



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: January 20, 2017

Re: PD #2011-2-A
Jerry Reese, applicant
Parcel ID# 32044 and 79143

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 6, 2017.

REQUEST

The applicant is requesting to amend a master plan for a planned residential development to permit 10 single-family detached houses and 25 zero-lot-line houses, a total of 35 dwelling units. The master plan that was approved in 2011 when this property was rezoned to PD-R (Planned Development-Residential) called for 12 "twin home" condominium units and seven single-family detached houses, a total of 19 dwelling units. No construction has started.

Section 2.4.9.B.1 of the Unified Development Ordinance states that the PD-R district "is an option provided to encourage a mix of housing options within a comprehensively planned development, allowing a density bonus in return for the provision of a higher quality development."

SITE AREA & DESCRIPTION

The property is located on the north side of Graham Road at Captains Way and borders Lake Norman. It is adjoined by property zoned R-SF and R-S (Residential Suburban). Land uses in this area include condominiums and single-family homes. This property is part of an area designed by the Lincoln County Land Use Plan as Suburban Residential, an area that's primarily single-family in character but suitable for a limited amount of town home or patio home development, with projected densities of upwards of 1-2 units per acre depending on the provision of utilities.

ENVIRONMENTAL

This site is located in the Catawba River/Lake Norman WS-IV Critical Area. Under the watershed regulations, single-family detached development is limited to two dwelling units per acre or lots must have a minimum area of at least 20,000 square feet (0.46 acre), and all other residential development is limited to 24 percent impervious area under the low-density option or 50 percent under the high-density option. If the amended plan is approved, the applicant would need to obtain a conditional use permit to use the high-density option for the zero-lot-line portion of the development. Engineered plans to control and treat stormwater runoff would need to be submitted and approved through a public hearing process.

STAFF'S RECOMMENDATION

Staff recommends approval of the requested amendment. See proposed statement for rationale.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2011-2-A**
Applicant **Jerry Reese**
Parcel ID# **32044 and 79143**
Location **north side of Graham Road at Captains Way**
Proposed amendment **Amend master plan for a planned residential development to permit 10 single-family detached houses and 25 zero-lot-line houses**

This proposed amendment is **consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Lincoln Land Plan as Suburban Residential, primarily single-character in character but suitable for a limited amount of town home or patio home development, with projected densities of upwards of 1-2 units per acre depending on the provision of utilities. The proposed development will be served by county water and sewer. Overall, the proposed density is 3.0 homes per acre.

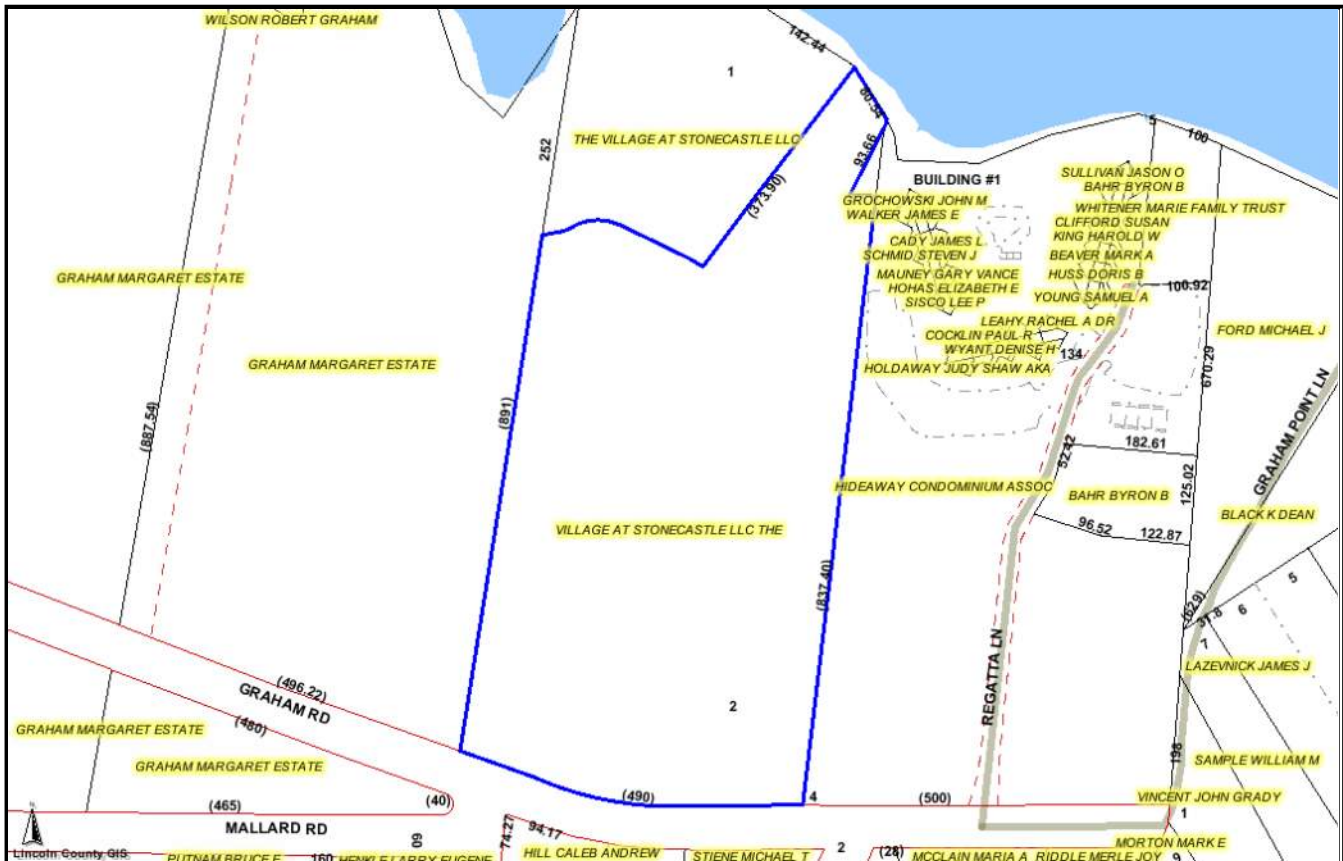
This proposed amendment is **reasonable and in the public interest** in that:

