3645221040 & 3645225486 Property size 34.054 Acres (.554 Acres in R/W)

Parcel # (5 digits) 71135 & 72460 Deed Book(s) 3315 Page(s) 301-303

PART III

Zoning District R-S

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

This is a vacant property with no structures on it

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

The proposed subdivision consists of 29 lots of 1 acre or larger

\$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

06/17/2024

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: Fire hydrants are max 500' apart. Parking allocated at mailbox to allow 1 spot for every twenty units assuming the max of dwelling units could be located on the property per the zoning standards.

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

FACTUAL REASONS CITED: per Article 2 R-S Conventional Subdivision, lots are 1 acre minimum, with 100' minimum lot width. Per Article 3, trees are 40' apart adjusted up to 50' apart coordinated for driveways and site triangles. Per Article 5 easement for stream, the layout anticipates a stream buffer not part of SF of each lot. The link to node ratio is not less than 1.4 and no cul-de-sac road exceeds ten times the min lot width or 1,000'. As water is within 1,000' it will be brought to the site assuming sufficient pressure to meet the needs of the subdivision.

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: Surrounding areas have lots with densities around 2 units/acre. This subdivision will be in line with the surrounding area.

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: Per 9.8.2 the subdivision would be exempt as any increase should be considered minor as not more than 58 peak hour trips per day for the maximum dwelling units per the zoning 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: 7/17/2024 Scale: 1 Inch = 400 Feet

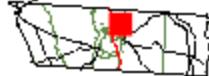


Photo Not Available

Parcel ID	71135	Owner	ALDERVIEW HOMES LLC
Map	3645	Mailing	4366 30TH ST PLACE NE
Account	0303281	Address	HICKORY, NC 28601
Deed	3315 301	Last Transaction Date	04/02/2024
Plat		Subdivision	
Land Value	\$227,101	Improvement Value	\$0
Previous Parcel	17263		Total Value \$227,101
-----All values for Tax Year 2024 -----			
Description	PT VAC LAND RD 1339&1338	Deed Acres	0
Address	CAR FARM RD	Tax Acres	32.308
Township	LINCOLNTON	Tax/Fire District	NORTH 321
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-S	32.31	ST36	32.31
Watershed		Sewer District	
	32.31		32.31
Census County		Tract	Block
109		070800	1033
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710364400	32.31



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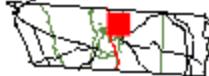


Photo Not Available

Parcel ID	72460	Owner	ALDERVIEW HOMES LLC
Map	3645	Mailing	4366 30TH ST PLACE NE
Account	0303281	Address	HICKORY, NC 28601
Deed	3315 301	Last Transaction Date	04/02/2024
Plat	H 110	Subdivision	EDISON L SCHRUM
Land Value	\$22,392	Improvement Value	\$0
Previous Parcel	17263		Total Value \$22,392
-----All values for Tax Year 2024 -----			
Description	#7 E L SCHRUM HEIRS SUB	Deed Acres	1.22
Address	CAR FARM RD	Tax Acres	1.11
Township	LINCOLNTON	Tax/Fire District	NORTH 321
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-S	1.11	ST36	1.11
Watershed		Sewer District	
	1.11		1.11
Census County		Tract	Block
109		070800	1033
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710364400	1.11

PA # 60 | Catana Construction, Inc.

2419

$$3 \quad 1 \text{ in.} = 350 \text{ ft.}$$



JENNIE LANF

NORTH STREET

R - S

A map showing a stream labeled "R-S" and "Unnamed Stream". The stream is a blue line with a yellow arrowhead pointing downstream. The label "R-S" is in a bold, black, sans-serif font, positioned to the left of the stream. The label "Unnamed Stream" is in a smaller, italicized, black, sans-serif font, positioned to the right of the stream. The background of the map is a light beige color with some dark brown lines representing terrain or boundaries.

