



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua L. Grant, Division Manager

Date: July 10, 2025

Re: PD #2025-1
Max Caldwell Jr., applicant
Parcel ID# 27177

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 4, 2025.

Request

The applicant is requesting to amend the master plan for a Planned Development-Residential district to remove 43.22 acres from the plan, which is shown as Phase 2 on the currently approved plan, and to remove the condition of a required turn lane on Old Mill Road at N.C. 150. Under the Lincoln County Unified Development Ordinance, any amendment that qualifies as a major modification to an approved Planned Development Master Plan, must get the Board of Commissioner's approval. The original plan for the development is included as part of the application. In addition, the applicant has provided minutes from a community involvement meeting that was held on June 25th, 2025.

Site Area and Description

The subject property is located at the end of Laudun Drive about 900 feet south of Old Mill Road in Ironton Township. The property is adjoined by property zoned R-S (Residential Suburban) and PD-R (Planned Development-Residential). Land uses in this area primarily include residential and agricultural uses.



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Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.

Traffic Impact Analysis & Improvements

In 2005, when the original development was approved, a Traffic Impact Analysis was not required. However, the North Carolina Department of Transportation did require a driveway permit. As part of the permit, there were turn lane improvements required at the intersection of NC 150 HWY and Old Mill Road to be completed once the second phase of the development was completed. Since this request is removing the second phase from the plan, NCDOT has communicated to Lincoln County that the turn lane improvements are no longer warranted.

Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



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Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case PD #2025-1

Applicant Max Caldwell, Jr.

Parcel ID# 27177

Location End of Laudun Drive about 900 ft south of Old Mill Rd in Ironton Township.

Proposed amendment Amend the master plan for PD-R district to remove 43.22 acres from the plan, shown as phase 2 on currently approved plan and to remove condition of required turn lane improvements at the Old Mill Road / NC 150 Hwy Intersection.

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

The subject property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential. The removal of the original lots in Phase 2 of the previously approved subdivision is in keeping with that designation and the overall character of the area.

This proposed amendment **is reasonable** in that:

The density of residential development is reduced and prevents the additional traffic that would have been generated by the additional lots, eliminating the demand for the turn lane improvements originally slated for the Old Mill Road / NC 150 Hwy intersection.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name Max A. Caldwell, Jr.

Applicant Address 3330 Family Drive, Lincolnton, NC 28092

Applicant Phone Number 828-312-8916

Property Owner Name Max A. Caldwell + Dorothy K. Caldwell
Max A. Caldwell, Jr. + Lisa B. Caldwell

Property Owner Address 3330 Family Drive, Lincolnton, NC 28092

Property Owner Phone Number 828-312-8916

PART II

Property Location Coldwater Creek (underdeveloped) - Laudun Drive

Property ID (10 digits) 3654-32-7820 Property size 43.221 Acres

Parcel # (5 digits) 27177 Deed Book(s) 2634 Page(s) 47

PART III

Existing Zoning District PD-R Proposed Zoning District R-SP PDR

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

Farm + Timber Land, NO Structures

Briefly described the proposed planned development.

Proposed use: Residential Subdivision
This Request is to Amend the PD by Removing Ph II and
REMOVE the two LANE condition

***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.

Max A. Caldwell
Applicant's Signature

6-2-25
Date



2989 1570 1723

1 in. = 450 ft.

R-SF**PD-R****R****SANDY FARM ROAD**

1465

1430

R-S**R-SF**

Special Use District

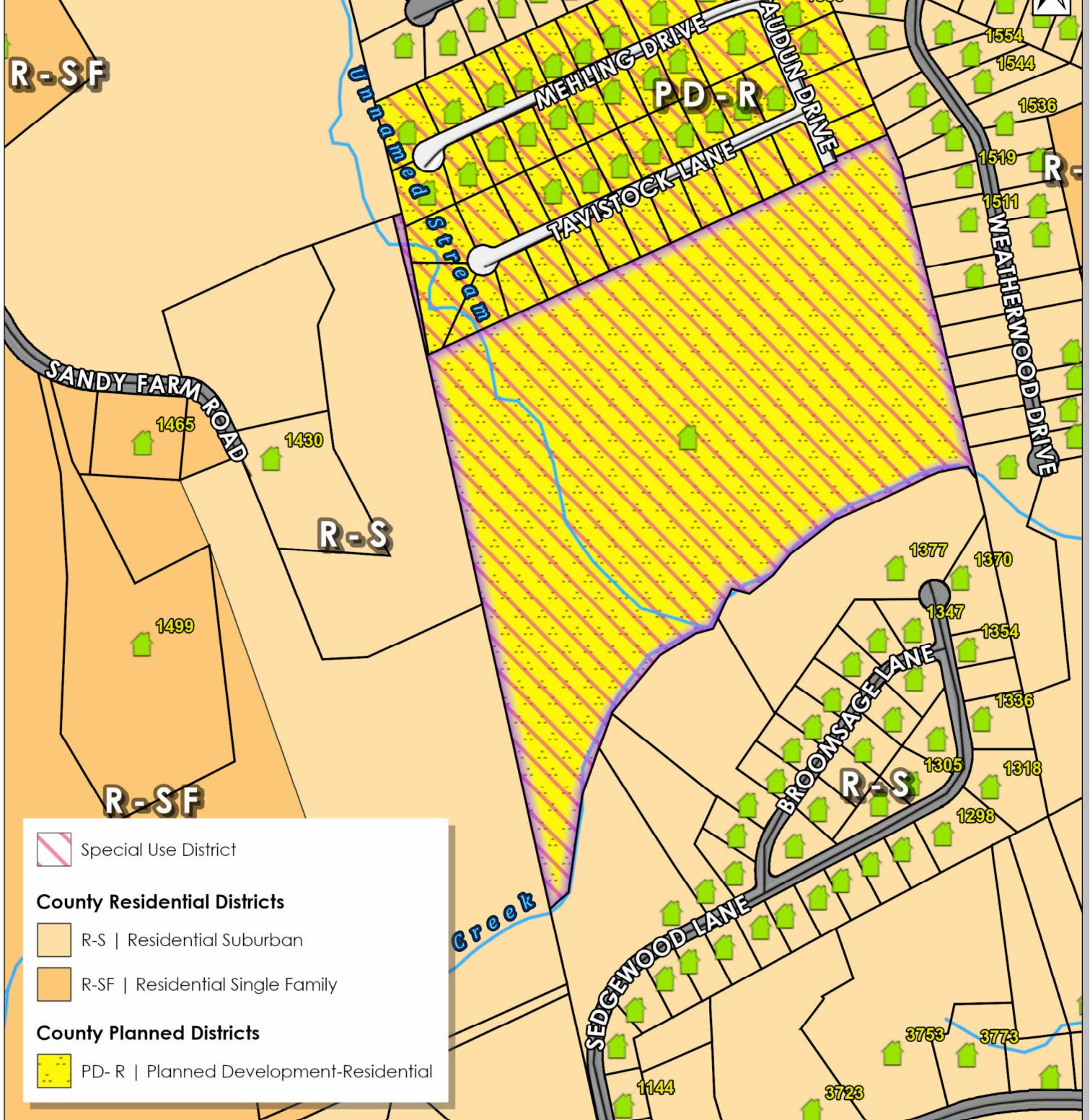
County Residential Districts

R-S | Residential Suburban

R-SF | Residential Single Family

County Planned Districts

PD-R | Planned Development-Residential

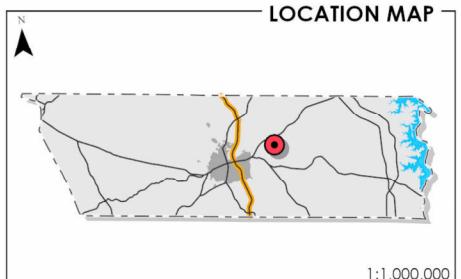


Lincoln County
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115 W. Main St
3rd Floor
Lincolnton, NC 28092

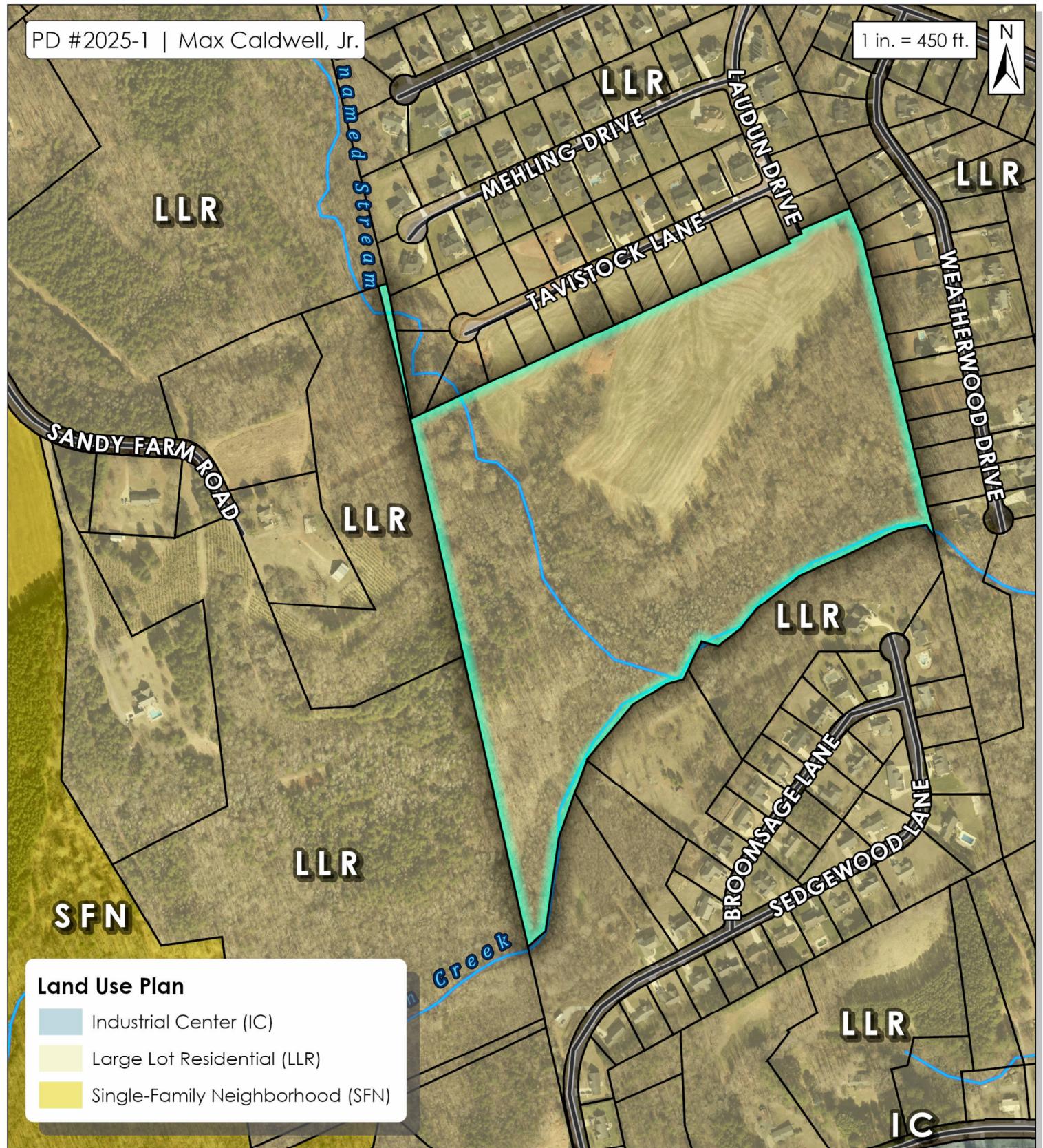
Parcel ID # 27177

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP

Property Location(s)

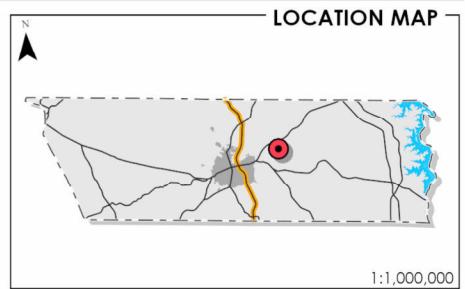


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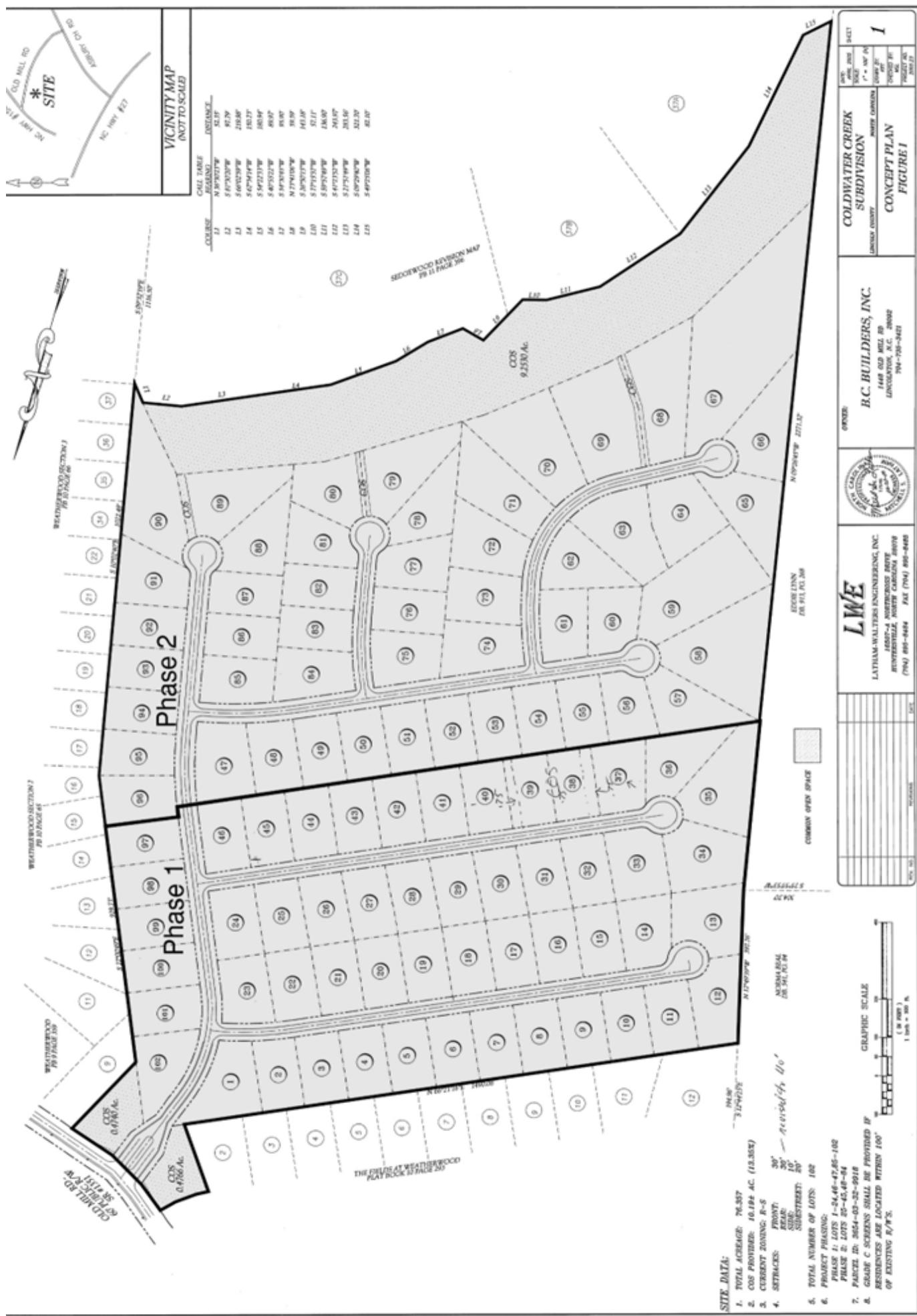
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- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)



Summary of Community Involvement Meeting (CIM)

**Max A. Caldwell, Jr. "Buddy"
Minutes for Rezoning 47 acres
Known as Coldwater Creek, Phase Two**

**Video/Audio Conference Meeting
June 25, 2025
6:00 pm**

Attendees List :

Jeremiah Combs
Max A. Caldwell, Jr.
T.J. Sipes
Erin Weeks
Roger Caldwell
Brad Freeman

Discussion Summary :

*** Jeremiah :** Spoke on the petition to rezone back to its original zoning from its current zoning of Planned Development, stating that the current zoning of Phase Two allows 50 lots.

*** Buddy :** Spoke about the fact that 6 lots were split, combined, or given to the HOA in Phase One, which means there are 6 fewer houses than could have been built in Phase One and that is the reason the Caldwell's are asking for no more than 6 lots on the 47 acres being petitioned. The extension of Laudun Drive would be gated and private for Estate lots. Buddy also talked about the fact that Phase One originally had 52 lots and no turn lanes were required at Hwy. 150 and Old Mill Road to do Phase One. So we had 52 lots minus 6 combined lots which comes to 46 lots. If the new design of Phase Two is approved by the commissioners we will be at 52 homes. Travis and Michael Watson with the Department of Transportation has sent Jeremiah Combs and Andrew Bryant emails stating that since no lots were added, the Caldwell's did not have to provide any turn lanes at Hwy. 150 and Old Mill Road.

*** T.J. Sipes :** Asked if the gate was going to be at the current end of Laudun Drive?

*** Buddy :** Yes

*** Erin Weeks :** Have the 6 lots already been approved?

*** Jeremiah :** No, the August 4th commissioners meeting would give approval or denial.

*** Brad :** Verified acreage to be taken out of planned development as 43.221 acres.

*** Erin :** Will there be a separate HOA?

* **Buddy** : Same HOA but different restrictions, except same restrictions on house square footage.

* **Roger Caldwell** : Would Laudun Drive be the only way out?

* **Buddy** : Yes

* **Roger** : How many lots in Phase Two?

* **Buddy** : 6

* **Roger** : Will houses have to meet same restrictions as Phase One?

* **Buddy** : Same HOA, but different restrictions. If someone wants a horse, it will be allowed.

* **Roger** : Will Phase Two have to pay HOA dues?

* **Buddy** : Yes

* **Jeremiah** : Closed by stating the petition would go before the commissioners Monday, August 4th.

Meeting closed