This property is adjacent to a condominium development with a higher density. The zero-lot-line houses will be buffered from the road by landscaping and a wall. The zero-lot-line homes will provide a housing option for people who don't want to have to maintain yards. Amenities will be provided within the development. A sidewalk will be constructed along Graham Road along the frontage of the property for public use.



Office of the Tax Administrator, GIS Mapping Division

Date: 10/12/2016 Scale: 1 Inch = 250 Feet

**PARCEL INFORMATION FOR 4613-32-9075**

Parcel ID	32044	Owner	VILLAGE AT STONECASTLE LLC THE		
Map	4613-18	Mailing	411 LANSDDOWNE RD		
Account	0156586	Address	CHARLOTTE NC 28270		
Deed	1831-240	Recorded	10/12/1991	Sale Price	0
Land Value	\$552,620	Total Value	\$552,620	Previous Parcel	
----- All values are for tax year 2016. -----					
Subdivision	Lot 2 ROBERTA G WILSON			Plat	11-143
Description	#2 ROBERTA G WILSON SUB			Deed Acres	9.23
Address	GRAHAM RD			Tax Acres	8.67
Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN / EL SEWER
Improvement	No Improvements				
Zoning	Calculated	Voting Precinct	Calculated Acres		
District	Acres	TRIANGLE EAST (TE27)	8.67		
PD-R	8.67				
Watershed Class		Sewer District			
WS-IVC	8.67	In the sewer District	8.67		
2000 Census County		Tract	Block		
37109		071200	4001	8.24	
37109		071200	4009	0.01	
37109		071200	4010	0.35	
37109		071200	4999	0.07	
FloodZone Description					Panel
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR				37104613000.01
X	NO FLOOD HAZARD				37104613008.67



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.

