



County Of Lincoln, North Carolina

Planning & Inspections Department

To: Alex Patton, Chairman, Lincoln County Board of Commissioners
George Wood, Manager, Lincoln County
Jeff Frushtick, Chairman, Lincoln County Planning Board.

From: Andrew C. Bryant
Planner

Date: November 19, 2010

Re: Plat Approval #32
Anderson Creek Subdivision

PID# 84132

The following information is for the use of the Lincoln County Board of Commissioner and Planning Board at their joint meeting/public hearing on December 6, 2010.

Request

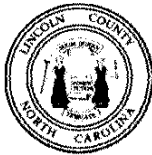
The applicant is requesting preliminary plat review and approval from the Lincoln County Board of Commissioners and Planning Board for the Anderson Creek Subdivision. The subdivision in question contains 6 lots. The Lincoln County Unified Development Ordinance states in Section 9.6.9, all preliminary plats proposing access to unapproved roads shall be submitted to the Board of Commissioners and Planning Board for their approval, disapproval, or approval with conditions.

Site Area & Description

Anderson Creek Subdivision is located on the east side of Devine Rd. (SR 1312) approximately $\frac{3}{4}$ mile from its intersection with NC 27 E and directly across from Greystone Ln., a private road. The subdivision is located in the Ironton Township. The tract in question is approximately 21 acres. The subdivision will be served by individual well and individual septic systems.

Land Use Plan

The Lincoln County Land Use plan designates this area as Suburban Residential. Residential development, especially single-family in character is encouraged in these areas once public utilities are in place.

**Plat Approval Application**

Lincoln County Planning & Inspections
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Daniel M. Devine
Applicant Address 7341 SAHALEE DRIVE
Applicant Phone Number 704-489-2075 H 704-297-9477
Property Owner Name DEVINE GROUP LLC (Daniel Devine Mgr)
Property Owner Address 7341 SAHALEE DRIVE Denver, NC 28037
Property Owner Phone Number 704-489-2075

PART II

Property Location Iron Station - OFF Devine Road
Property ID (10 digits) 3651950067 Property size 21.49 Acres
Parcel # (5 digits) 84132 Deed Book(s) 1713 Page(s) 239

PART III

Zoning District R-T

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

6 Residential Lots

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

6 Residential 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

10/22/2010
Date

**RECOMMENDATIONS ON FINDINGS OF FACT FOR A
PLAT APPROVAL**

Application # PA #32 Date 12/6/10

Applicant's Name Daniel M. Devine

Applicant's Address 7341 Sahalee Dr. Denver, NC 28037

Property Location Devine Rd./across from Greystone Ln. Existing Zoning R-T

Number of lots proposed 6

FINDINGS OF FACT

1. The subdivision is consistent with all adopted plans and policies of the County. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The subdivision meets all required conditions and specifications of the UDO. YES _____ NO _____

