



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: May 15, 2015

Re: PD #2015-1
Campground Road, LLC, applicant
Parcel ID# 60047, 60237 and 29676

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 1, 2015.

REQUEST

The applicant is requesting the rezoning of 64 acres from R-SF (Residential Single-Family) to PD-R (Planned Development Mixed Use) to permit up to 150 single-family detached homes. Under the Lincoln County Unified Development Ordinance, 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.

A site plan and guidelines for the proposed development have been submitted as part of the rezoning application and would serve as the master plan for the development if the rezoning request is approved. A traffic impact analysis has also been submitted.

SITE AREA AND DESCRIPTION

The property is located on the west side of Campground Road about 2,000 feet north of N.C. 16 Business. It is adjoined by property zoned R-SF, R-T (Transitional Residential) and I-G (General Industrial) Land uses in this area include residential, religious and industrial. This property is located in a WS-IV Protected Area watershed district. None of the property is located in a floodplain.

PLAN CONFORMANCE

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable for densities of upwards of 1-2 homes per acre

depending on the provision of utilities. The proposed development would be served by county water and sewer. The proposed density is 2.4 homes per acre.

UDO COMPLIANCE

Under the 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. The master plan for the proposed Rock Creek development calls for a minimum of 30% recreation and open space.

Subdivisions with more than 50 lots are required to have at least two access points. This proposal calls for one access point on Campground Road and a second on Catawba Burris Road. The plan also complies with the UDO's subdivision standards for internal connectivity, block length and cul-de-sac length.

As a condition of a rezoning, Section 9.8.7 of the UDO requires an applicant to provide road improvements to maintain the service level of an intersection if it is impacted by a proposed development. The traffic impact analysis for the Rock Creek development shows it would impact the intersection of N.C. 16 Business and Campground Road. Based on the analysis, the applicant has proposed improvements to offset the impact.

Under Section 9.8.7, the Board of Commissioners may approve a rezoning absent a condition of specified road improvements if an applicant demonstrates that the necessary right-of-way cannot be acquired through reasonable efforts.

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

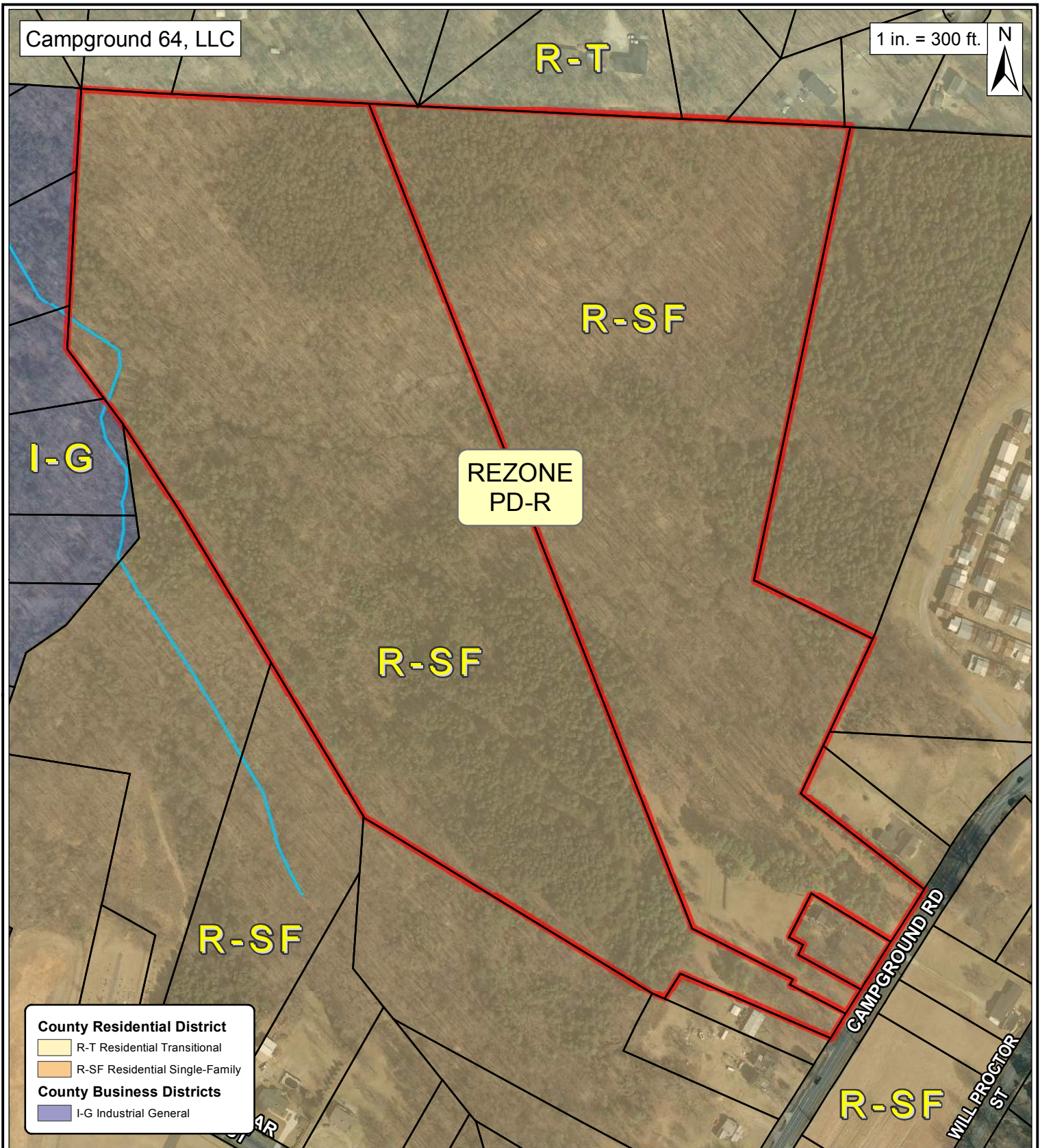
Case No. **PD #2015-1**
Applicant **Campground 64, LLC**
Parcel ID# **60047, 60237 and 29676**
Location **west side of Campground Road 2,000 feet north of N.C. 16 Business**
Proposed amendment **rezone from R-SF to PD-R to permit up to 150 single-family detached homes**

