



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Joshua Grant, Division Manager

Date: December 12, 2024

Re: PA #61

Magnolia Road Apartments, LLC
Long Homes, LLC
Howard Builders, Inc., applicants
Parcel ID# 19866

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 22 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 extending access to Horseshoe Lake Rd. (SR# 1338) for the newly proposed residential lots. The applicant is proposing to serve the lots with private wells and septic systems.

Site Area and Description

The 24.7-acre site is located on the north side of Horseshoe Lake Rd. approximately 600 feet east of U.S. 321 in Lincolnton Township. The subject property is zoned R-S (Residential Suburban and R-T (Residential Transitional) and is adjoined by property zoned the same (R-S & R-T). Land uses in this area include residential, agricultural, and civic 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. The density of the development as proposed is 0.64 units per acre. This includes the 18 lots that are internal to the site with the new roadway. 4 lots are accessing Horseshoe Lake Rd. When those lots are included, the density is 0.74 units per acre and still within the range recommended by the Land Use Plan.

Utilities / Infrastructure

The applicant intends to serve the development with private wells and septic systems on site, subject to review and approval of fully designed plans permitted by Lincoln County Environmental Health or via an alternative engineered option.

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 outside of any locally or state regulated or protected watersheds.



Plat Approval Application

PART I

Applicant Name Magnolia Rd. Apt., LLC, Long Homes, LLC, W. Howard Builders, Inc.

Applicant Address 326 East Main Street, Lincolnton, NC 28092

Applicant Phone Number (704) 913-2258 (Brent Long)

Property Owner Name Same as Above

Property Owner Address Same as Above

Property Owner Phone Number Same as Above

PART II

Property Location Horseshoe Lake Road, Lincolnton, NC

Property ID (10 digits) 3635906370 (Main Tract) Property size 27.919 AC.

Parcel # (5 digits) 19866 Deed Book(s) 3329 Page(s) 83

PART III

Zoning District R-T & R-S

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

Existing property is a 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 22 lots for single family house construction on 3/4 AC or larger 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.

Brent a Long

Applicant's Signature

11-19-24

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: 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 per 3/4 AC or more acreage.

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 Districts R-T & R-S. 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 enviro., public health, safety and general welfare. A driveway permit will be obtained for road design and construction to meet all NCDOT standards.

Project Reviews

Lincoln County

Project Number: ZONE24-00229

Description: PA #61 Magnolia Road Apartments, LLC (Maple Ridge Phase 2)

Applied: **11/8/2024**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **UNDER REVIEW**

Applicant: <NONE>

Parent Project:

Owner: **MAGNOLIA ROAD APARTMENTS LLC**

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	No septic permits requested at this time
Notes:						
Northwest and Southeast portions show complex topography. Septic design would be more difficult in these locations. 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	
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	11/25/2024	11/19/2024	INSPECTIONS PRE- APPLICATION	Jeff Wesdyk	COMPLETE	
Notes:						

Project Reviews

Lincoln County

11/8/2024	11/18/2024	11/19/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
<p>Notes:</p> <p>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.</p>						
11/8/2024		11/19/2024	NCDOT PRE- APPLICATION	Michael Watson		
<p>Notes:</p>						
11/8/2024	11/14/2024	11/19/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
<p>Notes:</p> <p>No County sewer in the area. County water is at the intersection of Horseshoe Lake Rd and Springdale Park Dr, Approx 2000 LF from the proposed development. Currently County water and sewer not requested for this development.</p>						



