



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Joshua Grant, Division Manager

Date: December 12, 2024

Re: PA #62
John Shryock, applicant
Parcel ID# 32044 and 79143

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on January 6, 2025.

Request

The applicant is requesting approval of a preliminary plat review/ sketch plan for a 12-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 a new road providing access to the 12 new lots to Graham Rd. (SR# 1441). The applicant is proposing to serve the lots in the subdivision with public water and private septic systems on site.

Site Area and Description

The 11.15-acre site is located on the north side of Graham Road at the intersection with Mallard Road and Captain's Way in Catawba Springs Township. The subject property is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-S (Residential Suburban), and R-SF (Residential Single-Family). Land uses in this area include residential and agricultural.



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Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre. The density of the subdivision as currently proposed is 1.07 units per acre, well within the range provided.

Utilities

The applicant intends to serve the development with public water and private septic systems, subject to review and approval of fully designed utility plans by Lincoln County Public Works and review and permitting by Lincoln County Environmental Health. Currently, an 8-inch water main is accessible to serve the site.

Additional Information

The proposed plan complies with the UDO's subdivision standards for external access, internal road connectivity, sidewalks, and street trees.

This parcel is located within the WS-IV Critical Area of the Catawba/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 2.0 units per acre. The proposed density meets this requirement.



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 _____
4613329075;4613420509

Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____
32044; 79143 1831;2005

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.

John E. Spangler

Applicant's Signature

11/22/24

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: _____

Project Reviews

Lincoln County

Project Number: ZONE24-00230

Description: PA #62 John Shryock

Applied: 11/8/2024

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: UNDER REVIEW

Applicant: John Shryock

Parent Project:

Owner: VILLAGE AT STONECASTLE LLC THE

Contractor: <NONE>

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
11/8/2024	11/21/2024	11/19/2024	ENVIRONMENTAL HEALTH ON-SITE PRE- APPLICATION	Jonathan Harris	COMPLETE	

Notes:

Northeast portion shows complex topography.

Septic design would be more difficult in this location.

Recommend hiring licensed soil scientist to evaluate prior to final subdivision allowing for maximum efficiency in design.

11/8/2024	11/8/2024	11/19/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
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Notes:

1. All vehicle gates shall have Knox entry.
2. All streets shall be a min. 20 ft. wide edge of surface to edge of surface, 26 ft. wide for ladder truck use on structures over 29 ft. at the eve.
3. All streets shall be constructed to DOT specs and to withstand a 75,000 emergency vehicle.
4. Cul-d-sac shall be to DOT and Appen. "D" specs.
5. "No Parking" signs shall be every 400 ft. on alternating sides of the street, at each intersection and at each cul-d-sac.
6. Any fire hydrants installed shall have 5 inch Storz connection on the steamer, shall be yellow in color, and shall be no more than 500 ft. apart.

11/8/2024		11/19/2024	INSPECTIONS PRE- APPLICATION	Jeff Wesdyk		
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Notes:

Project Reviews

Lincoln County

11/8/2024	11/18/2024	11/19/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes:						
Provide utility permission letter for any land disturbance within their ROW Provide phase 3 vertical EC plan for individual lot controls if developer is same as vertical builder Provide sheets showing all offsite land disturbance areas and EC measures for such Provide permission letters for any offsite parcels not owned by developer Provide NCDOT driveway permit approval and utility encroachment approval.						
11/8/2024		11/19/2024	NCDOT PRE-APPLICATION	Michael Watson		
Notes:						
11/8/2024	11/14/2024	11/19/2024	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
Notes:						
1) Developer will need to determine if the water line will be public or private. If Public: 1) The water line will need to be centered in a 20ft easement that doesn't have trees, light poles, and mail kiosks. 2) The water main shall not be placed in ditches. 3) For gated communities the Utility will need access through the gate and is not responsible for any damage to fencing and will not rest fencing across the water easements. 4) The Fire hydrant spacing will need to be a maximum of 500ft between fire hydrants. 5) The water main shall be design to meet minimum fire flow of 500 gpm at 20psi. Any improvements necessary to meet this requirement will be installed by the developer at their expense. If Private: 1) A master meter and RPZ will be required at the intersection of Graham. 2) Any sub metering would have to be allowed by the NC Utility Commission. 3) Pressure is only guaranteed at the County meter.						



