



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: March 16, 2018

Re: PD #2016-1-A
Essex Homes, applicant
Parcel ID# 29612

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 2, 2018.

REQUEST

The applicant is requesting the rezoning of 14.7 acres from R-SF (Residential Single-Family) to PD-R (Planned Development-Residential) to permit 50 single-family detached houses as an additional phase of the Stratford (formerly Newton Crossing) development and to amend the master plan for Stratford to remove a provision that a 17-acre site that includes the 14.7 acres be donated to Lincoln County as a potential location for an elementary school. (In lieu of this donation, the applicant has agreed to donate a 19-acre site located off Duckworth Lane about 4.5 miles to the south of Stratford.)

Under the Lincoln County Unified Development Ordinance (UDO), any proposed subdivision with 50 or more lots is subject to approval through the planned development process. The applicant is also proposing lots smaller in size than the minimum area permitted in the R-SF district.

The proposed fifth phase would put the total number of potential homes for Stratford at 249 and put the total acreage for the development at 84.6 acres, a density of 2.9 homes per acre. A total of 199 lots are shown on the current plan for Phases 1-4, which was approved for up to 200 homes in a rezoning in March 2016. Site development work is currently under way, but no homes have been built yet.

The proposed amendment to the Stratford plan would set aside 2.4 acres, the remainder of the 17-acre site, for potential commercial use. That portion of the site, which fronts on N.C. 16 Business, is not part of the current rezoning request. It would be subject to a separate rezoning process at a later date.

In the original plan, the provision concerning the donation of the 17 acres includes a stipulation that if a permit for the construction of a school is not obtained within five years of the recording of a plat for Phase 1 of Stratford, ownership of the property would automatically revert to the donor.

The applicant has agreed to donate the Duckworth Lane site with no strings attached. In December, the Lincoln County Board of Education voted in support of the proposed substitute donation.

A traffic study that was submitted as part of the 2016 rezoning application looked at the impact not only of the proposed homes but also of a 700-student elementary school. Included with the current rezoning application is a memorandum from a traffic engineer that compares the impact of the new proposal. The analysis shows a significant decrease in the number of peak-hour trips. Road improvements are recommended at Stratford's main access on N.C. 16 Business, at N.C. 16 Business and Sarah Drive (which will serve as a secondary access), and on N.C. 16 Business at Webbs Road.

SITE AREA AND DESCRIPTION

This request involves an 87-acre parcel located east of N.C. 16 Business and south of Sarah Drive. It is adjoined by property R-SF, PD-R, B-G (General Business) and B-N (Neighborhood Business). Land uses in this area are primarily residential, with some business uses along N.C. 16 Business. County water and sewer lines are located in this area. This property is largely located in a WS-IV Protected Area watershed district, with a small portion located in a WS-IV Critical Area. None of the property is located in a floodplain.

UDO COMPLIANCE

Under the UDO's watershed regulations, the maximum density for subdivisions in a WS-IV Protected Area is two homes per acre if streets include curb and gutter, or three homes per acre without curb and gutter, as is proposed in this case.

The UDO requires that a planned development include a minimum of 12.5% recreation and open space. Approximately 30% of the acreage in Stratford will be reserved as recreation and open space.

The plan also complies with the UDO's subdivision standards for external and internal connectivity, block length and cul-de-sac length.

PLAN CONFORMANCE

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential. These planning areas are primarily single family in character. In areas with public water and public sewer, densities of up to 2.0 dwelling units per acre are appropriate. In order to achieve greater densities, additional open space shall be conserved and/or improved, or other improvements to the local neighborhood shall be offered as defined in G.S. 153-331(a) and (c):

§ 153A-331

(a) A subdivision control ordinance may provide for the orderly growth and development of the county; for the coordination of transportation networks and utilities within proposed subdivisions with existing or planned streets and highways and with other public facilities; for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision and of rights-of-way or easements for street and utility purposes including

the dedication of rights-of-way pursuant to G.S. 136-66.10 or G.S. 136-66.11; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions that substantially promote public health, safety, and the general welfare.

(c) A subdivision control ordinance may provide that a developer may provide funds to the county whereby the county may acquire recreational land or areas to serve the development or subdivision, including the purchase of land that may be used to serve more than one subdivision or development within the immediate area.