Date: 10/12/2016 Scale: 1 Inch = 250 Feet



PHOTOS

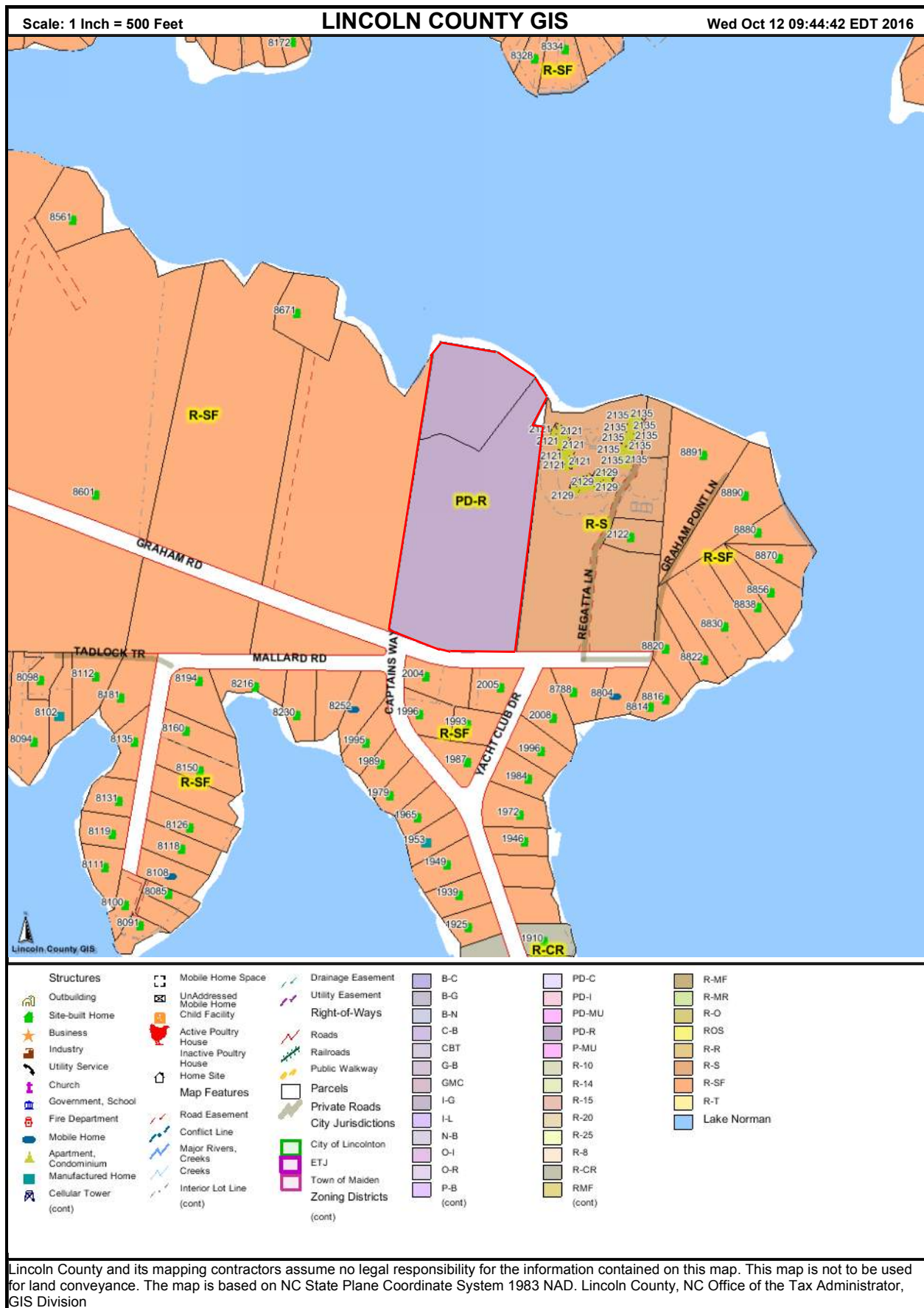


Photo Not Available

PARCEL INFORMATION FOR 4613-42-0509

Parcel ID	79143	Owner	THE VILLAGE AT STONECASTLE LLC
Map	4613-14	Mailing	411 LANSDOWNE RD
Account	0209499	Address	CHARLOTTE NC 28270-5307
Deed	2005-653	Recorded	10/12/1991
Land Value	\$693,740	Total Value	\$693,740
----- All values are for tax year 2016. -----			
Subdivision	Lot 1 ROBERT G WILSON	Plat	11-143
Description	#1 ROBERTA G WILSON SUB	Deed Acres	2.46
Address	GRAHAM RD	Tax Acres	2.48
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Improvement	No Improvements		
Zoning	PD-R	Voting Precinct	TRIANGLE EAST (TE27)
Watershed Class	WS-IVC	Sewer District	In the sewer District
2000 Census County	37109	Tract	071200
FloodZone Description	AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	Block	4001
X NO FLOOD HAZARD		Panel	37104613000.04
			37104613002.44

PD #2011-2-A
Subject property is outlined in red







Application to Amend Planned Development Plan

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010

PART I

Applicant Name JERRY REESE

Applicant Address 411 LANSDOWNE RD., CHARLOTTE NC 28270

Applicant Phone Number 704.927.3333

Property Owner Name THE VILLAGE AT STONECASTLE, NC

Property Owner Address 411 LANSDOWNE RD., CHARLOTTE NC 28270

Property Owner Phone Number 704.927.3333

PART II

Property Location GRAHAM ROAD @ CAPTAINS WAY

Property ID (10 digits) 4613-32-9075 Property size 11.7 AC

Parcel # (5 digits) 32044 Deed Book(s) 1931 Page(s) 240
79143 2005 653

PART III

Zoning District _____

Briefly explain the proposed modification(s) to the Planned Development master plan.

