



# 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.*

Daniel M. Devine  
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:

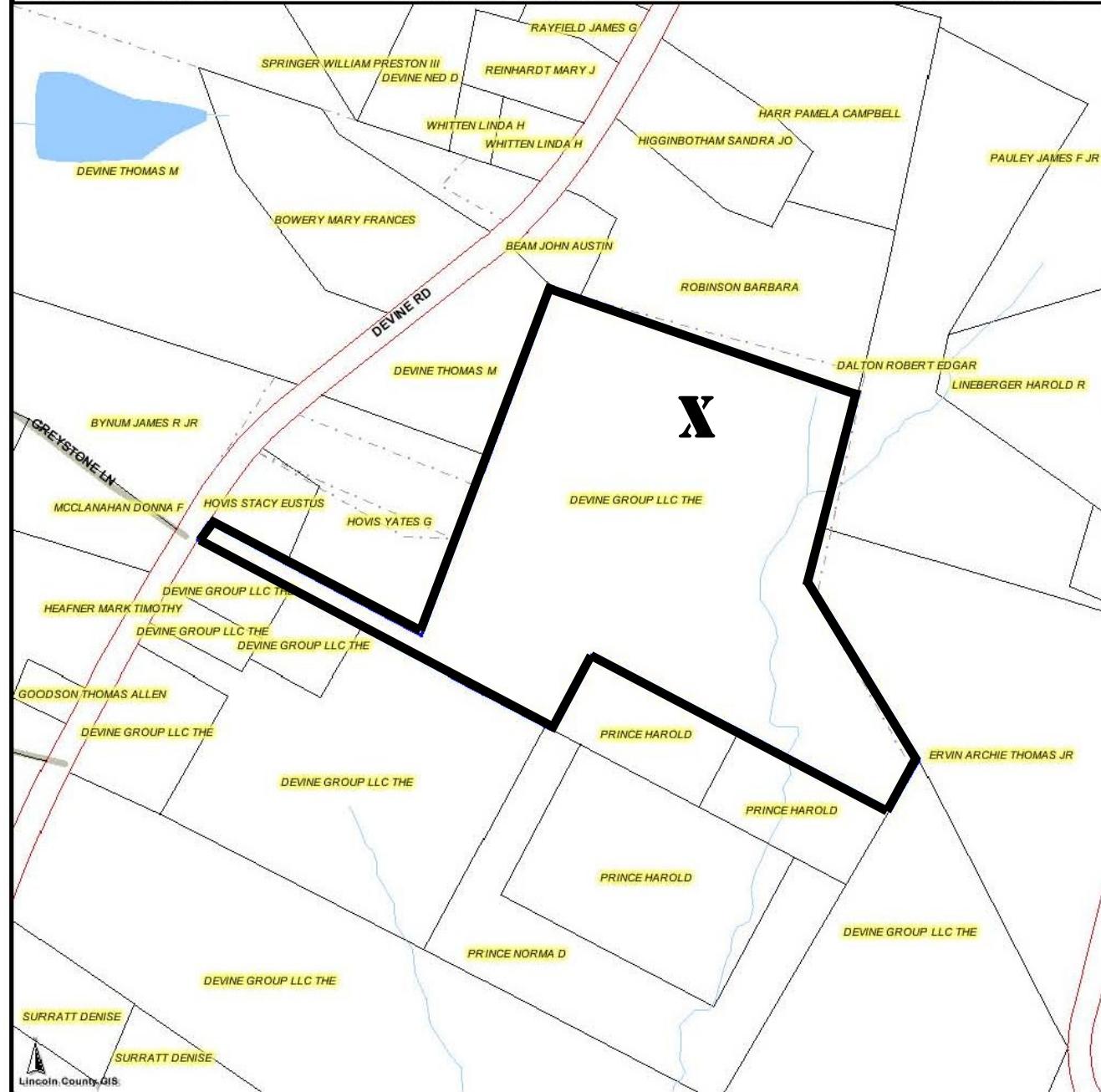
In approving of said plat, the following conditions were recommended by the Lincoln County Planning Board:

\_\_\_\_\_  
\_\_\_\_\_

**BOARD'S ACTION**

\_\_\_\_\_  
\_\_\_\_\_

with attached conditions.



