



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: March 17, 2025

Re: PA #63
Lagniappe Homes, LLC, applicant
Parcel ID# 90501

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on April 7, 2025.

Request

The applicant is requesting approval of a preliminary plat review/ sketch plan for a residential subdivision with up to 16 lots for single-family homes. 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 new roads to serve the proposed lots, with one roadway connection to Webbs Road. Sidewalks will be installed on one side of the new roads.

Site Area and Description

The 13.75-acre site is located on the northwest corner of the intersection of Webbs Road and Burton Lane in Catawba Springs Township. The subject property is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF and PD-R (Planned Development-Residential). Land uses in this area are primarily residential and agricultural, with a few business and industrial uses.



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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 proposed subdivision is approximately 1.16 units per acre

Utilities

The applicant intends to serve the development with public water and public sewer, subject to review and approval of fully designed utility plans by Lincoln County Public Works.

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 density of the proposed subdivision is approximately 1.16 units per acre.



Plat Approval Application

PART I

Applicant Name Lagniappe Homes LLC - Stephen Chuilli, President

Applicant Address 19440 Zion Avenue, Cornelius, NC 28031

Applicant Phone Number 704-904-7222

Property Owner Name Jacob and Marian Dellinger

Property Owner Address 133 W Gledale Ave, Mt. Holly, NC 28120

Property Owner Phone Number 704-614-8443

PART II

Property Location 8179 Webbs Road, Denver, NC 28037

Property ID (10 digits) 4615114802 Property size 13.754

Parcel # (5 digits) 90501 Deed Book(s) 3305 Page(s) 310

PART III

Zoning District R-SF

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

Current property is vacant with corn stalks and small greenhouse

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

16 lots in total for Single Family Detached Homes

14 lots to be served with new private road off of Webb's Road and 2 lots to be served directly from Burton Lane

\$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

2-19-25
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: **The subdivision complies with development regulations for R-SF zoning and is consistent with the Land Use Plan for Lincoln County for Single Family Neighborhood (SFN) land use.**

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

FACTUAL REASONS CITED: **All UDO specifications for R-SF development have been met, including: Lot size, lot width, building setbacks, building heights, building coverage, and impervious ratios.**

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 new homes will be of high quality and exceed 3,000 HSF Pricing will trend towards 100-125% of current avg price in immediate area. < 24% impervious and use of existing topography will mitigate storm runoff**

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: **The 14 homes to be served from the new private road with entrance off of Webbs road will generate minimal peak hour trips and fall well below the need for analysis. Two lots will have driveways served directly from Burton Lane.**

