



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua Grant, Division Manager

Date: October 10, 2025

Re: UDO Proposed Amendment #2025-5
Whitney Hodges, WH Consulting, applicant

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 3rd, 2025

Proposal

The applicant is proposing the following amendment to the Lincoln County Unified Development Ordinance:

To amend Article 2.4.9.B to include a new PD-R (Planned Development-Residential) type entitled PD-R Senior Housing which includes intent language, a list of standards/criteria for the development sites to be designed to, and a new table including dimensional requirements that are proposed to be more conducive to senior housing projects.

Background Information

The purpose of the proposed amendment is to provide intentional site design criteria for residential developments serving an age-restricted (55+) population as defined by the Housing for Older Persons Act of 1995.

The full text of the proposed amendment is included with the text amendment application.



Unified Development Ordinance **Text Amendment Application**

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

Part I

Applicant Name Whitney Hodges, WH Consulting

Applicant Address 309 Hamilton Street, Johnson City TN 37604

Applicant Phone Number 704-929-8396

Part II

Briefly describe the proposed text amendment.

The proposed text amendment would allow intentional design criteria for neighborhoods that serve an age-restricted (55+) population as defined in the Housing for Older Persons Act of 1995 (HOPA). The approach does not change the density already established in PD-R. Instead, the amendment offers design flexibility to achieve low-maintenance living for adults who would like to age in place.

Part III

Provide the full text of the proposed amendment (on a separate sheet if necessary) with proposed deleted text shown as struck through and proposed added text underlined.

See attached

\$400 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

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

Whitney Hodges

Applicant

19 September 25

Date



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Zoning Amendment

Proposed Statement of Consistency and Reasonableness

Case UDO #2025-5

Applicant WH Consulting

Parcel ID# N/A

Location N/A

Proposed amendment

Amend Article 2.4.9.B to add PD-R Senior Housing as a separate classification of Planned Development Residential. The primary distinction between the Planned Development Conservation District and the proposed Planned Development Senior Housing District is a decrease in minimum lot size from 0.25 acres to 0.15 acres. Other modifications include reductions in minimum lot width, road yard setback, building coverage and impervious surface coverage. The proposed district retains the minimum Common Open Space Area of 50% for the project.

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

The proposed amendment supports orderly growth and development across the county by providing the ability to achieve a variety of housing types. The focus and maintenance of the 50% Common Open Space Standard of the Planned Development Conservation District maintains alignment with reducing the impact on surrounding lands. The retained 50% open space standard limits the impacts of development on sensitive environmental areas. Higher levels of open space help to increase quality of life for the community. Densities are still set by the Lincoln County Land Use Plan with higher densities focused in Walkable Neighborhoods and Walkable Activity Centers.



o. 704.736.8440



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B. Planned Development-Residential (PD-R) District

1. Minimum Requirements

The Planned Development-Residential District is an option provided to encourage a mix of housing options within a comprehensively planned development. As required by §5.1.8, developments containing 50 or more dwelling units or lots have a mandatory requirement to rezone to Planned Development. Three options are available for PD-R district:

(a) PD-R Conventional

The Planned Development Conventional subdivision is a method that allows builders to develop master planned communities with smaller lot sizes where access to appropriate utility infrastructure is available. The dimensional table below outlines the provisions that govern development in the conventional option.

	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Density (max. units/acre)						
Without public water/sewer					4	4
With public water or sewer					6	6
With public water/sewer					10	16
Site (min.)						
Area (acres)	None		None	None	None	None
Recreation/open space (sq. ft.)	25%		25%	25%	25%	25%
Lot (without public water/sewer)						
Lot area (min. sq. ft.)	0.75 ac. (32,670)		0.75 ac. (32,670)	0.75 ac. (32,670)	--	--
Lot width (min. ft.)	100		100	100	--	--
Lot (with public water/sewer)						
Lot area (min. sq. ft.)	0.5 ac. (21,780)		0.5 ac. 21,780	0.5 ac. (21,780)	--	--
Lot width (min. ft.)	100		100	100	--	--
Yards (min. ft.)						
Road yard	40		15	40	15	30
Side yard (interior)	10		0	10	--	10
Side yard (total)	20		10	20	--	20
Side yard (road)	20		10	20	10	30
Rear yard	40		40	40	20	30
Bulk (max.)						
Height (ft.)	35		35	35	35	50
Building coverage	35%		35%	35%	35%	35%
Impervious surface	50%		50%	50%	50%	50%

(b) PD-R Conservation

The Planned Development Conservation subdivision is a method that allows builders to develop master planned communities with a clustering of smaller lot sizes, lot widths, and higher density in return for greater amounts of open space serving to offset development impacts while preserving a higher quality of life in the community. The dimensional table below outlines the provisions that govern development in the conservation option.

	Single-family Detached	Zero Lot Line	Alley-loaded	Two-family	Townhouse	Multi-family
Density (max. units/acre)					6 10 14	6 10 20
Without public water/sewer						
With public water or sewer						
With public water/sewer						
Site (min.) Area (acres)	None		None	None	None	None
Recreation/open space (sq. ft.)	50%		50%	50%	50%	50%
Lot (with public water/sewer or Community well/septic)	Required		Required	Required		
Lot area (min. sq. ft.)	0.25 ac. (10,890)		0.25 ac. (10,890)	0.25 ac. (10,890)	--	--
Lot width (min. ft.)	70		70	70	--	--
Yards (min. ft.)						
Road yard	30		15	30	15	30
Side yard (interior)	10		0	10	--	10
Side yard (total)	20		10	20	--	20
Side yard (road)	20		10	20	10	30
Rear yard	30		30	30	20	30
Bulk (max.)						
Height (ft.)	35		35	35	35	50
Building coverage	35%		35%	35%	35%	35%
Impervious surface	50%		50%	50%	50%	50%

(c) PD-R Senior Housing

The intent of a planned development for senior housing is to recognize the need for senior housing in Lincoln County by encouraging innovative development design for an age-restricted (55+) population as defined in the Housing for Older Persons Act of 1995 (HOPA). A planned development for senior housing maintains established densities and allows clustering of home sites within a portion of the development site. This design approach allows housing units on smaller lots than those permitted in a planned residential developments and provides additional

common recreation and open space that are appropriately designed for active adult living. A senior housing development seeks to:

1. Provide additional housing for the 55+ population, an increasing demographic cohort within Lincoln County.
2. Allow smaller lots to meet the needs of seniors who prefer low maintenance living as they age.
3. Provide housing that allows seniors to age in place.
4. To be compatible, both in terms of the use itself and its visual and design impact, with the residential character of the surrounding area.
5. To promote interconnected greenways and corridors throughout the community and create contiguous green space within and adjacent to development sites.
6. Creates community and a sense of place through meaningful amenities and recreational areas, located throughout the development.

	<u>Single-family Detached</u>	<u>Zero Lot Line</u>	<u>Alley-loaded</u>	<u>Two-family</u>	<u>Townhouse</u>	<u>Multi-family</u>
<u>Density (max. units/acre)</u>					<u>4</u> <u>6</u> <u>10</u>	<u>4</u> <u>6</u> <u>16</u>
Without public water/sewer						
With public water or sewer						
With public water/sewer						
<u>Site (min.)</u>						
<u>Area (acres)</u>	<u>None</u>		<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Recreation/open space (sq. ft.)</u>	<u>50%</u>		<u>50%</u>	<u>50%</u>	<u>50%</u>	<u>50%</u>
<u>Lot (without public water/sewer)</u>	<u>0.75 ac.</u> <u>(32,670)</u>		<u>0.75 ac.</u> <u>(32,670)</u>	<u>0.75 ac.</u> <u>(32,670)</u>	<u>=</u>	<u>=</u>
<u>Lot area (min. sq. ft.)</u>	<u>100</u>		<u>100</u>	<u>100</u>	<u>=</u>	<u>=</u>
<u>Lot width (min. ft.)</u>						
<u>Lot (with public water/sewer)</u>	<u>0.15 ac.</u> <u>(6,600)</u>		<u>0.15 ac.</u> <u>(6,600)</u>	<u>0.15 ac.</u> <u>(6,600)</u>	<u>=</u>	<u>=</u>
<u>Lot area (min. sq. ft.)</u>	<u>55</u>		<u>55</u>	<u>55</u>	<u>=</u>	<u>=</u>
<u>Lot width (min. ft.)</u>						
<u>Yards (min. ft.)</u>						
<u>Road yard</u>	<u>25</u>		<u>15</u>	<u>25</u>	<u>15</u>	<u>30</u>
<u>Side yard (interior)</u>	<u>5</u>		<u>0</u>	<u>5</u>	<u>=</u>	<u>10</u>
<u>Side yard (total)</u>	<u>5</u>		<u>5</u>	<u>5</u>	<u>=</u>	<u>20</u>
<u>Side yard (road)</u>	<u>20</u>		<u>10</u>	<u>20</u>	<u>10</u>	<u>30</u>
<u>Rear yard</u>	<u>15</u>		<u>40</u>	<u>15</u>	<u>20</u>	<u>30</u>
<u>Bulk (max.)</u>						
<u>Height (ft.)</u>	<u>35</u>		<u>35</u>	<u>35</u>	<u>35</u>	<u>50</u>
<u>Building coverage</u>	<u>60%</u>		<u>60%</u>	<u>60%</u>	<u>35%</u>	<u>35%</u>
<u>Impervious surface</u>	<u>80%</u>		<u>80%</u>	<u>80%</u>	<u>50%</u>	<u>50%</u>

2. Permitted Uses

All uses permitted by right and as special uses in residential districts are permitted in a PD-R District (§2.2.1), subject to approval by the Board of Commissioners.

3. Project Boundary Buffer

An undisturbed buffer at least 50 feet in width and meeting the standards for a Class B buffer (see §3.4, Landscaping, Screening and Buffering) shall be

maintained along all project boundaries, unless the project adjoins another PD-R development of similar design.

4. Exterior Sidewalks

In addition to the requirements of §5.5, sidewalks shall be installed along all existing roads that abut and provide access to the project. All required sidewalks shall be a minimum five feet in width.