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# **X = SUBJECT PROPERTY**

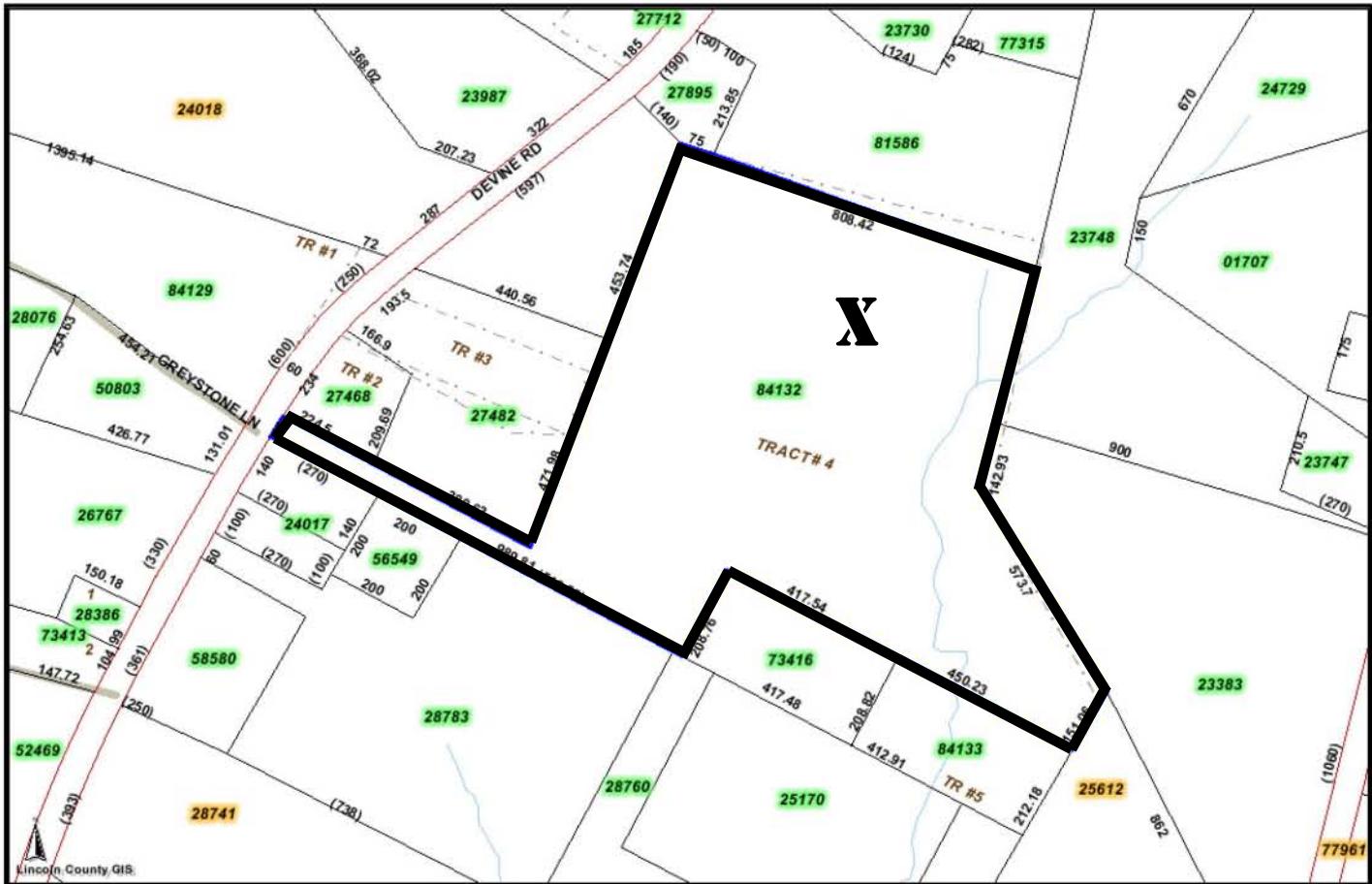
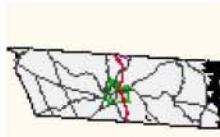


## Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 11/19/2010 Scale: 1 Inch = 400 Feet



Lincoln County, GIS.

### PHOTOS

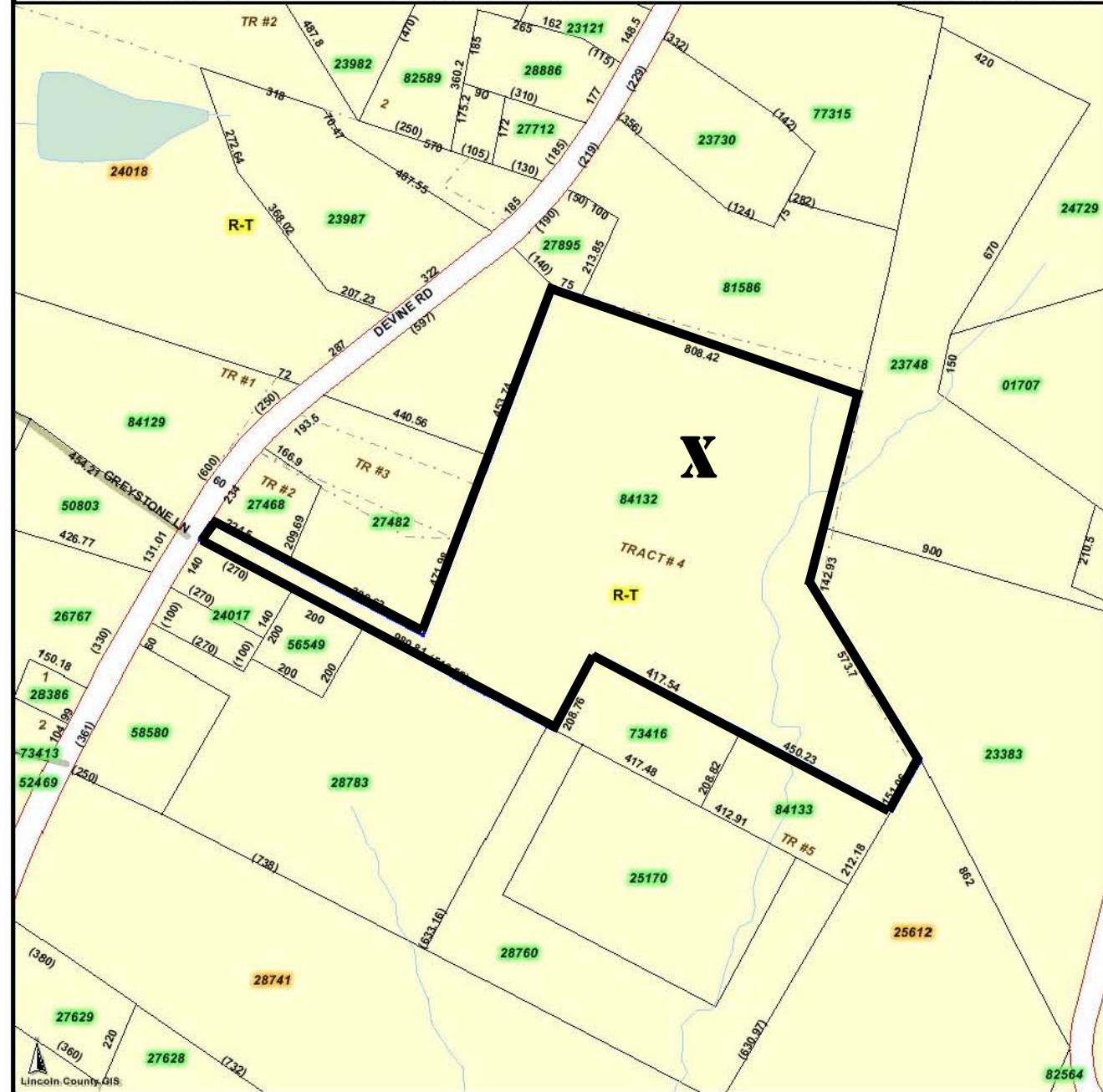


84132

### PARCEL INFORMATION FOR 3651-95-0067

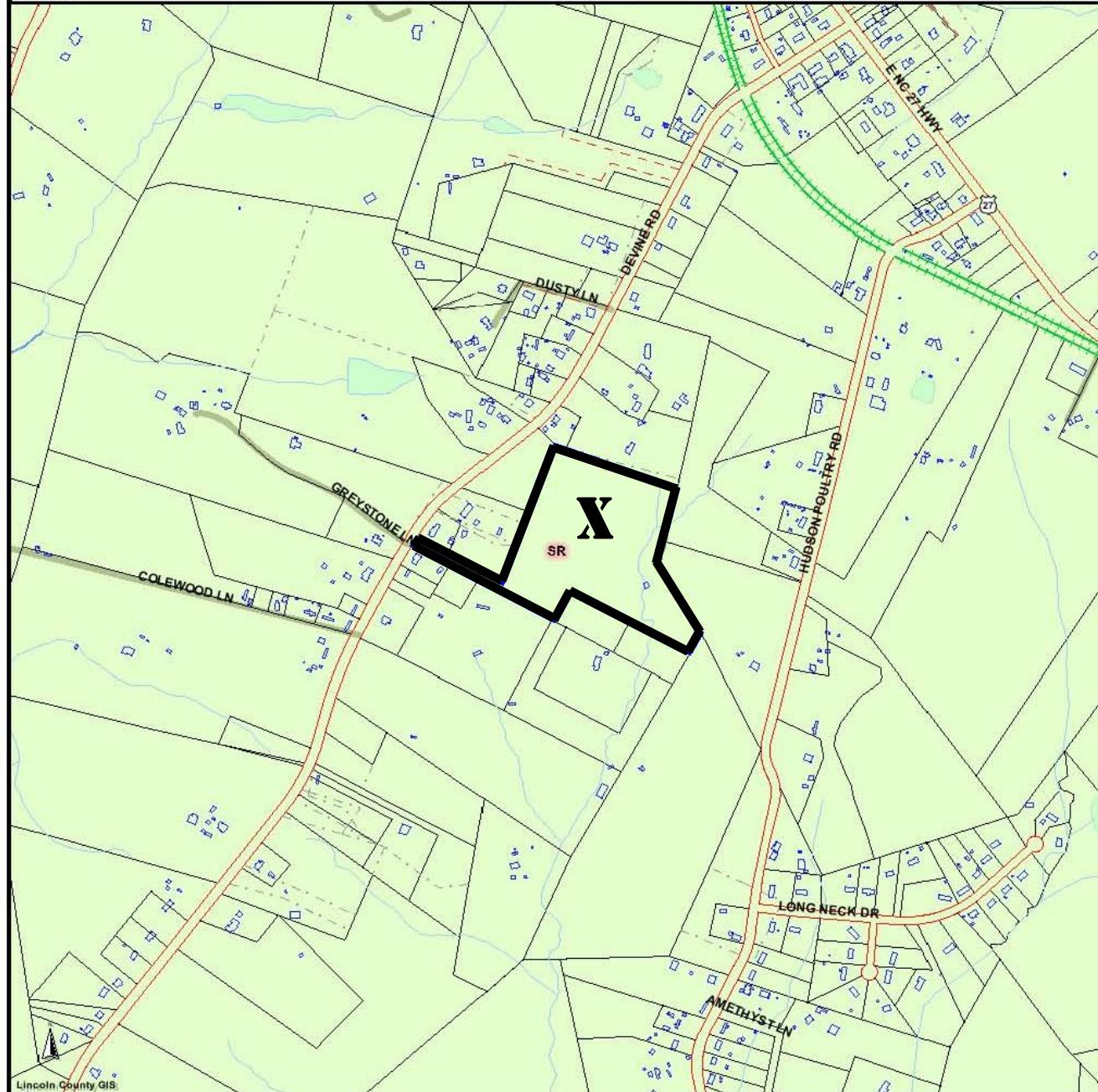
Parcel ID	84132	Owner	DEVINE GROUP LLC THE	
Map	3651-02	Mailing	7341 SAHALEE DR	
Account	0171679	Address	DENVER NC 28037	
Deed	1713-239	Recorded	6/28/2005	
Land Value	\$130,944	Total Value	\$130,944	
----- All values are for tax year 2010. -----				
Subdivision	Lot TR 4 STACEY E HOVIS & YATES G HOVIS	Plat	13-239	
Description	TR 4 STACEY E HOVIS	Deed Acres	21.49	
Address	2455 DEVINE RD	Tax Acres	21.3	
Township	IRONTON	Tax/Fire District	ALEXIS	
Improvement		No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-T	21.31	IRON STATION SOUTH (IS23)	21.31	
Watershed Class		Sewer District		
WS-IVP	21.31	Not in the sewer district	21.31	
2000 Census County		Tract	Block	
37109		071000	2019	21.28
37109		071000	4000	0.03
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3651		21.31