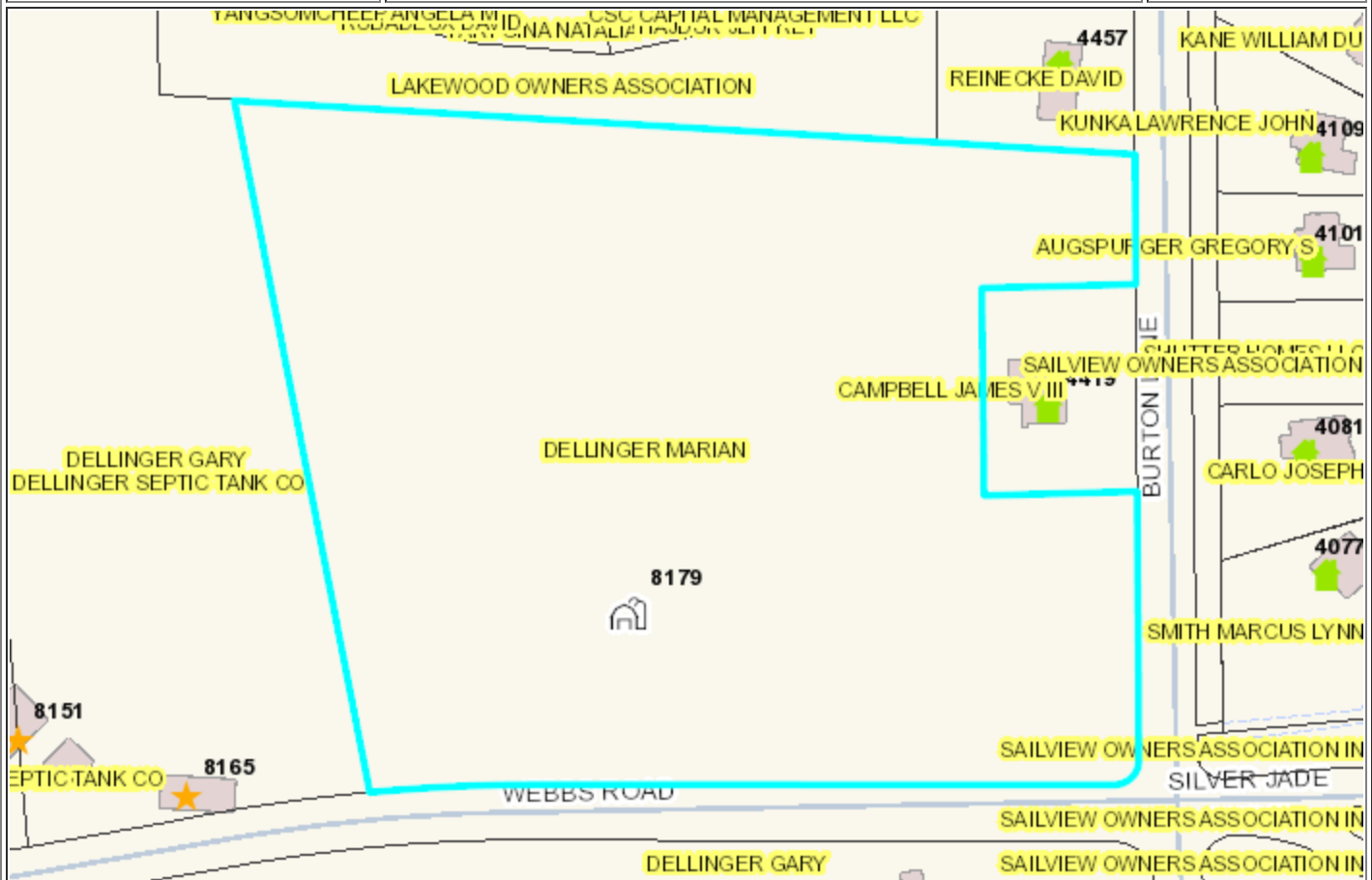


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 3/17/2025 Scale: 1 Inch = 200 Feet