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. YES _____ NO _____

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. YES _____ NO _____

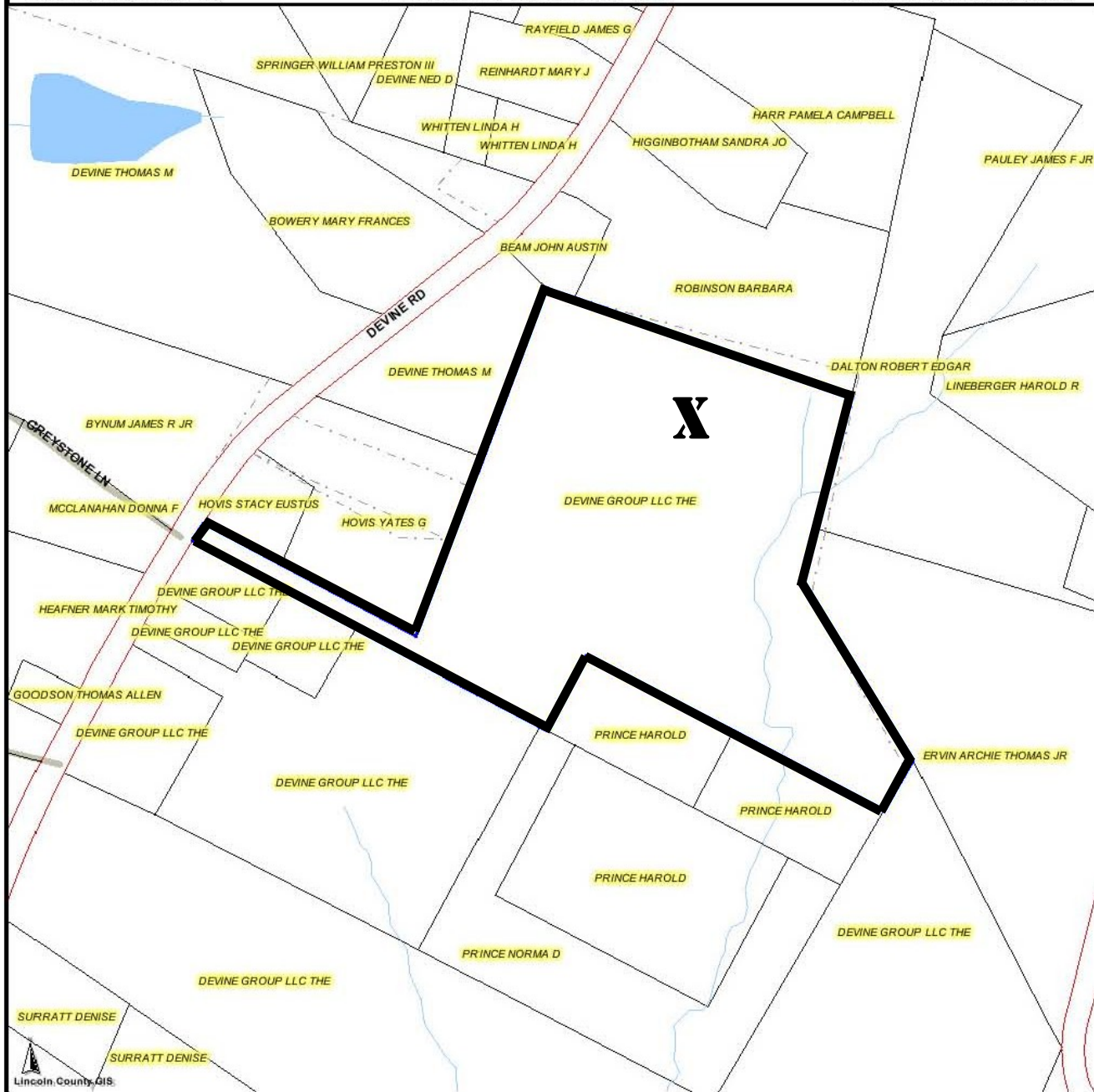
FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In approving of said plat, the following conditions were recommended by the Lincoln County Planning Board:

BOARD'S ACTION

with attached conditions.



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X = SUBJECT PROPERTY

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Scale: 1 Inch = 400 Feet

LINCOLN COUNTY GIS

Fri Nov 19 11:42:38 EST 2010

County
BoundariesCounty Line
Township Line

Map Features

Road Easement
Conflict Line
Major Rivers,
Creeks
Creeks
(cont)Interior Lot Line
Drainage Easement
Utility Easement
Right-of-WaysRoads
Railroads
Public WalkwayParcels
Private Roads
City Jurisdictions
(cont)City of Lincolnton
ETJ
Town of Maiden