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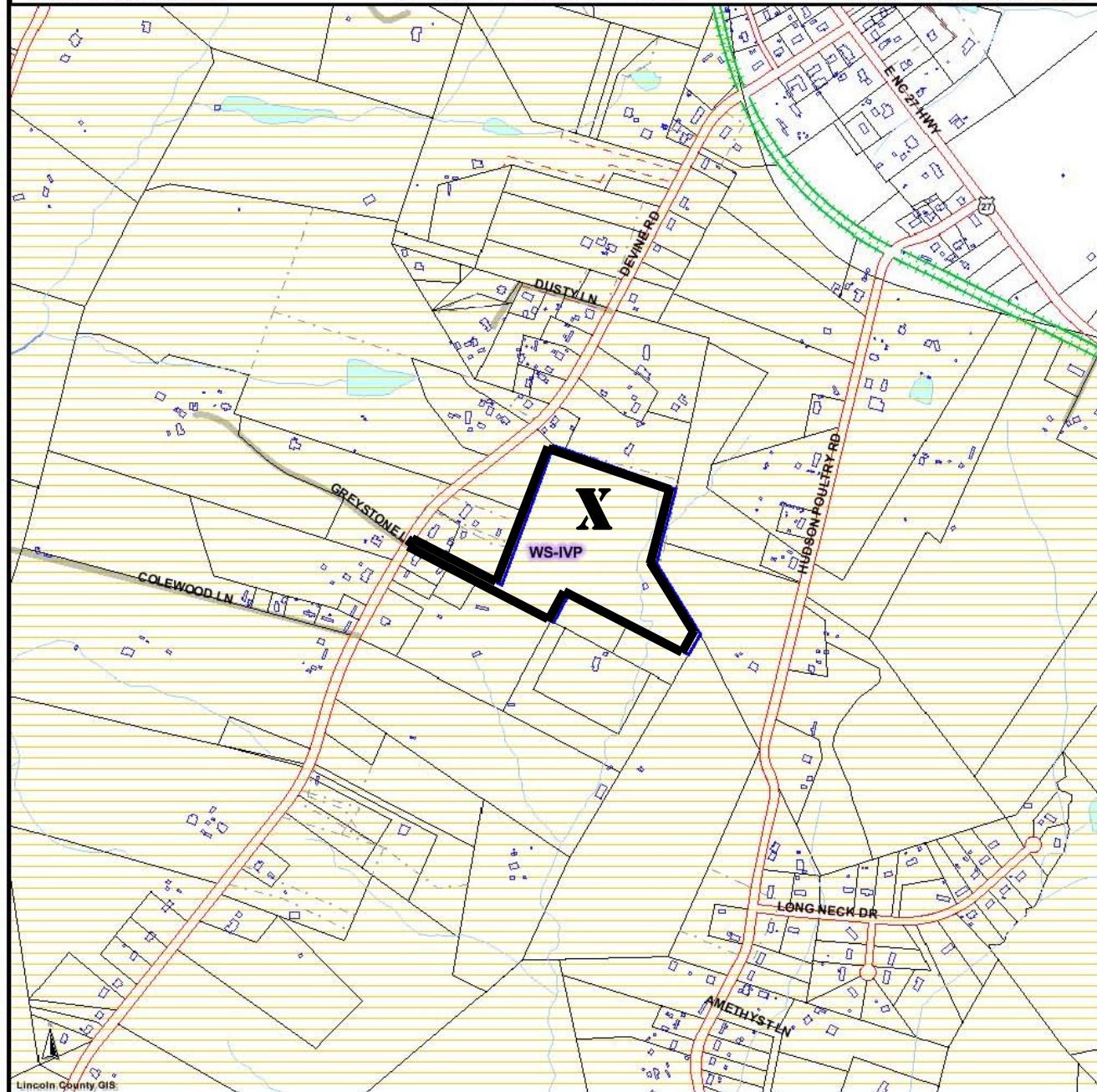