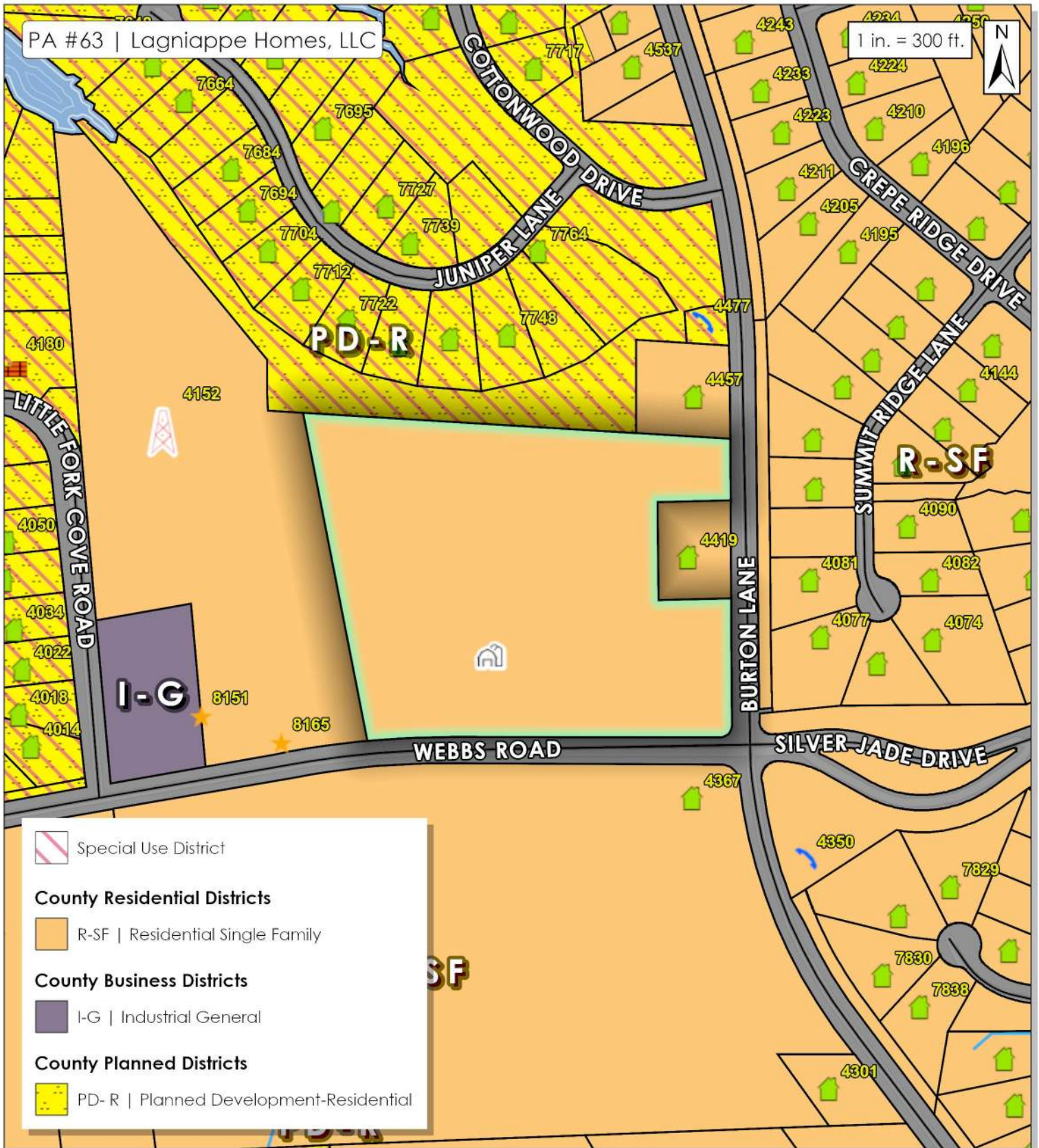


90501

Parcel ID	90501	Owner	DELLINGER MARIAN DELLINGER JACOB A
Map	4615	Mailing	133 W GLEDALE AVE
Account	302403	Address	MT HOLLY, NC 28120
Deed	3305 310	Last Transaction Date	02/15/2024
Plat		Subdivision	
Land Value	\$562,406	Improvement Value	\$30,607
Previous Parcel	30199	Sale Price	\$0
		Lot	
		Total Value	\$593,013

-----All values for Tax Year 2025 -----

Description	PT EVERETTE DELLINGER LD	Deed Acres	14.94
Address	8179 WEBBS RD	Tax Acres	13.754
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-SF		13.75	DN29 13.75
Watershed	13.75	Sewer District	13.75
Census County	109	Tract	071203
		Block	1012 13.75
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710461500	13.75



Parcel ID # 90501

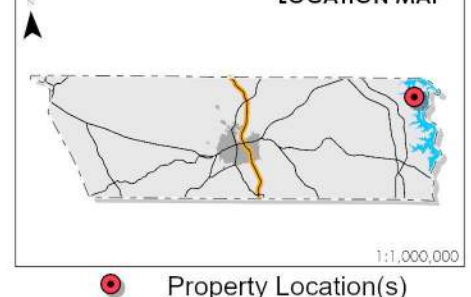
 - Property Location(s)