STAFF'S RECOMMENDATION

Staff recommends that the rezoning request be approved. See proposed statement on following page for rationale.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2016-1-A**

Applicant **Essex Homes**

Parcel ID# **26912**

Location **east of N.C. 16 Business and south of Sarah Drive**

Proposed amendment **rezone 14.7 acres from R-SF to PD-R to permit 50 lots for single-family detached houses as an additional phase of the Stratford development and amend the master plan for Stratford to remove a provision that a 17-acre site be donated to Lincoln County as a potential location for an elementary school**

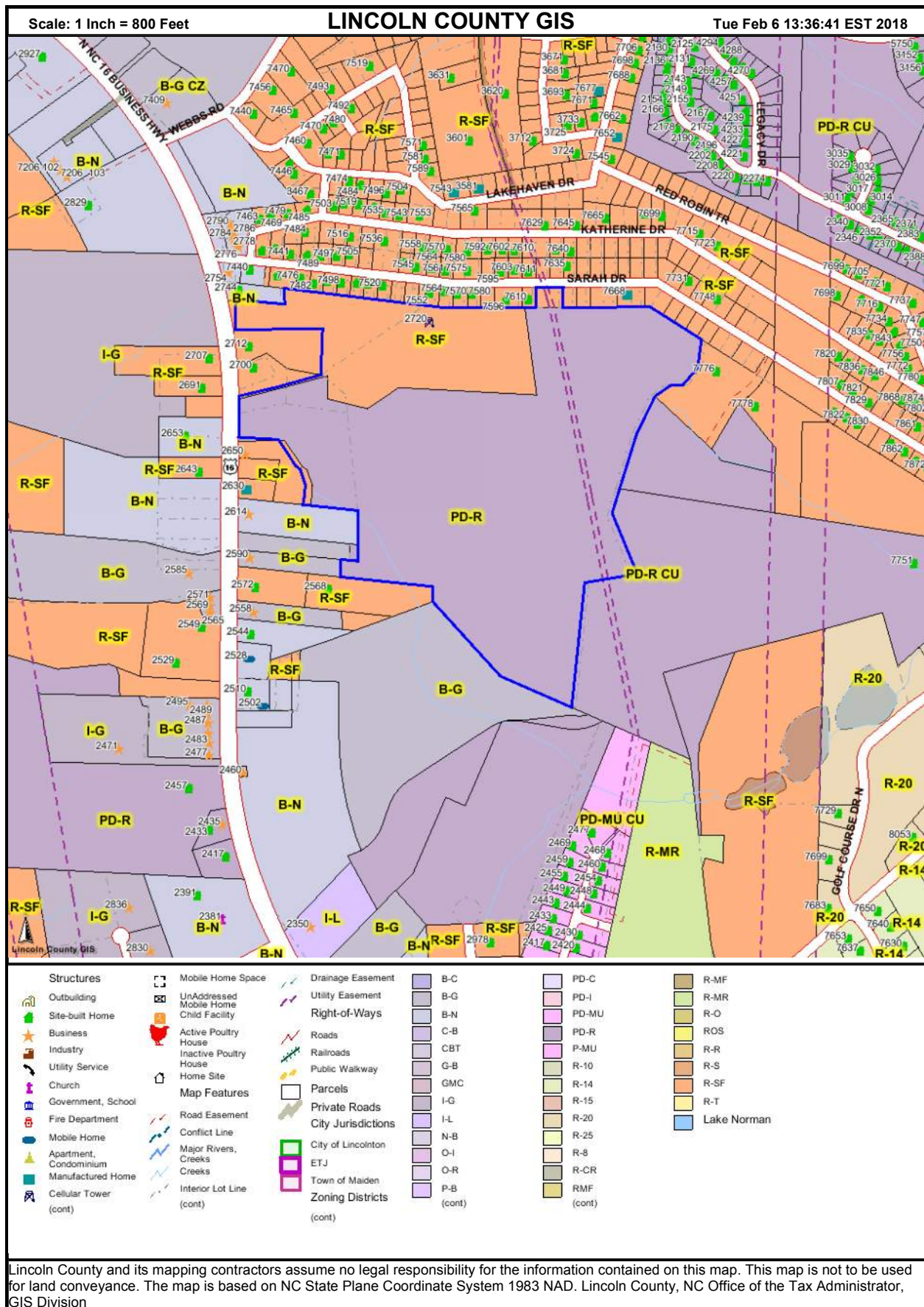
This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located in an area designated by the Land Use Plan as Suburban Residential, suitable for densities of greater than two homes per acre if additional open space is conserved or other improvements are offered. The plan for this development calls for approximately 30% of the land to be set aside as recreation and open space, double the minimum requirement, for road improvements to be provided and for the donation of land for the benefit of the public.

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

This property is located in an area that is primarily residential. The plans for this subdivision meet all of the requirements of the Unified Development Ordinance. Road improvements will be provided to mitigate the impact of the development. In lieu of the provision concerning the donation of a 17-acre site, which included a reverter clause, the applicant is donating a 19-acre tract with no strings attached.

