



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: July 15, 2016

Re: PCUR #140-2A
Westport Construction Partners, LLC, applicant
Parcel ID# 91829

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 1, 2016.

REQUEST

The applicant is requesting to amend a conditional use, planned development district to alter the layout of an area approved for zero-lot-line houses and to allow additional zero-lot-line houses in a portion of an area approved for single-family detached houses. The approved plan calls for 74 zero-lot-line houses and 52 single-family detached houses, a total of 126 homes. The proposed amended plan, which has been revised following a June 6 public hearing, calls for 116 zero-lot-line houses and 33 single-family detached houses, a total of 149 homes, a net increase of 23 homes.

This request involves a 64-acre planned development that was approved in a parallel conditional use rezoning in 2006.

In contrast to a single-family detached house, a zero-lot-line house is typically built on a significantly smaller lot with one side of the house abutting a property line.

A total of 16 zero-lot-line houses have been completed or are under construction along Gold Springs Way off Shanklin Lane on the northern side of the development. A total of 21 single-family detached houses have been completed or are under construction on Shanklin Lane and Golf Course Drive South as part of this planned development.

A copy of the original plan and the proposed revised plan are included in this packet. The revisions from the plan that was submitted at the June 6 hearing include:

- Zero-lot-line houses would be set back a minimum 25 feet from the property line of adjoining lots for single-family detached houses located along Shanklin Lane and along Lake Shore Road South, with a landscaped berm provided in the buffer area.
- A landscaped buffer/berm would be provided along both sides of the emergency access off Lake Shore Road South.

- Walking trails would be provided within the areas for zero-lot-line houses, connecting to the required sidewalks on one side of the streets.
- A storage area for boats and RVs would be provided in the Duke Power transmission right-of-way.

ENVIRONMENTAL

This site is located in the Catawba River/Lake Norman WS-IV Critical Area. The proposed amended plan shows the area designated for zero-lot-line houses would have an impervious surface area of approximately 32.3% of the total acreage. If the amended plan is approved, the applicant would need to obtain a conditional use permit to exceed 24% impervious coverage under the high-density option. Engineered plans to control and treat stormwater runoff would need to be submitted and approved through a public hearing process.

SITE AREA AND DESCRIPTION

This property is zoned CU PD-R (Conditional Use Planned Development-Residential) and is adjoined by property zoned R-14 (a single-family district with a minimum lot size of 14,000 square feet), R-SF (Residential Single-Family) and (Neighborhood Business). Land uses in this area include residential, recreational (golf course, tennis and swim club), institutional (church) and commercial. Public water and sewer are available in this area. This property is part of an area designated by the Land Use Plan as Suburban Residential, primarily single-family in character with options for a limited amount of town home or patio home development.



County Of Lincoln, North Carolina

Planning Board

Applicant **Westport Construction Partners, LLC**

Application No. **PCUR #140-A2**

Parcel ID# **91829**

Zoning District **CU PD-R**

Proposed Amendment alter the layout of an area approved for 74 zero-lot-line houses and allow 42 additional zero-lot-line houses in a portion of an area approved for 52 single-family detached houses, decreasing the number of single-family detached houses by 19

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of 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 Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such amendment, the following conditions were recommended by the Lincoln County Planning Board:



Application to Amend Conditional Use District

Lincoln County Building and Land Development
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name _WESTPORT LAKESIDE DEVELOPMENT, LLC_

Applicant Address: P.O. BOX 9007 GREENSBORO, NC 27429_____

Applicant Phone 336-255-1498_____

Property Owner MCBEE APARTMENTS, LP_____

Property Owner P.O. BOX 9007 GREENSBORO, NC 27429_____

Property Owner Phone 336-255-1498_____

PART II

Property WESTPORT CLUB COMMUNITY; SPRINGS AT WESTPORT CLUB

Property ID (10 digits) 4604-71-8803_____ Property size 36.7 ACRES__

Parcel # 91829__ Deed Book(s) _____ Page(s) _____

PART III

Zoning District PCUR#140_____

Briefly explain the proposed change in the conditional use district.

