



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 9, 2011

Re: Plat Approval #34
Austin Commercial Subdivision

PID# 34640

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 5, 2011.

Request

Austin Real Estate Investments, LLC, is requesting preliminary plat review and approval from the Lincoln County Board of Commissioners and Planning Board for the Austin Commercial Subdivision. The subdivision in question contains 2 lots. The Lincoln County Unified Development Ordinance states in Section 9.6.9, all preliminary plats proposing new roads or the extension of infrastructure shall be submitted to the Board of Commissioners and Planning Board for their approval, disapproval, or approval with conditions.

Site Area & Description

Austin Commercial Subdivision is located on the west side of North Highway 16 just north of the intersection of Webbs Road and N. Highway 16. The subdivision is located in the Catawba Springs Township. The tracts in question are approximately 4.02 acres. The subdivision will be served by a public water and sewer system.

Land Use Plan

The Lincoln County Land Use plan designates this area as part of the Highway 16 Overlay District. A mix of residential and commercial properties is located along or in close proximity to the proposed subdivision. The Lincoln County Highway 16 Corridor Plan designates this parcel within area defined as "commercial development opportunity." Moreover, this property lies within a area designated as a commercial node. Such areas that are located near existing residential and commercial developments shall be undertaken in a manner so as to not negatively impact those areas. While this development does not have the option of signalization, the proposed driveway will only include a right in and right out along Highway 16.



Plat Approval Application

Lincoln County Planning & Inspections Department

302 N. Academy St., Lincolnton, NC 28092

Phone: (704)736-8440 Fax: (704)732-9010

PART I

Applicant Name Austin Real Estate Ventures, LLC

Applicant Address 701 S. Laurel St., Suite 1, Lincolnton, N.C. 28092

Applicant Phone Number 704-473-8338

Property Owner Name Austin Real Estate Ventures, LLC

Property Owner Address 701 S. Laurel St., Suite 1, Lincolnton, N.C. 28092

Property Owner Phone Number 704-473-8338

PART II

Property Location 2861 N. Hwy. 16, Denver, NC 28037

Property ID (10 digits) 4604-39-1396 Property size +/- 4.02 Ac.

Parcel # (5 digits) 34640 Deed Book(s) 2192 Page(s) 48

PART III

Zoning District B-N, ELDD

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

Currently vacant

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

This subdivision will create 2 lots for commercial use.

\$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

Date

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

Application # PA #34 Date 11/8/11

Applicant's Name Austin Real Estate Ventures, LLC

Applicant's Address 70 S. Laurel St., Suite 1, Lincolnton, NC 28092

Property Location 2861 N. Hwy 16, Denver, NC 28037 Existing Zoning B-N

Number of lots proposed 3 lot commercial subdivision

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 _____

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.



Lincoln County Planning & Inspections
**Subdivision Application Background
and Staff Comments**

Application #

PA# 34

IDENTIFYING DATA

Parcel ID: 34640

Location of property: 2861 N. Hwy 16 Denver, NC (west side of NC 16 intersection with Webbs Road.)

Name of current property owners: Austin Real Estate Venture, LLC

Address of current property owners: 701 S. Laurel St., Suite 1, Lincolnton, NC 28092

Date of application: November 8, 2011

ZONING & SUBDIVISION INFORMATION

Current zoning: B-N, ELDD

Current use: Vacant

Property size: 4.02 acres

Proposed Number of Lots: 3

Proposed use: Commercial Subdivision

Description of request: Preliminary plat approval for the 3 lots and new road

Comments: N/A

LAND USE PLAN CONFORMANCE

Is the proposed zoning consistent with the Land Use Plan? yes

Land Use Plan classification: NC 16 Overlay

The Lincoln County Land Use plan designates this area as part of the Highway 16 Overlay District. A mix of residential and commercial properties is located along or in close proximity to the proposed subdivision. The Lincoln County Highway 16 Corridor Plan designates this parcel within area defined as "commercial development opportunity." Moreover, this property lies within a area designated as a commercial node. Such areas that are located near existing residential and commercial developments shall be undertaken in a manner so as to not negatively impact those areas.

