

Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-3-2024
Lincoln Meadows Phase II
Parcel IDS 17645, 01047 and a portion of 01049

SUMMARY

Zoning

Existing: R-15, R-8 and Residential Multi Family (RMF)
Proposed: Planned Residential Development (PRD)

Current Use

Vacant Land

Proposed Use

Phase II of Lincoln Meadows including a mix of single family dwellings and townhomes




PROJECT AREA
WEST AVENUE
CARRIE STREET
CHAPMAN STREET
COBB STREET
MUIR ROAD
ELIZABETH AVENUE
CARPENTER STREET
SHEPHERD STREET
CLAYTON STREET
ANASTASIA LANE
LAUREN LANE
CLAIRE LANE
HAYLEY KATE DRIVE
SPRING MEADOWS DRIVE
VALERIE DRIVE
BAILEY SPRINGS DRIVE
S US 321 HWY
N US 321 HWY
REYNARDS CIRCLE
WILMA SIGMON ROAD
JOHN HOWELL ROAD

STREET VIEWS

View from Mallory Tai Drive





STREET VIEWS

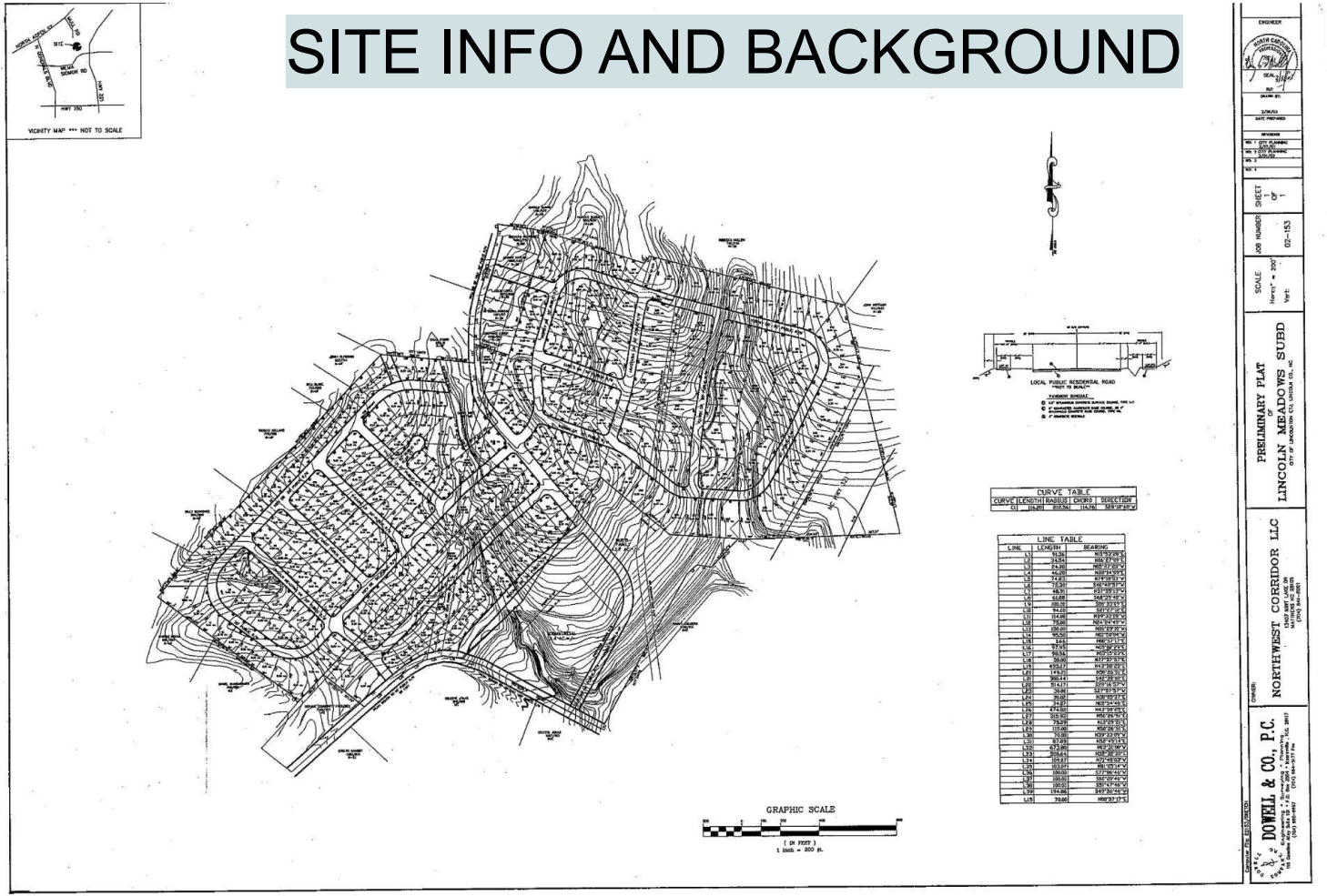


View from Wilma Sigmon Road

View from Mull Road

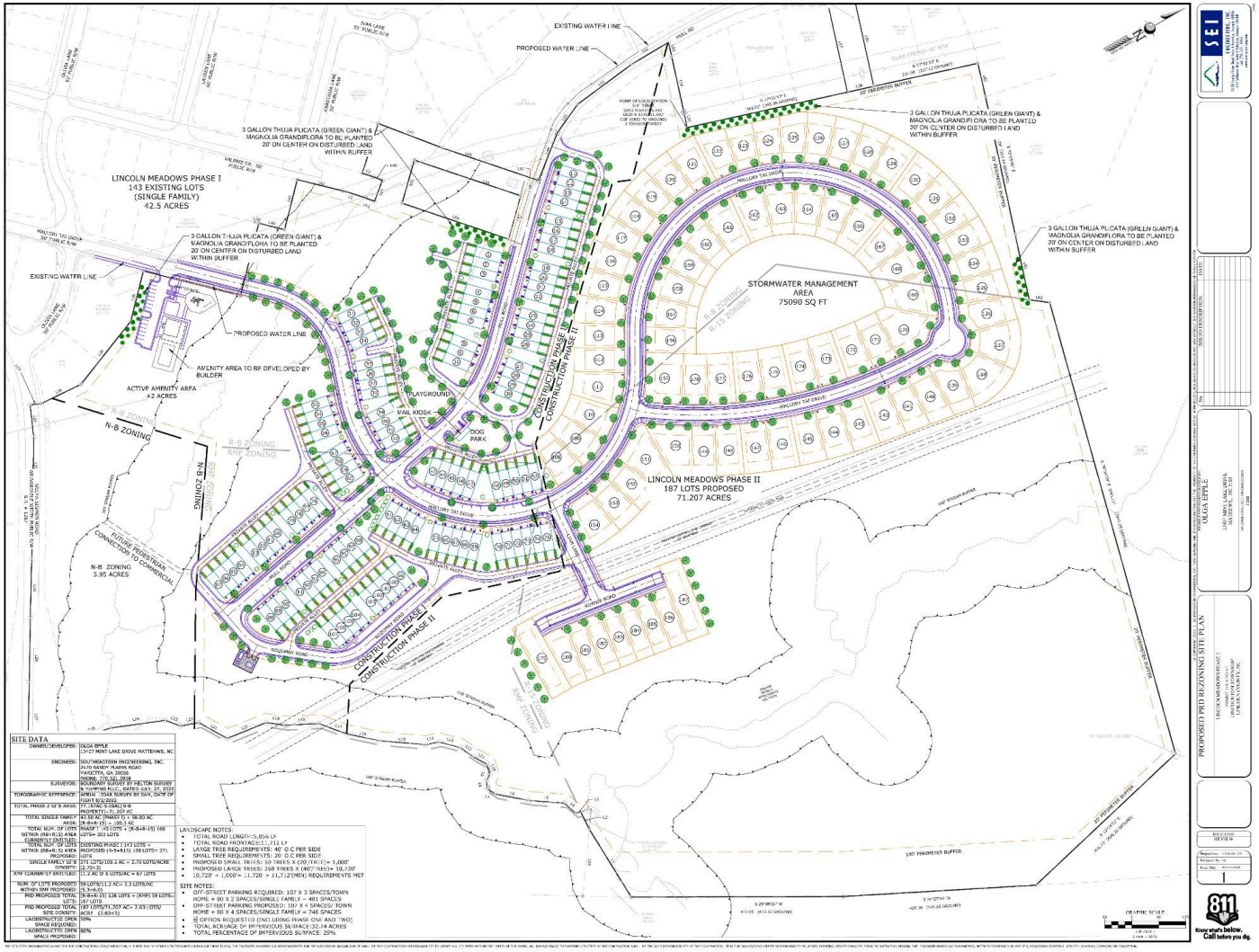


SITE INFO AND BACKGROUND



Overall plan for Phase I and II of Lincoln Meadows from 2003

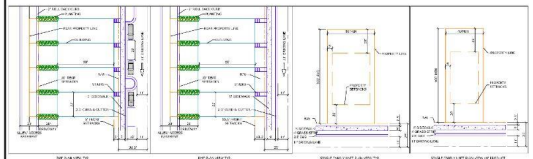
- 160 single family homes
- 67 multi family homes
- Very little open space



