Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

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

SUMMARY

Background:
The applicant is requesting to amend the site plan for CZ-3-2024, Lincoln Meadows Phase II, originally approved on March 7, 2024. The original application from Olga R. Epple requested a conditional district rezoning of approximately 71.20 acres of land from R-8, R-15, and RMF to Planned Residential District (PRD) to develop a residential community consisting of 80 single-family detached dwellings and 107 townhomes. The subject property is located along Wilma Sigmon Rd, Mull Rd, U.S. Highway 321, and the end of Mallory Tai Drive (adjacent to Lincoln Meadows Subdivision). (Parcel ID 01047, 17645, and a portion of 01049).

Proposed Changes:
The amendment is to allow an adjustment of the proposed boundary line along the portion of the parcel that is zoned N-B (Neighborhood Business). The portion no longer in N-B (Neighborhood Business) would then be rezoned to be included in the Planned Residential District PRD.




PROJECT AREA
WEST AVENUE
CARRIE STREET
CHAPMAN STREET
COBB STREET
MILL ROAD
CARPENTER STREET
ELIZABETH AVENUE
THEL STREET
AUTON STREET
ANASTASIA LANE
LAUREN LANE
OLIVIA LANE
TAYLORY TAIL DRIVE
SPRING MEADOWS DRIVE
S US 321 HWY
N US 321 HWY
WILMA SIGMON ROAD
JOHN HOWELL
REYNARDS CIRCLE