PD-R SITE PLAN AMENDMENT

*SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.

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.

[Signature]
Applicant's Signature

10/21/2016
Date

DESIGNER: LANDWORKS DESIGN GROUP, PA
7621 LITTLE AVE., SUITE 111
CHARLOTTE NC 28226
704.841.1604

COMMUNITY MEETING REPORT

PETITIONER: VILLAGE AT STONECASTLE, LLC

REZONING PETITION #: 2011-2-A

DATE, TIME, AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, November 15, 2016 at 7:00PM at the East Lincoln Community Center, located at 8160 Optimist Club Drive in Denver, NC.

PURPOSE:

Lincoln County Community Involvement meeting to provide information regarding the Village at Stonecastle Site Plan Amendment prior to a public hearing.

PRESENTERS:

Jerry Reese, on behalf of The Village at Stonecastle, LLC, Property Owner; Matt Langston, Landworks Design Group, PA

INTRODUCTION:

Jerry Reese introduced the team and provided a summary of the proposed development.

OPEN DISCUSSION:

1. Price Point: Neighbors were interested in anticipated sale price of the homes. Petitioner stated the sale price would be approximately \$200/sf. Neighbors expressed concern that the price is not supported by the market in the area. Petitioner noted that the homes would be consistent in quality with the new custom home on the point at the end of Graham Road.
2. Traffic: Question about additional traffic generated from the development and concern about pedestrians walking along Graham Road. Petitioner pointed out that the site proposes a total of 35 units, and the plan will carry forward the proposed sidewalk along the Graham Road frontage. Randy Hawkins mentioned that improvements are planned at Unity Church Road & NC Business 16. Petitioner noted that the number of trips generated by this level of development did not mandate a traffic study under current regulations.
3. Streetscape Treatment: Neighbors expressed concern about the change in character of the streetscape, including the close proximity of the proposed screen wall to the proposed sidewalk, as well as the proximity of new rooftops to the road frontage, as compared to the existing vegetation. Petitioner noted the comment.
4. Architecture: Question about the type of architecture. Petitioner presented some slide images of homes in the region that represent the "vision" of the architectural style for the project.

5. Density: Several neighbors expressed concern that the proposed density was “too high” for the Graham Road area. Concern that it was “setting a precedent”. Petitioner pointed out that the density proposed is 3.0 DUA, which is in alignment with the Lincoln County Land Use Plan for the area and that the proposed density was far less than the 4.5 DUA in the adjacent Hideaway Condominium development.
6. Utilities: Question about sanitary sewer capacity. Petitioner indicated that he and his engineering professionals were working with Lincoln County Utilities to construct a high pressure sanitary sewer lift station to serve the site which would be dedicated to Lincoln County. This system would pump sewage up Graham Road to receiving gravity sewer at Hope Drive.
7. Electrical: One neighbor noted that the site is bisected by an existing overhead power line. Petitioner noted that it will be relocated prior to construction in accordance with specifications being prepared by Energy United.
8. Water Access: Neighbors had questions about how water access would be handled. Petitioner confirmed that only 4 lots would have water access (4 private piers), and the development would provide a pathway with a gazebo for the balance of the development to have a view of the lake.
9. Lot Price: Question about the price of the lots. Petitioner stated that the lots have not yet been priced.
10. Old Plan: Question about why not continuing to use the old plan. Petitioner indicated that the old plan is no longer viable in the post-recession Lake Norman housing market.
11. Start Date: Question about when construction might begin. Petitioner indicated Spring 2017.

Sign-In		Please Print		
Name:	Address:	Phone #:	E-Mail:	
Allen Roes	2179-109 Regatta Ln	704-948-9508	AleRoes@BellSouth.net	
Richard Thompson	8838 Graham Pt. LN	704-813-1248		
JC Wilson	8861 GRAHAM Rd	704-483-9047		
BYRON BAHR	2135-113 REGATTA LN	704-998-8898	BAHREB@HOTMAIL.COM	
Denita Sample	8822 Hesham Pl., Denver	704-483-2916	ddsample@yahoo.com	
Loni Deelengas	1989 Captains Way	704-238-7408	lonideelinger@yahoo.com	
Pam Morton	8816 Graham Rd, Denver	205-269-1690	pmscbama@gmail.com	
Kathy Marshburn	N3S-303 Regatta		mash3345@gmail.com	
Dieter Strohacker	P.O. BOX 614	704-530-3313	reeseschultz@gmail.com	
Bruce Tullman	8230 mallard Rd	704-560-2991	Brucepullan6363@aol.com	
David Rachel Greene	221 Regatta unit 101	828-298-9450	rhgrened@charter.net	
Josh Mann	1996 Captains way	704-936-9550	joshumann3@gmail.com	
Katti Streene	2005 Yacht Club	704-756-6579	Streendmt7@gmail.com	
Mike Miller	1993 Yacht Club dr	704-206-0017	MikeMiller01@yahoo.com	
Flem Greenman	1987 Yacht Club Dr	704-451-0424	famelacreenmans@yahoo.com	
Lee Keller	8108 Unity Church Rd	704-915-0512	kellerl13@gmail.com	
Andrew Robinson	2129 Regatta Ln Unit 107	704-804-3579		

