Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

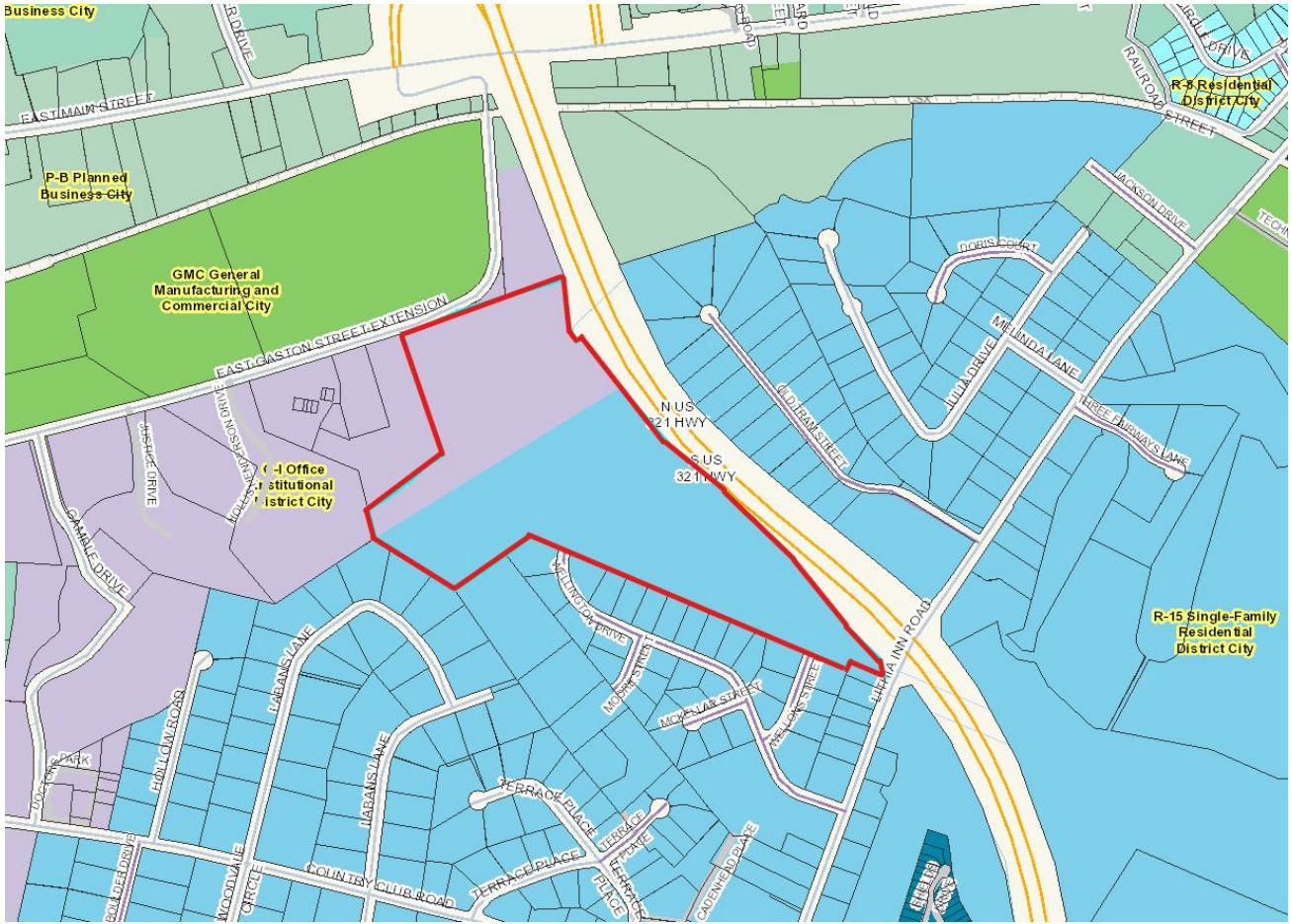
Public Hearing Staff Analysis
CZ-1-2024
East Gaston Street Ext., PID 89926

SUMMARY

Zoning
Existing: Office Institutional and R-15 With Special Highway Overlay (SHO)
Proposed: Planned Residential Development with SHO