STREET VIEWS

View from Mallory Tai Drive





STREET VIEWS

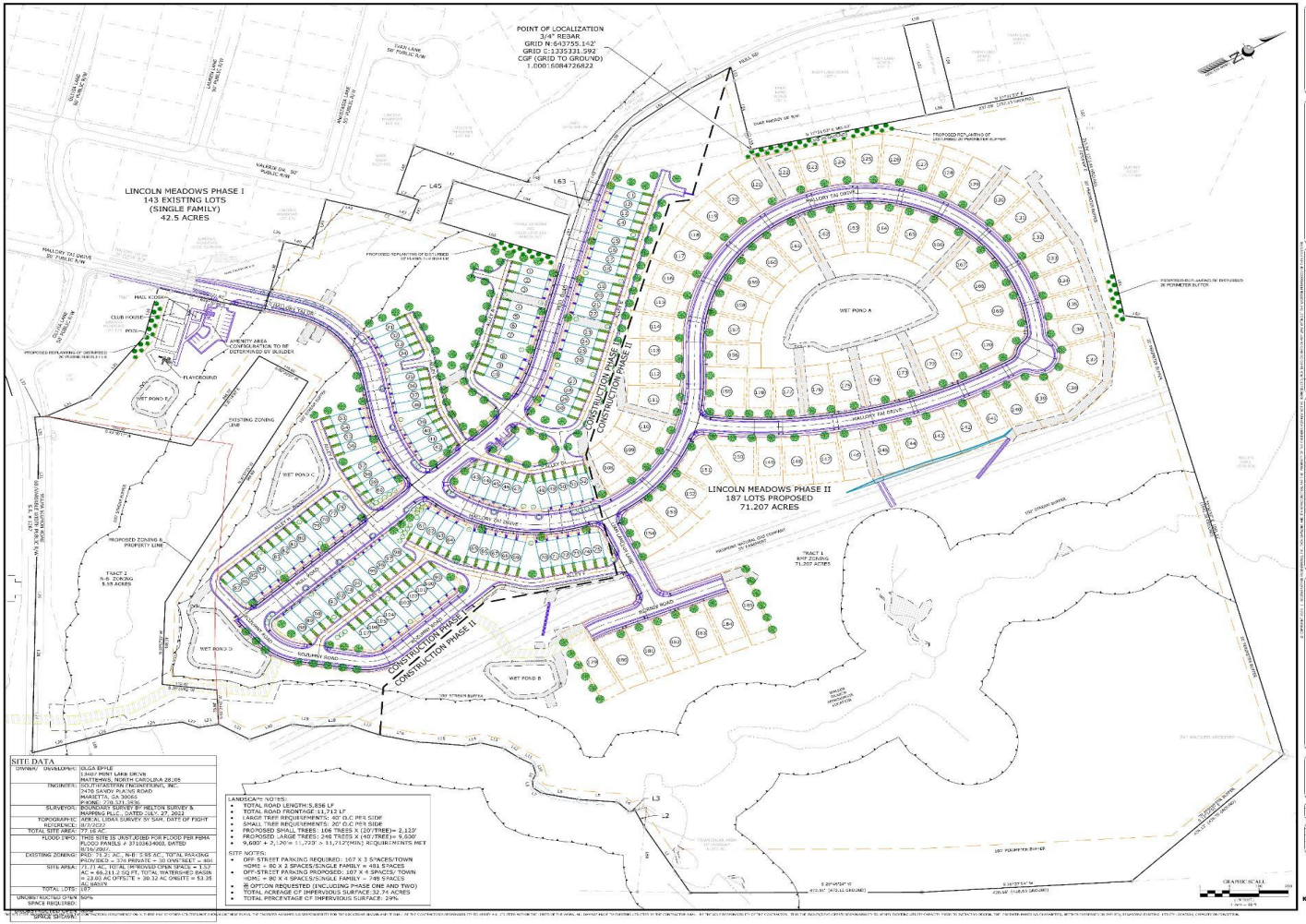


View from Wilma Sigmon Road

View from Mull Road



SITE PLAN


POINT OF LOCALIZATION
3/4" REBAR
GRID N:643755.142'
GRID E:1335331.592'
CGF (GRID TO GROUND)
1.000160847264222
LINCOLN MEADOWS PHASE I
143 EXISTING LOTS
(SINGLE FAMILY)
42.5 ACRES
LINCOLN MEADOWS PHASE II
187 LOTS PROPOSED
71.207 ACRES
HALLORY TAI DRIVE
CONSTRUCTION PHASE I
CONSTRUCTION PHASE II
WET POND A
WET POND B
WET POND C
WET POND D
WET POND E
CLUB HOUSE
POOL
AMENITY AREA - CONFIGURATION TO BE DETERMINED BY BUILDER
PLAYGROUND
EXISTING ZONING LINE
PROPOSED ZONING & PROPERTY LINE
TRACT 1
R-MF ZONING
71.207 ACRES
TRACT 2
R-S ZONING
5.58 ACRES
SOUTHWAY ROAD
PRIVATE ROAD
50' STREAM BUFFER
PROPOSED REPLANTING OF DISTURBED 30' PERIMETER BUFFER
PROPOSED REPLANTING OF DISTURBED 50' STREAM BUFFER
PROPOSED NATURAL OPEN SPACE
SITE DATA
OWNER/ DEVELOPER: OLGA EPPLE
13447 POINT LAKE DRIVE
MATTHEWS, NORTH CAROLINA 28105
ENGINEER: SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
SURVEYOR: BOUNDARY SURVEY BY NELSON SURVEY & MAPPING PLLC., DATED JULY, 27, 2022
TOPOGRAPHIC REFERENCE: AERIAL LIDAR SURVEY BY SAM, DATE OF FLIGHT 8/3/2022
TOTAL SITE AREA: 77.16 AC
FLOOD INFO: THIS SITE IS UNSTUDIED FOR FLOOD PER FEMA FLOOD PANELS # 3710363400J, DATED 8/19/2002
EXISTING ZONING: R40: 71.21 AC., R-8: 5.95 AC., TOTAL PROVIDING
PROPOSED ZONING: R-MF: 71.21 AC., R-S: 5.95 AC.
SITE AREA: AC = 77.16 AC TOTAL ONSITE = 69.36 AC OFFSITE = 7.80 AC
= 3,360,211.2 SQ FT, TOTAL WATERSHED BASIN = 23.61 AC OFFSITE = 30.32 AC ONSITE = 53.35 AC BASIN
TOTAL LOTS: 187
UNUSED EXISTING SEWER SPACE REQUIRED: 50%
UNUSED EXISTING SEWER SPACE SHOWN: 50%
LANDSCAPE NOTES:
TOTAL ROAD LENGTH: 5,836 LF
TOTAL ROAD FRONTAGE: 11,713 LF
LARGE TREE REQUIREMENTS: 40' O.C PER SIDE
SMALL TREE REQUIREMENTS: 20' O.C PER SIDE
PROPOSED SMALL TREES : 106 TREES X (20'/TREE)= 2,120'
PROPOSED LARGE TREES: 240 TREES X (40'/TREE)= 9,600'
9,600' + 2,120'= 11,720' > 11,712'(MIN) REQUIREMENTS MET
SITE NOTES:
OFF-STREET PARKING REQUIRED: 107 X 3 SPACES/TOWN HOMES = 80 X 2 SPACES/SINGLE FAMILY = 481 SPACES
OFF-STREET PARKING PROPOSED: 107 X 4 SPACES/ TOWN HOMES = 80 X 4 SPACES/SINGLE FAMILY = 748 SPACES
@ OPTION REQUESTED (INCLUDING PHASE ONE AND TWO)
TOTAL ACREAGE OF IMPERVIOUS SURFACE: 34.74 ACRES
TOTAL PERCENTAGE OF IMPERVIOUS SURFACE: 39%
GRAPHIC SCALE
1" = 100'
OVERALL SITE PLAN
LINCOLN MEADOWS PHASE II
OLGA EPPLE
Know what's below. Call before you dig.