11/15/2016

Name:

The Village at Stonecastle

AMENDED AND RESTATED DEVELOPMENT STANDARDS FEBRUARY 6, 2017

PROJECT DESCRIPTION

The Village at Stonecastle (the “Project”) is a lakefront family-oriented residential community located on Graham Road near its intersection with Captain’s Way in eastern Lincoln County. The Project has an area of approximately 11.66 developable acres with roughly 490 feet of frontage on Graham Road and over 580 feet of Lake Norman waterfront. The site is adjacent to the Hideaway Condominiums to the East and the Margaret Graham Estate property to the West and includes Lincoln County Tax Parcels 32044 and 79143.

The revised site plan indicates a planned private residential development with gated entrance, walled/fenced perimeter and private interior streets. The Project consists of (A) four (4) single-family waterfront lots of at least .75 acre, (B) six (6) “water-view” lots of not less than .5 acre, and (C) a 3.81 acre residential “village” (the “East Precinct”) consisting of twenty-five (25) “zero-lot-line” detached “carriage homes” each constructed on an 1750 to 2000 square foot footprint with a 2-car garage located approximately eight (8) feet apart. Each carriage home will feature primarily brick and stone veneers situated along a private street with sidewalks and custom signage. Each home will have a finished living area of 2500-3500 square feet on 2.5 floors with custom finishes and a two-car garage. A common amenity area with a swimming pool, cabana, playground and related recreational facilities is included within the village.

The Project is currently zoned PD-R with an approved site plan consisting of seven (7) single-family residential lots and twelve (12) condominium units in six (6) residential structures. The revised site plan is more reflective of current market trends, densities and architectural applications common in contemporary developments in the greater Charlotte market.

GENERAL PROVISIONS

The development depicted on the revised site plan is intended to reflect the general character of the Project. Final lot configuration, placement and site elements may be altered or modified within the limits of the Lincoln County Unified Development Ordinance (the “Ordinance”) as described in Section 9.5.13, and the standards established by conditional notes included during the design, development and construction phases of the Project. All major modifications will require approval by the Lincoln County Board of Commissioners.

DEVELOPMENT STANDARDS

The following standards shall be applied to the development of the Project. Unless otherwise approved as a part of the revised site plan approval or as part of these Development Standards, the Ordinance shall control in the development of the Project.

DENSITY

The Project consists of ten (10) single family lots and a zero-lot-line detached dwelling development containing twenty-five (25) carriage homes (including garages), ancillary common spaces, entrance drives and recreation areas for an overall maximum density of 3.0 dwelling units per acre.

PERMITTED USES

The Project shall be developed solely for single family detached residential dwellings and zero-lot-line detached carriage homes along with any incidental or accessory uses (including garages and storage areas) permitted by right or permitted under prescribed standards in Article 4 of the Ordinance. Within the common open spaces of the Project, permitted uses may include landscaping, fences, walls, berms, sidewalks and pathways, recreational facilities, storm water facilities and entry signage and monumentation.

PARKING

Parking within the Project shall be provided in accordance with the provisions of the Ordinance for single family detached and for zero lot line residential structures.

OPEN SPACE

The Ordinance requires 12.5% common open space be provided within the Project. The Project will provide 12.5% or more common open space (not less than 1.5 acres of land), as labeled on the revised site plan.

BUFFERS

The revised site plan indicates a Class “A” buffer along the Graham Road frontage as well as a Class “B” buffer around the perimeter of the carriage home development.

STORM WATER

The Project will utilize the “High Density” option as provided in the Lincoln County storm water management regulations for the “carriage homes” portion of the Project and the “Low Density” option for the single-family lots.