The applicant, Westport Lakeside Development, LLC, is requesting to amend a conditional use planned development district to alter the layout of an area currently approved for 74 zero-lot-line maintenance free, active adult homes and 52 single family homes (Total of 126 units) to allow for an additional 42 zero-lot-line maintenance free, active adult homes in an area currently approved for 52 single-family houses by decreasing the number of single-family homes by 19. The net result would be an increase of 23 homes. The reason for the proposed amendment represents the current demand for maintenance free, active adult homes in the Westport Club Development.

\$750 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.



Applicant's Signature

7/12/16

Date

WESTPORT LAKESIDE DEVELOPMENT, LLC

P.O. BOX 9007
GREENSBORO, NC 27429

7494 Golf Course Drive
DENVER, NC 28037

Phone 336 275 1832

Fax 336 274 1746

July 13th, 2016

Mr. Randy Hawkins
Zoning Administrator
Lincoln County
302 North Academy Street
Lincolnton, NC 28092

Reference: PCUR #140-2A Revised

Dear Randy,

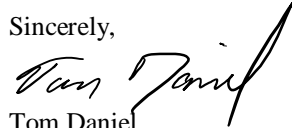
Westport Lakeside Development, LLC is actively the managing developer of the above reference Planned Residential District. As a part of the original submission PCUR #140 (Single Family and Zero Lot Line Patio Homes) and PCUR#76 (Townhomes) a Traffic Impact Analysis was performed by Kimley-Horn and Associates, Professional Engineers. This TIA, recommended turn lane improvements on NC Highway 16 and Fairfield Forest Road. Specifically, these improvements were:

1. Installation of an exclusive North bound right turn lane on NC Highway 16 at Fairfield Forest Road with 100' of storage.
2. Installation of an exclusive Eastbound right turn lane on Fairfield Forest Road into the development access (Shanklin Lane).

It was also agreed to at the time between Westport Lakeside Development, LLC, Kimly-Horn, and NC Department of Transportation that these improvements be made at such time as the development had completed 50% build out of the proposed 259 units considered in the TIA consisting of 130 townhomes, 74 patio homes, and 55 single Family homes.

Should the proposed amendment to PCUR #140 be approved, Westport Lakeside Development, LLC would like to offer this letter as a commitment to Lincoln County Planning to be under construction or complete of the recommended improvements listed above at the agreed upon 50% build out of the original number of homes approved, or at the completion of the first 130 units, being any combination of the units described above.

Sincerely,



Tom Daniel
Member/Manager
Westport Lakeside Development, LLC

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **PCUR #140-2A** Applicant: **Westport Lakeside Development, LLC**

Property Location: **South of Shanklin Lane and North of Lake Shore Road South**

Parcel ID# **91829**

Proposed Amendment: **Expand the Springs at Westport Club, maintenance free, active adult homes community currently zoned for 74 homes, by decreasing the area which is currently approved for 52 single family homes. The proposed plan would increase the active adult units from 74 to 116, an increase of 42 homes, while decreasing the number of large lot single family homes by 19 homes, resulting in a net increase of 23 homes.**

The homes in the Springs at Westport Club are marketed to buyers who are 55 and older, considered Active Adults, who seek to down size the square footage of their home, while not giving up quality standards that they expect. These buyers seek the maintenance free lifestyle of having the landscape and exteriors of their homes maintained by the active Springs at Westport Club HOA, while enjoying the community amenities of the Westport Golf Club, Westport Swim/Tennis/Fitness Club, and the relaxed atmosphere of the established Westport Community.

The plan would include the implementation of a 15' wide Class B Landscape Buffer, as prescribed in the Lincoln County UDO, planted on approximately a 20' wide, 5' height berm along the property boundaries that border existing single family homes to provide a maintained buffer for privacy and beatification. A minimum building setback from these property lines of 25' is proposed.

The plan would also include sidewalks for the home sites to be developed, as well as approximately 2800 lineal feet of walking trails that would meander through the natural area of the Springs at Westport Club.

