



County Of Lincoln, North Carolina

302 North Academy Street, Suite A, Lincolnton, NC 28092

Building and Land Development
(704)736-8440 Office
(704)736-8434 Inspection Request
(704)732-9010 Fax

To: Lincoln County Planning Board

From: Joshua L. Grant, CZO
Planner II

Date: October 12, 2015

Re: Plat Approval #36
Fox Chase Subdivision

PID# 84891

The following information is for the use of the Lincoln County Planning Board and Board of Commissioners at their joint meeting/public hearing on November 2, 2015.

Request

The applicant is requesting preliminary plat review and approval from the Lincoln County Planning Board and Board of Commissioners for the Fox Chase Subdivision. The subdivision in question contains 47 lots. The Lincoln County Unified Development Ordinance states in Article 9.6, all preliminary plats meeting the definition of a major subdivision shall be submitted to the Planning Board and Board of Commissioners in the form of a Quasi-Judicial public hearing for approval, approval with conditions, table or disapproval.

Site Area & Description

Fox Chase is located on the south side of Campground Road approximately one half mile from its intersection with Pine Ridge Drive. The site is approximately 4 miles from NC 16 Business. The subdivision is located in the Catawba Springs Township. The tract in question is approximately 75 acres. The subdivision will be served by county water 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.



County Of Lincoln, North Carolina

Planning Board

Application # PA # 36 Date 11.2.15

Applicant's Name Nest Homes, LLC

Applicant's Address PO Box 3965, Mooresville, NC 28117

Property Location Campground Rd. Existing Zoning R-T

Number of lots proposed Phase 1 - 21 lots, Phase 2 - 26 lots, 47 lots total

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.



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 Nest Homes, LLC

Applicant Address PO Box 3965, Mooresville, NC 28117

Applicant Phone Number 704-208-4251

Property Owner Name Peoples Bank

Property Owner Address 518 West C Street, Newton, NC 28658

Property Owner Phone Number 828-239-9906

PART II

Property Location Campground Road, Palm Drive crosses property.

Property ID (10 digits) 4605371536 Property size 75.05 acres

Parcel # (5 digits) 84891 Deed Book(s) 2502 Page(s) 393

PART III

Zoning District R-T

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

Property is currently in timber. Palm Drive (paved road on 50 ft. public R/W) crosses the property between Campground Road and Harbor Oaks subdivision to the south. A 6 in. water line, fire hydrants and water services have been installed along Palm Drive on the property.

A Revolutionary Cemetery is located on a proposed Common Open Space at the south end of the property.

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

Phase 1 has 26 proposed lots to be developed with 3 to 4 bedroom single family homes off the existing paved roadway over the next approximate 1 to 3 years, based on the current economy.

Phase 2 is proposed to be developed with 21 single family homes starting in approximately 3 years for a total of 47 single family residential lots on the 75 acre site. Lots will be served with public water and septic systems permitted by the Lincoln County Environmental Health Department.

\$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.

[Signature]
Applicant's Signature

10/12/15
Date

October 8, 2015

Lincoln County Planning Department
302 N. Academy Street, Suite A
Lincolnton, North Carolina 28092

Attention: Mr. Joshua L. Grant, CZO, Planner II

Reference: Fox Chase Subdivision Preliminary Plat Approval Application

Dear Mr. Grant:

We appreciate your meeting with us on September 1, 2014 and October 7, 2014 to discuss the attached preliminary plat and application. Fox Chase is a proposed single family residential subdivision planned for a 75 acre parcel in Lincoln County. The parcel is accessed by Campground Road and Palm Drive (paved road in 50 ft. public right-of-way) crosses the property from Campground Road to the Harbor Oaks Subdivision. It is our understanding the previous property owner received a preliminary plat approval for a similar subdivision in 2007, but that approval has now expired. Nest Homes, LLC has the property under contract and intends to develop the property and will also construct the homes on the property.

Fox Chase will offer 47 heavily wooded lots ranging in size from 0.75 acres (32,500 sq. ft.) to over an acre. The development density will be one lot per 1.6 acres. Twenty-six lots in Phase 1 will be developed off the existing paved road. We anticipate a buildout of the Phase 1 lots over the next one to three years. A county water line, fire hydrants, and water services have been installed along Palm Drive on the property. Sewer will be by septic systems permitted by the Lincoln County Environmental Health Department. A North Carolina Licensed Soil Scientist has performed preliminary soil evaluations on the property and we are prepared to submit the Improvement Permit applications for Phase 1 lots after preliminary plat approval. Phase 2 will be 21 lots on a new roadway constructed to state specifications by Nest Homes.