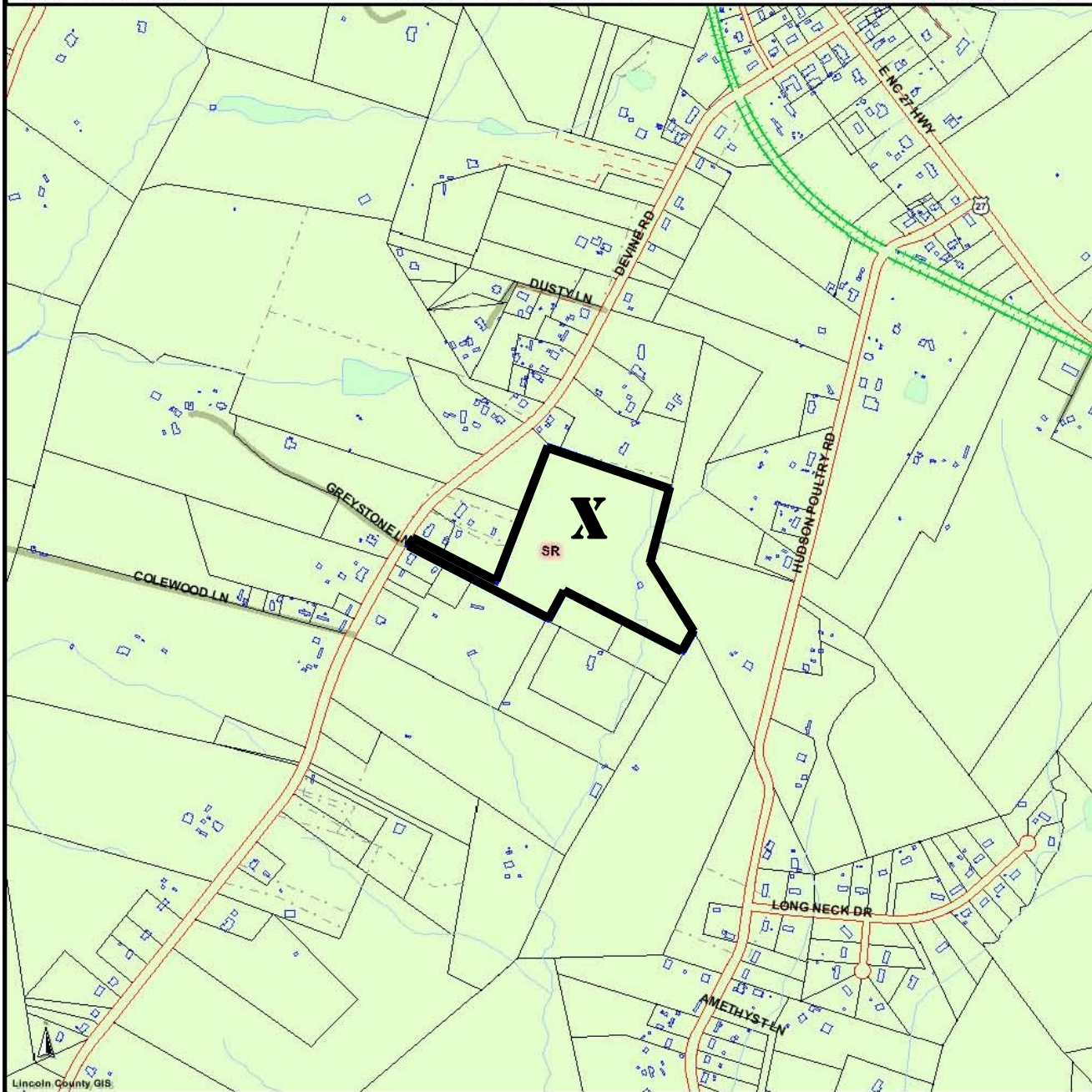
Zoning Districts

B-G
B-N
I-G
L-I
P-MU
P-R
(cont)R-CR
R-14
R-20
R-MF
R-MR
R-R
R-S
R-SF
R-T
C-B
(cont)CBT
G-B
GMC
N-B
O-I
P-B
R-10
R-15
R-25
R-8
(cont)RMF
R-O
O-R
ROS
B-C