SITE PLAN

- 71.207 acres
- 107 multi family
- 80 Single Family dwellings
- Amenities areas will include pool, dog park, and playground
- New plan preserves a massive amount of open space
- Access from Mallory Tai and Mull Road

SITE PLAN



SITE PLAN LAYOUT DETAILS

OLGA EPPLE

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Know what's below. Call before you dig.

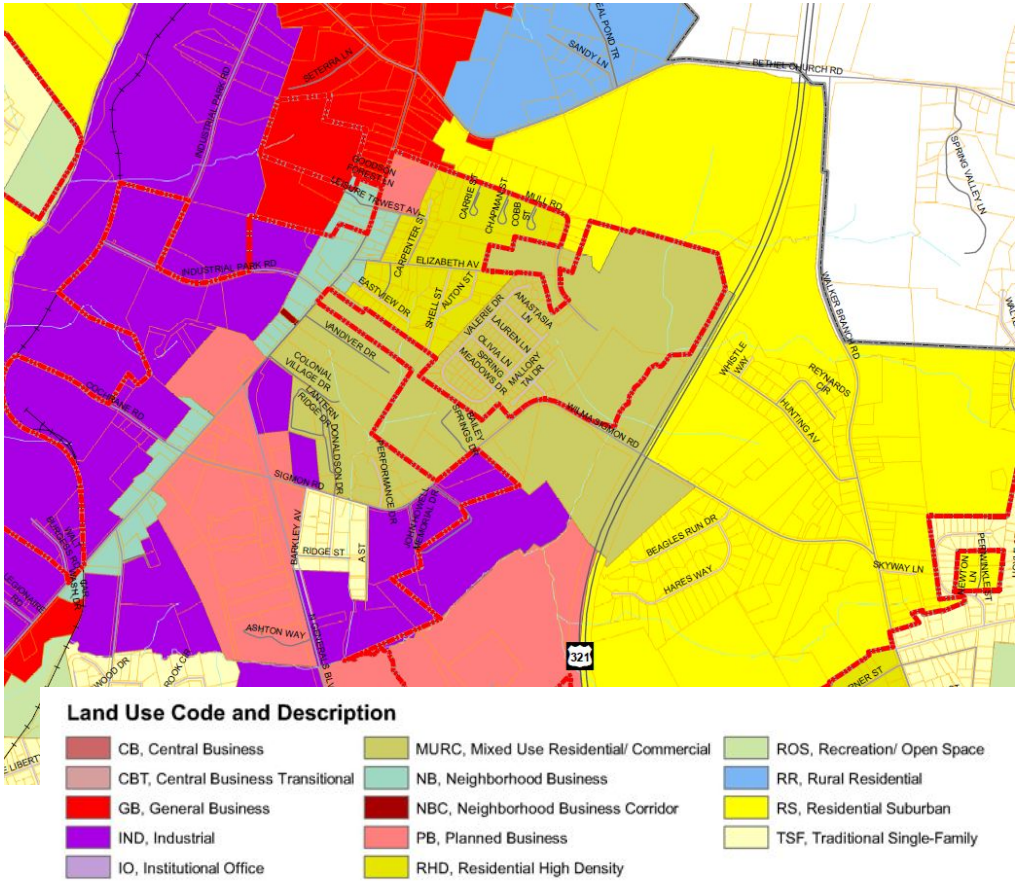
LAND USE PLAN COMPLIANCE

LAND USE PLAN

The land use plan shows the property in the mostly in the Neighborhood Business area with a portion in Mixed-Use Residential/Commercial Planning Area.

