



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: October 14, 2024

Re: PA #59-A
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 November 4, 2024.

Request

The applicant is requesting approval of an amendment a preliminary plat to add 5 more lots for a 24-lot residential subdivision. The Board of Commissioners approved PA #59 for a 19-lot residential subdivision on April 1, 2024.

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 1.09 units 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 _____

Applicant Address _____

Applicant Phone Number _____

Property Owner Name _____

Property Owner Address _____

Property Owner Phone Number _____

PART II

Property Location _____

Property ID (10 digits) _____ Property size _____

Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____

PART III

Zoning District _____

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

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

\$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: _____

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

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.

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.

FACTUAL REASONS CITED: _____



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 10/16/2024 Scale: 1 Inch = 400 Feet

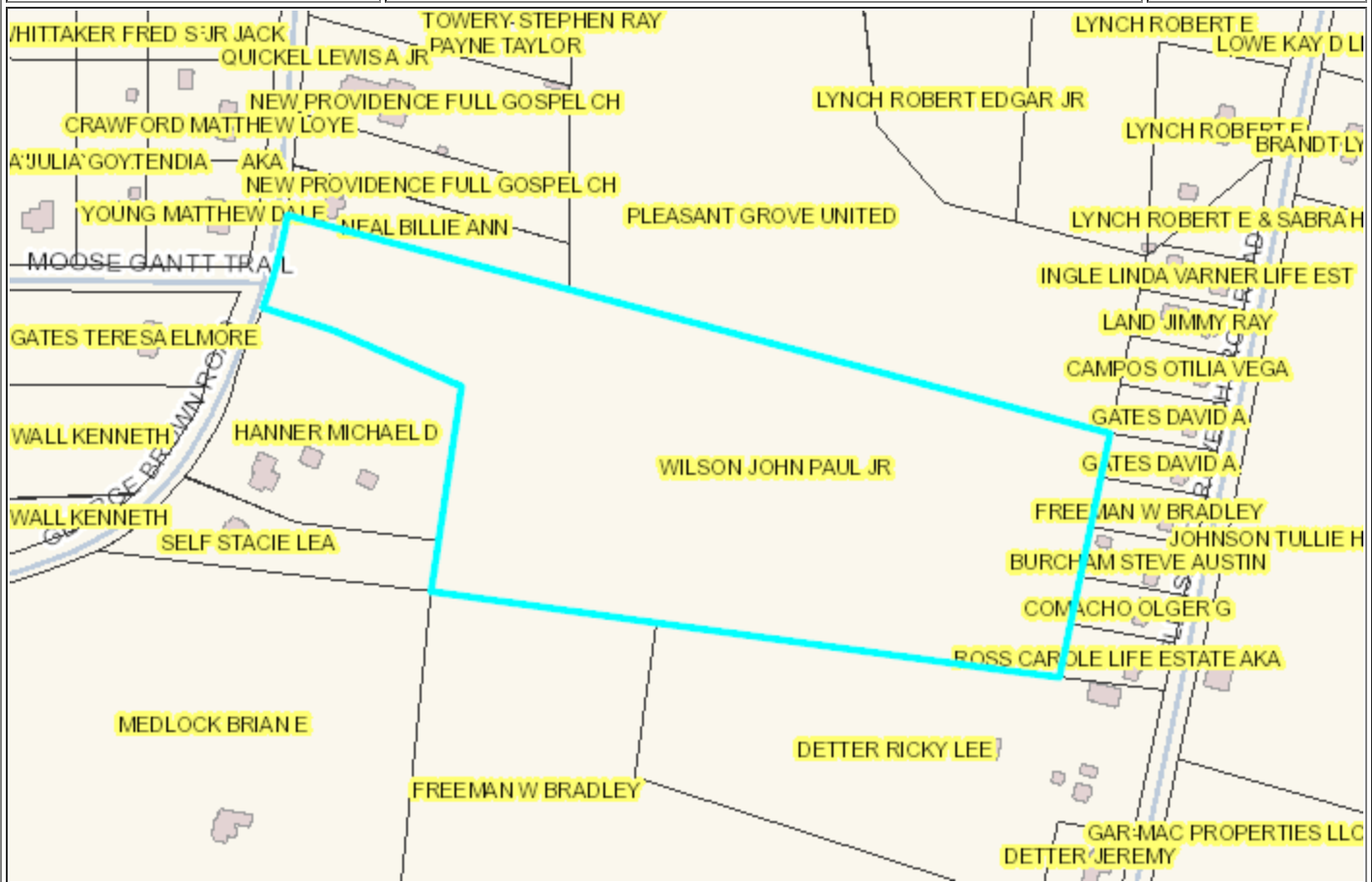
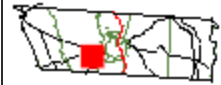