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 upwards of 1-2 homes per home depending on the provision of utilities. The proposed subdivision will be served by county water and sewer.

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. At least 30% of the property will be set aside as a natural buffer area or open space. Amenities will be provided as part of the master plan, including a walking trail, picnic shelter and playground. As part of this proposed amendment, off-site road improvements will be made or funds will be set aside by the developer to mitigate the impact of this subdivision.



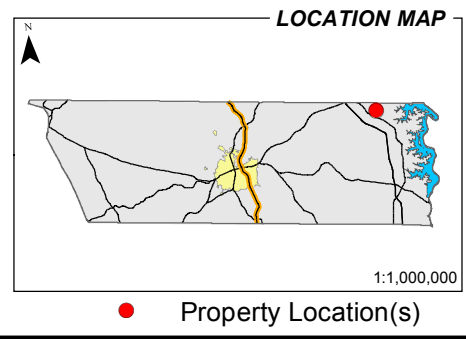
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

PLANNED DEVELOPMENT

Application	PD #2015-1
NCPIN#	Multiple
PID#	60047, 60237 & 29676

- Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

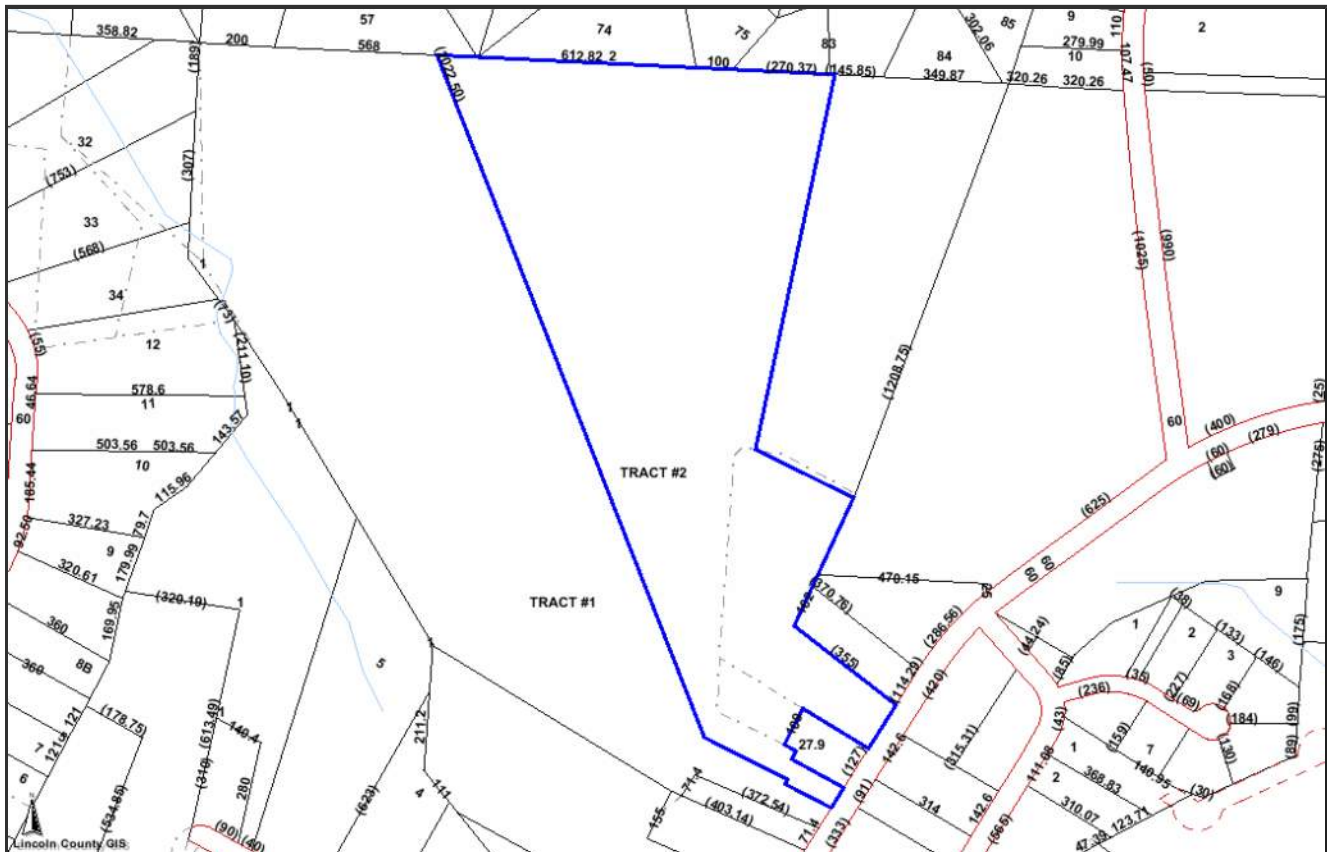




Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
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Date: 2/23/2015 Scale: 1 Inch = 500 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3695-67-5626