R-S

named Stream

CLOUDBURST CIRCLE

SUNRISE TRAIN

2
IKE ROAD

R-S

Special Use District

County Residential District

 R-S | Residential Suburban

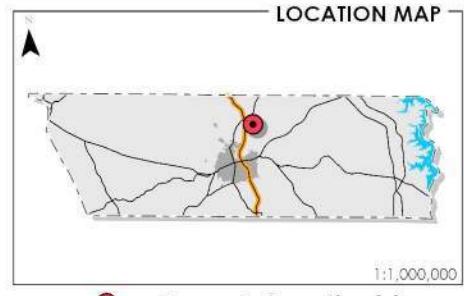
Parcel ID # 71135 & 72460



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

See Attached Application for Parcel Information

- Property Location(s)

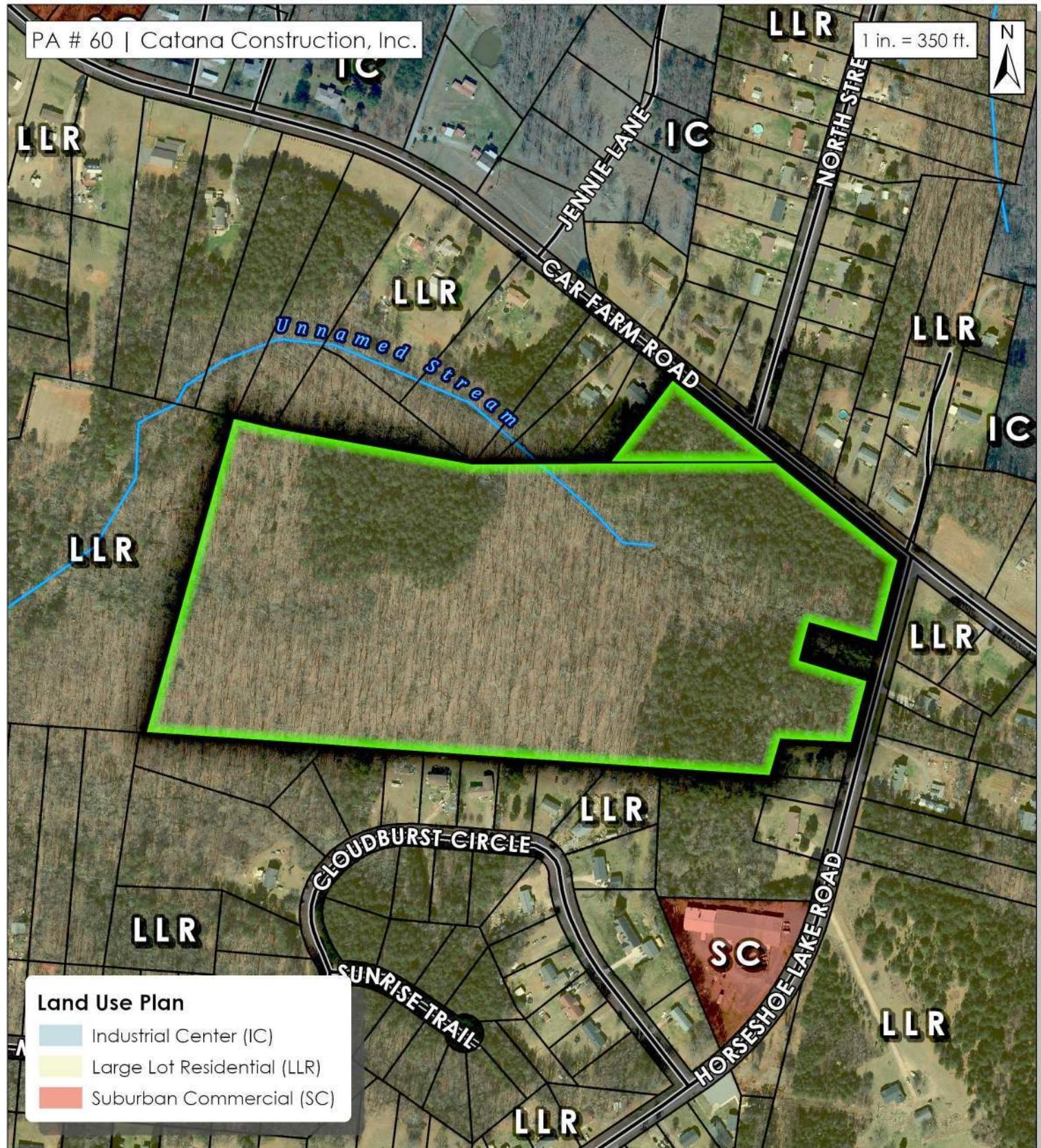


LOCATION MAP

Property Location(s)

LLR

1 in. = 350 ft.