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 12/13/2024

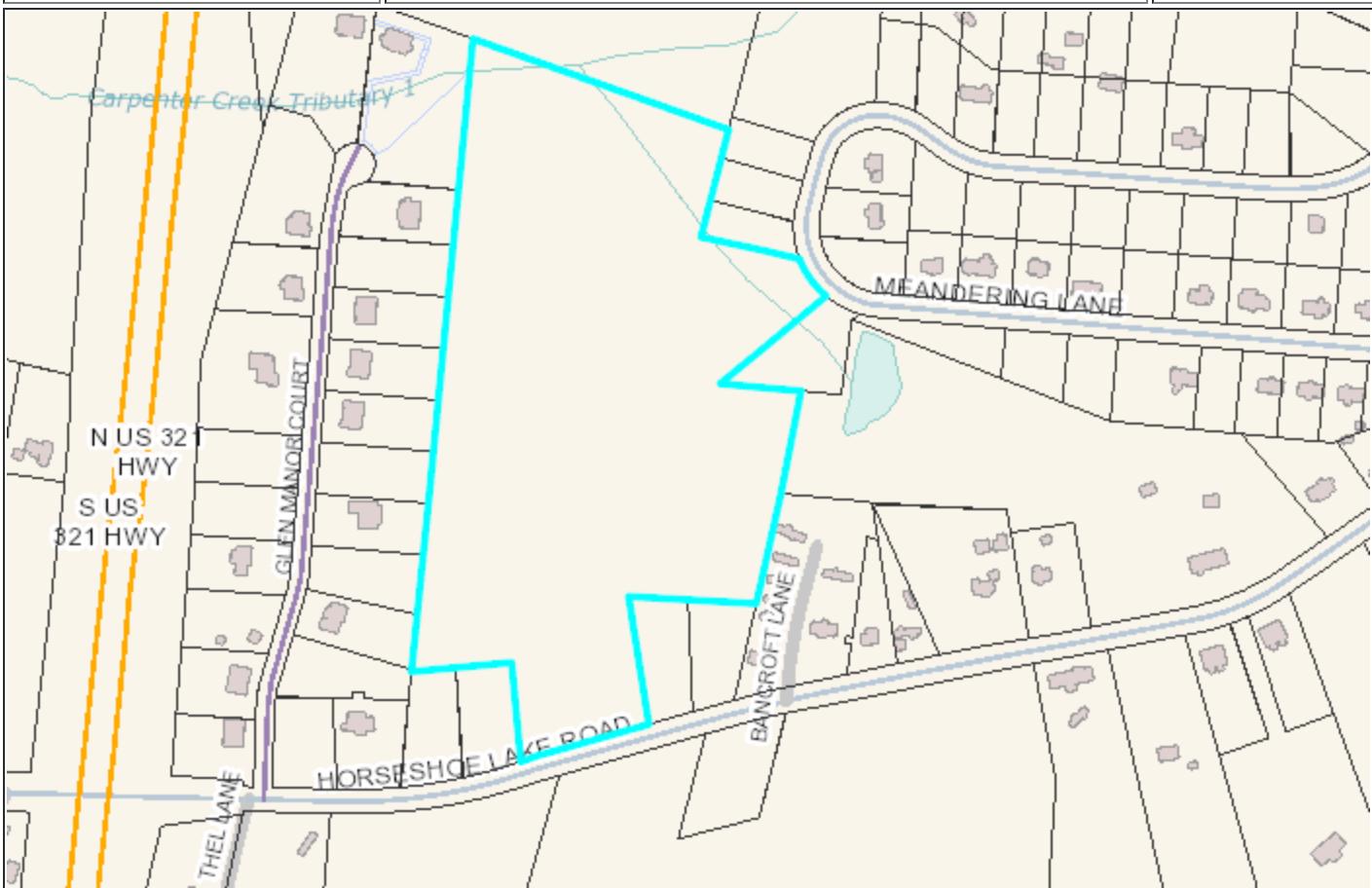