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 12/13/2024

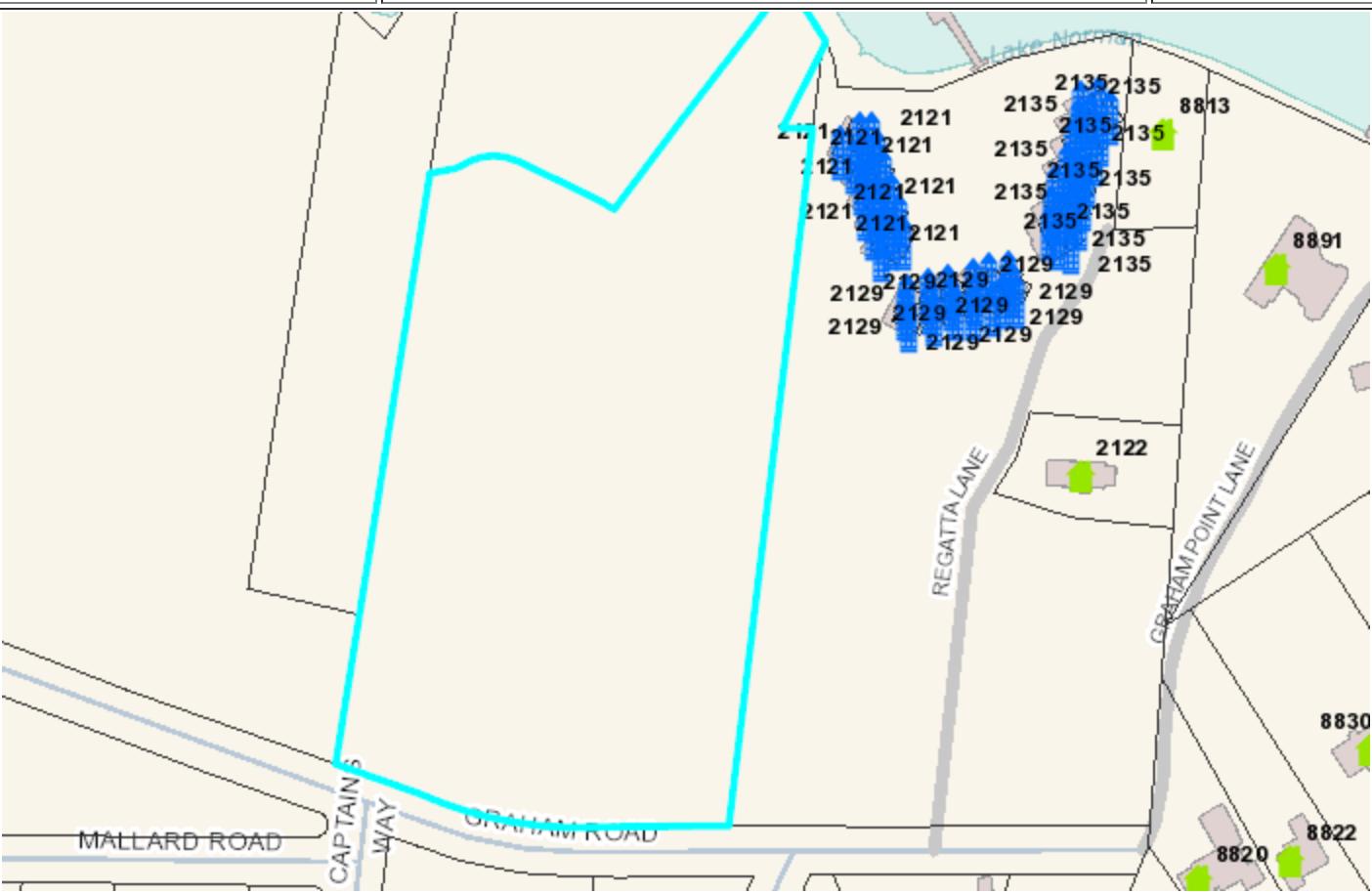
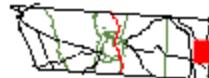


Photo Not Available

Parcel ID	32044	Owner	VILLAGE AT STONECASTLE LLC THE
Map	4613	Mailing	1902 STARTOWN ROAD
Account	0156586	Address	HICKORY, NC 28602-8307
Deed	1831 240	Last Transaction Date	07/07/2006
Plat	11 143	Subdivision	ROBERT G WILSON
Land Value	\$683,596	Improvement Value	\$0
Previous Parcel			
-----All values for Tax Year 2024 -----			
Description	#2 ROBERTA G WILSON SUB	Deed Acres	9.235
Address	GRAHAM RD	Tax Acres	8.672
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-SF		8.67	TA37 8.67
Watershed		Sewer District	
8.67		SEWER	8.67
Census County		Tract	Block
109		071201	1011 8.67
Flood Zone Description			
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710461300 0.01
X	NO FLOOD HAZARD		3710461300 8.67



Lincoln County, NC

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Date: 12/13/2024

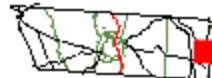
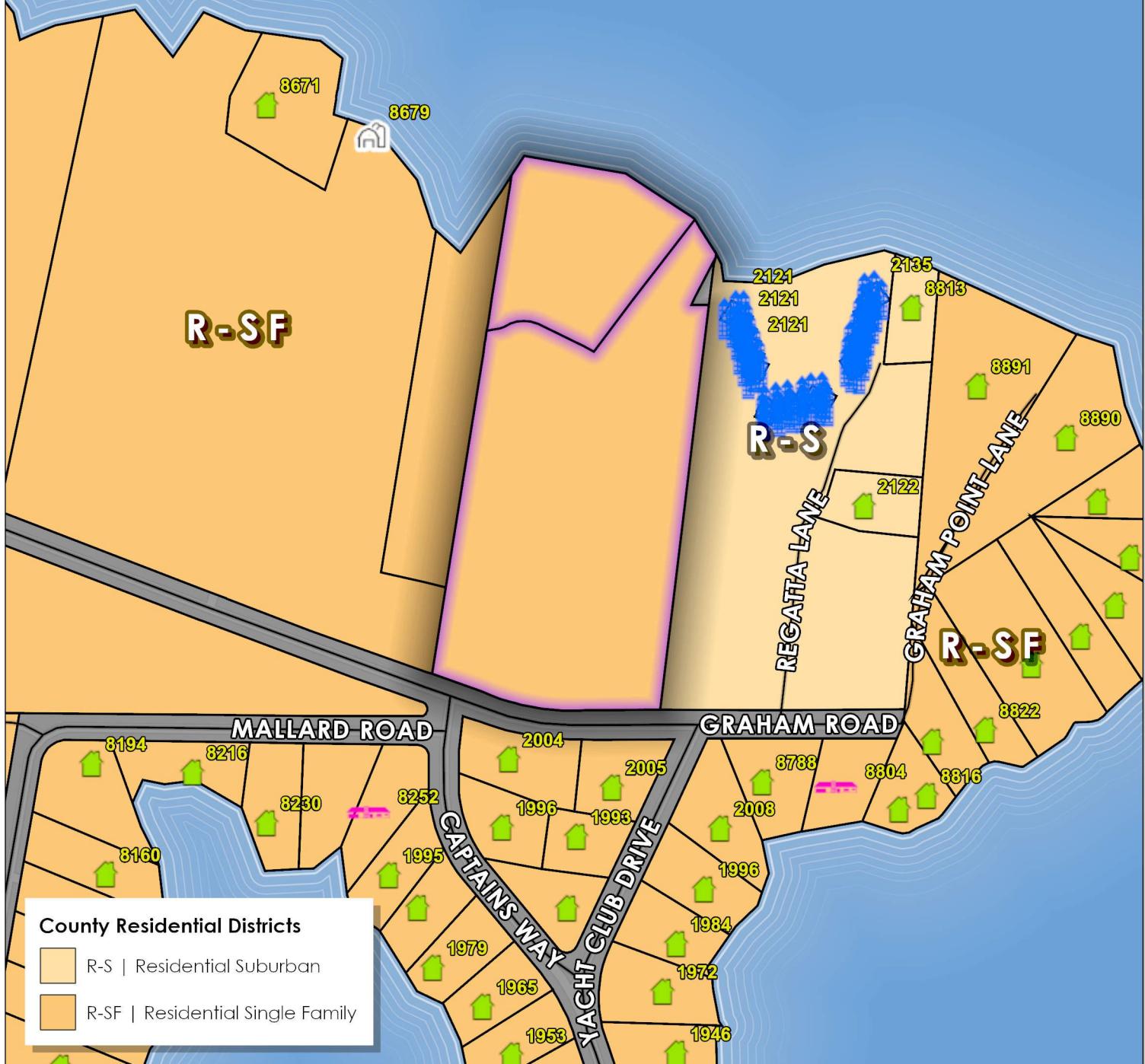


Photo Not Available

Parcel ID	79143	Owner	THE VILLAGE AT STONECASTLE LLC
Map	4613	Mailing	1902 STARTOWN ROAD
Account	0209499	Address	HICKORY, NC 28602-8307
Deed	2005 653	Last Transaction Date	02/07/2008
Plat	11 143	Subdivision	ROBERT G WILSON Lot 1
Land Value	\$688,931	Improvement Value	\$0
			Total Value \$688,931
Previous Parcel			
-----All values for Tax Year 2024 -----			
Description	#1 ROBERTA G WILSON SUB	Deed Acres	2.46
Address	GRAHAM RD	Tax Acres	2.481
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-SF		2.48	TA37 2.48
Watershed		Sewer District	
2.48		SEWER	2.48
Census County		Tract	Block
109		071201	1011 2.48
Flood Zone Description			Panel
X	NO FLOOD HAZARD		3710461300 2.44
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710461300 0.04



L A K E N O R M A N

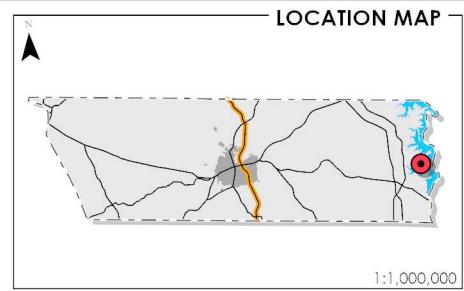


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 32044 & 79143

- Property Location(s)

See Attached Application for Parcel Information





LAKE NORMAN

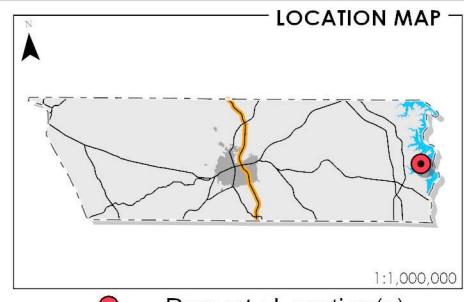


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UNIVERSITY ROAD

PRELIMINARY PLAT

Artisan Custom Homes

SEAL

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

KEY PLAN:

SCALE: 1" =

REVISIONS

NO.	DATE	BY	DESCRIPTION
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DRAWN BY	SAH
APPROVED BY	JWF
CHECKED BY	JWF
DATE	NOVEMBER 22, 2024