Lake Norman

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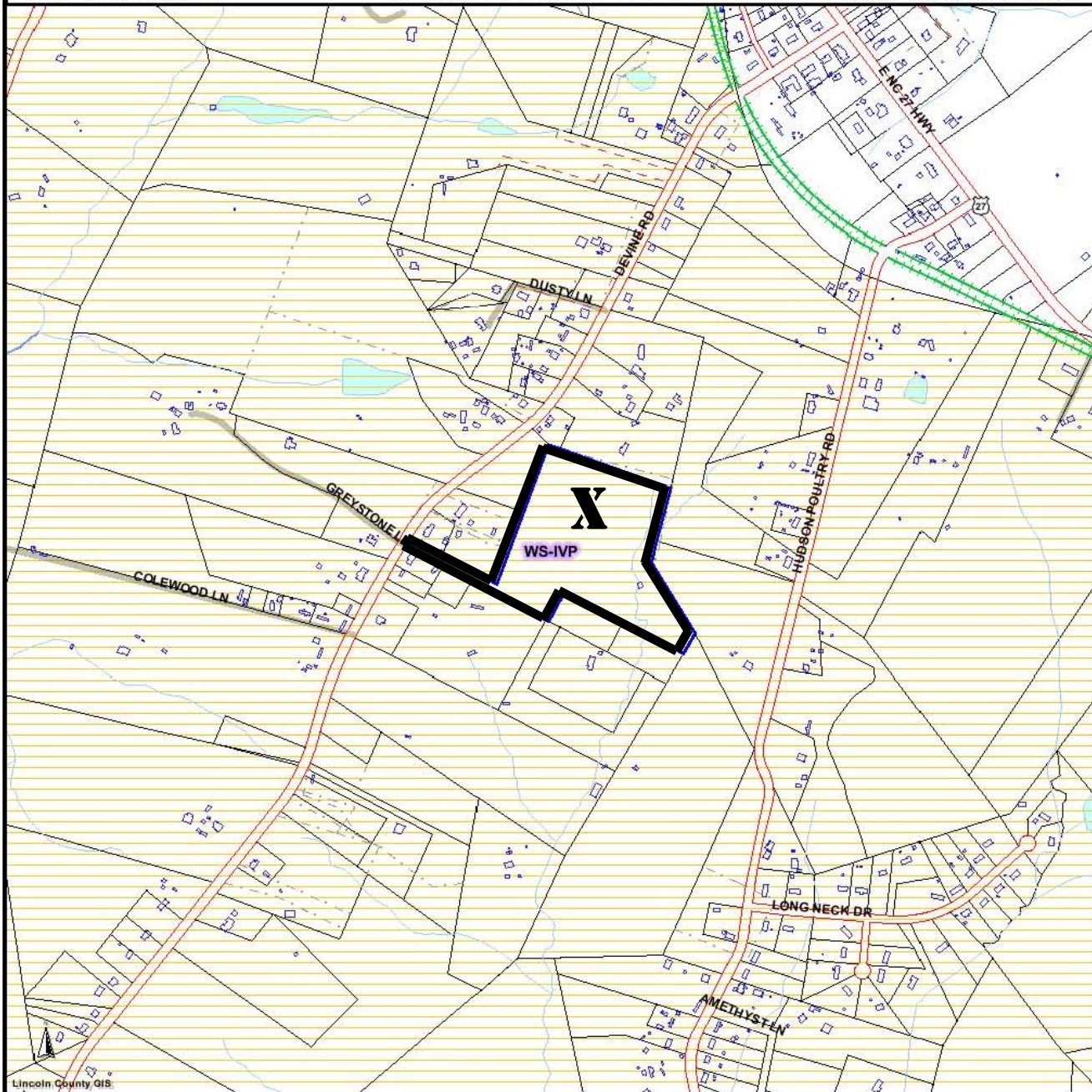
	Mobile Home Park		Railroads		Parcels		Regional Business		ETJ
	County Boundaries		Public Walkway		Private Roads		Recreational/Open Space		Town of Maiden
			Map Features		Land Use Plan		Rural Preservation		Lake Norman
	County Line		Road Easement		Community Business Industrial		Rural Residential		Lake Norman
	Township Line		Old Rail Line		Mixed Residential		Suburban Residential		
	Gaston Line		Conflict Line		Mixed Residential/Commercial		Ponds		
	Building Footprints		Major Rivers, Creeks		Neighborhood Business		City Jurisdictions		
			Interior Lot Line		NC 16 Overlay		City of Lincolnton (cont)		
	Right-of-Ways		Drainage Easement		Office/Employment Center (cont)				
	Roads (cont)		Utility Easement						