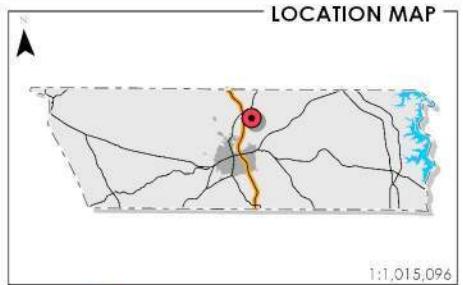
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 71135 & 72460

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



Property Location(s)



Lincoln County Project Reviews

Project Number: **ZONE24-00106**

Description: PA #60 Catana Construction, Inc.

Project Type: **ZONING CASE**

Parcel ID: **71135**

Sub Type: **SUBDIVISION PLAT APPROVAL**

Applicant: **Catana Construction, Inc.**

Applied: **5/22/2024**

Approved:

Owner: **ALDERVIEW HOMES LLC**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **Jacob Helton**

Details:

Pre-application meeting with STRC scheduled for 05/23/24

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
5/22/2024	5/22/2024	6/3/2024	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	

Notes:

The topography near the stream and steep slopes near the end of the cul-de-sac may present challenges for the design and installation of septic systems.

5/22/2024	5/22/2024	6/3/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	APPROVED	
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Notes:

Streets shall be 26 feet wide edge of surface to edge of surface if the eve of the structure is 30 ft. or over, otherwise streets shall be 20 ft wide edge of surface to edge of surface.

Streets shall meet DOT specs

All cul-d-sacs shall meet Appendix "D" and DOT specs

"No Parking" signs shall be at each intersection and every 400 feet on alternating sides of the street

Hydrants shall be no further than 500 feet apart, yellow in color, shall have a 5 inch Storz connection on the steamer connection, and shall be no less than 18 inches from the finished surface to the center of the steamer connection

There shall be a minimum 36 inches clear space around each hydrant both during and after construction.

Vertical construction shall not begin until the hydrants in that area are in full operation

5/22/2024	5/23/2024	6/3/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
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Notes:

Provide 404/401 permits and Jurisdictional wetland determination. (Provide written proof that 404 and 401 permits are not required.

20 acres or more in land disturbance will require 25 year storm event basins to be designed for the property and other measures that are listed in the Ordinance.

Please follow the NCG01 checklist and make sure all items are satisfied BEFORE first review submittal.

Phase 1 lots along main road will still require an EC plan to be approved prior to land disturbance taking place.



Lincoln County Project Reviews

5/22/2024	5/23/2024	6/3/2024	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
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Notes:

- 1) Label the additional recorded right-of-way (DB 407 PG 458) at the intersection of Car Farm Rd and Horseshoe Lake Rd
- 2) Ensure that the required number of parking spaces are provided at the cluster mailbox units and account for the necessary additional right-of-way for the turnouts.
- 3) Sight triangles are required at all intersections.
- 4) Corner lots along existing state roads should be accessed from the new subdivision roads.

5/22/2024	5/23/2024	6/3/2024	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
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Notes:

The County has a 12 inch water main on Car Farm Rd and an 8 inch water main on Horse Shoe Lake Rd available for tapping. The Developer's Engineer will be responsible for calculating the expected pressures on the proposed water main. The County minimum pressure for a water main is 30 psi at the water meter and 500 gpm at 20 psi at the fire hydrants.

Public Utilities requires two hard copies of all submittal documents. Submittal documents and requirements can be found on the County website at: <https://lincolncountync.gov/232/Design-Manual>.