June 6, 2024

Esri., Inc., Lincoln County, NC

Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

0 100200 Feet

1 inch = 489 feet

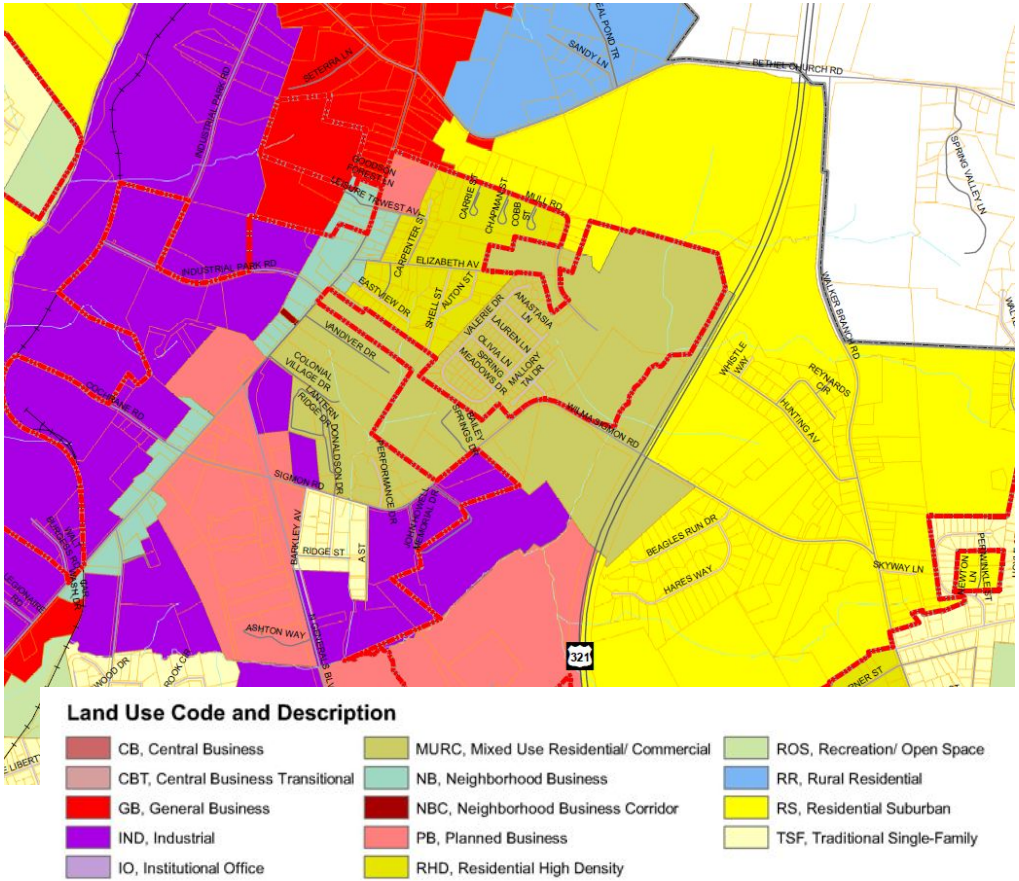
LAND USE PLAN COMPLIANCE

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

****All Conditions of Approval from CZ-3-2024 will apply in addition to the following comment:**

Planning Department - If the amendment is approved, a subdivision plat to reconfigure the property line will need to be submitted as well as recording new deeds to show the new property boundaries.

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.**

**This is an amendment to the site plan, these are the statements that were used for the original conditional zoning case*

STAFF RECOMMENDATIONS

Staff recommends the following action:

1. Recommend approval of amending the site plan as presented
2. Approval of the statement of consistency for approval of the amended plan
3. Zoning be effective upon receipt of signed conditions of approval