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Scale: 1 Inch = 1000 Feet

LINCOLN COUNTY GIS

Fri Nov 19 11:52:48 EST 2010



Mobile Home Park	Building Footprints	Road Easement	Parcels	WS-IVP	Town of Maiden
County Boundaries	Right-of-Ways	Old Rail Line	Private Roads	Ponds	Lake Norman
County Line	Roads	Conflict Line	Watersheds	Ponds	Lake Norman
Township Line	Railroads	Major Rivers, Creeks	Not Protected Area	City Jurisdictions	
Gaston Line	Public Walkway	Creeks	WS-IIIIP	City of Lincolnton	
	Map Features (cont)	Interior Lot Line	WS-IIIP	ETJ (cont)	
		Drainage Easement	WS-IIC		
		Utility Easement	WS-IVC (cont)		

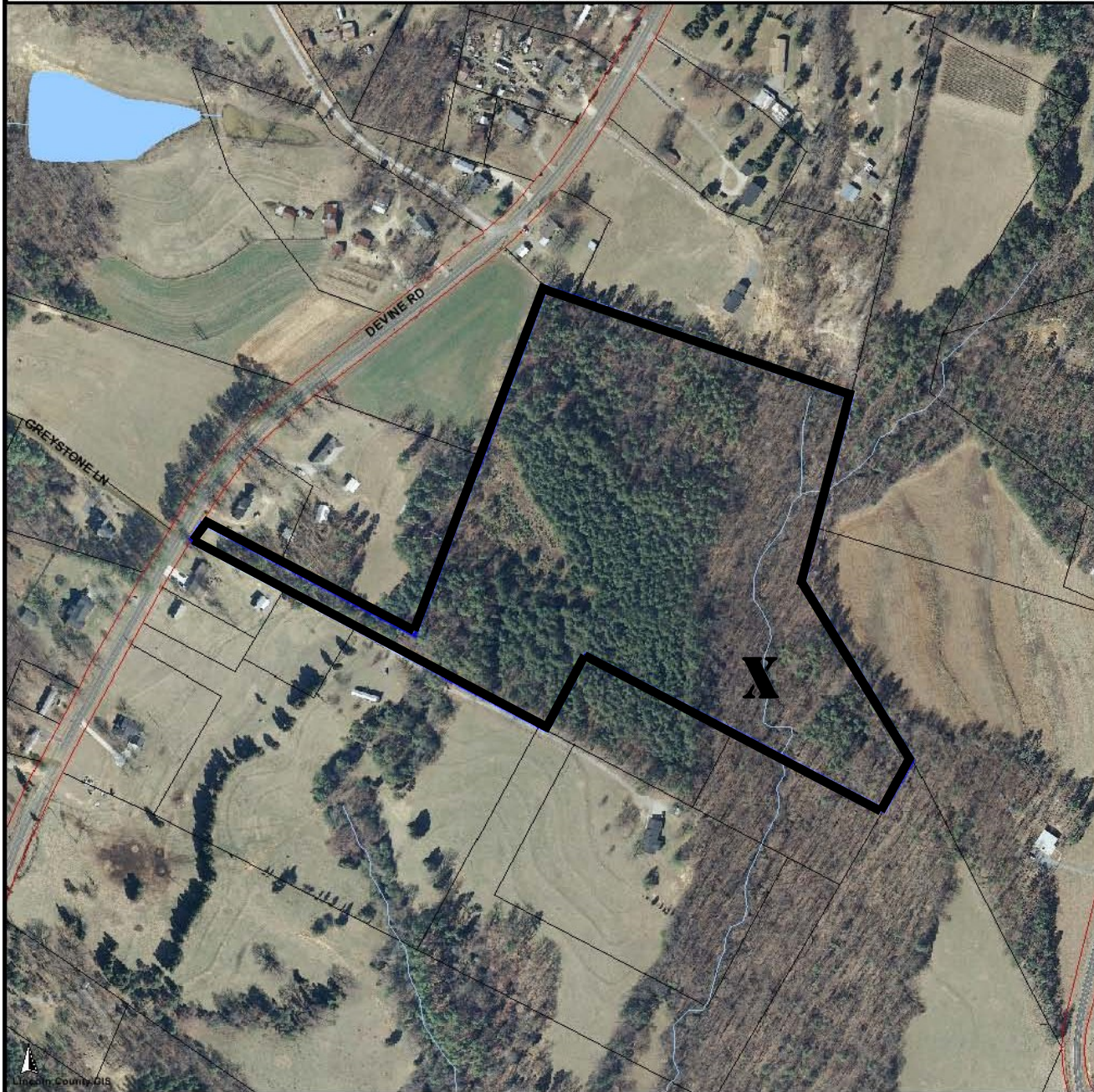
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LINCOLN COUNTY GIS