Current Use
Vacant Lot

Proposed Use
Townhomes



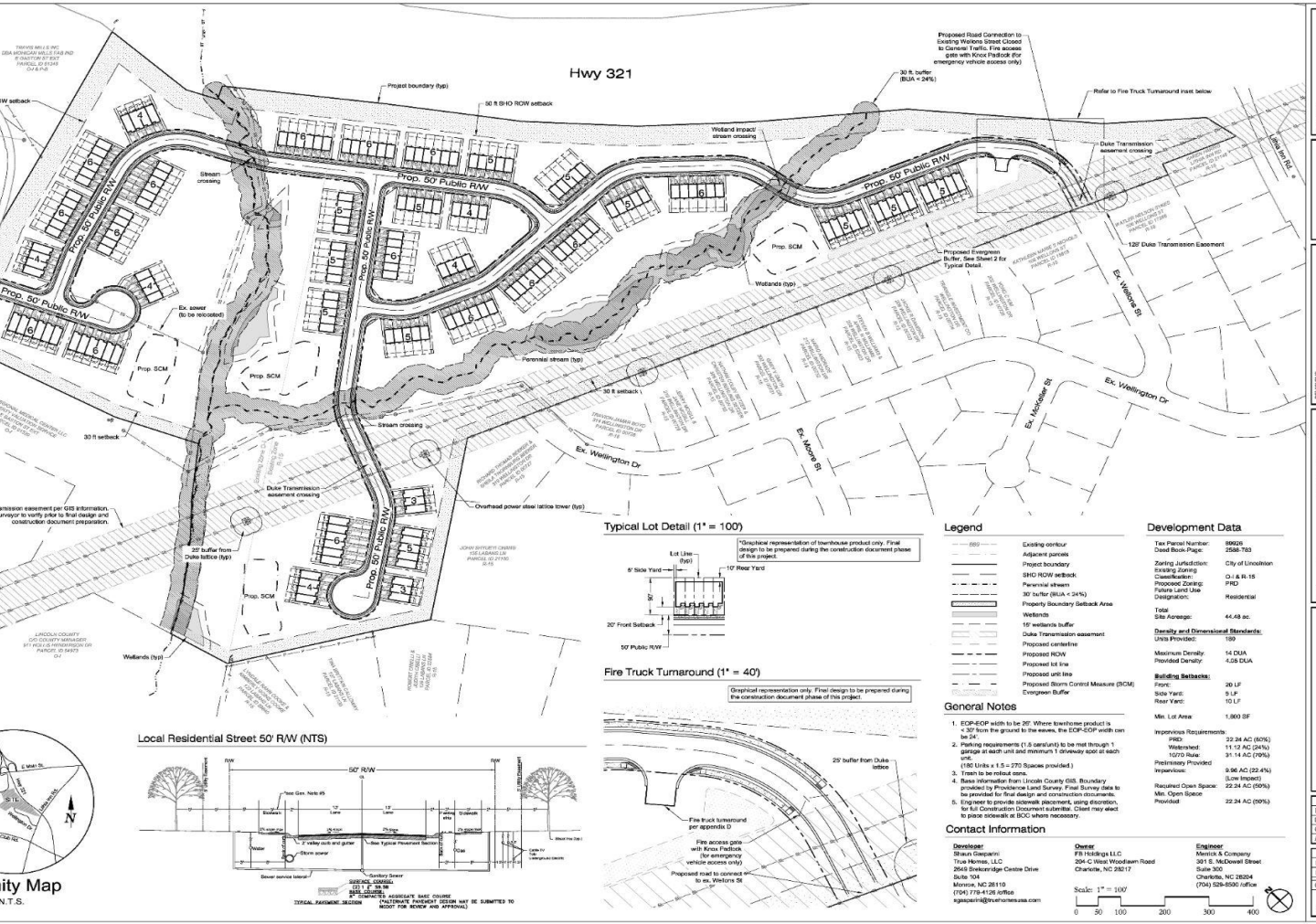
PROJECT AREA



STREET VIEWS



SITE PLAN



Local Residential Street 50' R/W (NTS)

Typical Lot Detail (1" = 100')

Fire Truck Turnaround (1" = 40')

Legend

- Existing contour
- Adjacent parcels
- Project boundary
- SHO ROW setback
- Perennial stream
- 30' buffer (BUA < 24%)
- Property Boundary Setback Area
- Wetlands
- 15' wetlands buffer
- Duke Transmission easement
- Proposed centerline
- Proposed ROW
- Proposed lot line
- Proposed unit line
- Proposed Storm Control Measure (SCM)
- Evergreen Buffer

General Notes

1. EOP-EOP width to be 26'. Where townhome product is < 30' from the ground to the eaves, the EOP-EOP width can be 24'.
2. Parking requirements (1.5 cars/unit) to be met through 1 garage at each unit and minimum 1 driveway spot at each unit.
   (180 Units x 1.5 = 270 Spaces provided.)
3. Trash to be rolled cans.
4. Base information from Lincoln County GIS. Boundary provided by Providence Land Survey. Final Survey data to be provided for final design and construction documents.
5. Engineer to provide sidewalk placement, using discretion, for full Construction Document submittal. Client may elect to place sidewalk at BCC where necessary.