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

Each of the residential areas will have two access points in case of emergency. The access onto Lake Shore Road South is an emergency access only. Storm water "Best Management Practices" will be implemented which will serve to not only retain storm water runoff but will serve to filter storm water runoff. The original traffic study conducted by Kimley Horne and Associates for this development considered a buildout of 259 units consisting of the townhomes, active adult, and single family homes. This proposed amendment along with existing conditions at build out would be 279 units, a difference of 20 units or an increase of 7.7%. The increase would represent active adult owners, who typically do not travel during peak travel hours.

2. The use meets all required conditions and specifications.

The plans have been reviewed by county staff and found to comply with all requirements. The term “zero-lot line” is used due to the Springs being a maintenance free community. The lots are actually the largest footprint of the largest home offered. Each home is between 37’ and 40’ wide and has an approximate 18’-20’ side courtyard separating it from the next home, resulting in the equivalent of a 58’-60’ wide lot.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The Springs at Westport Club, is and will continue be subject to the restrictive covenants and architectural standards established, and that are reflective of the six completed homes. These restrictive covenants establish standards which insure the maintenance of the landscape and exteriors of these homes.

The data below supports the fact that the Springs at Westport Club will not injure the value of adjoin property and will likely help to improve the property values which surround it. In conclusion it illustrates that the Springs at Westport Club homes average \$155.28/square foot to date, compared to other new and existing home sales in the direct vicinity which average \$118.16/square foot.

Property values and square footages of the Springs at Westport Club compared to other properties located in the Westport Community:

The Springs at Westport Club

Maintenance Free Active Adult Homes

Sales and Contract Price Analysis Updated: 7/13/2016

Lot

#	Closing Date	Pricing	Size: SF	\$/SF
1	Oct-15	\$ 395,000	2896	\$ 136.40
2	Feb-14	\$ 301,042	1801	\$ 167.15
3	Nov-15	\$ 309,406	1801	\$ 171.80
4	Sep-14	\$ 385,591	2896	\$ 133.15
5	Jul-13	\$ 342,900	2400	\$ 142.88
6	Sep-15	\$ 416,958	2896	\$ 143.98
7	Aug-16	\$ 286,801	1627	\$ 176.28
8	Aug-16	\$ 352,812	1990	\$ 177.29

9	Aug-16	\$ 344,991	1990	\$ 173.36
10	Dec-16	\$ 406,581	2896	\$ 140.39
11	Available			#DIV/0!
12	Dec-16	\$ 410,000	2896	\$ 141.57
13	Sep-16	\$ 307,830	1627	\$ 189.20
14	Aug-16	\$ 339,787	1990	\$ 170.75
15	Sep-16	\$ 299,823	1627	\$ 184.28
16	Model	\$ 425,000	2910	\$ 146.05
17	Aug-16	\$ 332,970	1990	\$ 167.32
18	Feb-16	\$ 335,000	1850	\$ 181.08
19	Available			#DIV/0!
20	Available			#DIV/0!
21	Aug-16	\$ 416,515	3190	\$ 130.57
22	Available			#DIV/0!
Totals:				\$ 155.28
Average SF:				2293

Comparative Sales Analysis for Westport Homes

Source: Carolina Multiple Listing Service

Homes that are Under Contract or Have Closed in the last 6 Months

Updated 7/13/16

Address	Subdivision	Pricing	Size: SF	\$/SF
7490 Pine Glade Drive	Fairfield Forest	\$ 335,900	2359	\$ 142.39
7478 Pine Glade Drive	Fairfield Forest	\$ 324,800	3262	\$ 99.57
2356 Shiny Leaf Drive	Fairfield Forest	\$ 329,999	2841	\$ 116.16
2399 Shiny Leaf Drive	Fairfield Forest	\$ 380,000	2904	\$ 130.85

2601 Shanklin Lane	Heathers at Westport	\$ 340,000	3168	\$ 107.32
2638 Shanklin Lane	Heathers at Westport	\$ 349,500	2500	\$ 139.80
2807 Lake Shore Rd	Westport	\$ 278,000	2226	\$ 124.89
4461 Lake Shore Rd	Westport	\$ 239,900	2207	\$ 108.70
3469 Lake Shore Rd	Westport	\$ 249,900	2297	\$ 108.79
3489 Lake Shore Rd	Westport	\$ 232,000	1976	\$ 117.41
3059 Lake Shore Rd	Westport	\$ 216,500	1582	\$ 136.85
3567 Lake Shore Rd	Westport	\$ 260,000	1956	\$ 132.92
4103 Lake Shore Rd	Westport	\$ 206,500	1620	\$ 127.47
8403 Fairfield Forest Rd	Westport	\$ 215,000	2050	\$ 104.88
3619 Lake Shore Rd	Westport	\$ 313,500	2836	\$ 110.54
8022 Golf Course Dr	Westport	\$ 210,000	2144	\$ 97.95
Totals:		\$ 4,481,499	37,928	\$ 118.16

Average SF: 2370.5

4. The location and character of 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 Land Use Plan for the area in question.

The homes will be individually owned and targeted at Active Adults. This property is part of an area designated by the Land Use Plan as Suburban Residential, primarily single-family in character with options for town home or patio home development, suitable for densities of upwards of 1-2 homes per acre depending on the provision of utilities. This development will be served by public water and sewer. Overall, the proposed density for the development is approximately 2.5 homes per acre.

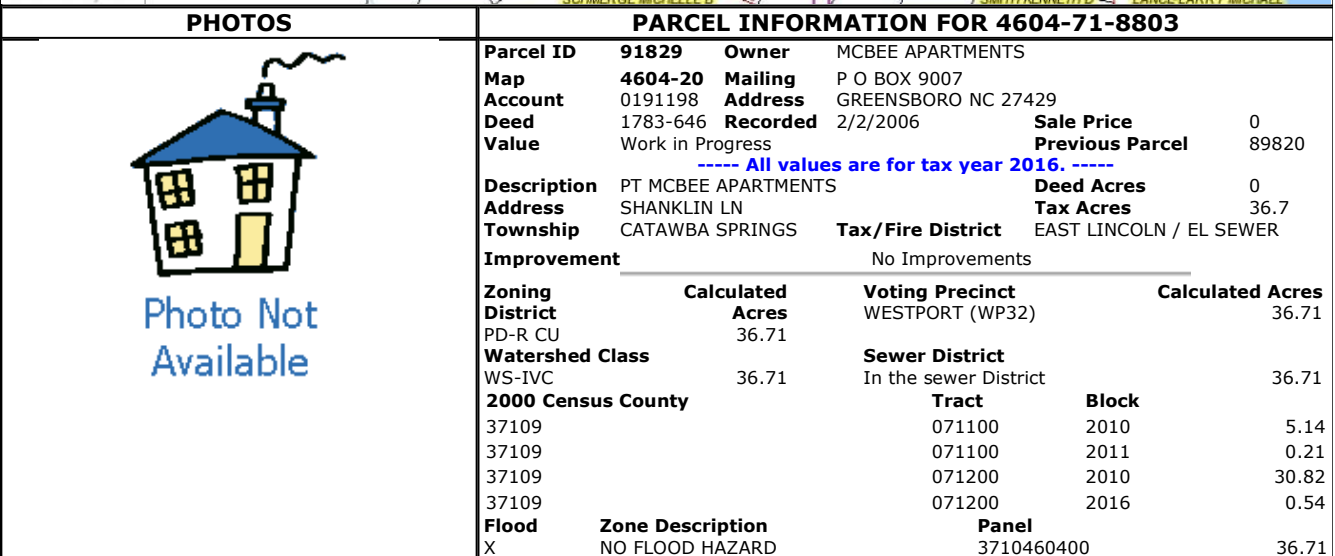
The Springs Active Adult homes to date average 2293 square feet per home, compared to 2370 square feet per home of new and existing sales in the Westport Community over the last six months. The minimal difference in size or average square footages illustrate that these homes will be in harmony with the existing Westport Community.