Fri Nov 19 11:45:26 EST 2010



County Boundaries	Road Easement	Drainage Easement	Public Walkway	ETJ	East Lincoln
County Line	Conflict Line	Utility Easement	Parcels	Town of Maiden	2005 Aerial Photography
Township Line	Major Rivers, Creeks	Right-of-Ways	Private Roads	Lake Norman	
Map Features (cont)	Creeks	Roads	City Jurisdictions	Lincolnton	
	Interior Lot Line (cont)	Railroads (cont)	City of Lincolnton (cont)	West Lincoln	

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Scale: 1 Inch = 1000 Feet

LINCOLN COUNTY GIS

Fri Nov 19 11:47:08 EST 2010



Lincoln County GIS

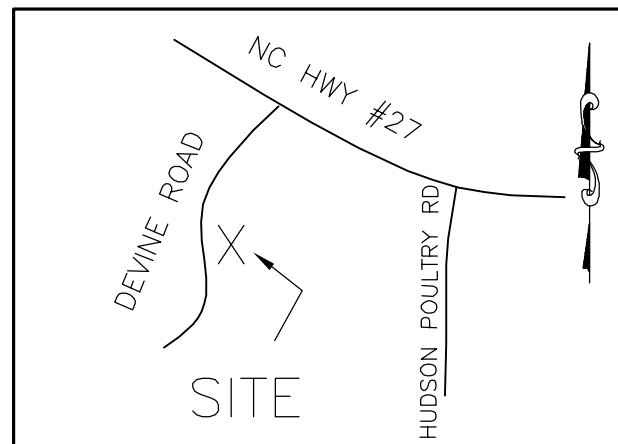
County Boundaries	Road Easement	Drainage Easement	Public Walkway	Town of Maiden
County Line	Conflict Line	Utility Easement	Private Roads	Lake Norman
Township Line	Major Rivers, Creeks	Right-of-Ways	City Jurisdictions	Lincolnton
Map Features (cont)	Creeks	Roads	City of Lincolnton	West Lincoln
	Interior Lot Line (cont)	Railroads (cont)	ETJ (cont)	East Lincoln

2005 Aerial Photography

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VICINITY MAP



LENGTH OF STREET 1585'
 PROPERTY OWNER:
 THE DEVINE GROUP, LLC
 7341 SAHALEE DR
 DENVER, NC 28037
 704-489-2075
 DEED REF. 1713/239
 TOTAL # OF LOTS - 7
 TOTAL ACREAGE DIVIDED - 22 AC.+-
 PROPERTY IS ZONED R-T