ENVIRONMENTAL

Soil type(s):

CeB2: Cecil sandy clay loam

MdB2: Madison sandy clay loam

MdC2: Madison sandy clay loam

Soil slopes:

CeB2: 2-8 Pct slopes (Eroded)

MdB2: 2-8 Pct slopes(Eroded)

MdC2: 8-15 Pct slopes(Eroded)

Building site:

CeB2: Well suited

MdB2: Well suited

MdC2: Moderately suited

Sanitary facilities: N/A

Water supply watershed classification: WS-IVC Catawba River/Lake Norman (0.114 acres)

How much impervious ground coverage allowed: 75%

HYDROLOGIC CONDITIONS

Flood panel number: 3710460400J

Zone: X (no flood hazard)

Streamside Buffer Requirements: N/A

TRANSPORTATION

The proposed zoning request is located on or near what road(s): NC 16 Business and Webbs Rd. (SR 1379)

Is a Traffic Impact Analysis required for this request: No

What is the average daily traffic: 5,400 vehicles on Webbs Rd.; 17,000 vehicles on NC 16 Business

Has NCDOT reviewed the site plan: yes

What were NCDOT's comments: Access will be limited to right in/right out due to its offset and proximity to Webbs Rd.

ADDITIONAL INFORMATION

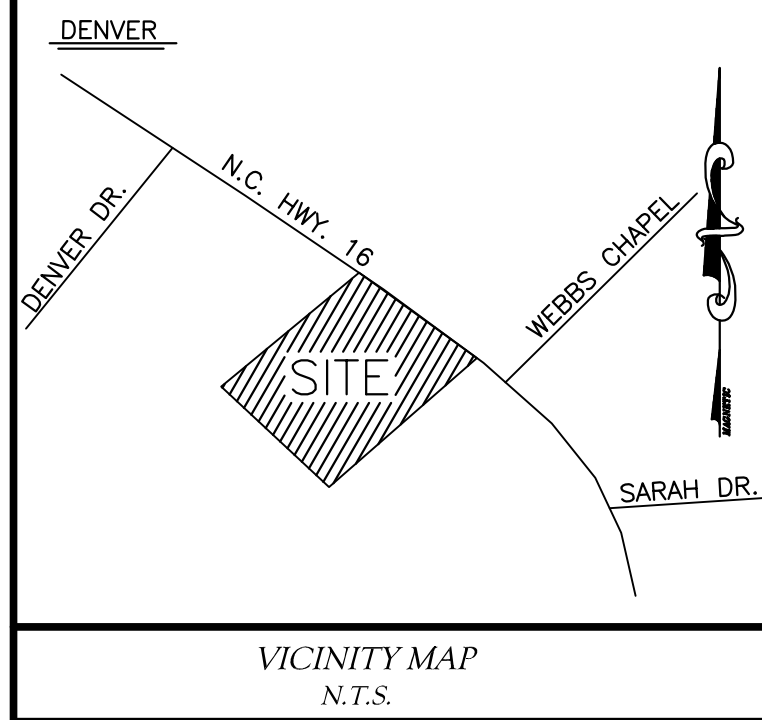
What are the adjoining land uses and zoning (N, E, S & W): north: residential and vacant; east: commercial; south: residential; west: power line r/w & railroad.

Staff's recommendation and comments:

Staff recommends approval of the preliminary plat. The subdivision is consistent with the Land Use Plan and meets the conditions of the UDO. The final plat would need to conform to the general layout of the preliminary plat and the density would not be able to increase without board approval.