PD #2016-1-A
subject property is outlined in blue





Planned Development Rezoning Application

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 Essex Homes

Applicant Address 13000 South Tryon St. Charlotte NC 28278

Applicant Phone Number 980-293-2684

Property Owner Name Newton Crossing Development LLC

Property Owner Address 13000 South Tryon St. Charlotte, NC

Property Owner Phone Number 980-293-2684 28278

PART II

Property Location N NC 16 Business Hwy

Property ID (10 digits) 4604-57-4558 Property size 87.25

Parcel # (5 digits) 29612 Deed Book(s) 2593 Page(s) 674

PART III

Existing Zoning District R+SF 2593

Proposed Zoning District PD-R

Briefly describe how the property is being used and any existing structures.

Currently the property is an open field with
one wooden Barn structure.

Briefly described the proposed planned development.

The property will be subdivided into
single family lots

*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.

Applicant's Signature

Date

BRIAN M. TAGNEMMA

2/1/18

**PD-R REPORT
Amendment**

FOR

**STRATFORD SUBDIVISION
Formally known as Newton Crossing
N. HIGHWAY 16**

LINCOLN COUNTY, NORTH CAROLINA

PREPARED BY:



**CES GROUP ENGINEERS, LLP
274 N. Hwy 16, Suite 300
Denver, NC 28037
Phone: 704-489-1500
Firm License #: F-1240**

**March 18, 2016
January 29, 2018**

**AMENDED PD-R REPORT
STRATFORD SUBDIVISION
Formally Newton Crossing Subdivision
N NC 16 BUSINESS HWY
LINCOLN COUNTY, NC**

1. PROJECT INFORMATION

The Newton Crossing Subdivision, now referred to as the Stratford Community, is a planned single family residential community on approximately 70 acres, on the east side of North NC16 Business Hwy, just south of Sarah Drive. The planned development is approved for 200 single-family detached houses, a density of 2.9 dwelling units per acre. The current plan shows 199 lots in Phases 1-4. The Developer is proposing the addition of 14.7 acres and 50 lots to the planned development for a total of 249 lots on 84.7 acres. The proposed density will remain 2.9 homes per acre.

Access to the site will be from N NC 16 Business Hwy and Sarah Drive. In addition, a future connection point is shown on south/southeastern property line to an adjacent future development. Land uses surrounding the site include single family residential homes and vacant land. The Amended Planned Development Concept Plan with vicinity map is included for reference.

A key feature of the proposed community will be the ample open spaces and the community amenities. The attached plan represents an amended open space of approximately 30%+/- undeveloped as natural buffer area and/or passive and active open space.

In March 2016, Essex Homes Southeast, Inc. aka Newton Crossing Development LLC (the "Developer") entered into an agreement to donate 17.04 acres of real property within the Newton Crossing Development for use as a future elementary school site. Subsequent to this agreement, the Developer offered to donate a different parcel of land, approximately 19 acres located off Duckworth Lane (Parcel No. 30119) in eastern Lincoln County. The Developer proposed to donate the Duckworth Lane property in exchange for Lincoln County and Lincoln County School Board to relinquish any interest it had in the Newton Crossing Development property. At the School Board's December 12, 2017 regular meeting, the Board of Education accepted the donation of the Duckworth Lane property and, based on this donation, agreed to relinquish any interest it has or would have in the Newton Crossing Development property. In a letter dated December 20, 2017 from Campbell Statley, PLCC, to the Developer it was confirmed that Lincoln County does not intend to begin construction on the Newton Crossing Development property and intends for any interest the Board has or may have in the Newton Crossing Development property to revert to the Developer.

On January 8, 2018, Lincoln County filed Resolution 2018-1, titled, RESOLUTION CONDITIONALLY SUPPORTING THE DONATION OF PROPERTY TO THE LINCOLN COUNTY BOARD OF EDUCATION. In such Resolution, Lincoln County voted unanimously to accept the Duckworth Lane Property in lieu of the previously agreed upon 17.04 Newton Crossing Development property.

On January 23, 2018, the Developer purchased the Duckworth Lane Property and is in the process of deeding such property to Lincoln County in exchange for the 17.04 acres of real property within the Newton Crossing Development.

2. GENERAL PROVISIONS

The Amended Planned Development Concept Plan is intended to reflect a generalized arrangement of the site in terms of lot layout, street network, and open space areas. Final lot configuration, placement and size of individual site elements, streets alignments, etc. may be altered or modified within the limits of the Ordinance as described in Section 9.5.13, and the standards established within these conditional notes during the design development (platting) and construction phases. The Petitioner reserves the right to make minor modifications and adjustments to the approved Planned Development Concept Plan, including minor reconfiguring lots and street layouts, subject to staff approval, provided that the total number of residential units does not exceed the maximum permitted. Any major modifications will require resubmittal to the Board of Commissioners.

3. DEVELOPMENT STANDARDS

Pursuant to Sections 2.4.9 and 9.5 of the Lincoln County Unified Development Ordinance entitled Planned Development Districts and Planned Development Review respectively; the Petitioner seeks to obtain approval of the use of the following Development Standards concurrently with the approval of the Rezoning Petition. These standards, as established both by the conditional notes as set out below and as depicted on the Planned Development Concept Plan shall be followed for development of the property. Unless otherwise approved as part of these conditional notes, the Lincoln County Unified Development Ordinance shall prevail when developing the site.