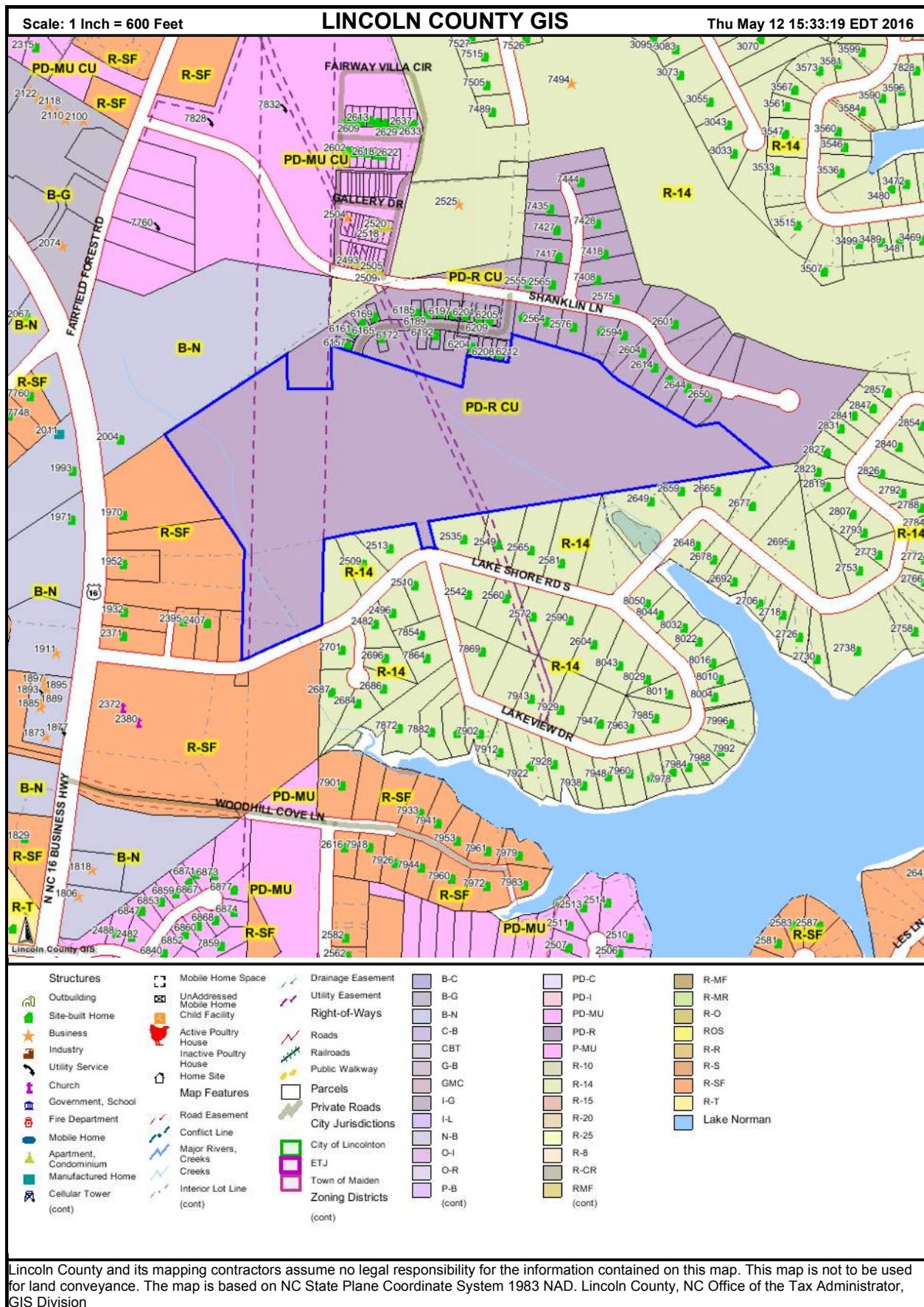
This Active Adult Community was zoned such in 2006, with the support of the Westport Community primarily due to the community's request to provide an option