Mixed-Use Residential/Commercial These are planning areas in select, older portions of the City where true "urban villages" consisting of high-density residential uses (both single- and multi-family) and associated small-scale and pedestrian-oriented offices and retail uses may be located. The thrust behind these planning areas is to create areas in which persons are able to both live, work and shop. They are designed to emulate development patterns from the early and mid portions of the twentieth century when reliance on the automobile was not paramount. In order for such a concept to be feasible, an area of significant size must be so designated thus ensuring that there will be ample room for the variety of uses needed to create a "village."

Staff views this project as consistent with the Land Use Plan.



STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department

- Detailed landscaping and screening plan (including screening, street trees, etc.) will need to be provided.
- Before final approval, an engineered plan meeting all requirements for planned residential development, major subdivision, and all UDO requirements must be submitted to and approved by staff. Detailed phasing of when units will be constructed must be shown on the plans.
- Construction entrance to be located on Mull Road.
- The HOA is responsible for ongoing maintenance of the detention ponds and will make any necessary repairs to the ponds to ensure their continued effectiveness. Ongoing maintenance is to be in accordance with NC DEQ Stormwater Standards. These standards include but are not limited to, scheduled visual structure inspections and yearly inspection report to be submitted to the City of Lincolnton for review and compliance with the standards.
- All sides of the buildings are to include materials and design characteristics consistent with those on the front. Large expanses of blank walls will not be permitted.
- Building design is to be generally consistent with the quality, character, and fenestration portrayed in the renderings. Minor variations from the renderings that do not detract from the quality, character, and fenestration may be permitted.
- Building plans must be submitted to and approved by Lincoln County Inspections prior to development.

STAFF COMMENTS /CONDITIONS OF APPROVAL

Public Works

- Sidewalks on both sides of the street in the entire development as well as along both sides of Mallory Tai and Mull Road. Sidewalks constructed to City of Lincolnton specifications. Original approval included sidewalks in Phase I, this has not been completed. Complete sidewalks in Phase I as part of Phase II per the agreement
- Street trees are subject to NCDOT's Guidelines For Planting Within Highway Right-of-Way (should not be larger than 4 inch diameter).
- HOA will be responsible for maintaining private alleyways.

Utilities

- Detailed water and sewer plans will need to be submitted and approved by the City prior to development, (be sure to use the City of Lincolnton specs and NOT Lincoln County).
- The applicant will be responsible for making the utility connections.
- Developer will need to obtain a utility easement across Wilma Sigmon for gravity sewer. City will not approve a lift station.
- Developer to install electric service at their expense.

STAFF COMMENTS /CONDITIONS OF APPROVAL

Soil and Erosion

- Erosion control plans must be submitted to and approved by Lincoln County Soil and Erosion prior to development. A 404 and 401 permit approval will need to be submitted with the original erosion control plan packet. Civil plans are subject to review and approval by Lincoln County Natural Resources.
- Conversion plan for detention ponds needs to be included in final construction plans.
- Developer will need to submit copies of off-site easement permission letters as well as driveway permits from NCDOT and the City of Lincolnton.

Fire

- The City Fire Inspector will need to review and approve all plans prior to development. Hydrant locations will need to be determined, no more than 400 feet between hydrants, Appendix D of the Fire Code will need to be met. Eight-inch minimum water line dedicated for fire hydrants.
- “No Parking” signs are required on internal streets, coordinate with the Fire Marshall on location and distance.

Staff's Proposed Statement of Consistency and Reasonableness for APPROVAL of Application

Case No. CZ-3-2024
Applicant: Olga Epple
Parcel ID#: 17645, 01047 and a portion of 01049
Location: Wilma Sigmon Road, Mull Road and Hwy 321
Request: Rezone from R-8, R-15 and RMF to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. The proposed development is consistent and reasonable with the Land Use Plan in the following ways:

- The site has access to city utilities with available capacity.
- Additional home ownership opportunities are provided.
- Additional housing type choices are provided.
- Additional lot sizes are provided.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

Staff's Proposed Statement of Consistency and Reasonableness for DENIAL of Application

Case No. CZ-3-2024
Applicant: Olga Epple
Parcel ID#: 17645, 01047 and a portion of 01049
Location: Wilma Sigmon Road, Mull Road and Hwy 321
Request: Rezone from R-8, R-15 and RMF to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. Additionally, the proposed use is not viewed as desirable in the area, and therefore, **denial of the proposed amendment is reasonable and in the public interest.**

STAFF RECOMMENDATIONS

Staff recommend the following action:

1. Recommend approval of rezoning of the property from R-8, R-15 and RMF to PRD
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval