

MINUTES
LINCOLN COUNTY BOARD OF COMMISSIONERS
MONDAY, MAY 4, 2009
Work Session Minutes

The Lincoln County Board of County Commissioners met jointly with the Planning Board on May 4, 2009 at the Citizens Center, 2nd floor balcony, 115 West Main Street, Lincolnton, North Carolina, 6:00 PM in a work session to discuss the Unified Development Ordinance.

Commissioners Present:

Alex E. Patton, Chairman
Bruce Carlton, Vice Chairman
George Arena
James A. Klein
Carrol Mitchem

Planning Board Members Present:

Jerry Geymont, Chairman
Louis McConnell, Vice-Chairman
Tom Campbell
Karl Dearnley
Jeff Frushtick
Gary Garlow
Keith Johnson
James Mauney

Others Present:

George A. Wood, County Manager
Amy S. Atkins, Clerk to the Board
Kelly Atkins, Planning and Inspections Director
Randy Hawkins, Zoning Administrator
Candi Cornwell, Assistant Zoning Administrator
Randy Williams, Principal Planner

Call to Order: Chairman Patton called the May 4, 2009 work session to order and turned it over to staff.

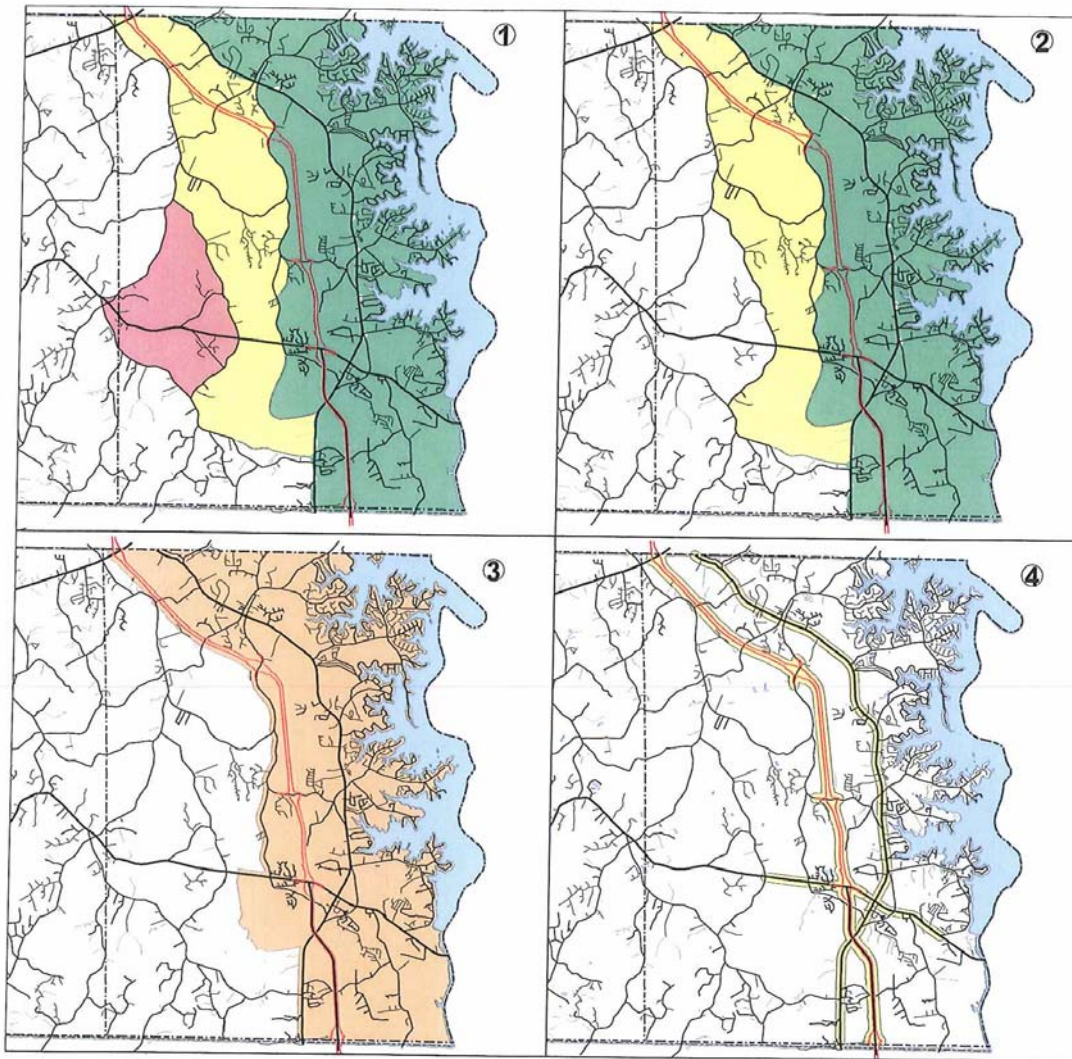
Kelly Atkins stated that staff wants to go over times concerning UDO completion and comments received thus far. The purpose of this workshop is to discuss the methodology concerning the overlay districts that will be introduced tonight via maps.

Randy Williams stated that back in March, the BOC instructed staff to review the entire UDO for possible revisions. In doing so, staff was to consolidate all public comments to date concerning the UDO including those throughout the entire process. Staff was also

instructed that the thoroughfare overlays in their present form would be eliminated and reworked. In doing so, the Commissioners asked that a baseline document be prepared along with an overlay district with increased development standards to be completed by June 30, 2009. Staff combined the public comments including those since adoption in November. Staff then created a listing of proposed revisions which would create a baseline document, which was submitted to the Planning Board for review. After a Planning Board discussion at a workshop on March 26, the Planning Board accepted the administrative revisions. On April 2, staff and Mr. Wood traveled to Chapel Hill to discuss various matters including legal issues, methodology and similar issues with Rich Ducker, who is an expert on zoning and planning laws with the Institute of Government. On April 6, the Planning Board met to continue the discussions. At this meeting, the Board reexamined the administrative revisions and discussed the need for additional public forums and decided on a line-by-line review by the Planning Board and an extension of time needed to complete the review and recommendation process.

Staff believes it is important for the Planning Board and the Board of Commissioners to discuss the overall methodology for completing the county's UDO and the delineation for the potential development district for overlays so the Boards and citizens will understand the process moving forward.

Andrew Bryant presented four maps, explaining each one.



① *Future Sewer Service Area Overlay*

The "2025 Sewer Service Area Overlay" derives its boundaries from the sub-basins projected to be served by the Lincoln County Public Works 2025 Capital Improvements Plan. The Area shown in green is a combination of the sub-basins that drain to Lake Norman, Mountain Island and Forney Creek. Portions of each of the three previously mentioned sub-basins currently have water and sewer service. The area shown in yellow is the Killian Creek sub-basin. The southern portion of the Killian Creek sub-basin currently has sewer service available to some properties, while the northern portion, north of Kidville Rd., is an area that is proposed for sewer. The area shown in red is the Anderson Creek sub-basin and is also projected to have sewer service in the Capital Improvements Plan. This option focuses higher standards on the area that would expect to see growth pressures over the next 10-15 years due to the expansion of water and sewer service.

② *Lake Norman, Mountain Island, Forney & Killian Basins Overlay*


The "2015 Sewer Service Area Overlay" is essentially the same as the "2025 Sewer Service Area Overlay" but does not include the Anderson Creek sub-basin. As the Capital Improvements Plan is proposed the Anderson Creek sub-basin would be the last area to receive sewer as a part of the 2025 Capital Improvements Plan. This option focuses higher standards on the area that would expect to see growth pressures over the next 5-7 years due to the expansion of water and sewer service.

③ *Development Pressure Zone Overlay*

The "Development Pressure Zone Overlay" generally follows the same methodologies of the sewer service area overlays. The overlay itself captures the entirety of the Lake Norman, Mountain Island and Forney Creek sub-basins but also captures the southern portion of the Lower Killian Creek Basin that currently has sewer service. This overlay also includes a 500 buffer to the west side of New NC 16 north of the St. James Church Road intersection and continues this buffer along the western side of St. James Church Road/North Little Egypt Road. This option focuses higher standards on the area that would expect to see growth pressures over the next 2-5 years due to existing water and sewer service and the opening of New NC 16.

④ *NC 16 & NC 73 Overlays*

The "NC 16 & NC 73 Overlays" are a result of buffering each of the roads 500 feet. New and Old NC 16 are completely encompassed by the overlay while the NC 73 portion of the overlay runs from Club Drive west to Ingleside Farm Road. This option focuses higher standards along the corridors where the largest concentration of commercial development in the county's jurisdiction currently exists.

Drainage Basins
 Lake Norman & M

George Wood, County Manager, stated that when the Board looked at redoing this, they talked about removing the higher standards. This is what staff has done here. The standards will only be put in the specified areas. The basic zoning and building standards will apply throughout the county and these higher standards will only be in this area.

Commissioner Arena asked if staff has a recommendation.

Kelly Atkins stated that staff believes option 3 is the best option.

Jerry Geymont stated that he believes Verdict Ridge and the surrounding property should be included. He said this is where the next growth will be in the county.

Commissioner Klein said he does not know what the higher standards are or what the non-higher standards are. He said it seems to him that the baseline would be established before the geographical area for the overlay is. He asked what the hurry with this is.

Commissioner Arena said there are developers waiting for this information.

There was a discussion about the timeline and what it will take to meet the deadline of July 15.

Chairman Patton recessed the meeting to Other Business in the regular meeting, which will be held in the Commissioner's Room and is scheduled on the agenda at 9:05 p.m.