COMMUNITY ASSOCIATIONS

A property owner's association (HOA) will be established for maintaining all private roadways, rights-of-way and common open space serving the entire Project. A separate homeowners association will be established as required by law to maintain all common elements within the East Precinct. The creation and governing documents for both associations will be filed or made effective prior to the sale of lots or dwelling units in accordance with applicable law.

NCDOT COMPLIANCE

All access to the Project will comply with NCDOT requirements, including any conditions relating to the Captains Way/Graham Road intersection designed to facilitate access to the Project.

FUTURE AMENDMENTS

Any future amendments to the approved site plan or these Development Standards must be applied for in accordance with the provisions of Section 9.5.13 of the Ordinance.

ARCHITECTURAL STANDARDS

Both the single family and zero-lot-line carriage home components of the Project will be governed by recorded legal documents establishing architectural control standards for all residential and ancillary structures therein. Such architectural standards as well as site amenities will be designed to create a unique sense of place, quality of construction and style. Single family homes will be required to have a minimum of 3500 square feet of heated space and zero-lot-line carriage homes will be required to have a minimum of 2750 heated square feet, exclusive of garages and storage areas.

DESIGN AND EXTERIOR SURFACES

The exterior wall materials of all residential structures within the Project (including the carriage home units) shall consist of brick and stone veneers and stucco accents with stone veneer comprising at least 35% of the wall surface areas. All carriage homes will be designed as single family homes with two-car garages and private rear patios.

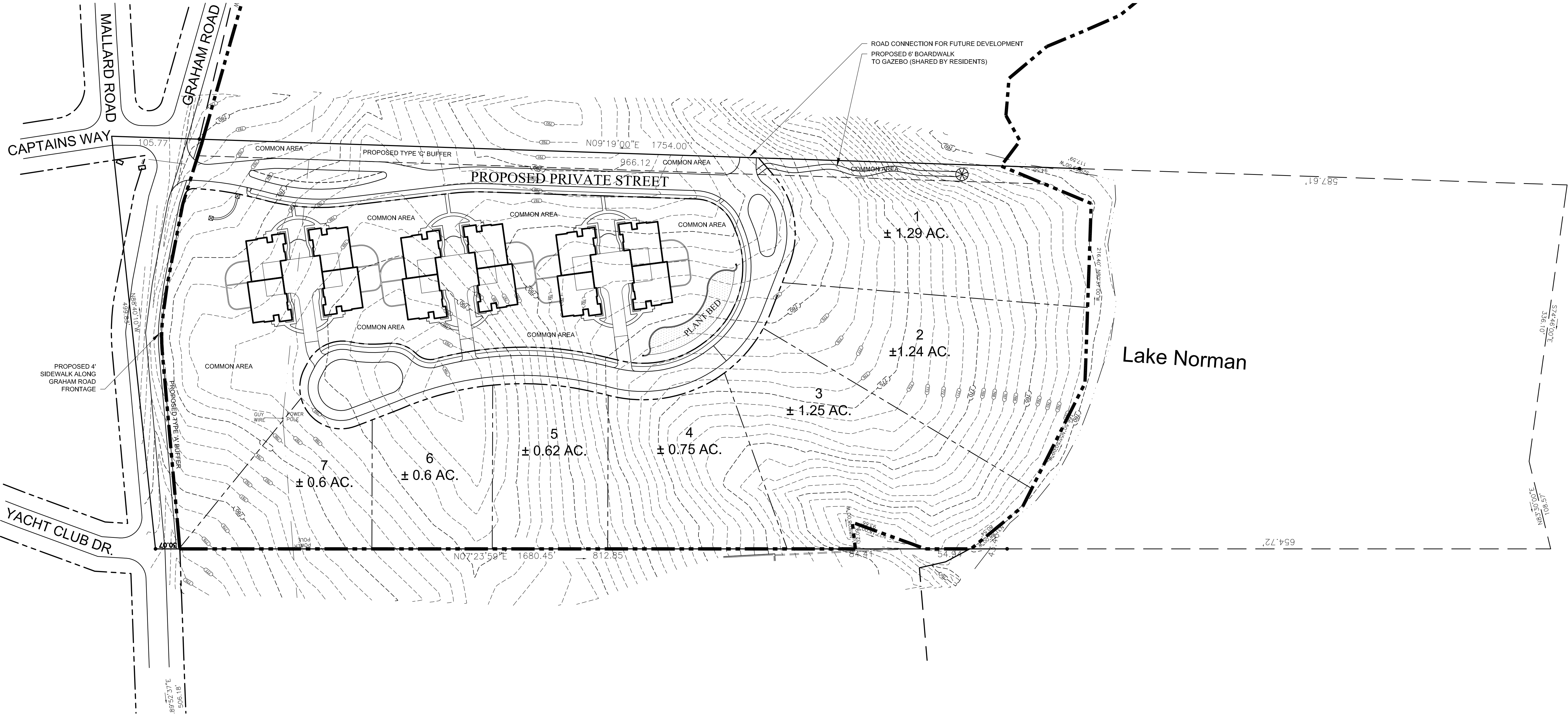
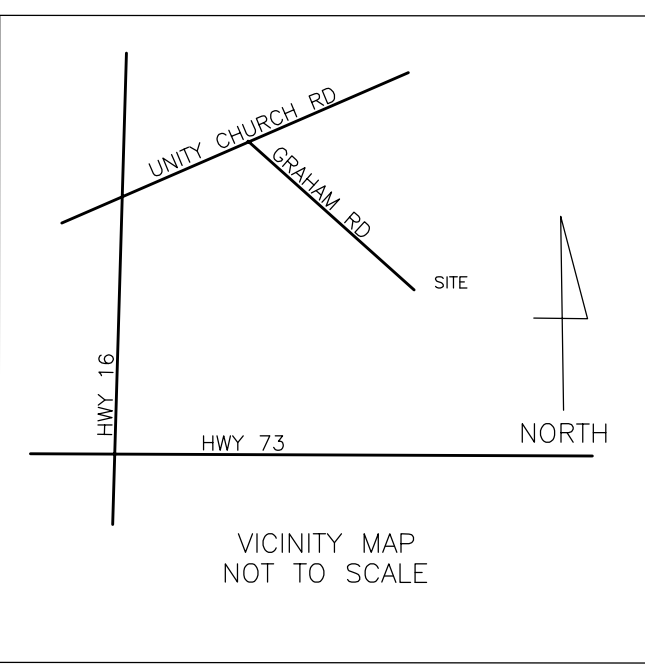
PUBLIC UTILITIES