Photo Not
Available

Parcel ID	91072	Owner	WILSON JOHN PAUL JR WILSON KAREN
Map	3612	Mailing	7324 REEPS GROVE CHURCH RD
Account	0303214	Address	VALE, NC 28168
Deed	3313 43	Last Transaction Date	03/25/2024
Plat		Subdivision	
Land Value	\$306,108	Improvement Value	\$0
Previous Parcel	14950	Sale Price	\$350,000
		Lot	
		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	

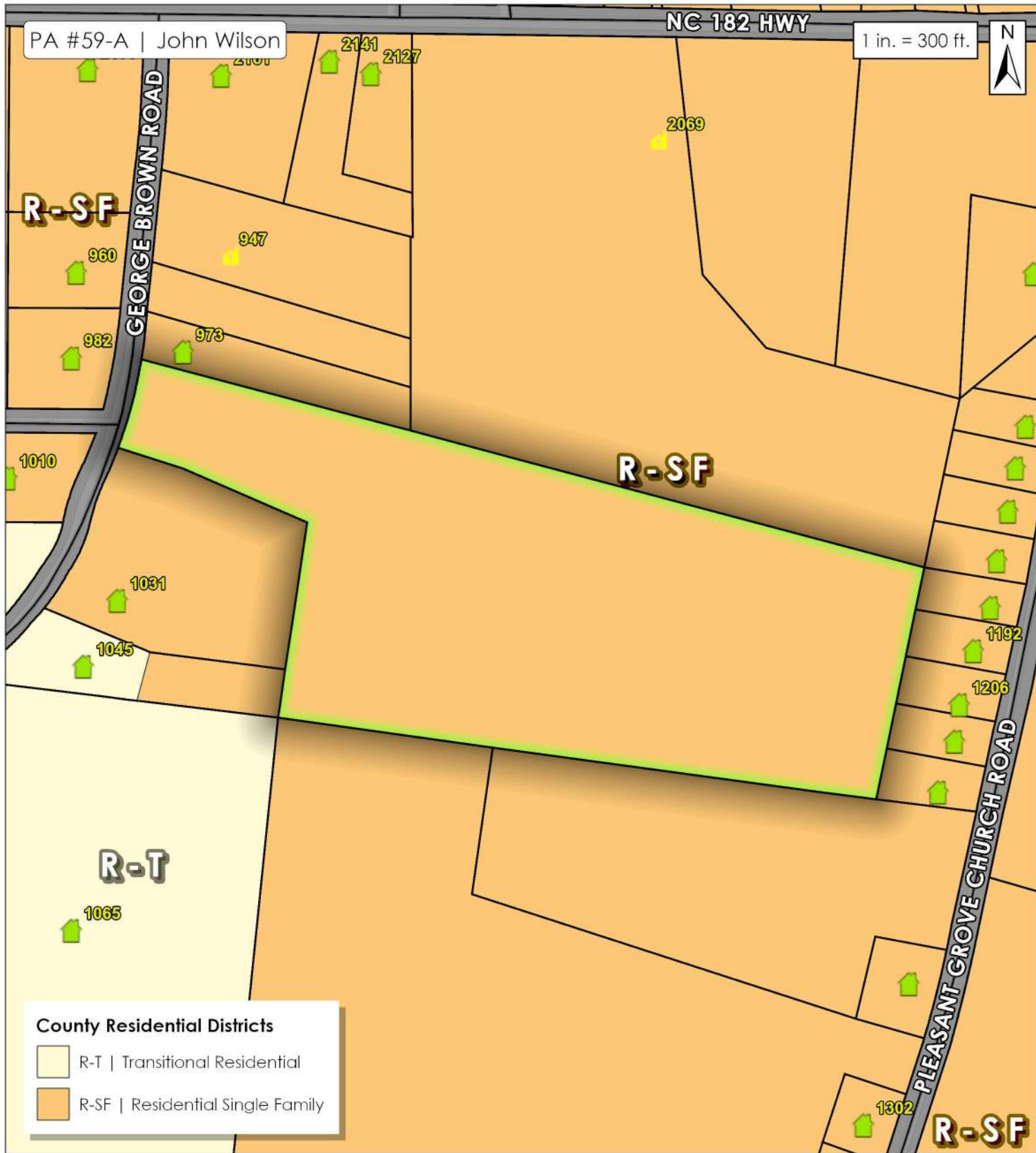
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		22.1	HC33	22.1