A. PERMITTED USES

- 1) The project shall be limited to 249 detached single family residential dwellings along with any incidental or accessory uses.
- 2) Uses on the Common Open Space (COS) will include a community pool, cabana with outdoor covered pavilion area, landscaping, fencing, screening, entry signage and monuments.

B. DENSITY

Gross residential density for the project will be approximately 2.9 lots per acre without curb and gutter streets. Open space areas shall be included in the calculations for gross residential density.

C. LOT STANDARDS

The proposed development includes a Class 'C' buffer around the perimeter of the project. Existing vegetation will be used to meet the buffer requirements where possible. Residential lots will have the following setbacks:

Front Setback: 30 feet
Side Setback: 5 feet (10 feet for corner lots)
Rear Setback: 30 feet

Building height shall be limited to 45 feet and lot width shall be 50 feet minimum. Lot platting will meet Lincoln County subdivision regulations.

D. GENERAL SITE DESIGN

The following items are offered as part of this development:

- 1) Streets within the subdivision shall be designed per NCDOT standards. Roadways will be dedicated to NCDOT for maintenance once density requirements are met.
- 2) All fencing shall be consistent in nature and subject to review and approval by the property management association and shall respect all sight triangles. Front yard fencing is prohibited. Rear and side yard fencing, including fencing on corner lots, shall not exceed 5' in height. Fence materials may include wood, metal, or decorative PVC.
- 3) The project will contain the following amenity features.
 - a. Community swimming pool with ample decking. Construction to commence before recordation of Phase III.
 - b. Community cabana with restrooms at swimming pool area. Construction to commence before the recordation of Phase III.
 - c. Community gathering area with picnic style tables. Construction to commence before the recordation of Phase III.
 - d. Landscape areas. Will commence construction on an ongoing basis and as home construction is completed.
 - e. Entry monumentation and landscaping to commence construction within six (6) months of final recordation of Phase I.
 - f. A signage plan shall be submitted for the development at the time construction drawings are prepared for the first section of the development. All signage shall conform to standards of the Lincoln County Unified Development Ordinance. Signage shall be monument style constructed of stone or brick material with integrated fencing or other similar mixture of materials at the petitioner's discretion, which complement the architectural characteristics of the neighborhood.
 - g. A landscaped median will be provided in the entry road at the main entrance.
 - h. Sidewalks along one side of all proposed streets

The project may (but not required) also contain the following amenity features:

- a. Natural pedestrian trails to be completed before completion of community.

- b. If market demands, child play equipment (tot lots). Construction shall be complete before completion of community.
- 4) Canopy street trees shall be placed at 40 feet on center along both sides of the proposed streets. Any existing trees in excess of 6 caliper inches within 20 feet of the right of way shall be credited for one required tree to be planted. Driveway locations may vary the placement of street trees.
- 5) Decorative lighting shall be used through the project. Street lighting shall be of an acorn style or similar fixture type.
- 6) Mail box kiosks will be located and reviewed by the Postmaster.
- 7) Dry utilities for telephone, cable TV, electricity, and natural gas will be provided by local utility companies. Utilities within the community shall be placed underground. The main feed lines and transformers from the main road may be located above ground.
- 8) Garbage collection will be provided by a private service and included in homeowner association dues.
- 9) Open Space
 - a. The project will meet or exceed the 12.5+/-% of common open space required. Common open space will be provided as generally depicted on the Planned Development Concept Plan.
 - b. A portion of the open space will be active open space, which may include features such as trails, tot lot, and picnic areas.
 - c. The project will offer a Class C perimeter buffer as required by the Lincoln County UDO.

E. STORMWATER COMPLIANCE

The development will be subject to Lincoln County's storm water management regulations in place at the time of preliminary plat submittal. Permanent storm water BMPs are not proposed, but will be incorporated into the design if required by stream crossing permits (401/404). Stream buffers shall be provided along all jurisdictional streams in accordance with NCDENR and Lincoln County requirements.

F. ESTABLISHMENT OF A PROPERTY ASSOCIATION

A Property Management Association shall be established and will be responsible for maintaining all rights-of-way landscaping, signs, amenity features, storm water BMPs (if required), trails, and common open space areas. The documents covering the structure of the association shall be filed with the recorded final plat.

G. RESTRICTIVE COVENANTS

Restrictive Covenants will be created and recorded prior to final plat recordation, to establish, among other items, permitted uses and maintenance responsibility of the property management association. Restrictive covenants will include language that ensures stream buffers, perimeter buffers, and setback areas are protected.