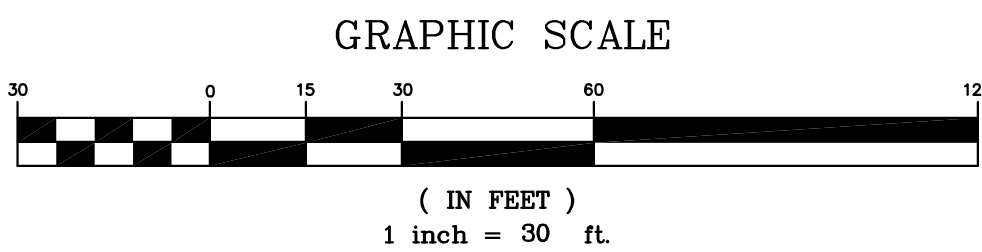
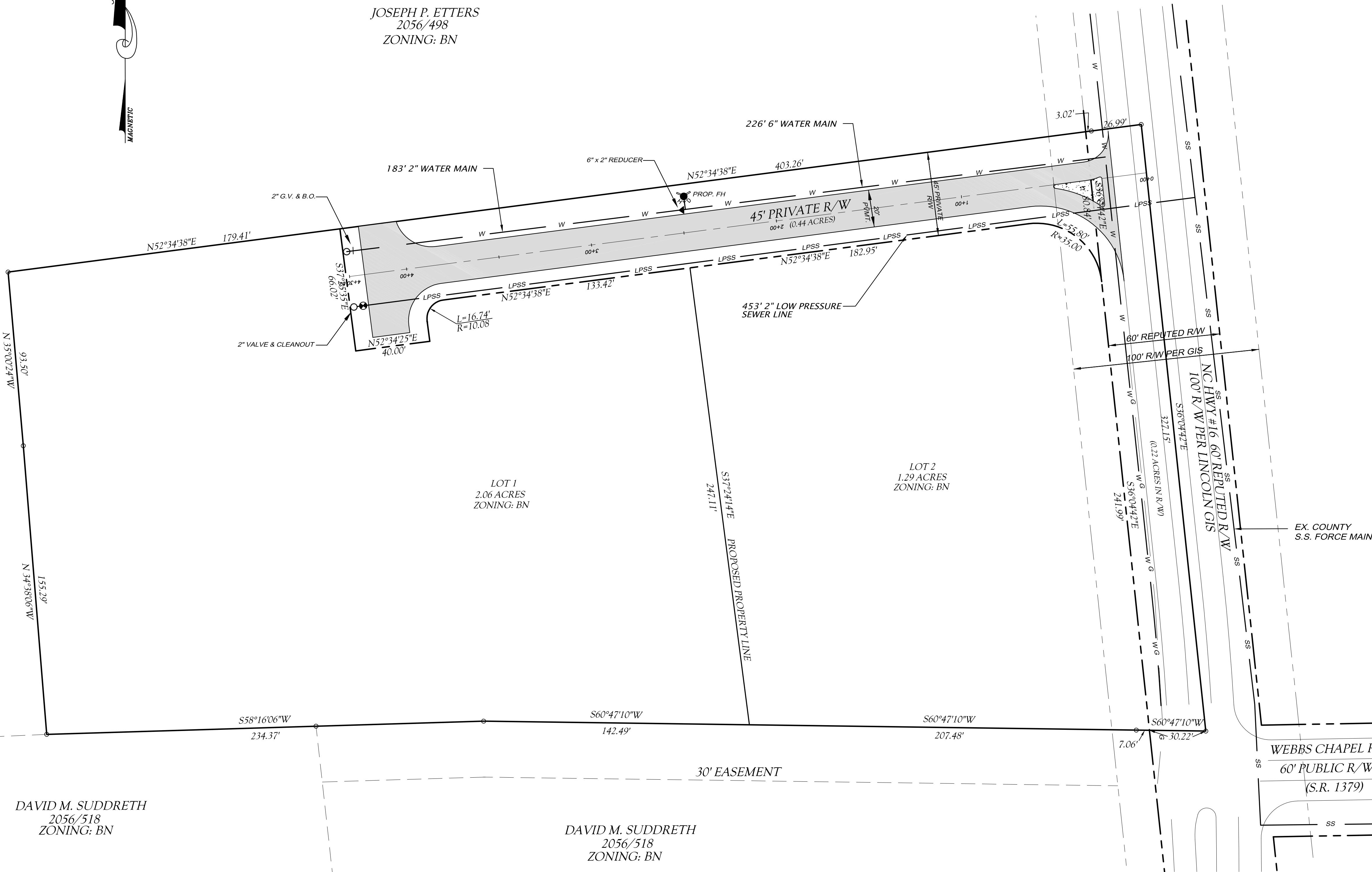
DEVELOPMENT NOTES:

- OWNER & DEVELOPER: AUSTIN REAL ESTATE INVESTMENTS, LLC
701 S. LAUREL STREET, SUITE 1
LINCOLNTON, NC 28092
704-473-8338
- SITE ADDRESS: 2861 NORTH HWY 16
DENVER, NC 28037
- PROPERTY ID NO: 4604-39-1396
- PARCEL NO: 34640
- DEED BOOK 2192-48
- COUNTY: LINCOLN
- ZONING: B-N
- OVERLAY: EAST LINCOLN DEVELOPMENT DISTRICT
- YARD REQUIREMENTS:
ROAD - 15' MIN., 90' MAX. (EAST LINCOLN DEVELOP. DIST.)
FRONT - 20' (BN ZONING)
SIDE - 10'
REAR - 20'
- TOTAL PARCEL AREA: ±4.02 AC.
AREA WITHIN 60' R/W: ±0.22 AC.
AREA WITHIN PROPOSED PRIVATE R/W: ±0.44 AC.
LOT 1 AREA: ±1.29 AC.
LOT 2 AREA: ±2.06 AC.



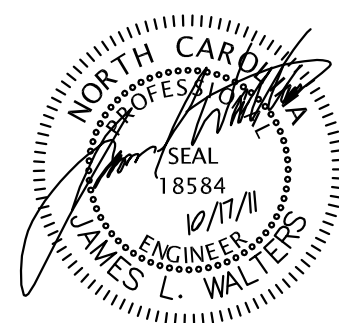
VICINITY MAP
N.T.S.

JOSEPH P. ETTERS
2056/498
ZONING: BN



REV. NO.	REVISIONS	DATE

LWE
LATHAM-WALTERS ENGINEERING, INC.
16507-A NORTH CROSS DRIVE
HUNTERVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485



OWNER:
AUSTIN REAL ESTATE
INVESTMENTS, LLC
701 S. LAUREL STREET, SUITE 1
LINCOLNTON, NC 28092
704-473-8338

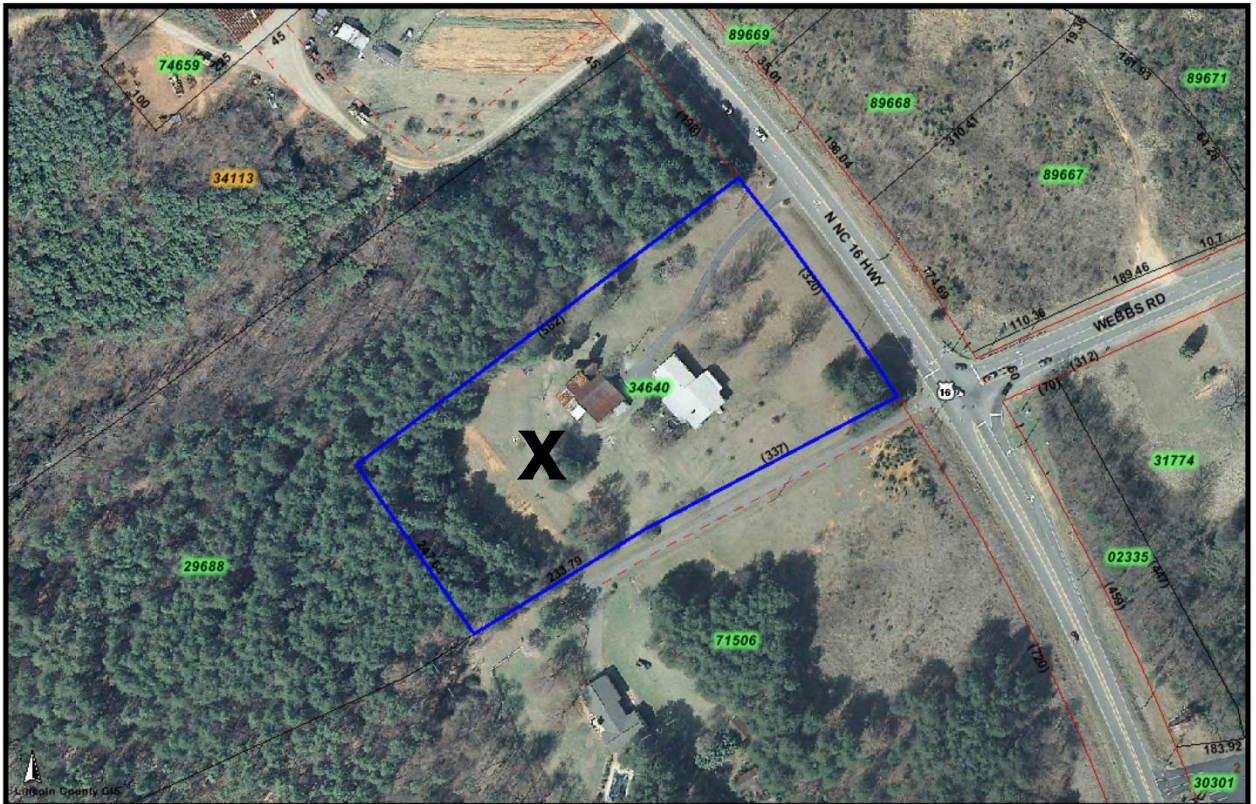
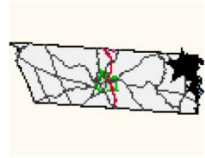
AUSTIN COMMERCIAL
SUBDIVISION
2861 N. NC. HWY. 16 HWY. DENVER, NC
PRELIMINARY PLAT