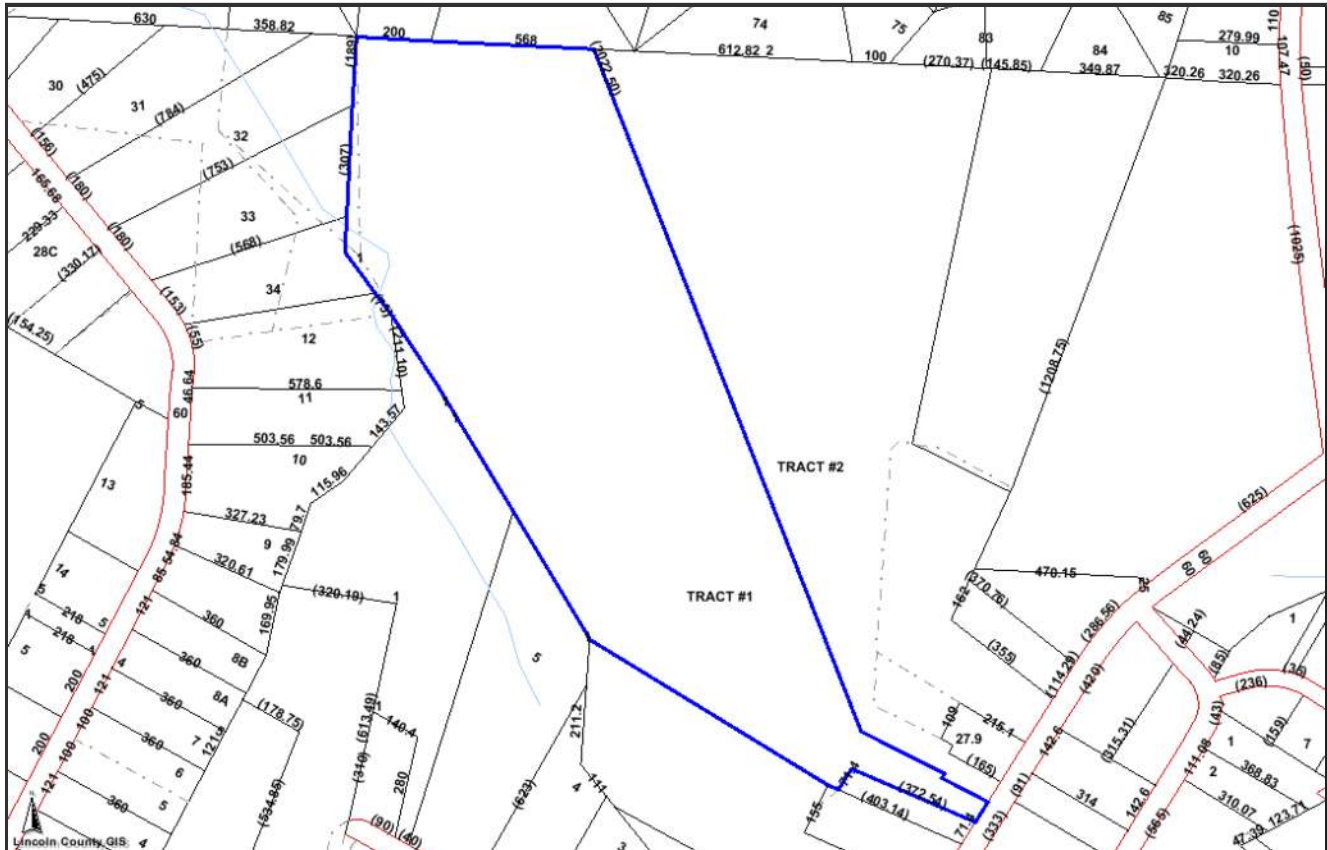
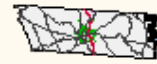
Parcel ID	60047	Owner	CAMPGROUND 64 LLC		
Map	3695-11	Mailing	617 NORTH MAIN ST		
Account	0253060	Address	BELMONT NC 28012		
Deed	2500-340	Recorded	1/27/2015	Sale Price	\$325,000
Land Value	\$328,063	Total Value	\$329,970	Previous Parcel	31085
----- All values are for tax year 2014. -----					
Description	MUNDY LAND SEE PAR #91490			Deed Acres	0
Address	CAMPGROUND RD			Tax Acres	27.51
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement	STORAGE BARN NO FINISH			Value	\$1,907
Main Sq Feet	720	Stories	0	Year Built	1986
Parcel ID	91490	Owner	CAMPGROUND 64 LLC		
Map	3695-11	Mailing	617 NORTH MAIN ST		
Account	0253060	Address	BELMONT NC 28012		
Deed	2500-340	Recorded	1/27/2015	Sale Price	\$325,000
Value	Property Values Not Yet Determined			Previous Parcel	31085
----- All values are for tax year 2014. -----					
Description	MUNDY LAND SEE PAR #60047			Deed Acres	0
Address	CAMPGROUND RD			Tax Acres	1.1
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER / EL SEWER
Improvement	No Improvements				
Zoning	Calculated		Voting Precinct	Calculated Acres	
District	Acres		DENVER (DN29)	28.63	
R-SF	28.63				
Watershed Class			Sewer District		
WS-IVP	28.63		Not in the sewer district	27.52	
			In the sewer District	1.11	
2000 Census County			Tract	Block	
37109			071100	1003	28.63
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710369500		
			28.63		