H. VEHICULAR ACCESS AND ROAD IMPROVEMENTS

- 1) Vehicular access: Access will be provided via a main access point on N. 16 Business Hwy, a secondary access is proposed on Sarah Drive, and a future connection point on the south/southeastern property line.
- 2) Improvements to Existing Roads: A Traffic Impact Analysis (TIA) has been completed, taking into account not only the traffic that would be generated by the proposed subdivision. A Technical Amendment (TA) to the TIA has been completed to reflect the change in traffic patterns due to the deletion of the school and the addition of the 50 new lots along with the future commercial property. Any improvements by developer required by NCDOT will be installed per their requirements. Any improvement will be installed based on the timeline determined by NCDOT and the traffic engineer's phasing analysis. Below is a list of the full build out improvements detailed in the TIA and as amended by the Technical Amendment prepared by WSP USA, Inc. dated January 22, 2018.

Traffic Signal Warrant Evaluations

- Traffic volumes should be monitored for meeting the criteria of the traffic signal warrants specified in the MUTCD for the intersections of NC 16 Business at Sarah Drive and NC 16 Business at Site Access 1.

Intersection of NC 16 Business & Webbs Road (Study Point #1 on Figure 13 of T.I.A.)

- Extend the northbound exclusive right-turn lane by 25 feet of full-width storage from its current length of 100. This will provide 125 feet of full-width storage.

Intersection of NC 16 Business & Sarah Drive (Study Point #2 on Figure 13 of T.I.A.)

- Construct an exclusive left-turn lane with 300 feet of full-width storage on southbound NC 16 Business.
- Construct an exclusive right-turn lane with 125 feet of full-width storage on northbound NC 16 Business.

Intersection of NC 16 Business & Site Access 1 (Study Point #3 on Figure 13 of T.I.A. and Labeled Main Access Point on Site Plan)

- Construct an exclusive left-turn lane with 100 feet of full-width storage and appropriate taper on southbound NC 16 Business.
- Construct an exclusive right-turn lane with 150 feet of full-width storage and appropriate taper on northbound NC 16 Business.
- Construct Site Access #1 with one (1) ingress and one (1) egress lane.
- Construct an exclusive right turn lane with 250 feet of full-width storage and appropriate taper on westbound Site Access #1.

A signal was included in the Addendum recommendations. Due to the decrease in volumes (especially during the AM peak), a signal may no longer be needed (may not meet signal warrants) unless otherwise required by further investigation by NCDOT staff. The addendum showed the volumes met the four hour (warrant #2), peak hour (warrant #3), and school warrants (warrant #5). With the new land use, it is possible that the only warrant met will be the peak hour.

I. PERMITTING

The Petitioner understands that all permits from Lincoln County and appropriate agencies must be obtained prior to grading or construction activities.

J. CONSTRUCTION SCHEDULE AND PHASING

The development of the site will be completed in five (5) phases as shown on the PDR Plan.

K. MODEL HOMES/SALES OFFICES

Model homes may be constructed within residential areas at the developer's discretion. Mobile temporary sales offices shall be allowed at the developer's discretion and shall be subject to any special permits required by Lincoln County.

L. WATER AND SEWER AVAILABILITY

The Petitioner understands that water and sewer availability must be approved by Lincoln County prior to development. It is the Petitioner's responsibility to incur all permit fees, availability fees, infrastructure costs for providing the water and sewer throughout the project for all buildings. The Petitioner will comply with all the County's water and sewer standards.

A 12" water line exists along southbound NC 16. Pump station 12, south of the development has sewer capacity.

M. APPLICABLE ORDINANCES

Development will be subject to the standards and requirements of the UDO in effect at the date of submission of the application for rezoning.

N. BINDING EFFECT

All conditions applicable to the development of the property approved with this rezoning, unless amended by the manner provided in the UDO, shall be binding to the Petitioner and subsequent owners of the Site and their assigns.

O. AMENDMENTS TO THE APPROVED CONDITIONAL DISTRICT PLAN

It is understood that the owner of the property must apply for any future amendments to the Development Standards, Conditional Notes and in accordance to the provisions of the UDO, Section 9.5.13.



MEMORANDUM TO: Tim Anderson, District Engineer
NCDOT Division 12, District 3

FROM: Mike Surasky, PE, PTOE
WSP USA Inc.

CC: Randy Hawkins, Lincoln County Planning
Brian Iagnemma, Essex Homes Southeast, Inc.

DATE: January 22, 2018

SUBJECT: Stratford Subdivision Trip Generation
NC 16 Business and Sarah Drive
Lincoln County, NC
Proposed Improvements – Change in Site Land Use

WSP has been retained by Essex Homes to study the trip generation for the Stratford Subdivision (formerly Newton Crossing) to determine recommended roadway improvements.