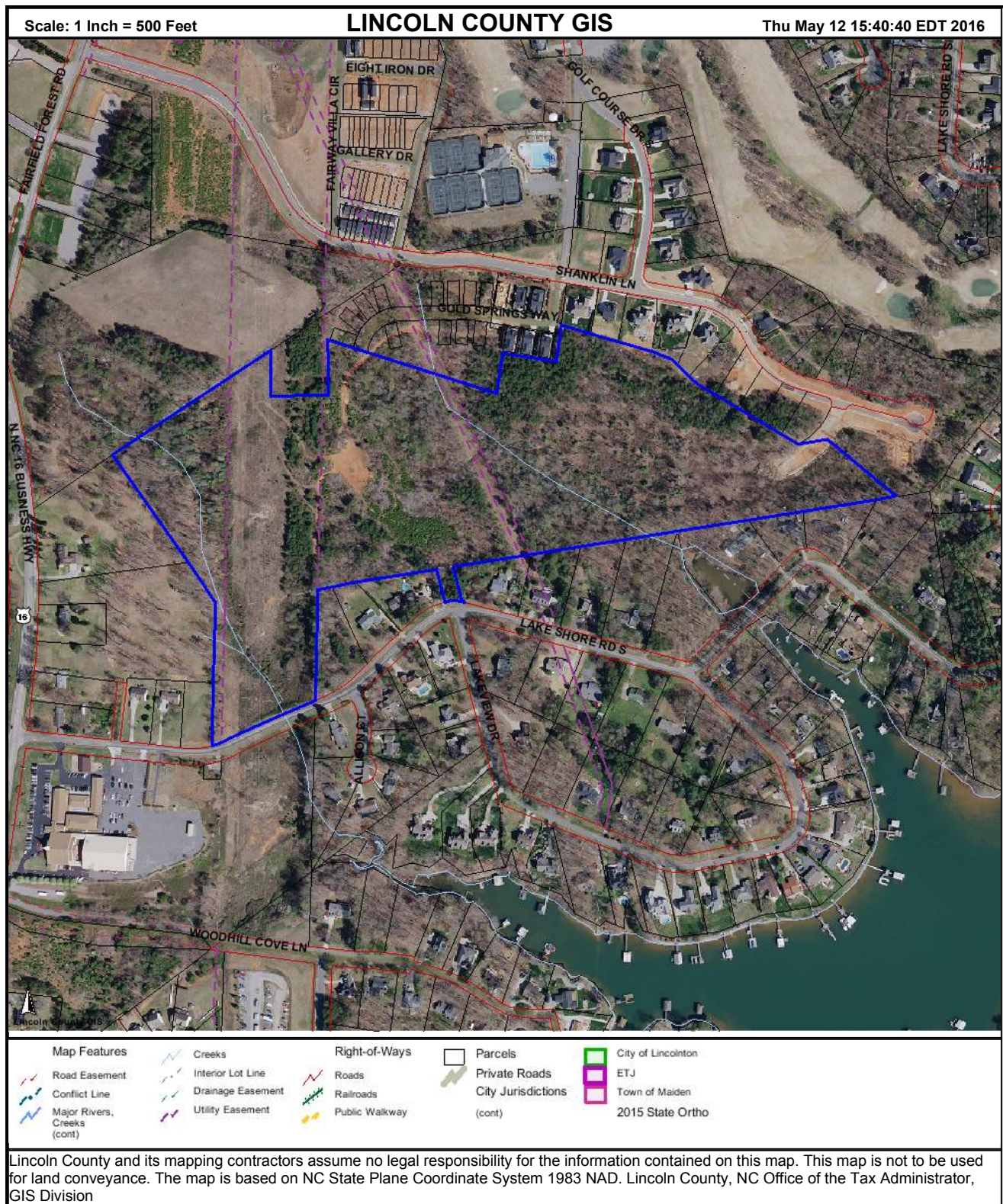
for current residents in Westport to downsize into a maintenance free community without having to relocate outside of Westport.