The Project is within the Lincoln County Sewer District and the Lincoln Water District. All water and sewer availability and capacity must be approved by Lincoln County prior to development in accordance with state and local standards. All permit fees, availability fees, and infrastructure costs for providing public water and sewer service to the Project shall be paid by the Project developer.

Specifically, the Project developer, at its sole expense, shall design and construct a pump station and high pressure sewer line running from the Project parallel to Graham Road to the public gravity sewer line manhole at Hope Drive. This pump station and line shall comply with all state and local requirements and shall be dedicated to the Lincoln County Sewer District following completion and approval for acceptance by Lincoln County into the system.

PD #2011-2 APPROVED PLAN
Approved September 12, 2011,
by Board of Commissioners

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



EXISTING SITE DATA

PIN #: 4613329075, 4613420509
TOTAL SITE AREA: 11.7 AC ±
EXIST. ZONING: R-SF

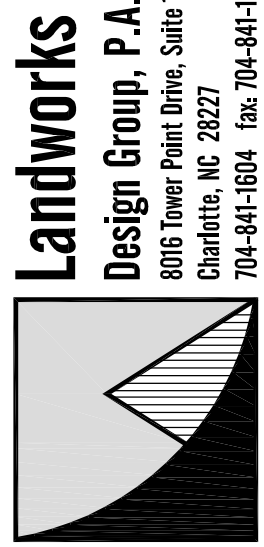
DEVELOPMENT DATA

DEVELOP AS: PD-R ZONING
PROPOSED # OF LOTS: 7 SF LOTS PLUS TWIN-HOME CONDOMINIUMS (12 CONDO UNITS)
COMMON AREA REQUIRED: 12.5% (1.44 AC)
COMMON AREA PROVIDED: 3.8 AC±
AREA ALLOCATED FOR TWIN HOMES: 3.4 AC±

NOTES

1. TWIN-HOME COMPONENT QUALIFIES FOR LOW-DENSITY DEVELOPMENT STANDARDS WITH REGARD TO WATERSHED PROTECTION (LESS THAN 24% BUILT-UPON AREA).
2. DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THE FINAL LOT LINE CONFIGURATION (IN COMPLIANCE WITH THE LINCOLN COUNTY PLATTING PROCESS).
3. TOTAL # OF LOTS AND DENSITY WILL REMAIN UNCHANGED.
4. DEVELOPER WILL INSTALL STREET TREES ALONG THE ENTIRETY OF PROPOSED PRIVATE ROAD IN ACCORDANCE WITH LINCOLN COUNTY UDO GUIDELINES.
5. DEVELOPER WILL COORDINATE WITH NCDOT REGARDING FINAL ALIGNMENT OF DRIVEWAY CONNECTION TO GRAHAM ROAD.
6. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. THE DEVELOPER WILL PROVIDE A SIDEWALK ON ONE SIDE OF THE PROPOSED STREET IN ACCORDANCE WITH THE LINCOLN COUNTY UDO.
8. LOTS 1-3 WILL HAVE PRIVATE BOAT SLIPS IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.