Contact Information

Developer
Shaun Gasparini
True Homes, LLC
2649 Breckinridge Centre Drive
Suite 104
Monroe, NC 28110
(704) 779-4126 /office
sgasparini@truehomesusa.com

Owner
FB Holdings LLC
204-C West Woodlawn Road
Charlotte, NC 28217

Engineer
Merrick & Company
301 S. McDowell Street
Suite 300
Charlotte, NC 28204
(704) 529-6590 /office

Development Data

Tax Parcel Number:	99926
Deed Book-Page:	2586-783
Zoning Jurisdiction:	City of Lincolnton
Existing Zoning Classification:	O-I & R-15
Proposed Zoning:	PRD
Future Land Use Designation:	Residential
Total Site Acreage:	44.48 ac.
Density and Dimensional Standards:	
Units Provided:	180
Maximum Density:	14 DUA
Provided Density:	4.05 DUA
Building Setbacks:	
Front:	20' LF
Side Yard:	5' LF
Rear Yard:	10' LF
Min. Lot Area:	1,800 SF
Impervious Requirements:	
PRD:	22.24 AC (50%)
Watershed:	11.12 AC (24%)
10/70 Rule:	31.14 AC (70%)
Preliminary Provided Impervious:	9.96 AC (22.4%) (Low Impact)
Required Open Space:	22.24 AC (50%)
Min. Open Space Provided:	22.24 AC (50%)

Scale: 1" = 100'
0 50 100 200 300 400

MERRICK
TrueHomes
The Townes at Wellington
City of Lincolnton, NC
Rezoning Development Plan
SEAL(S)
PRELIMINARY
NOT FOR CONSTRUCTION

	DATE
DESIGN BY:	KPK
DRAWN BY:	KPK
CHECKED BY:	EP/JM
APPROVED BY:	JC

PROJECT/TRACKING #
INTERNAL: 10200.05.00
MUNICIPAL: CZ-1-2024
ORIGINAL DATE: 03/18/2024
SHEET 1/2

- 44.48 acres
- 180 units
- Maximum density allowed in PRD 14 units per acre
- This project is 4.05 units per acre
- Low density project