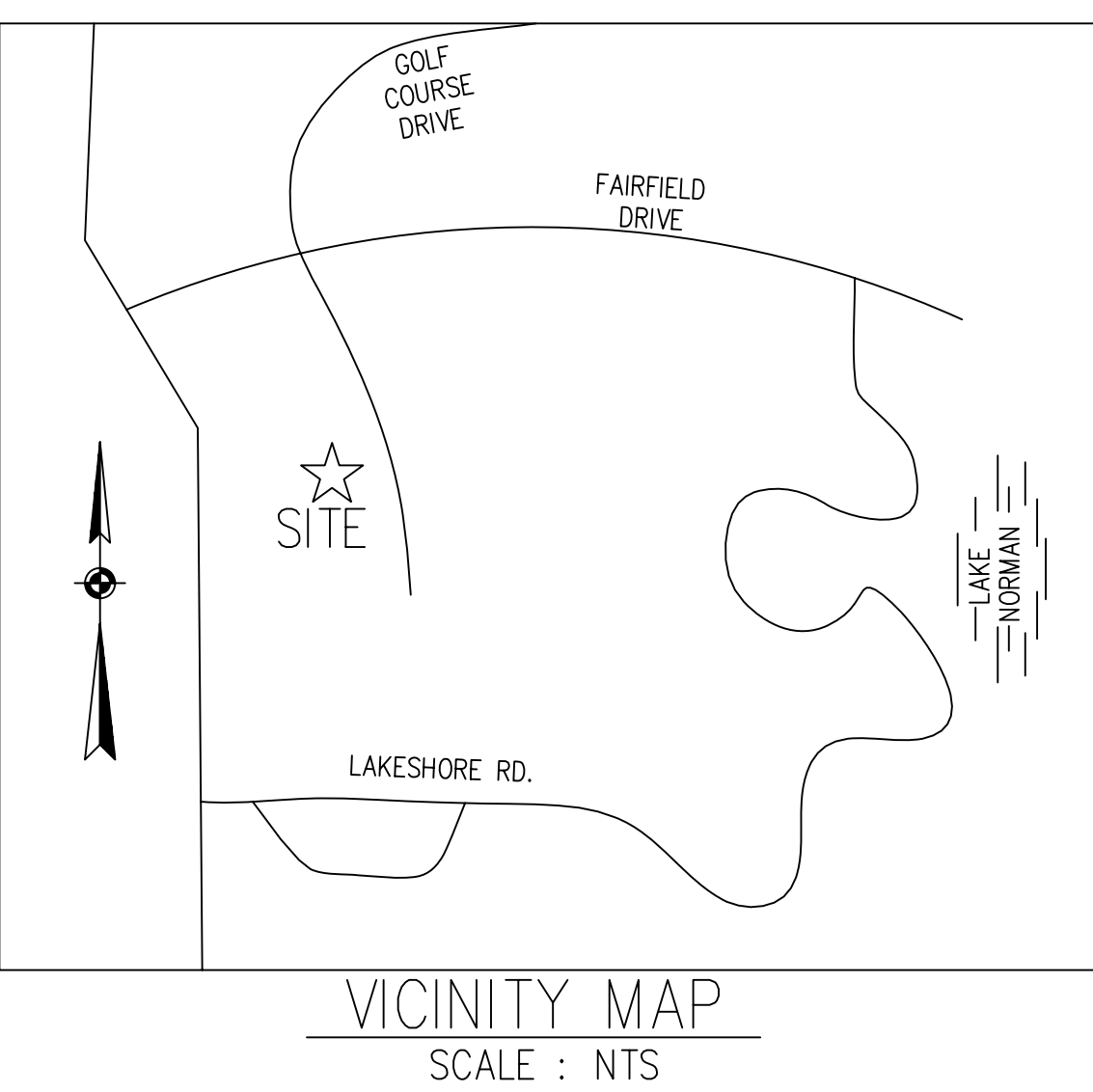
Date: 5/12/2016 Scale: 1 Inch = 400 Feet







