



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



STREET VIEWS

View from Mallory Tai Drive



STREET VIEWS

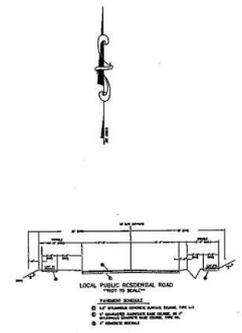
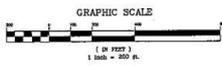
View from Mull Road



View from Wilma Sigmon Road



SITE INFO AND BACKGROUND



CURVE TABLE
CURVE LENGTH (FEET) CHORD SUBTENSION (FEET)

LINE	LENGTH	BEARING
L101	10.00	N00°00'00"E
L102	10.00	N00°00'00"E
L103	10.00	N00°00'00"E
L104	10.00	N00°00'00"E
L105	10.00	N00°00'00"E
L106	10.00	N00°00'00"E
L107	10.00	N00°00'00"E
L108	10.00	N00°00'00"E
L109	10.00	N00°00'00"E
L110	10.00	N00°00'00"E
L111	10.00	N00°00'00"E
L112	10.00	N00°00'00"E
L113	10.00	N00°00'00"E
L114	10.00	N00°00'00"E
L115	10.00	N00°00'00"E
L116	10.00	N00°00'00"E
L117	10.00	N00°00'00"E
L118	10.00	N00°00'00"E
L119	10.00	N00°00'00"E
L120	10.00	N00°00'00"E
L121	10.00	N00°00'00"E
L122	10.00	N00°00'00"E
L123	10.00	N00°00'00"E
L124	10.00	N00°00'00"E
L125	10.00	N00°00'00"E
L126	10.00	N00°00'00"E
L127	10.00	N00°00'00"E
L128	10.00	N00°00'00"E
L129	10.00	N00°00'00"E
L130	10.00	N00°00'00"E
L131	10.00	N00°00'00"E
L132	10.00	N00°00'00"E
L133	10.00	N00°00'00"E
L134	10.00	N00°00'00"E
L135	10.00	N00°00'00"E
L136	10.00	N00°00'00"E
L137	10.00	N00°00'00"E
L138	10.00	N00°00'00"E
L139	10.00	N00°00'00"E
L140	10.00	N00°00'00"E
L141	10.00	N00°00'00"E
L142	10.00	N00°00'00"E
L143	10.00	N00°00'00"E
L144	10.00	N00°00'00"E
L145	10.00	N00°00'00"E
L146	10.00	N00°00'00"E
L147	10.00	N00°00'00"E
L148	10.00	N00°00'00"E
L149	10.00	N00°00'00"E
L150	10.00	N00°00'00"E
L151	10.00	N00°00'00"E
L152	10.00	N00°00'00"E
L153	10.00	N00°00'00"E
L154	10.00	N00°00'00"E
L155	10.00	N00°00'00"E
L156	10.00	N00°00'00"E
L157	10.00	N00°00'00"E
L158	10.00	N00°00'00"E
L159	10.00	N00°00'00"E
L160	10.00	N00°00'00"E
L161	10.00	N00°00'00"E
L162	10.00	N00°00'00"E
L163	10.00	N00°00'00"E
L164	10.00	N00°00'00"E
L165	10.00	N00°00'00"E
L166	10.00	N00°00'00"E
L167	10.00	N00°00'00"E
L168	10.00	N00°00'00"E
L169	10.00	N00°00'00"E
L170	10.00	N00°00'00"E
L171	10.00	N00°00'00"E
L172	10.00	N00°00'00"E
L173	10.00	N00°00'00"E
L174	10.00	N00°00'00"E
L175	10.00	N00°00'00"E
L176	10.00	N00°00'00"E
L177	10.00	N00°00'00"E
L178	10.00	N00°00'00"E
L179	10.00	N00°00'00"E
L180	10.00	N00°00'00"E
L181	10.00	N00°00'00"E
L182	10.00	N00°00'00"E
L183	10.00	N00°00'00"E
L184	10.00	N00°00'00"E
L185	10.00	N00°00'00"E
L186	10.00	N00°00'00"E
L187	10.00	N00°00'00"E
L188	10.00	N00°00'00"E
L189	10.00	N00°00'00"E
L190	10.00	N00°00'00"E
L191	10.00	N00°00'00"E
L192	10.00	N00°00'00"E
L193	10.00	N00°00'00"E
L194	10.00	N00°00'00"E
L195	10.00	N00°00'00"E
L196	10.00	N00°00'00"E
L197	10.00	N00°00'00"E
L198	10.00	N00°00'00"E
L199	10.00	N00°00'00"E
L200	10.00	N00°00'00"E

OWNER: **DOWELL & CO., P.C.**
 11000 150th St, NW, Suite 100, Everett, WA 98203
 (206) 835-8877 Fax: (206) 835-8878

PRELIMINARY PLAT
 OF
 LINCOLN MEADOWS SUBD
 City of Jackson, CO, Jackson, CO, CO

SCALE: 1" = 200'

SHEET 00-153 OF 1

DATE PREPARED: 02/15/2007

DATE: 02/15/2007

PROJECT: LINCOLN MEADOWS SUBD

OWNER: DOWELL & CO., P.C.

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 02/15/2007

PROJECT: LINCOLN MEADOWS SUBD

OWNER: DOWELL & CO., P.C.

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: 02/15/2007

2003 Overall plan for Phase I and II of Lincoln Meadows

- Staff report presented to City Council March 6, 2003, "if approved it is feasible that over 300 lots of single family dwellings, approximately 100 multi-family dwellings, and a small area of Neighborhood Business could be developed."
- Council approved the rezoning on March 6, 2003.
- 143 single family lots were developed in Phase I

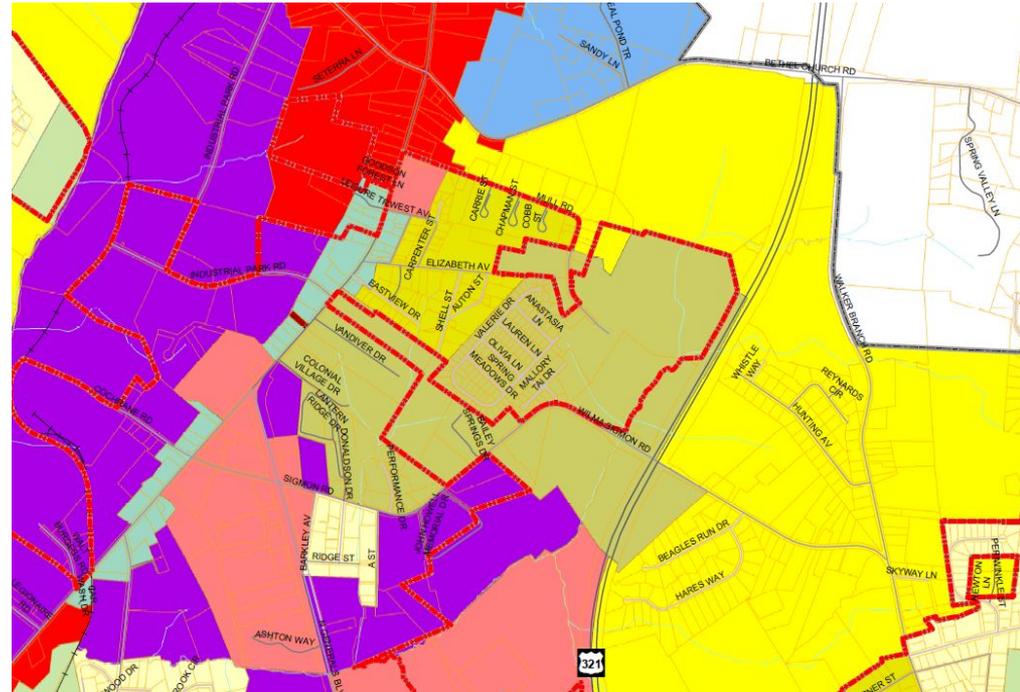
LAND USE PLAN COMPLIANCE

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.

LAND USE PLAN



Land Use Code and Description

CB, Central Business	MURC, Mixed Use Residential/ Commercial	ROS, Recreation/ Open Space
CBT, Central Business Transitional	NB, Neighborhood Business	RR, Rural Residential
GB, General Business	NBC, Neighborhood Business Corridor	RS, Residential Suburban
IND, Industrial	PB, Planned Business	TSF, Traditional Single-Family
IO, Institutional Office	RHD, Residential High Density	

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 Lincoln 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 use commercially reasonable efforts to obtain utility easements across Wilma Sigmon to connect to existing public gravity sewer in order to prevent the need for a lift station. In the event Developer is unable to obtain the required easements at fair market value then the City will approve a lift station and Developer shall cover the costs of engineering, permitting and the construction of the lift station and force main.
- 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 Lincoln.

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 Lincolnnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial. The proposed rezoning request **is consistent** with the Lincolnnton 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 Lincolnnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial. The proposed rezoning request **is consistent** with the Lincolnnton 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

Planning Board Vote

7-0 in favor of approval

Staff and Planning Board 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