No lots will front nor have access onto Campground Road and this limitation will be included in the covenants, conditions and restrictions. A stone entry monument will be constructed at the Campground Road entrance into Fox Chase with extensive landscaping. Common open space areas will be reserved along both sides of the entrance into Fox Chase to create privacy for the community. A revolutionary era cemetery does exist within the property and this will be preserved within common open space, with a decorative metal fence constructed to surround the gravesites.

Fox Chase will have architectural guidelines. These guidelines will govern the exterior of the homes in the community, landscaping, and will have specific criteria to follow. Covenants, conditions and restrictions will specify homes no less than 2,100 square feet for a ranch home and larger for a multi-story home. It is expected that homes will average \$350,000.

Thanks again for your assistance in the preliminary plat approval process.

Sincerely,

A handwritten signature in black ink, appearing to read "Nest Home, LLC", enclosed within a simple, elongated oval outline.

Nest Home, LLC

Attachments: Plat Approval Application
Preliminary Plat

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **PA #36**

Applicant **Nest Homes, LLC**

Property Location **Campground Rd.**

Parcel ID# **84891**

Existing District **R-T**

Proposed Use **Single Family Homes**

PROPOSED FINDINGS

1. The subdivision is consistent with all adopted plans and policies of the County.

The proposed subdivision is consistent with the future land use plan, in that this area is designated as suburban residential. The development will meet the current zoning by right and will be for single family residential, suburban style homes.

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

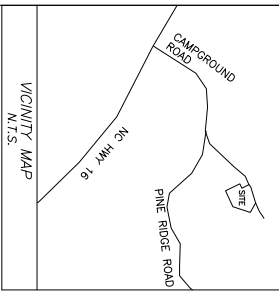
The total number of lots (47) meets the number required to apply for Plat Approval and is less than what is required for a Planned Development. UDO Article 5 subdivision standards have been met on the plan (connectivity ratio, sidewalk, street trees, etc.).

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.

The surrounding properties are residential in nature and have the same zoning designation. The proposed subdivision meets the County Future Land Use Plan of Suburban Residential. Density will be 1 lot per 1.6 acres for a total of 47 lots on 75 acres. This is well within the density requirements of the underlying zoning district and meets the standard for the watershed that this property lies within.

4. The subdivision design will comply with the requirements of section 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.

The development contains less than 50 dwelling units proposed, less than 50 peak hour trips per day are anticipated and a traffic impact analysis (TIA) is not required. NCDOT has also indicated that a TIA will not be required independent of the county's requirements. The roadway for the proposed phase 1 has been constructed and has been used by Lincoln County as an emergency right-of-way for public use at times.



JOSEPHINE HILL
537//685

SITE DATA:

1. TOTAL ACREAGE: 75.07 AC. (+)
2. SURVEYOR: DEDMON SURVEYS, DENVER, NC
3. OWNER: PEOPLES BANK
518 W. "C" ST
NEWTON, NC 28650
4. SINGLE FAMILY DATA:
CURRENT ZONING: R-T
TOTAL NUMBER OF LOTS: 47
26 LOTS IN PHS 1 - 21 LOTS IN PHS 2
DENSITY - 1 LOT PER 1.63 AC.
5. SETBACKS:
FRONT: 30'
REAR: 40'
SIDE: 10'
SIDESTREET: 20'
6. PARCEL ID: 4605-37-1536
7. TOTAL L.F. OF NEW STREET: 2210 L.F.
8. SMALLEST LOT IS 32,500SF (MIN 100' WIDTH)
9. COUNTY WATER WILL SERVE SITE (NO COUNTY SEWER)
10. WATERLINE INFO SHOULD BE FIELD VERIFIED.
11. SIDEWALKS WILL BE CONSTRUCTED ON ONE SIDE OF STREETS.
12. ONE STREET TREE PER LOT TO BE INSTALLED PER UDO.

REV. NO. 1
REVISIONS

DATE

DEDMON SURVEYS
10001 DEDMON, N.E. 4 AVENUE
DENVER, COLORADO 80231
P.O. BOX 463, P.O. BOX 636
NEWTON, NC 28650
TEL: 704/452-7170

DEVELOPER:
NEST HOMES
236 MAGNOLIA DRIVE
DENVER, CO 80217
704-208-4251

FOX CHASE
SUBDIVISION
NORTH DENVER

PRELIMINARY SITE PLAN

SCALE:
1" = 100'

CHECKED BY:
1

PROJECT NO.:

