

LINCOLNTON PLANNING BOARD
AGENDA
August 18, 2020
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the July 21, 2020 meeting
4. CUP -4- 2020 Application for conditional use permit amendment from Townhomes at Lincoln Country Club, LLC to amend the screening requirements.
5. Adjournment



**CITY OF LINCOLNTON
PLANNING BOARD
PO DRAWER 617, LINCOLNTON, NC 28092
www.ci.lincolnton.nc.us**

BOARD MEMBERS: Änd Lynn, Chair, andmlynn@gmail.com; Jamel Farley, Vice-Chair afarley2351@gmail.com; Worth Roberts, worth.roberts@charter.net; Gene Poinsette, poinsetteg@charter.net; Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Greg McBryde, Gregory.McBryde@gmail.com; Stephen Silva, soundcity1@yahoo.com

Tuesday, July 21, 2020 Meeting

Present: Gene Poinsette, Worth Roberts, Jerry Hoffman and Greg McBryde

Absent: Änd Lynn, Stephen Silva, Jamel Farley and Rebecca Abernethy

Election of Temporary Chair

Both the Chair and Vice Chair were absent.

Motion: Gene Poinsette made a motion to nominate Worth Roberts to serve as temporary Chair. Jerry Hoffman seconded. Motion carried unanimously.

Call to Order

Chair Worth Roberts called the meeting to order and recognized Änd Lynn, Stephen Silva, Jamel Farley and Rebecca Abernethy were absent.

Approval of Minutes

Chair Worth Roberts asked the Board if there were any additions or corrections to the minutes of the June 16, 2020 meeting.

Motion: Greg McBryde made a motion to approve the minutes. Jerry Hoffman seconded. Motion carried unanimously.

ZMA-4-2020- Application from Michael Baker requesting the rezoning of 0.26 acres of land from General Business (GB) District to the Residential-Office (R-O) District. The subject property is located at 104 Huss Street (Parcel ID 22428)

Mark Carpenter presented the staff report provided in the agenda packet to the board.

After some discussion, Chair Worth Roberts asked if there was a motion. The motion is as follows:

*Motion: Gene Poinsette made a motion to approve. Greg McBryde seconded.
Motion carried unanimously.*

Chair Worth Roberts asked the Board if there was any other business to be addressed, to which there was none.

Adjournment

*Motion: Gene Poinsette made a motion to adjourn. Jerry Hoffman seconded.
Motion carried unanimously.*

Jean Derby

PB072020 minutes

MEMO TO: Planning Board Members

FROM: City of Lincolnton Planning Department

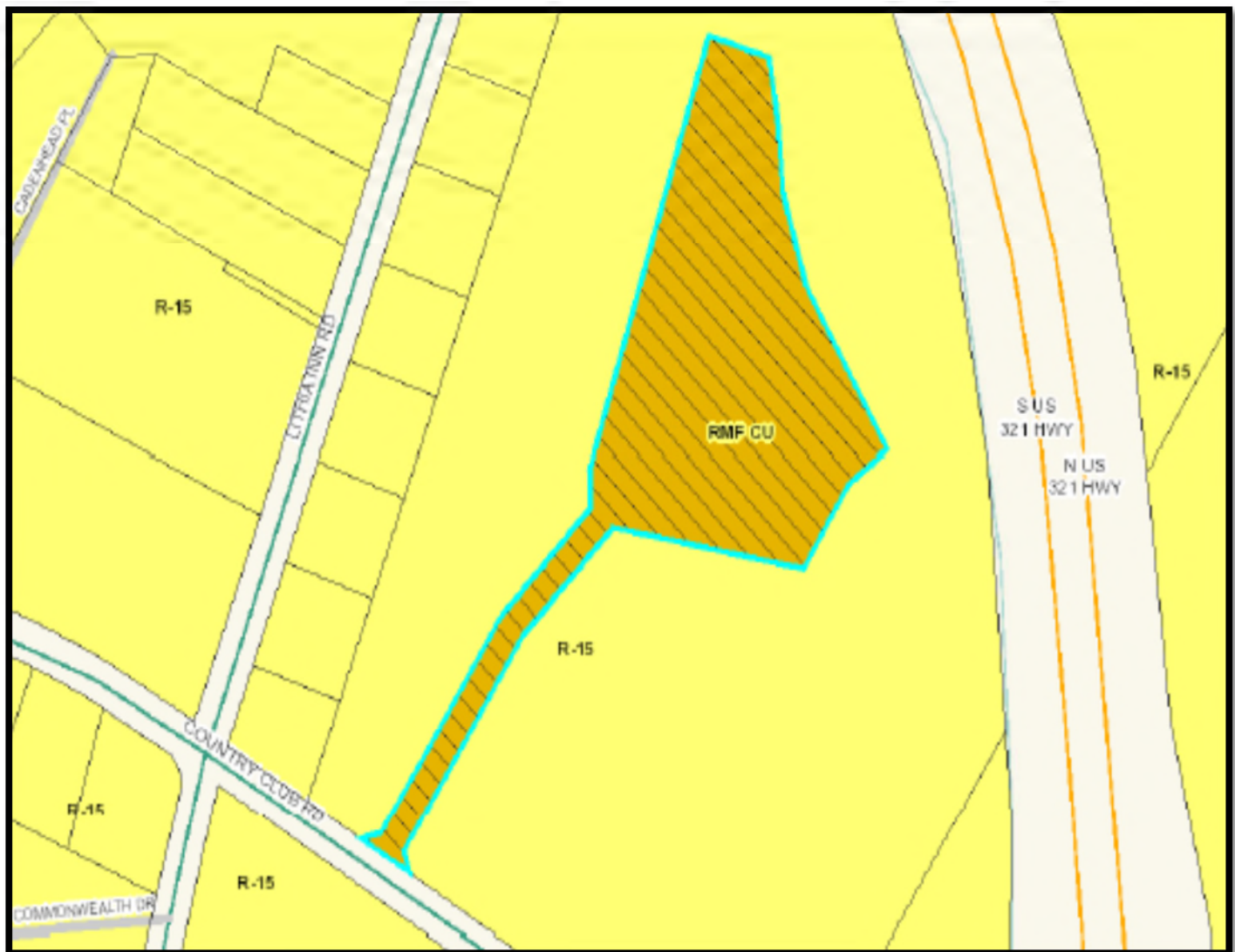
SUBJECT: CUP -4- 2020 Application for conditional use permit amendment from Townhomes at Lincoln Country Club, LLC to amend the screening requirements.

DATE: August 18, 2020

SITE AND AREA DESCRIPTION

The Townhomes at Lincoln Country Club LLC is requesting amendment of the previously approved conditional use permit for a 5.25 acre site located on the Lincoln Country Club property approximately 650 north of Country Club Road and approximately 450 feet east of Lithia Inn Road north of the driving range.

The site is zoned RMF-CU (Conditional Use Residential Multi Family). A conditional use rezoning was approved in 2006 to allow 33 condominiums. Surrounding properties are zoned R-15.



The site is vacant. Surrounding properties are devoted to a driving range, golf course, single family residential and a condominium complex.





BACKGROUND

The UDO requires screening of multi family developments from all lots located in residential zoning. Where natural plantings are used, a buffer strip of at least 20 feet in width is to be planted and is to include a minimum of 6 large trees, 3 small trees and 28 shrubs per 100 linear feet. The ordinance also specifies minimum plant sizes at the time of planting.

APPROVED SITE PLAN

The site plan that was approved as a result of the 2006 conditional rezoning notes screening along the project edges as follows:

- Northeastern edge (generally parallel to Highway 321): Existing screening to remain along this lot line.
- Eastern edge (near maintenance shed) : Planted buffer screen in accordance with ordinance standards.
- Southern edge (generally parallel to Country Club Road): Existing screening to remain along this lot line.
- Western edge (generally parallel to Lithia Inn Road): Planted buffer screen in accordance with ordinance standards. Screen to include existing trees in required plantings.

The approved 2006 site plan is below:

PROPOSED LANDSCAPE PLAN

The applicant proposes an amendment to the 2006 approved plan to substitute its screening and buffering requirements and conditions with the below proposed landscape plan.

Screening provided under the applicant's proposed landscape plan is as follows:

- Eastern edge (near maintenance shed): Planted buffer screen in accordance with ordinance standards.
- Western edge (generally parallel to Lithia Inn Road): A planted buffer screen with an average width of 34 feet to include 48 large trees, 25 small trees and 211 shrubs and to be located between the property line and the golf cart path.

The proposed landscape plan is below:

Digitally signed
by Riley D.
Burgess, Jr, PE
Date: 2020.07.07
11:27:37 -04'00'



COUNTRY CLUB OF LINCOLNTON
GOLF COURSE L&P
LINCOLNTON, NC
BUFFER PLAN

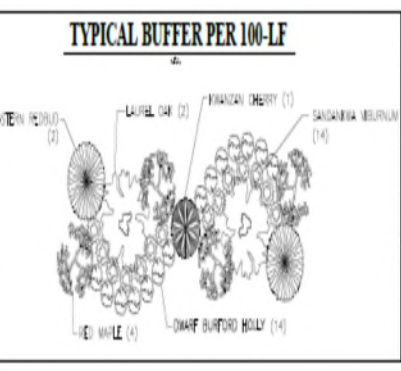
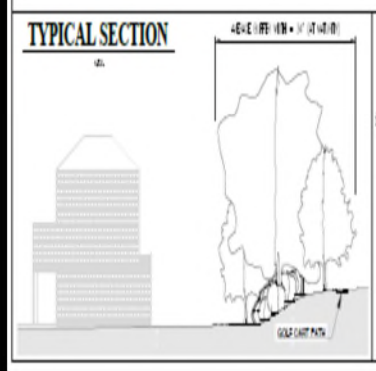
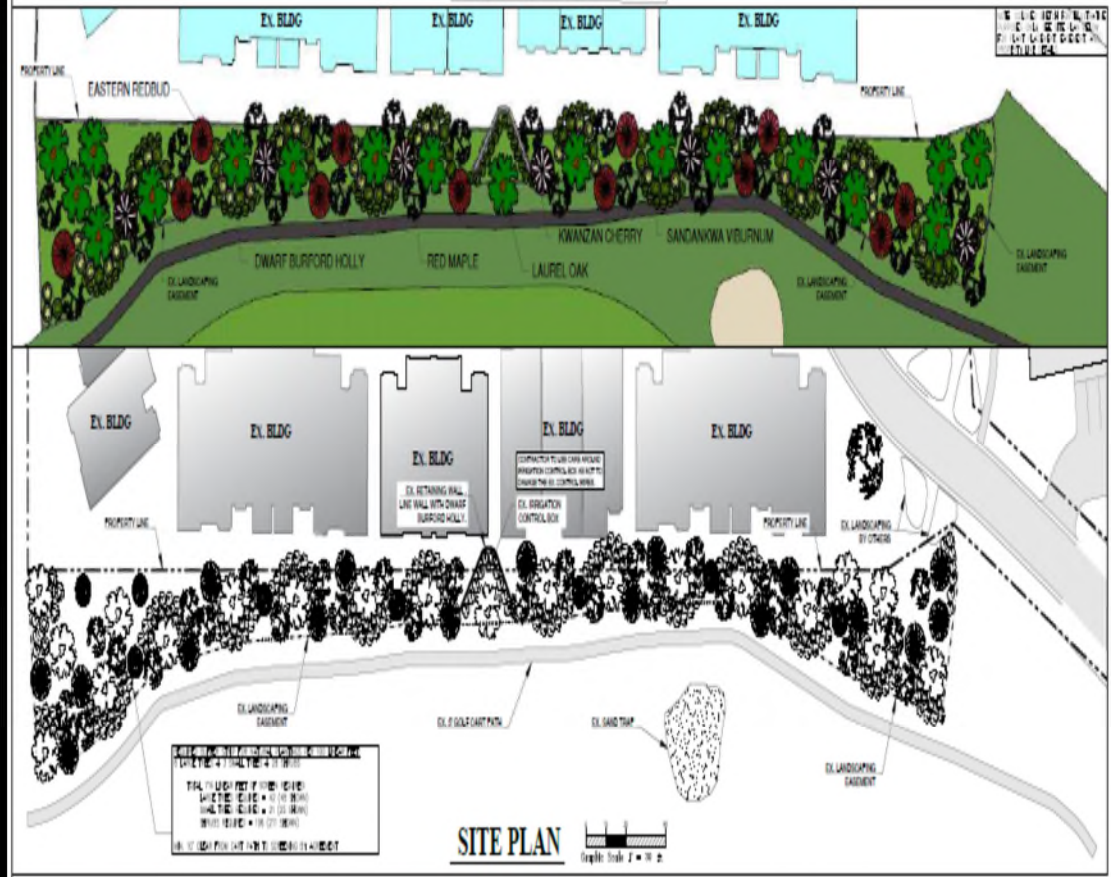
DATE: 07/07/20
DESIGNED BY: RDB
DRAWN BY: JDB
CHECKED BY: JDB
APPROVED BY: JDB

Designed by: **811**
Drawn by: **811**
Title: **811**
Scale: **811**
Sheet: **811**
Project Number: **811**

Sheet C2 of 2
Project Number 2008



NOTE: RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



SYMBOL	COMMON NAME	#	HEIGHT (FEET)	WIDE	DEPT	SPACING	NOTES
	EASTERN REDBUD	1	15-20	12-14	12-14	10-12	PLANT IN BUFFER
	DWARF BURFORD HOLLY	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	RED MAPLE	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	LAUREL OAK	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	KWANZA CHERRY	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	SANDANKWA YE/PINEUM	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	SANDANKWA YE/PINEUM	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	SANDANKWA YE/PINEUM	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	SANDANKWA YE/PINEUM	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	SANDANKWA YE/PINEUM	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER
	SANDANKWA YE/PINEUM	1	10-12	10-12	10-12	10-12	PLANT IN BUFFER

811
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**COMPARISON OF ORDINANCE REQUIREMENTS TO PROPOSED SCREENING PLAN
FOR WESTERN EDGE (GENERALLY PARALLEL TO LITHIA INN ROAD)**

The below chart outlines the screening requirements under the ordinance and compares those requirements with the applicant's proposed screening plan for the western project edge.

As shown below, the applicant's proposed screening plan for the western edge far exceeds the ordinance requirements with respect to the width of the screening strip as well as the caliper and height of trees at the time of planting.

	Ordinance Requirement	Applicant's Proposed Plan
Buffer width	20 feet	34 feet
Large trees per 100 linear feet	6 Large Trees (1 ¾ inches caliper and 10 feet at installation and expected to reach a height of 40 feet)	2 Laurel Oak and 4 Red Maple (2.5 inches caliper and 12-14 feet at installation)
Small trees per 100 linear feet	3 Small Trees 1 ½ inches caliper and 5 feet at installation and expected to reach a height of 20 feet)	1 Kwanzan Cherry and 2 Eastern Redbud (2.5 inches caliper and 8 feet at installation)
Shrubs per 100 linear feet	28 Shrubs (16 inches tall above the highest root at installation)	14 Dwarf Burford Holly and 14 Sandankwa Viburnum (3 gallons at installation)

STAFF REVIEW COMMITTEE COMMENTS

The Staff Review Committee had the following comments:

- An agreement or plan should be submitted addressing responsibility for ongoing maintenance of any plant materials required under the ordinance that are to be located off site.
- All requirements of the UDO must be met. Screening is required along the northern, northeastern and southern project edges.
- All utilities must be coordinated with and are subject to the review and approval of the Public Works Department. Individual water meters required.
- The City will not provide solid waste services or street maintenance.
- Subdivision approval is required.
- Detailed building plans must be submitted to and approved by Lincoln County Building and Inspections.

COMPLIANCE WITH CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS

Section 153.236 of the UDO requires that a conditional use permit application contain specific terms and meet specific requirements. The application meets the ordinance requirements.

OTHER CONDITIONAL USE PERMIT REQUIREMENTS

Section 153.237 of the Unified Development Ordinance requires four findings be determined by City Council prior to issuance of the conditional use permit. They are as follows:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan, and
2. The use meets all required conditions and specifications, and
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity, and
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Lincoln Land Use Plan and other plans for the physical development of the City as officially adopted by the City Council.

ADDITIONAL REVIEW CRITERIA

Section 153.238 of the Unified Development Ordinance notes the following additional review criteria to be addressed by City Council:

5. The proposed ingress and egress points will not result in a substantial amount of vehicular traffic to be channeled onto adjacent local streets (non- collector/non-thoroughfare streets).

COMPLIANCE WITH SECTIONS 153.237 AND 153.238

1. It does not appear that the use will endanger the public health or safety.
2. Subject to compliance with the screening requirements, the use meets all required conditions and specifications.
3. The applicant will need to provide evidence that the use will not substantially injure the value of adjoining or abutting properties.
4. The applicant will need to provide evidence that the use will be in harmony with the area.
5. Compliance is met since access is provided by Country Club Road which is a minor thoroughfare.

STAFF RECOMMENDATION

If the applicant satisfactorily proves the findings of fact, staff recommends approval of the Conditional Use Permit subject to ordinance requirements and the Staff Review Committee comments.