PCUR #140 approved plan
approved by Board of Commissioners
on Sept. 18, 2006



Larissa M. Coles, PE

1510 EAST DIXON BOULEVARD
Shelby, North Carolina 28152

PHONE: 704-482-7883
MOBILE: 704-692-4952
FAX: 704-487-6088
EMAIL: lmcoles@carolina.rr.com

NOTES

- REQUIRED SETBACK FOR SINGLE FAMILY UNITS:
FAMILY UNITS :
FRONT : 30'
SIDE : 10'
SIDE ON CORNER LOTS
ABUTTING STREET : 20'
REAR : 40'
- DENSITY CALCULATIONS:
CONDOMINIUMS :
IMPERVIOUS AREA = 7.25 AC = 21.0%
CONDO AREA = 34.54 ACRES
SINGLE FAMILY UNITS :
52 LOTS
30.76 ACRES DEVELOPED AREA
- SIDEWALK WILL BE EXTEND THROUGH SINGLE FAMILY
LOT DEVELOPMENT ALONG ONE SIDE OF ROAD.

PRELIMINARY
NOT FOR CONSTRUCTION

no.	description	date
Revisions		

WESTPORT LAKESIDE
DEVELOPMENT

338 N. ELM ST., SUITE 320
GREENSBORO, N.C. 27401
(336) 255-1498

owner

WESTPORT
DEVELOPMENT

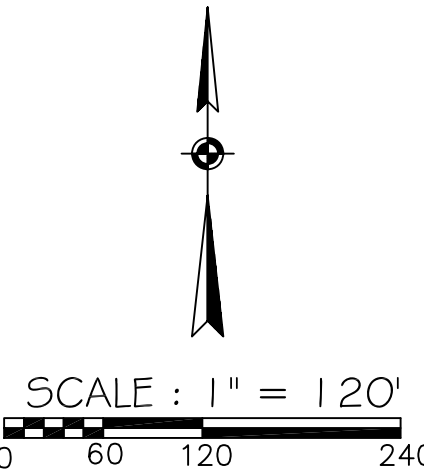
project title

CONDO AND SINGLE FAMILY
LOT LAYOUT
sheet title

0605-5
project no.

08/14/06
date

C-2
sheet no. 2 of 2



DENSITY CALCULATIONS
THE HEATHERS: 20.28 ACRES
33 SINGLE FAMILY LOTS
1.77 LOTS PER ACRE
THE SPRINGS: 39.28 ACRES
IMPERVIOUS AREA=12.68 ACRES
32.3% IMPERVIOUS
22 EXISTING LOTS
94 PROPOSED LOTS

DEVELOPMENT INCLUDES PROPOSED WALKING TRAIL WITH
APPROX. 2800 LF TOTAL LENGTH.

CLASS B
BUFFER
ALTERNATIVE
#2, 15'

1 EVERGREEN TREE
1 CANOPY TREE
2 UNDERSTORY TREES
16 SHRUBS
PER 100 LF

CLASS B BUFFER DETAIL

SCALE : NTS

VICINITY MAP

SCALE : NTS

McGinnis Coles, PLLC

205 South Washington Street, Suite 1
Shelby, North Carolina 28150
Phone: 704-482-7883
Mobile: 704-692-4953
Email: jmcginnis@mcginniscoles.com



Engineering Firm License # P-1290
Mobile: 704-692-4952
Email: lcoles@mcginniscoles.com



Project Manager: Larissa Coles, PE
drawn by: MSG
checked by: LMC

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no.	description	date
Revisions		

Westport Construction Partners, LLC

P.O. BOX 9007
GREENSBORO, N.C. 27429
(336) 255-1498
owner

The Springs and The Heathers at Westport Club

project title

MASTER PLAN

sheet title

1402-4
project no.

04/21/16
date

sheet no. 1 of 1

LEGEND

- PROP. SHRUB
- PROP. UNDERSTORY TREE
- PROP. CANOPY TREE
- PROP. ORNAMENTAL TREE (STREET)
- PHASE LINE

SCALE : 1" = 100'

MASTER PLAN

SCALE : 1" = 100'