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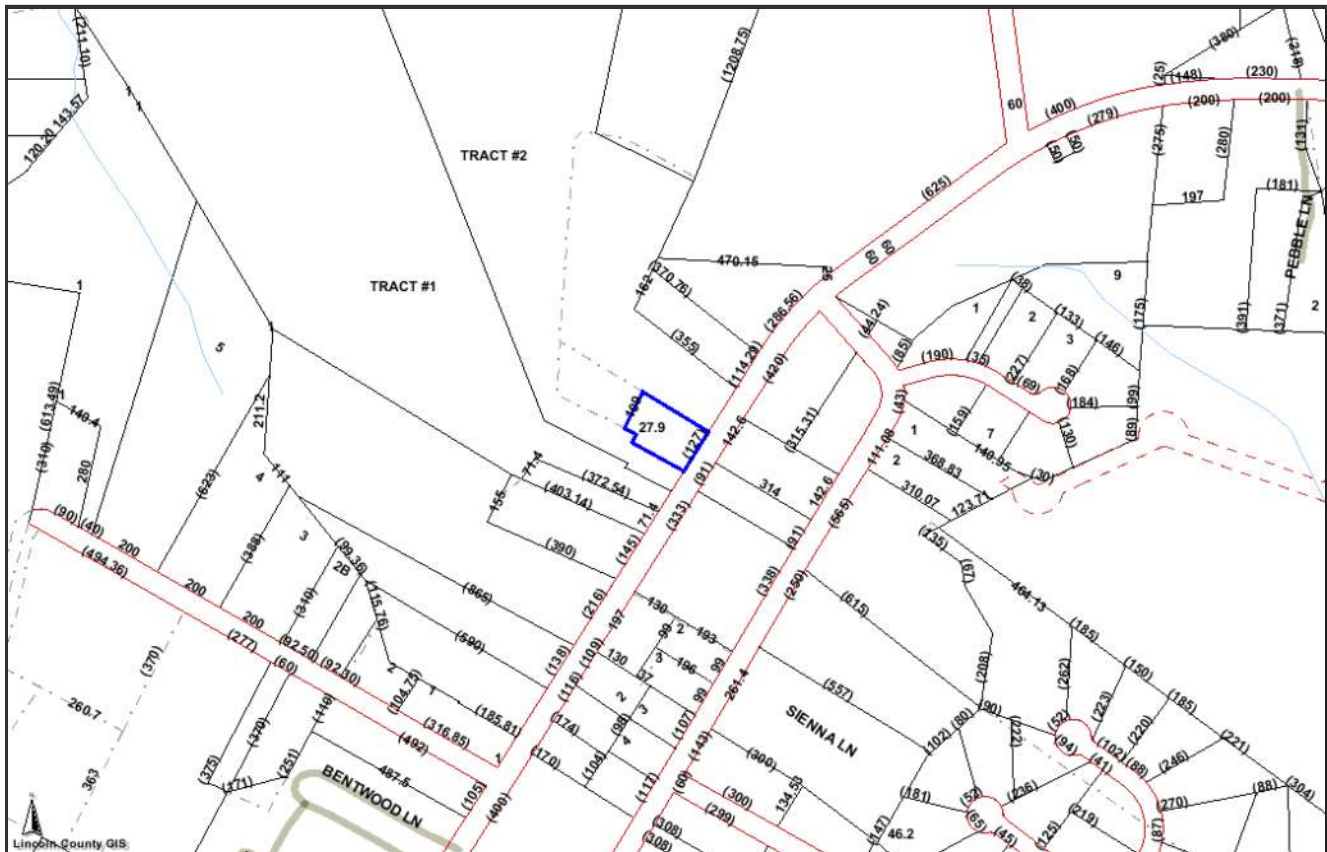
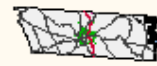
PARCEL INFORMATION FOR 3695-57-9196

Parcel ID	60237	Owner	CAMPGROUND 64 LLC		
Map	3695-11	Mailing	617 NORTH MAIN ST		
Account	0253060	Address	BELMONT NC 28012		
Deed	2500-344	Recorded	1/27/2015	Sale Price	\$280,000
Land Value	\$179,330	Total Value	\$179,330	Previous Parcel	60048
----- All values are for tax year 2014. -----					
Description	SHELTON LD SEE PAR #76253			Deed Acres	33.39
Address	CAMPGROUND RD			Tax Acres	33
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Improvement	No Improvements				
Parcel ID	76253	Owner	CAMPGROUND 64 LLC		
Map	3695-11	Mailing	617 NORTH MAIN ST		
Account	0253060	Address	BELMONT NC 28012		
Deed	2500-344	Recorded	1/27/2015	Sale Price	\$280,000
Land Value	\$3,341	Total Value	\$3,341	Previous Parcel	31084
----- All values are for tax year 2014. -----					
Description	SHELTON LD SEE PAR #60237			Deed Acres	33.39
Address	CAMPGROUND RD			Tax Acres	0.38
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER / EL SEWER
Improvement	No Improvements				
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
R-SF	33.39	DENVER (DN29)	33.39		
Watershed Class		Sewer District			
WS-IVP	33.39	Not in the sewer district	33.01		
		In the sewer District	0.38		
2000 Census County		Tract	Block		
37109		071100	1003	33.39	
Flood X	Zone Description	Panel			
	NO FLOOD HAZARD	3710369500		33.39	