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
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	X	NO FLOOD HAZARD	3710361200	22.1
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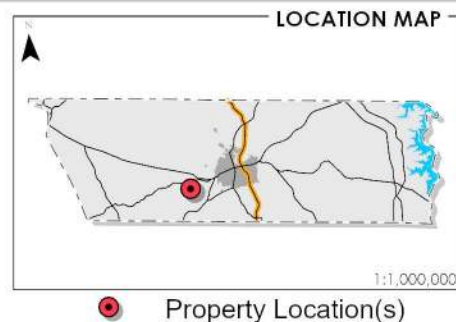


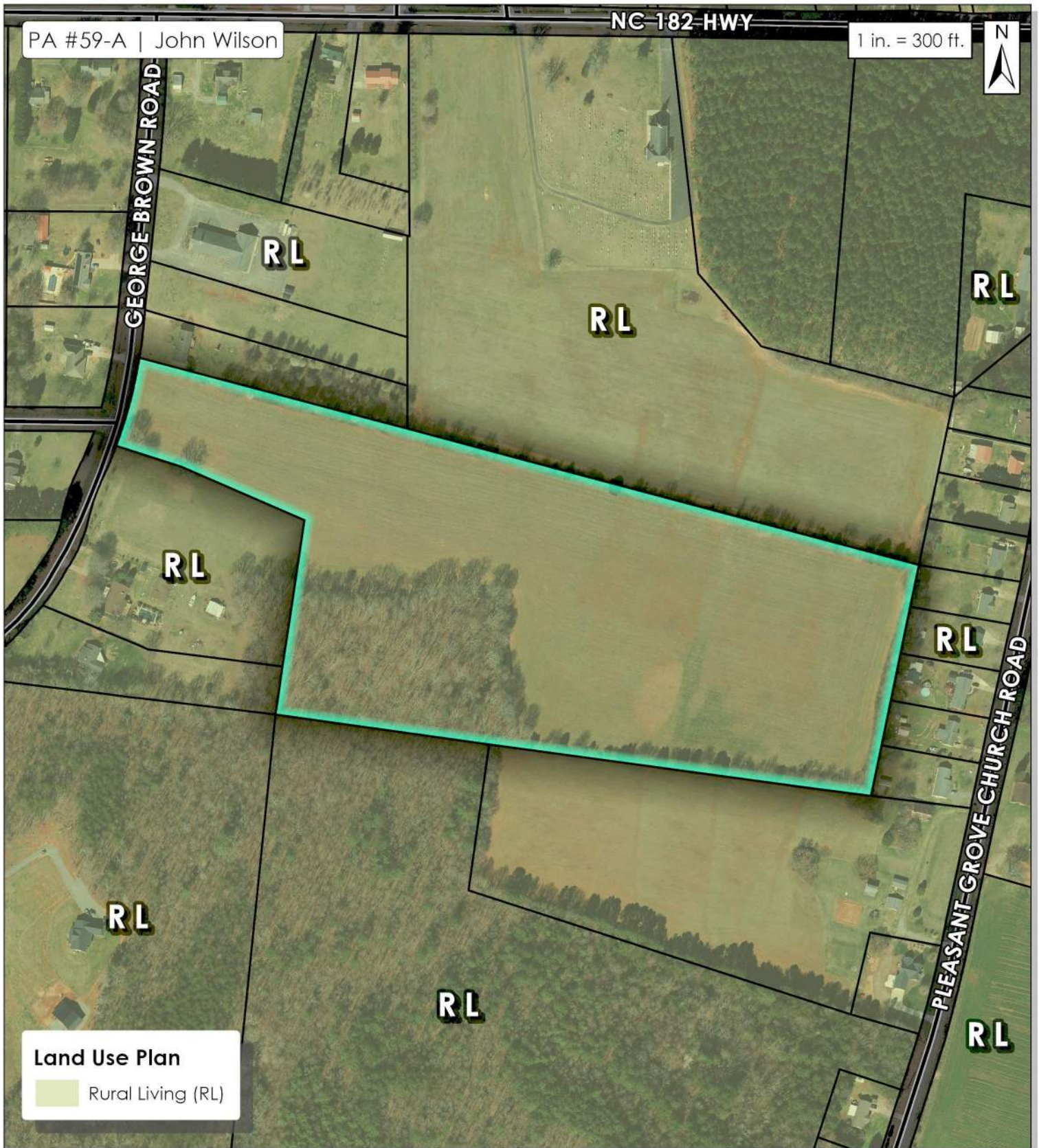
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 91072

 - Property Location(s)

See Attached Application for Parcel Information





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