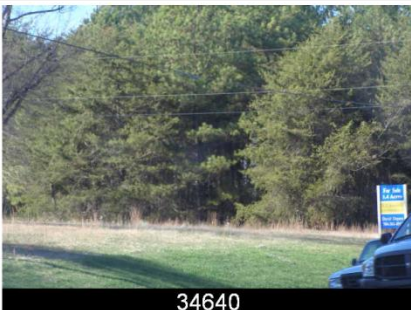
DATE: OCT. 2011	SHEET C1.0
SCALE: 1" = 30'	
DRAWN BY: JLW	
CHECKED BY: MSL	
PROJECT NO: 2010.18	



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
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 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 11/15/2011 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 4604-39-1396			
 <p>34640</p>	Parcel ID	34640	Owner	AUSTIN REAL ESTATE VENTURES LLC	
	Map	4604-06	Mailing Address	701 S LAUREL ST LINCOLNTON NC 28092	
	Account	0212986	Recorded	2/8/2011	Sale Price
	Deed	2234-364	Recorded	2/8/2011	Previous Parcel
	Land Value	\$506,075	Total Value	\$506,075	
	----- All values are for tax year 2011. -----				
	Description	HOMESITE HWY 16		Deed Acres	3.78
	Address	2861 N NC 16 HWY		Tax Acres	3.6
	Township	CATAWBA SPRINGS		Tax/Fire District	DENVER / EL SEWER
	Improvement	No Improvements			
Zoning District		Calculated Acres	Voting Precinct	Calculated Acres	
B-N		3.61	DENVER (DN29)	0.03	
Watershed Class			WESTPORT (WP32)	3.58	
Not in a watershed		3.5	Sewer District		
WS-IVC		0.11	In the sewer District	3.61	
2000 Census County			Tract	Block	
37109			071100	2003	3.61
Flood		Zone Description	Panel		
X		NO FLOOD HAZARD	3710460400	3.61	