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Date: 2/23/2015 Scale: 1 Inch = 500 Feet

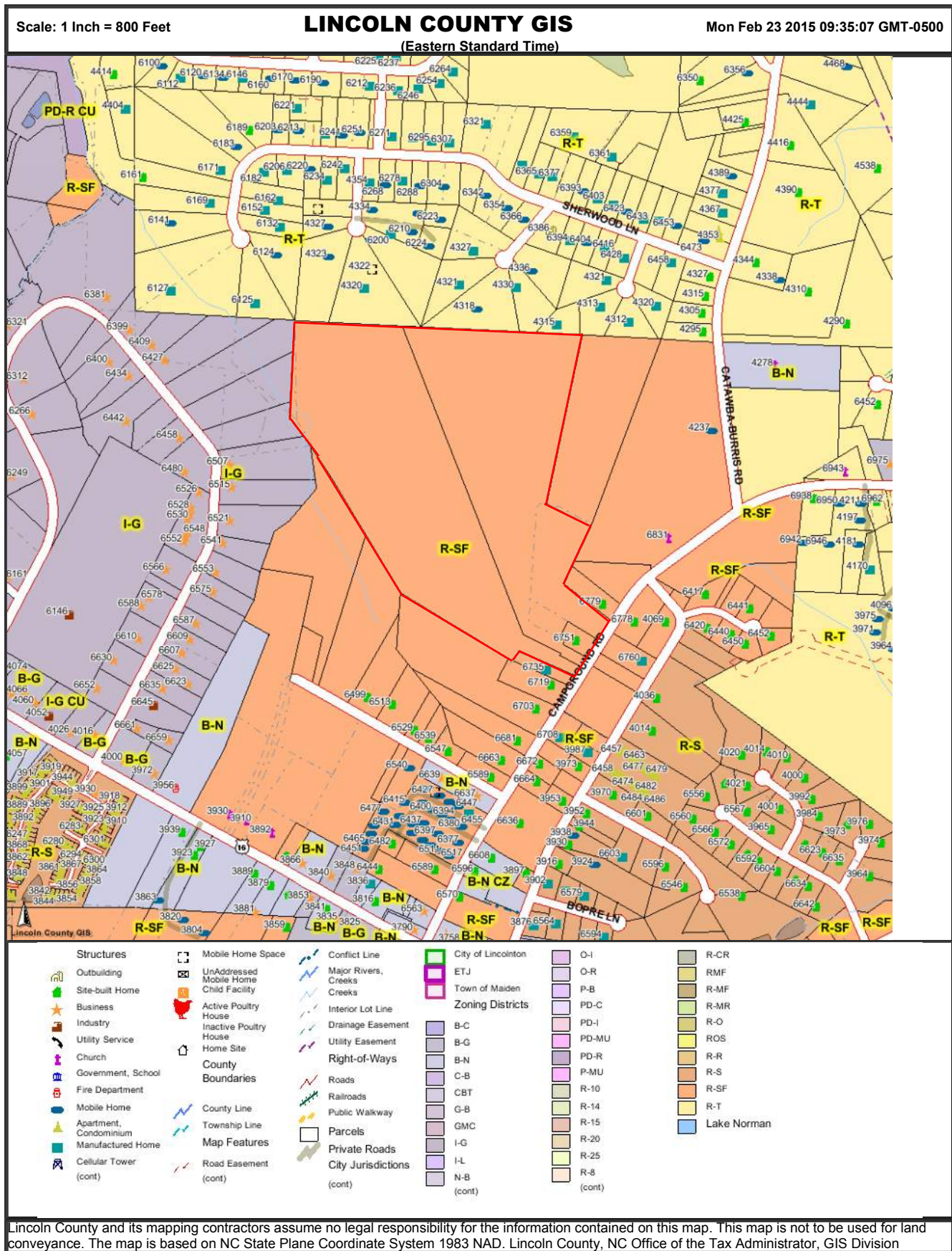


PHOTOS



PARCEL INFORMATION FOR 3695-66-9517

Parcel ID	29676	Owner	CAMPGROUND 64 LLC	Sale Price	\$120,000
Map	3695-11	Mailing	617 NORTH MAIN ST	Previous Parcel	
Account	0253060	Address	BELMONT NC 28012		
Deed	2485-529	Recorded	10/24/2014		
Land Value	\$30,500	Total Value	\$89,937		
----- All values are for tax year 2014. -----					
Description	MUNDY HMST RD 1373	Deed Acres	0.7		
Address	6751 CAMPGROUND RD	Tax Acres	0.6		
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER		
Main Improvement	CONVENTIONAL	Value	\$46,757		
Main Sq Feet	1274	Stories	1	Year Built	1949
Zoning District	R-SF	Calculated Acres	0.61	Voting Precinct	DENVER (DN29)
Watershed Class	WS-IVP			Sewer District	In the sewer District
2000 Census County	37109			Tract	071100
Flood	X	Zone Description	NO FLOOD HAZARD	Block	1003
				Panel	3710369500





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 CAMPground 64, LLC

Applicant Address 617 N. MAIN STREET BELMONT, NC 28012

Applicant Phone Number 704-400-2626

Property Owner Name CAMPground 64, LLC

Property Owner Address 617 N. MAIN ST BELMONT NC 28012

Property Owner Phone Number 704-400-2626

PART II

Property Location Campground Road

Property ID (10 digits) 3695675626
3695669517
3695679196

Property size 64 acres

Parcel # (5 digits) 91790
36253
36676

Deed Book(s) 2500
2300
2485

Page(s) 340
344
329

PART III

Existing Zoning District R-SF

Proposed Zoning District PD-R

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

Vacant land with one existing home

Briefly described the proposed planned development.

Residential Subdivision

*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.

Wale Mena
Applicant's Signature

2-19-15
Date



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

Community Involvement Meeting Report

PD #2015-1

Campground 64, LLC, applicant

A community involvement meeting on this rezoning request was held at Denver Fire Department on May 7, 2015. About 55 people attended the meeting, including Commissioner Martin Oakes, Planning Board chair Christine Poinsette and Planning Board member John Dancoff. Robert Davis Jr. spoke on behalf of the applicant. Steven Bailey, Gerald Burke and Gavin Teng, representatives of the engineering firm WSP Group USA, Inc., assisted Davis with the presentation.