The original Newton Crossing development plan provided a traffic impact analyses, dated January 15, 2016 and a TIA addendum due to updated access on March 7, 2016. The land uses for the site included a total of 200 single family homes and an elementary school comprised of 700 students. Since the time of the Newton Crossing plan approval, the land where the school was to be located was deemed inappropriate for an elementary school. The developer of the property, Essex Homes, has decided to construct 49 single family homes on this part of the property for a new proposed total of 249 homes within the overall Stratford Subdivision.

This memo will compare the differences between the original trip generation of the site and the proposed trip generation. The comparison will show that the recommended improvements will stay the same as the trip generation does not increase, but in fact, is lowered by a significant amount with the change in land use.

Below is the trip generation table for the before and proposed uses.

Table 1 - Site Trip Generation										
Land Use (ITE Code)	Number	Daily Traffic (vpd)	AM Peak Hour Trip (vph)		Total AM Trips	School Release Peak Hour Trips (vph)		PM Peak Hour Trips (vph)		Total PM Trips
			Enter	Exit		Enter	Exit	Enter	Exit	
Previously Proposed Plan (2016)										
Single Family Detached Homes (210)	200	1904	37	113	150	56	55	126	74	200
Elementary School - from MSTA calculator - Students	700	928	349	256	605	115	125	0	83	83
Previous Plan Trips		2832	386	369	755	171	180	126	157	283
Proposed Plan (2018)										
Single Family Detached Homes (210)	249	2370	47	140	187	69	69	157	92	249
Trip Difference		-462	-339	-229	-568	-102	-111	31	-65	-34

The trip generation table shows a large decrease in the number of trips during the AM, a good decrease in the afternoon school peak, and a decrease in the overall PM trips. The removal of school trips lessens the impact on the roadway network greatly during the AM peak period, which was a large factor in determining the recommended roadway improvements.

Due to the decrease in trips, no recommended improvements will be necessary beyond the original approved recommendations. Those recommendations include:

NC 16 Business at Main Access (on NC 16 Business)

- Construct an exclusive left-turn lane with 100 feet of full-width storage and appropriate taper on southbound NC 16 Business.
- Construct an exclusive right-turn lane with 150 feet of full-width storage and appropriate taper on northbound NC 16 Business.
- Construct Site Access with one (1) ingress and one (1) egress lane.
- Construct an exclusive right-turn lane with 250 feet of full-width storage and appropriate taper on westbound Site Access #1.

A signal was included in the Addendum recommendations. Due to the decrease in volumes (especially during the AM peak), a signal may no longer be needed (may not meet signal warrants) unless otherwise required by further investigation by NCDOT staff. The addendum showed the volumes met the four hour (warrant #2), peak hour (warrant #3), and school warrants (warrant #5). With the new land use, it is possible that the only warrant met will be the peak hour.

Intersection of NC 16 Business & Webbs Road

- Extend the northbound exclusive right-turn lane by 25 feet of full-width storage from its current length of 100. This will provide 125 feet of full-width storage.

Intersection of NC 16 Business & Sarah Drive

- Construct an exclusive left-turn lane with 300 feet of full-width storage on southbound NC 16 Business.
- Construct an exclusive right-turn lane with 125 feet of full-width storage on northbound NC 16 Business.

Meeting Minutes

Date/Time: Thursday, March 8, 2018 – 7:00 pm
Location: East Lincoln Community Center, 8160 Optimist Club Rd, Denver, NC
Purpose: Lincoln County community involvement meeting to provide information regarding Stratford subdivision proposal and to receive comments prior to public hearing.

Presenters: Robert Davis; David Lutz, P.E., CES Group Engineers, LLP

Introduction:

Robert Davis introduced the team and representatives of Lincoln County and the Planning Board. Mr. Davis noted that this Community Involvement Meeting was for Stratford Phase 5, and explained that Phases 1-4 were previously approved approximately two (2) years ago for 200 homes. Phase 5, which consist of approximately 17 acres, was designated for an elementary school. Mr. Davis explained that the demographics of the County have shifted some and that the School Board preferred some property to the southwest, therefore a land swap occurred. Mr. Davis noted that traffic counts have reduced with the proposed 49 homes of Phase 5 versus the proposed school, but the developer has elected to keep the same proposed offsite roadway improvements, despite the reduction in traffic counts.

Mr. Lutz presented an overview of the community, which will meet or exceed all sections of the Lincoln County UDO and East Lincoln Development District requirements. This request would rezone the property to Planned Development-Residential. Mr. Lutz presented a slideshow describing the proposed development.