X = Subject Parcel

Scale: 1 Inch = 400 Feet

LINCOLN COUNTY GIS

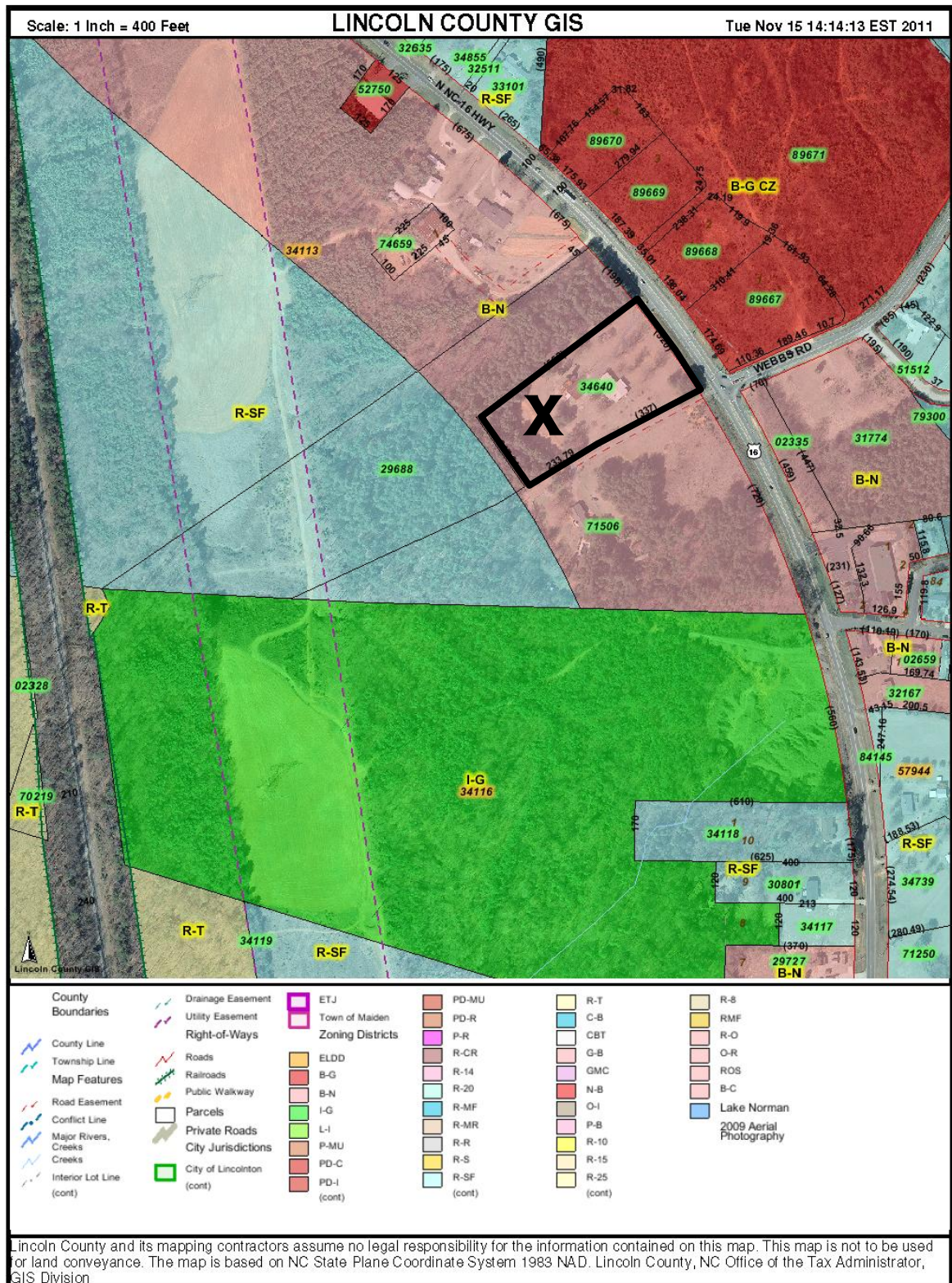
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County Boundaries		Map Features		City Jurisdictions	
	County Line		Road Easement		City of Lincoln
	Township Line		Conflict Line		ETJ
			Major Rivers, Creeks		Town of Maiden
			Creeks (cont)		Lake Norman
			Interior Lot Line		2009 Aerial Photography
			Drainage Easement		
			Utility Easement		
			Right-of-Ways		
			Roads (cont)		
			Railroads		
			Public Walkway		
			Parcels		
			Private Roads		

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X = Subject Parcel



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Scale: 1 Inch = 400 Feet

LINCOLN COUNTY GIS

Tue Nov 15 14:17:06 EST 2011



County Boundaries	Road Easement	Drainage Easement	Public Walkway	WS-IIIIP	City of Lincolnton
County Line	Conflict Line	Utility Easement	Parcels	WS-IIP	ETJ
Township Line	Major Rivers, Creeks	Right-of-Ways	Private Roads	WS-IIC	Town of Maiden
Map Features (cont)	Creeks	Roads	Watersheds	WS-IVC	Lake Norman
	Interior Lot Line (cont)	Railroads (cont)	Not Protected Area (cont)	WS-IVP	2009 Aerial Photography
				City Jurisdictions (cont)	

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