According to the presentation, the developer's goal is to produce a development that "reflects the lifestyle of downtown Denver." Steven Bailey stated that walkability will be a key component of the community. Maintaining a rural feel is also a goal. Instead of curb and gutter, ditch-lined streets with sidewalks on one side of the street will be installed within the community. Walking trails will also be incorporated, and 37% of the total land area in the development will be maintained as common open space.

Davis stated that the development will be completed in two phases, each with about 75 single-family detached homes. The expected price range for these homes is about \$230,000 to \$285,000, but could be as high as \$400,000 depending upon the demands of the market.

The developers expect to invest about \$300,000 in public sewer improvements and about \$450,000 in road improvements. As required by the Lincoln County Unified Development Ordinance, two entrances to the development will be provided, one on Campground Road and one on Catawba-Burris Road.

The subjects of off-site road improvements and development ingress and egress dominated much of the evening's conversation. Many residents voiced concerns about current traffic needs and the potential compounding effect of this proposed development.

There's a cork in the bottle at 16 and Campground Road.

I live on Cedar Street and you can't get out.

You're adding to our problem by putting this development there.

Gavin Teng stated that the traffic impact analysis performed by WSP determined that the intersection at Hwy. 16 Business and Campground Road is currently operating at a level of service "C." Steven Bailey explained that the recommended off-site traffic improvements are intended to at least maintain that same level of service. These off-site improvements include

the construction of a southbound right-turn lane with 200 feet of vehicle storage and the addition of 90 feet of vehicle storage to the current eastbound left-turn lane. At the site entrance on Campground Road, a northbound left-turn lane with 100 feet of vehicle storage will be constructed.

Even with the proposed improvements, nearby residents were concerned about ingress and egress for their property due to the increased volume of traffic that would result from this development.