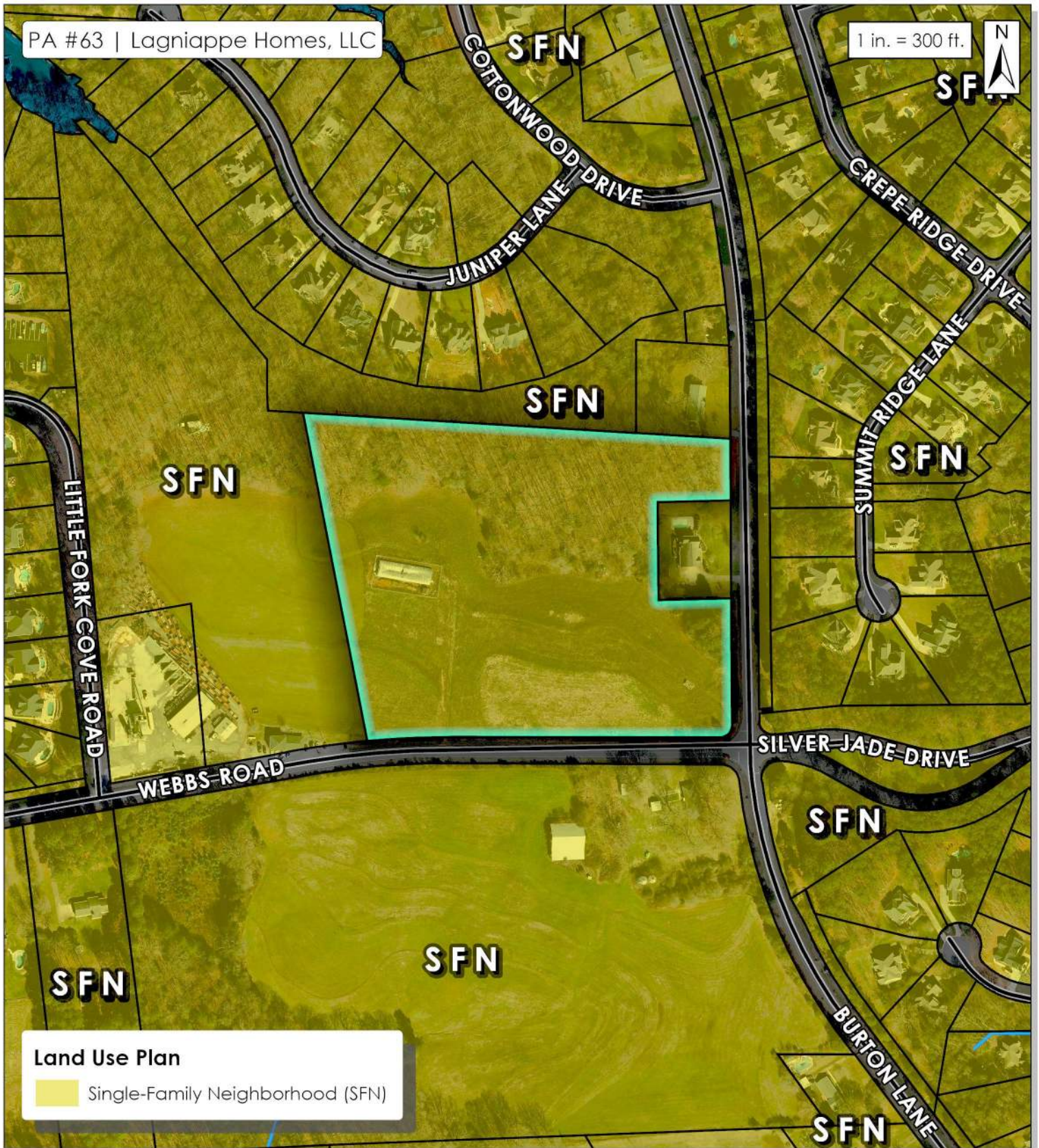
See Attached Application for Parcel Information



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

LOCATION MAP





Land Use Plan

 Single-Family Neighborhood (SFN)

Parcel ID # 90501

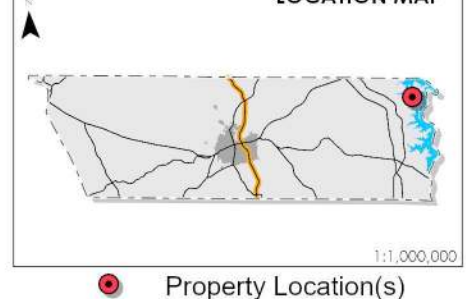
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Lincoln County
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115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP





Lincoln County Project Reviews

Project Number: **ZONE25-00066**

Description: **PA #63 Lagniappe Homes**

Project Type: **ZONING CASE**

Parcel ID: **90501**

Sub Type: **SUBDIVISION PLAT APPROVAL**

Applicant: **Lagniappe Homes LLC**

Applied: **2/21/2025**

Approved:

Owner: **DELLINGER MARIAN**

Status: **UNDER REVIEW**

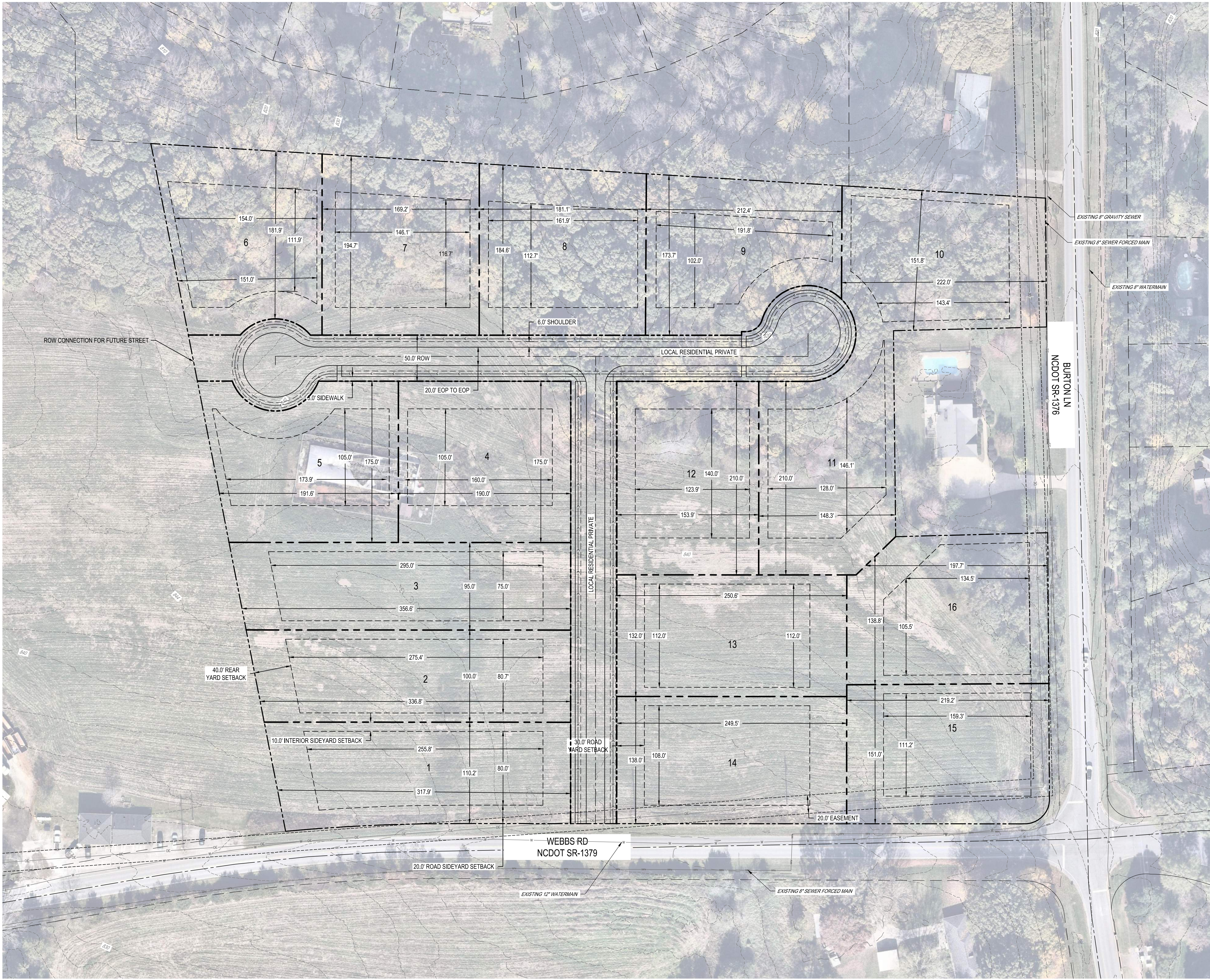
Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

Public hearing scheduled for April 7, 2025

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
2/21/2025	2/21/2025	3/4/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	
Notes:						
2/21/2025	2/21/2025	3/4/2025	FIRE MARSHAL - COUNTY PRE-APPLICATION	Rodney Emmett	COMPLETE	
Notes:						
2/21/2025	2/21/2025	3/4/2025	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	
Notes:						
2/21/2025	2/27/2025	3/4/2025	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes:						
2/21/2025	2/21/2025	3/4/2025	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	
Notes:						



Site Data		
Lincoln County, North Carolina		
Parcel Numbers: 4615-11-4802		
Project Area	Ac.	Density
Gross Ac.	13.75 Ac.	1.16 DU/Ac.
Zoning		
Current Zoning	R-SF	
Unit Type	Qty	Mix
Lots (32,670 SF MIN.)	16	100.0%
Total	16	100.0%

General Notes

1. Existing conditions information provided by Lincoln County GIS Data. Information should be verified for accuracy. BGE, Inc. is not responsible for inaccuracies or omission caused by the use of publicly available information.

2. Streams, wetlands, and other environmental features are depicted based on public sources and shall be considered preliminary. BGE, Inc. recommends the Client have environmental features delineated and/or verified by and environmental expert.

3. This plan shall be considered 2-dimensional in nature. Topographic features affecting sight distance, utility connections, and other offsite development are not evaluated as part of this plan.

NOTES:

- A 5' SIDEWALK SHALL BE PROVIDED ON ONE SIDE OF ALL ROADS

- STREET TREES ARE REQUIRED EVERY 40' ON CENTER ALONG ROADS