Curve	Radius	Length	Chord	Chord Bear.
C1	1024.94'	176.77'	176.55'	S 53°33'48" E
C2	1024.94'	51.59'	51.59'	S 47°10'49" E
C3	515.37'	121.20'	120.92'	S 52°28'33" E
C4	95.49'	174.06'	150.94'	N 68°34'08" E
C5	599.71'	146.08'	145.72'	N 23°43'17" E
C6	599.71'	185.41'	184.67'	N 39°33'26" E
C7	50.00'	51.35'	49.12'	N 17°50'06" E
C8	50.00'	74.02'	67.45'	N 89°40'01" E
C9	50.00'	76.65'	69.36'	S 04°00'16" E
C10	50.00'	59.78'	56.28'	S 74°09'48" W
C11	549.71'	160.34'	159.78'	S 40°03'29" W
C12	549.71'	143.51'	143.11'	S 24°13'20" W
C13	145.49'	265.20'	229.98'	S 68°34'08" W
C14	565.37'	132.96'	132.66'	N 52°28'33" W
C15	974.94'	217.22'	216.77'	N 52°07'17" W

DEVINE ROAD 60' R/W

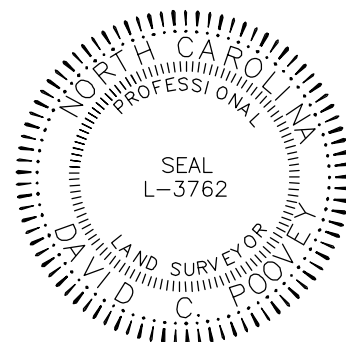
STACEY HOVIS
 98E-469
 PB 13-239

YATES G. HOVIS
 1716/067

THE DEVINE GROUP
 1713/239 PB 13-239

THE DEVINE GROUP
 1820/528 & 1758/149

Course	Bearing	Distance
L1	N 34°13'47" E	57.26'
L2	S 59°01'00" E	30.09'
L3	N 48°24'47" E	30.00'
L4	S 48°24'51" W	30.00'
L5	S 16°44'25" W	56.04'
L6	S 16°44'25" W	53.26'
L7	N 16°44'23" E	109.64'
L8	N 59°16'30" W	14.65'
L9	N 59°01'07" W	1019.39'



DATE 10-18-10
 SCALE: 1" = 100'

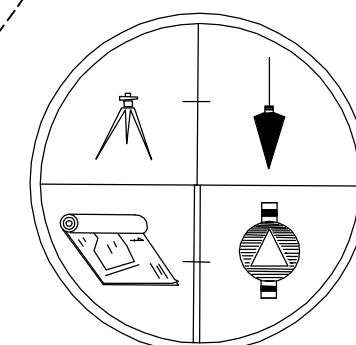
DB: 1713 PG: 239
 DB: PG:
 PB: 13 PG: 239

IRONTON TOWNSHIP
 LINCOLN COUNTY, NC

SURV. BY: CP DRAWN: CP JOB# DEVINE
 DEVINERD.CRD

PRELIMINARY MAP FOR ANDERSON CREEK SUBDIVISION

PIN 3651-95-0067



DEDMON SURVEYS

DEDMON SURVEYS

RONNIE DEDMON, PLS #1222
 CHUCK POOVEY, PLS #3762
 ROBERT DEDMON, PLS #3899
 PHILLIP HARRIS, PLS #4164
 4837 NC HIGHWAY #16 NORTH
 P.O. BOX 494 - DENVER, NC 28037
 PHONE: 704/483/4908
 FAX: 704/483/2170

PB 13-239

THOMAS DEVINE
 2136/487

JOHN A. BEAM
 1872/363

BARBARA ROBINSON
 1466/386
 PB 12-167

ROBT. DALTON
 595/405

ARCHIE ERVIN
 775/843

HAROLD PRINCE
 1012/428

HAROLD PRINCE
 1714/133
 PB 13-239

THE DEVINE GROUP
 1544/671

2
 2.45 ac.+-

3
 3.53 ac.+-

4
 2.94 ac.+-

5
 2.78 ac.+-

6
 2.76 AC.+-

7
 3.12 AC.+-

NORMA D. PRINCE
 677/720