REVISIONS:			
No.	Date	By	Description
1	8/16/11	MDL	REVISED SHORELINE BOUNDARY, ADD NOTE #7
2	8/19/11	MDL	ADDED SIDEWALK AT GRAHAM ROAD



THE VILLAGE AT STONECASTLE
GRAHAM ROAD
LINCOLN COUNTY, NC

SKETCH
PLAN

seals

Project Manager:

MDL

Drawn By:

MDL

Checked By:

Date:

7/11/11

Project Number:

11012

Sheet Number:

L-100

SHEET # XX OF XX

Q:\2011 Job Archive\11012 - Village at Stonecastle\CAD\Stonecastle Rezoning Base 12-30-2016.dwg



EXISTING SITE DATA

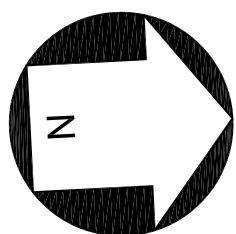
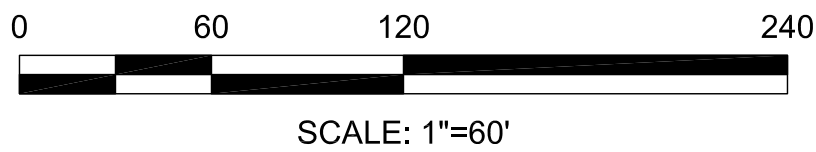
PIN #: 4613329075, 4613420509
TOTAL SITE AREA: 11.66 AC ±
EXIST. ZONING: PD-R

DEVELOPMENT DATA

DEVELOP AS: PD-R (SITE PLAN AMENDMENT)
PROPOSED # OF LOTS: (10) SINGLE FAMILY LOTS PLUS ZERO LOT LINE HOMES
WATER QUALITY COMPLIANCE : 50% MAX BUA FOR MULTI-FAMILY COMPONENT WITH STRUCTURAL BMP'S.
COMMON AREA REQUIRED: 12.5% (1.4 AC)
COMMON AREA PROVIDED: 1.4 AC±
AREA ALLOCATED FOR MULTI FAMILY COMPONENT: 3.81AC±

NOTES

- DEVELOPMENT TO BE CONSTRUCTED IN TWO PHASES:
 - PHASE I - SINGLE FAMILY
 - PHASE II - CARRIAGE HOME SECTION
- DEVELOPER WILL INSTALL STREET TREES ALONG THE ENTIRETY OF PROPOSED PRIVATE ROAD IN ACCORDANCE WITH LINCOLN COUNTY UDO GUIDELINES.
- DEVELOPER WILL COORDINATE WITH NCDOT REGARDING FINAL ALIGNMENT OF DRIVEWAY CONNECTION TO GRAHAM ROAD.
- THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THE DEVELOPER WILL PROVIDE A SIDEWALK ON ONE SIDE OF THE PROPOSED STREET IN ACCORDANCE WITH THE LINCOLN COUNTY UDO.
- LOTS 1-4 WILL HAVE PRIVATE BOAT SLIPS IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS AND APPLICABLE LAKE NORMAN SHORELINE GUIDELINES.
- PROPOSED DWELLING UNITS MAY BE NO CLOSER THAN 30' TO THE GRAHAM ROAD RIGHT-OF-WAY.



REVISIONS:

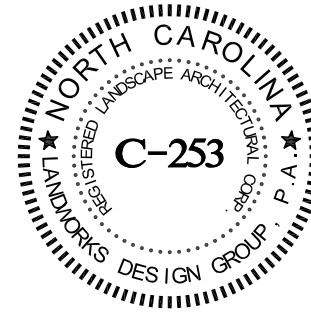
No.	Date	By	Description
1	12/13/16	LHC	SITE PLAN REVISIONS
2	12/20/16	MDL	NOTE REVISION
3	12/30/16	LHC	SITE PLAN REVISIONS

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Preliminary Design.
NOT Released For
Construction.



THE VILLAGE AT STONECASTLE
GRAHAM RD.
LINCOLN COUNTY, NC

SKETCH
PLAN



CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: LHC

Checked By: MDL

Date: 10/18/16

Project Number: 11012

Sheet Number:

SP-1