Lincoln County, NC

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

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Lincoln County GIS map is for informational purposes only. The information contained on this map is not to be used for land conveyances. The map uses the NC State Plane Coordinate System (1983 NAD 1983). Lincoln County, NC Office of the Tax Administrator, GIS Division



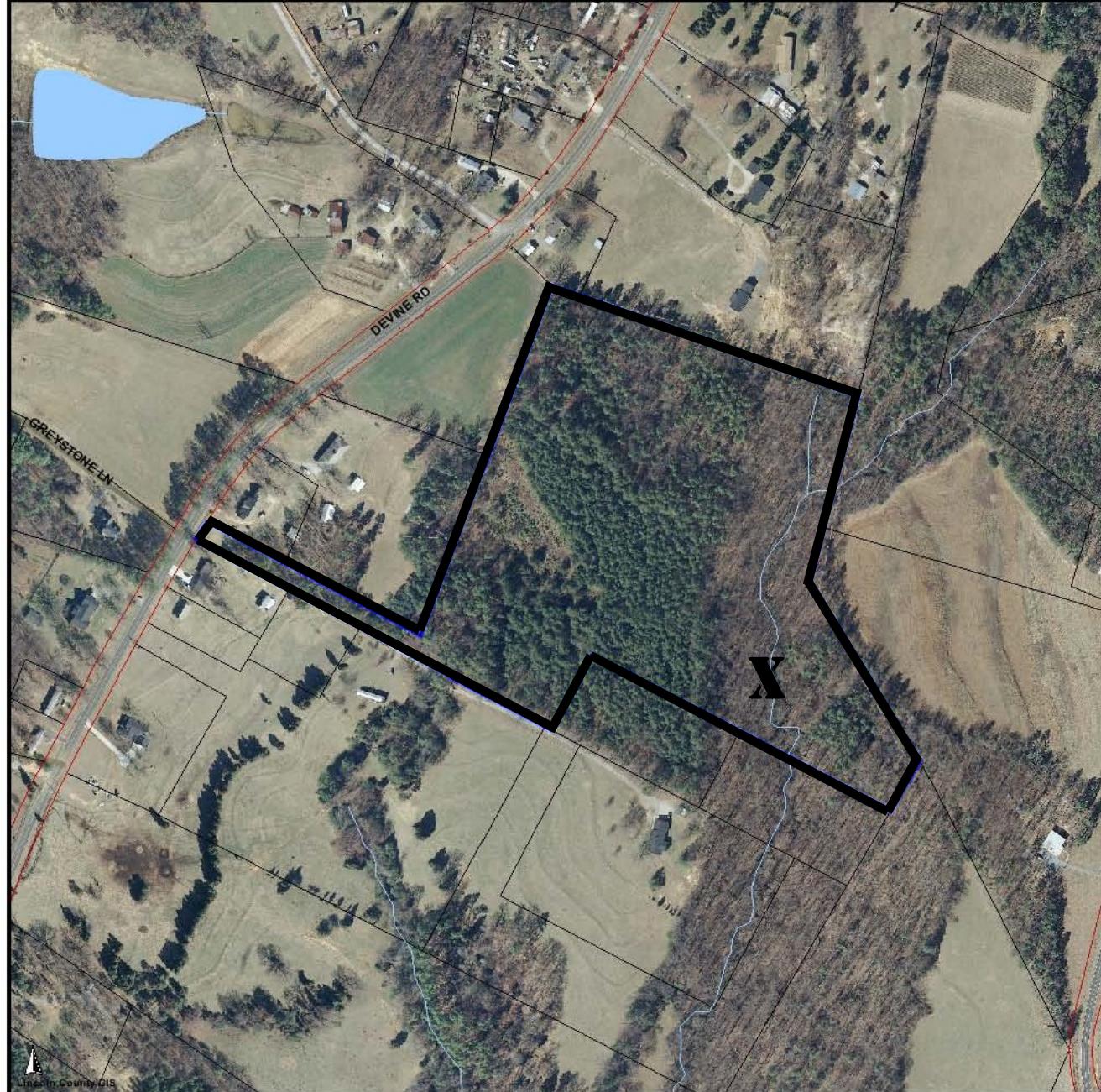
This legend provides a key for the symbols used in the Gaston County Land Use Map. It is organized into several columns:

- Land Use and Protection:** 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.
- Water Features:** County Line, Roads, Conflict Line, Major Rivers, Creeks, Creeks, Watersheds, City Jurisdictions.
- Transportation:** Township Line, Railroads, Public Walkway, Interior Lot Line, Not Protected Area, WS-IIIP, WS-IIP, WS-IIC, WS-IVC.
- Boundaries and Other:** Gaston Line, Map Features, Drainage Easement, Utility Easement, WS-IVC (cont), City of Lincolnton, ETJ (cont).

(cont)

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County  
Boundaries  
County Line  
Township Line  
Map Features  
(cont)

Road Easement  
Conflict Line  
Major Rivers,  
Creeks  
Interior Lot Line  
(cont)

Drainage Easement  
Utility Easement  
Right-of-Ways  
Roads  
(cont)

Public Walkway  
Parcels  
Private Roads  
City Jurisdictions  
Railroads  
(cont)

ETJ  
Town of Malden  
Lake Norman  
Lincolnton  
West Lincoln  
(cont)

East Lincoln  
2005 Aerial  
Photography

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Lincoln County GIS

County  
Boundaries

County Line  
Township Line  
Map Features  
(cont)

Road Easement  
Conflict Line  
Major Rivers,  
Creeks  
Creeks  
Interior Lot Line  
(cont)

Drainage Easement  
Utility Easement  
Right-of-Ways

Roads  
(cont)

Public Walkway  
Private Roads  
City Jurisdictions

Railroads  
(cont)

Town of Maiden  
Lake Norman

Lincolnton  
West Lincoln  
East Lincoln

2005 Aerial  
Photography

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