Key Features of the Community:

- Essex Homes has a customer service satisfaction rate of 96%.
- Essex Homes utilizes E-Built technology, making their homes more efficient than today's standard new homes.
- Approximately 30% open space versus the 12.5% required.
- 5' sidewalk along all proposed streets and canopy trees / decorative lighting along both sides.
- Community cabana with pool, restrooms and picnic area (included with previously approved Phase 1-4)
- Project is proposed in five (5) phases

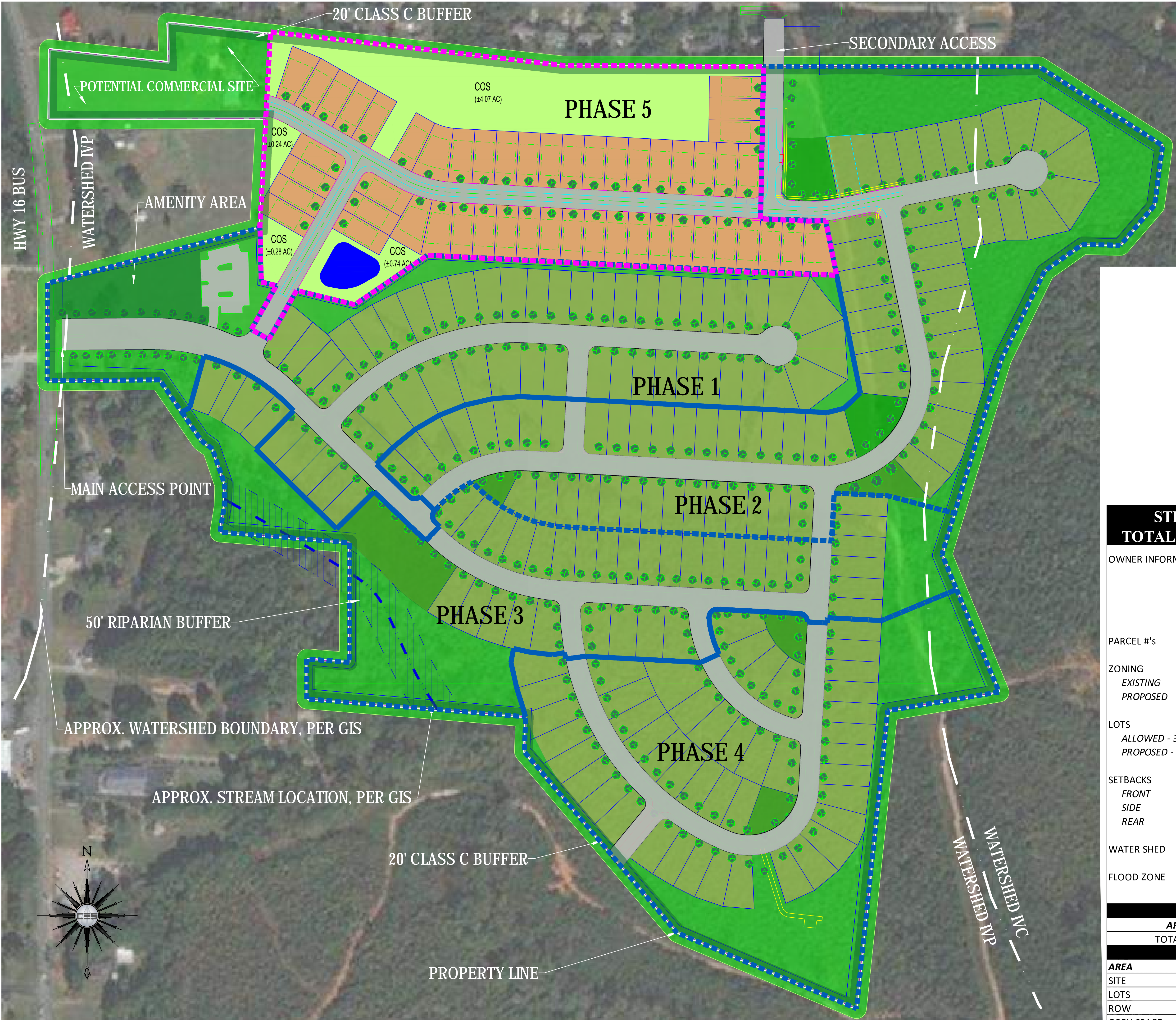
Additional Items from Slideshow:

1. Homes are expected to start at \$295,000.
2. Setback requirements – The proposed development includes a Class C buffer around the perimeter of the project. Residential lots will have front setbacks of 20', side setbacks of 5' (10' for corner lots), and a rear setback of 30'.
3. Significant green space is anticipated between Phase 5 and the existing homes along Sarah Drive, ranging from 30' to 170'+, between outer development property line and lot lines.
4. Stormwater will be designed in a manner that will keep post flow rates below existing flow rates.
5. Roadways will be designed to NCDOT standards.
6. Connection to be provided to Phase 1, near the main entrance and a second access point connecting to Sarah Drive, which was approved within Phases 1-4.
7. The traffic counts reduced by approximately 400 vpd, with proposed Phase 5 versus a school.
8. Essex has elected to maintain the proposed offsite improvements, versus trying to amend based on the reduced traffic counts.
9. Approximately 2.25 acres along NC 16 being reserved for potential future commercial use. This is not included in this rezoning.

Open Discussion

1. Offsite Improvements:
 - Extend the northbound right turn lane along NC 16 at Webbs Road by 25'.
 - NC 16 / Sarah Drive will receive an exclusive left turn lane on southbound NC 16 and an exclusive right turn lane along northbound NC 16.
 - NC 16 / Main entrance to the community will receive an exclusive left turn lane on southbound NC 16 and an exclusive right turn lane along northbound NC 16.
 - A traffic signal will occur if warranted. The signal would be installed if two (2) warrants are met and NCDOT request installation.
2. Public notice process: A couple residents raised questions about the location and impacts of the community, relative to their residences, due to receiving a notice. It was explained that all residences within a defined radius received the notice, advising them of the rezoning meetings.
3. Attendees were made aware of the joint Commissioner and Planning Board meeting scheduled for April 2, 2018 at 6:30, in the Commissioners Room of the James W. Warren Citizens Center.

[illegible]



PHASE BREAKDOWN

POTENTIAL COMMERCIAL SITE	
SITE AREA:	2.37 AC
STRATFORD - PHASE 5	
SITE AREA:	16.14 AC
PROPOSED LOTS:	50 LOTS (SINGLE-FAMILY)
MIN. LOT WIDTH:	55 FT
SETBACK REQUIREMENT	
FRONT SETBACK:	30 FT
REAR YARD:	30 FT
SIDE YARD:	5 FT
COMMON OPEN SPACE	
PROP. COS 11:	0.28 AC
PROP. COS 12:	0.74 AC
PROP. COS 13:	0.24 AC
PROP. COS 14:	4.07 AC
TOTAL COS:	5.33 AC

STRATFORD - PHASES 1-4	
SITE AREA:	68.60 AC
PROPOSED LOTS:	199 LOTS (SINGLE-FAMILY)
MIN. LOT WIDTH:	55 FT
MIN. LOT AREA:	7,226 SF
COMMON OPEN SPACE	
COS 1/AMENITY CENTER:	1.77 AC
COS 2:	SEE PHASE 5
COS 3:	4.58 AC
COS 4:	4.01 AC
COS 5:	5.62 AC
COS 6:	1.90 AC
COS 7:	0.23 AC
COS 8:	0.22 AC
COS 9:	0.13 AC
COS 10:	1.54 AC
COS 11:	0.69 AC
TOTAL:	20.69 AC

OVERALL STRATFORD DEVELOPMENT	
TOTAL SITE AREA:	84.74 AC
TOTAL LOTS:	249 LOTS
TOTAL COS:	26.02 AC (30.71% SITE AREA)

STRATFORD SUBDIVISION
TOTAL SITE DEVELOPMENT DATA

OWNER INFORMATION		QUEEN CITY LAND 11535 CARMEL COMMONS BLVD. SUITE 101 CHARLOTTE, NC 28226 PHONE: 704-363-1809
PARCEL #'s		29612
ZONING		R - SF
EXISTING		PD - R
PROPOSED		
LOTS		
ALLOWED - 3 DU / AC.		254
PROPOSED - 2.5 DU / AC.		249 (PHASE 5 IS 50 LOTS)
SETBACKS		
FRONT		30 FT.
SIDE		5 FT. (10 FT. CORNER LOTS)
REAR		30 FT.
WATER SHED		WS-IVP & WS-IVC
FLOOD ZONE		N/A - PER FEMA MAP #'s 3710460400J & 3710460500J

LAND USE MATRIX			
AREA		AC.	SF
TOTAL SITE		84.74	3,691,274
RESIDENTIAL AREA			
AREA	%	AC.	SF
SITE	100.00%	84.74	3,691,274
LOTS	54.00%	45.64	1,993,391
ROW	15.29%	12.95	564,253
OPEN SPACE	30.71%	26.02	1,133,631

SEAL:
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SET/ISSUE	
DATE:	PURPOSE:

CES GROUP
ENGINEERS, LLP
NC FIRM LICENSE# F-1240
274 N. HWY. 16, SUITE 300
DENVER, NC 28037
T 704. 489. 1500
www.ces-group.net

CLIENT:
NEWTON CROSSING DEVELOPMENT, LLC
13000 S. TRYON STREET, F-205 CHARLOTTE, NC 28278
PHONE(704) 423-8888

PROJECT DESCRIPTION:
STRATFORD SUBDIVISION
PHASE 5 SKETCH

PROJECT NO: 15-6708

DRAWING REVISIONS		
NO.	REVISION DESC.	DATE:

DRAWN BY: JMB REVISED BY: __
CHECKED BY: DSL ISSUED BY: __

DRAWING TITLE:
PHASE 5
SKETCH PLAN

DRAWING NUMBER:
SK-1