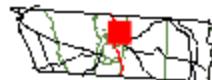
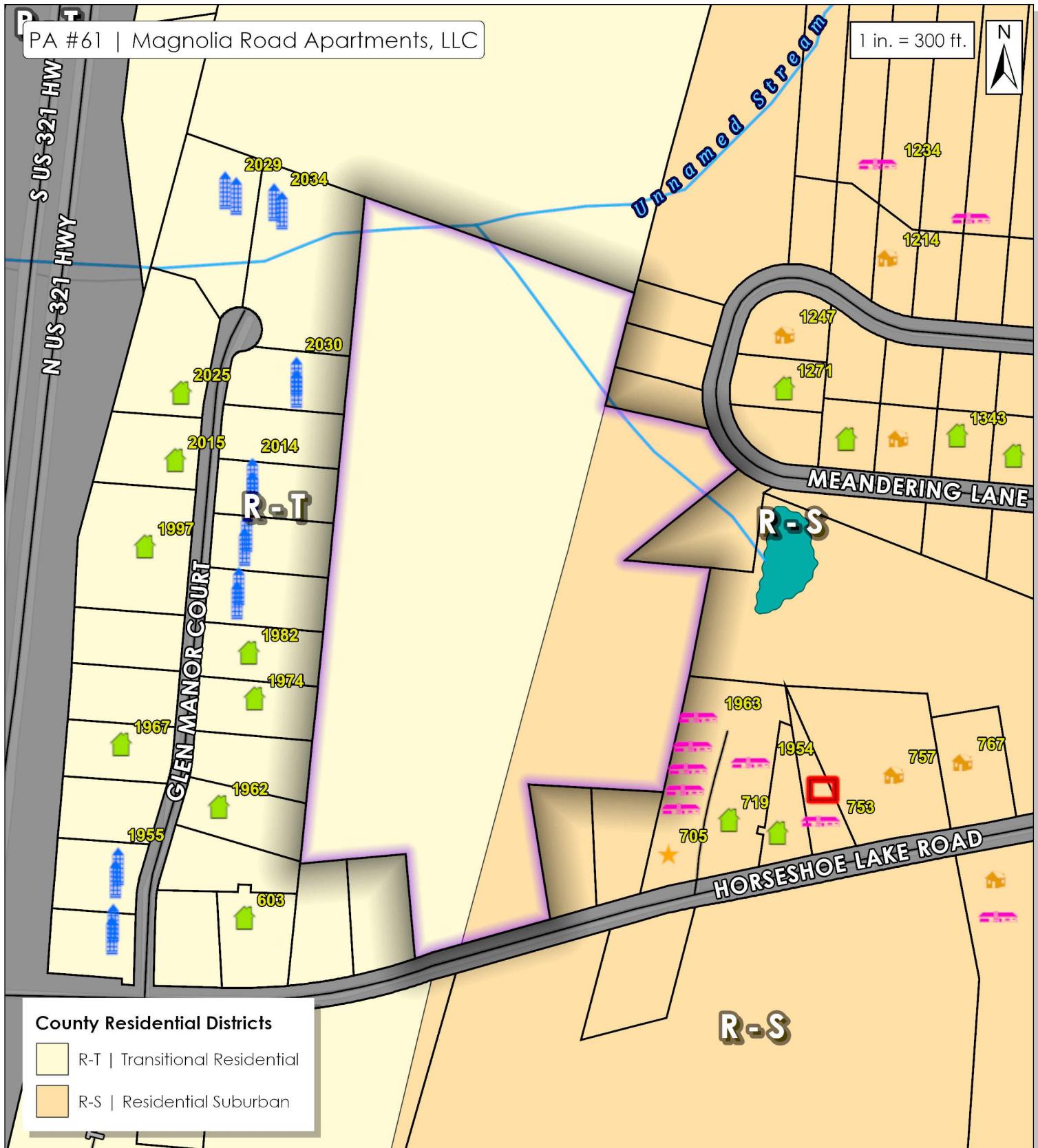