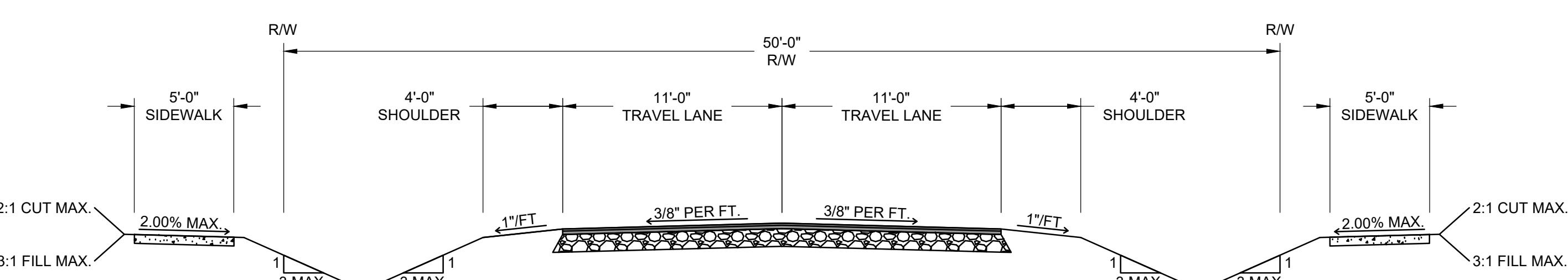
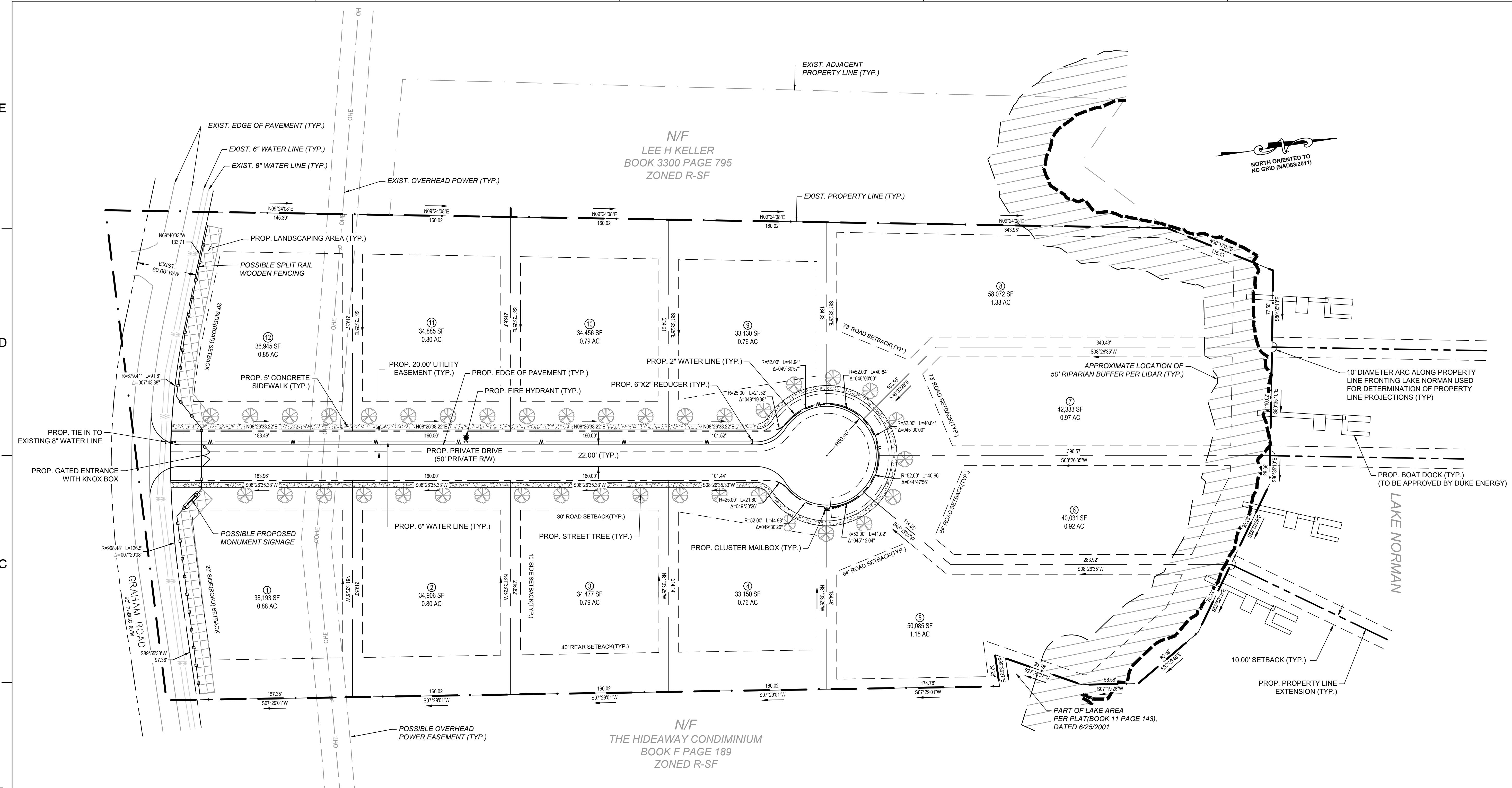
PRELIMINARY PLAT

DEI PROJECT NO: 50183695

SHEET NO.

EXHIBIT

Call 811
to know what's below.
Call before you dig.



TYPICAL PRIVATE STREET R/W DETAIL NTS.

SITE DATA TABLE:	
PARCEL #:	32044, 79143
ZONING:	R-SF
PARCEL AREA:	11.15 AC
SETBACK REQUIREMENTS:	
FRONT:	30'
SIDE YARD(INTERIOR):	10'
SIDE YARD(ROAD):	20'
SIDE YARD(TOTAL):	20'
REAR:	40'
MINIMUM LOT WIDTH: 100'	

*LOT AREA INDICATED IS AREA
OUTSIDE OF RIPARIAN BUFFER

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OUTSIDE OF RIPARIAN BUFFER