LAND USE PLAN COMPLIANCE

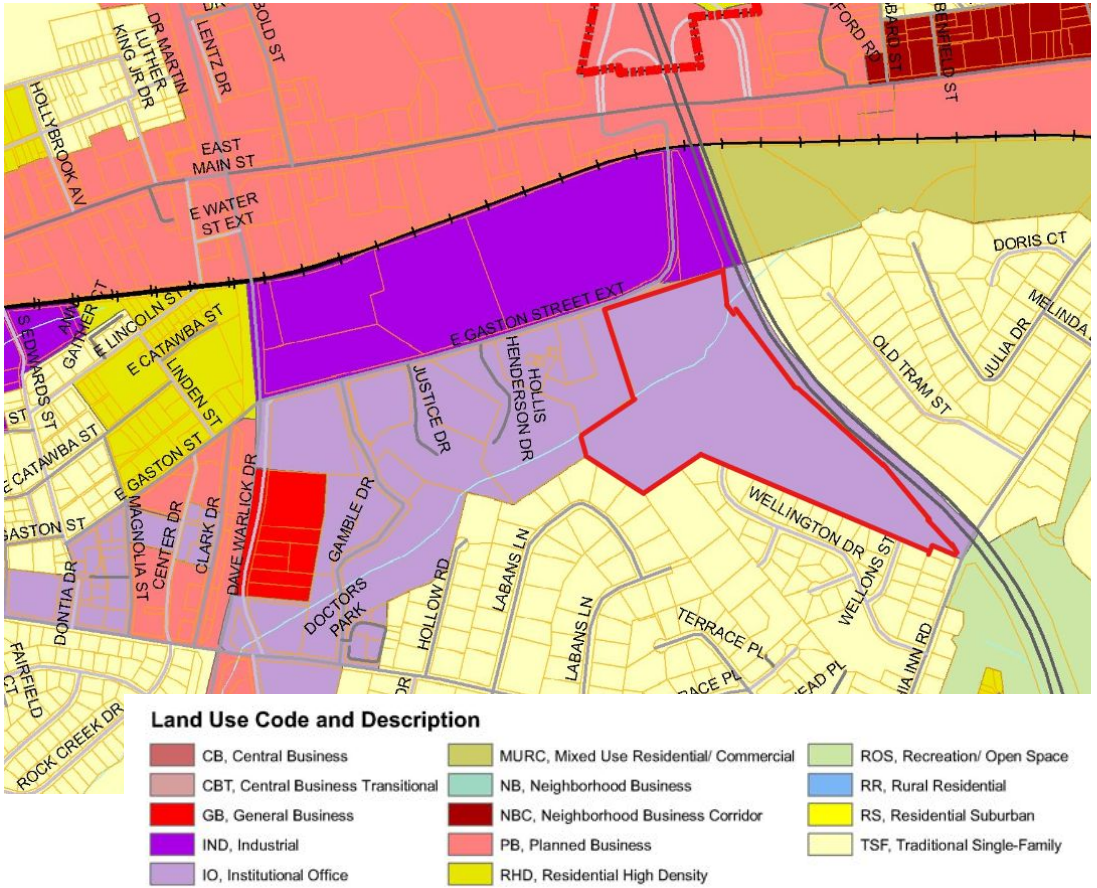
LAND USE PLAN

The land use plan shows the property in the mostly in the Neighborhood Business area with a portion in Institutional Office Planning Area.

Institutional-Office These planning areas are appropriate for new and/or expanded institutional uses and associated office developments. They are generally compatible with adjoining residential uses and can serve as transitional areas between more traditional retail and commercial areas and residential uses.

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."

The development would be inconsistent with the Future Land Use Map. Amending the FLUP to show the area in the Mixed-Use Residential/Commercial Planning Area would be reasonable.



STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department -

- Calculate required number of parking spaces for units and show on plan (will there be any overflow parking areas?
- Sidewalks on both sides of the street in the entire development as well as along Gaston Street Ext. meeting City of Lincolnton UDO requirements.
- Street names for new roads and linear feet of each street.
- Detailed landscaping plan showing location of landscaping as well as number of proposed large trees, small trees and shrubs
- Will need an HOA recorded with Register of Deeds outlining maintenance of common areas.
- Add common area per ordinance Chapter 153.123 Planned Residential Development District
- 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 Gaston Street Extension.
- Site is in the WS-IVP area. Plans shows impervious area to be 9.96 acres (22.4%). Any changes to the plan would require updated calculations.

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.
- Emergency Access Only gate at Wellons will need to be constructed so that cars cannot go around the gate on either side

Public Works

- Coordinate with Nathan Eurey on streets, sidewalks and street trees, a pre-construction meeting will need to be scheduled prior to pouring sidewalks and planting trees
- Coordinate with Chris Wilson on electric requirements

STAFF COMMENTS /CONDITIONS OF APPROVAL - Continued

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.

NCDOT

- Will need a driveway permit and an encroachment agreement from NCDOT
- At 180 lots, NCDOT will not require any turn lanes. Anything over 180 lots will require a left turn lane.

City Water/Sewer

- The applicant will be responsible for making the utility connections.
- Need to come off of E Gaston St with the water for the townhomes. It is a 10” water main and will provide them more water.
- They will need to make a 2” tap for the Lincolnton Medical Specialist Center on E Gaston St and hook them up to the new tap, the doctor’s office beside their property. They currently have a 2” line that’s feeds into the back of their building where the townhomes will be going and will be in the way.
- The tap for the doctor’s office needs to be made first. If this is done first we can kill the current 6” water main at the end of Old Tram where it’s goes under 321 Hwy. That way the current water feeding the hydrant and doctor’s office will not be in their way during grading and construction.
- 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).

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

Case No. **CZ-1-2024**
Applicant: **True Homes**
Parcel ID#: **89926**
Location: **East Gaston Street Ext**
Request: **Rezone from Office Institutional and R-15 to PRD**

Proposed Consistency and Reasonableness Statement:
The Lincolnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

CONSISTENT/REASONABLE: Based on the following Land Use Plan strategies this rezoning would be consistent and reasonable:

- Allow for a mix of lot sizes in individual zoning districts in order to promote affordability.
- Promote innovative zoning to accommodate home ownership.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.** The future land use map would be amended to show this area in the Mixed Use Residential/Commercial Planning Area.

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

Case No. **CZ-1-2024**
Applicant: **True Homes**
Parcel ID#: **89926**
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Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

The land use plan states that we should try to reduce traffic impacts of development on adjacent thoroughfares and adjacent residential neighborhoods.

Therefore, proposed use would 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-15 and Office Institutional to Planned Residential Development
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning to be effective upon receipt of signed conditions of approval
4. Amend the Future Land Use Map to show this parcel in the Mixed Use Residential/Commercial Planning Area