Photo Not Available

Parcel ID	19866	Owner	MAGNOLIA ROAD APARTMENTS LLC LONG HOMES LLC WESLEY HOWARD BUILDERS INC
Map	3635	Mailing	326 EAST MAIN ST UNIT 2065
Account	0304340	Address	LINCOLNTON, NC 28092
Deed	3329 83	Last Transaction Date	09/19/2024
Plat	27 4	Subdivision	MAPLE RIDGE PH 1
Land Value	\$129,214	Improvement Value	\$0
			Total Value \$129,214
Previous Parcel			
-----All values for Tax Year 2024 -----			
Description	MAPLE RIDGE PH 1	Deed Acres	24.801
Address	HORSESHOE LAKE RD	Tax Acres	24.749
Township	LINCOLNTON	Tax/Fire District	NORTH 321
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct
R-S		6.98	ST36
R-T		17.77	24.75
Watershed		Sewer District	
24.75		24.75	
Census County		Tract	Block
109		070800	1033
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710363400	6.26
X	NO FLOOD HAZARD	3710364400	2.4
X	NO FLOOD HAZARD	3710363500	16.09

P T

PA #61 | Magnolia Road Apartments, LLC

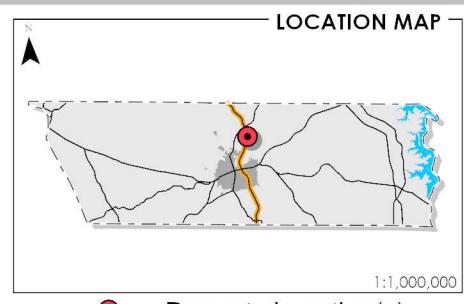


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 19866

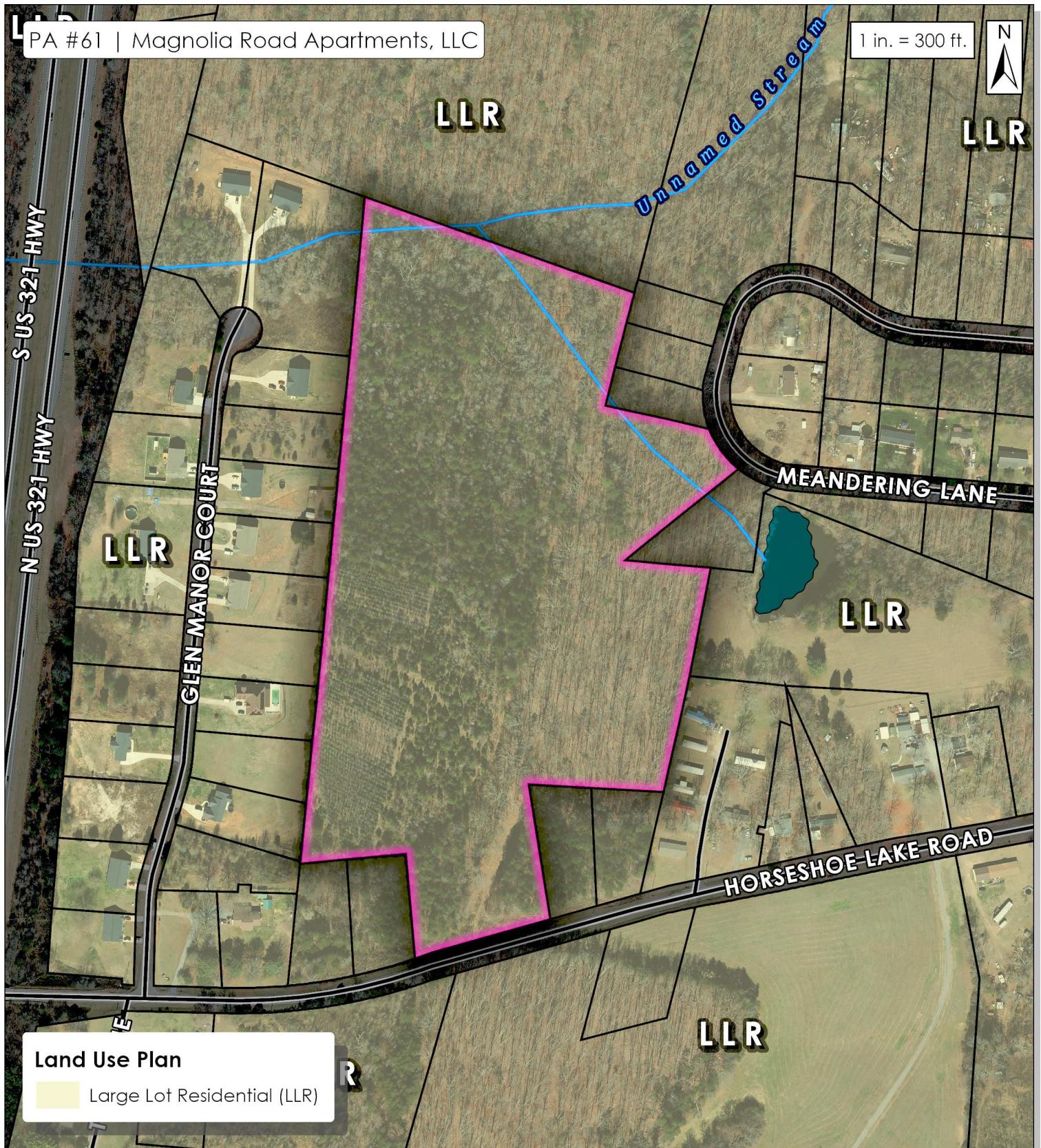
- Property Location(s)

See Attached Application for Parcel Information



PA #61

PA #61 | Magnolia Road Apartments, LLC



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