"There are a lot of concerns about traffic, and they are all legitimate," Davis acknowledged.

Teng explained that the right-turn lane improvement at Campground Road and Hwy. 16 Business may not be installed if the right-of-way cannot be acquired. If this were to occur the money that would have been dedicated to that improvement would be escrowed for future use by NCDOT.

Davis stressed that he understood the significance of improving Hwy.16 Business: "If any road in Lincoln County needs to be improved, it's Business 16."

Attendees had concerns about other matters as well:

"Campground Road is very curvy. There have been a lot of accidents. Is the number of accidents considered when doing the traffic study?"

"Do emergency services have any concerns?"

"I am looking out for the well-being of Rock Springs Campground. I would like to see the commissioners place a condition on the approval of this request that the developer install a seven-foot fence along the property line between the campground and the development."

"What is going to happen to the live oak that is near your proposed site entrance?"

"How will this impact our property taxes?"

"What will be the hours of construction?"

"Is there enough room in our schools to accommodate the children that will come from this community?"

One of the final points made was that the property could be developed as a subdivision (with up to 49 lots) without being rezoned and without any required off-site road improvements.

In addressing traffic concerns, Commissioner Martin Oakes commented: "You are obviously not going to get perfect roads from one developer."

PD-R REPORT
FOR
ROCK CREEK SUBDIVISION
CAMPGROUND ROAD
LINCOLN COUNTY, NORTH CAROLINA

PREPARED BY:



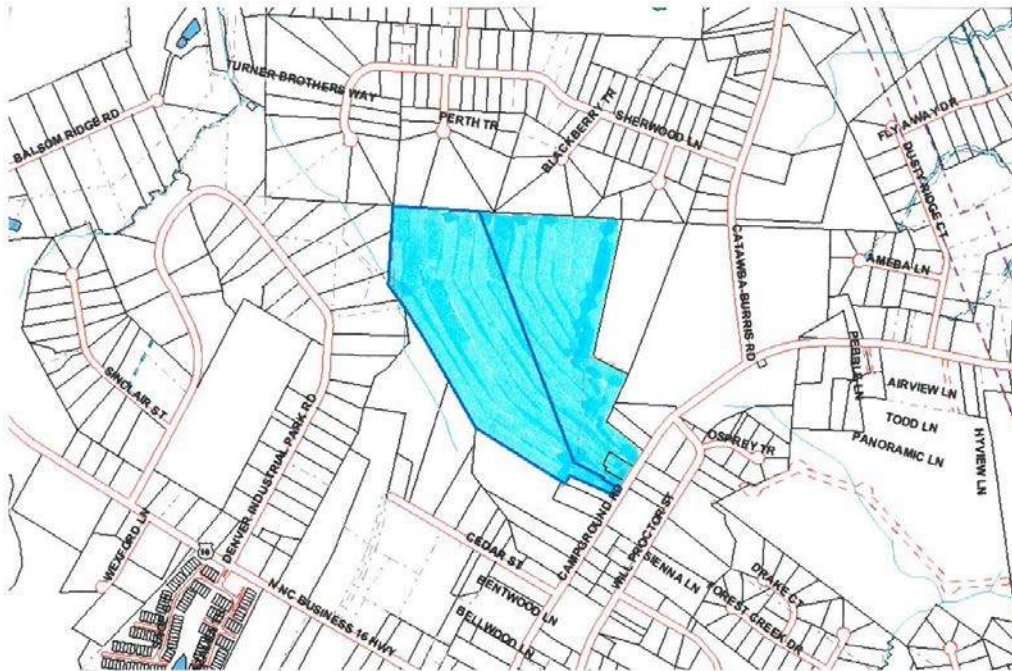
F-0891
128 Talbert Road, Suite A
Mooresville, NC 28117
Phone: (704) 662-0100
Fax: (704) 662-0101

May 12, 2015

**PD-R REPORT
ROCK CREEK SUBDIVISION
CAMPGROUND ROAD
LINCOLN COUNTY, NC**

1. PROJECT INFORMATION

Rock Creek Subdivision is a proposed single family residential community with a mix of single family detached homes on an approximately 64 acre site on the west side of Campground Road just north of Highway NC16 Bus (see vicinity map below). The property includes three tracts of land comprised of Property Identification Nos. 3695675626, 3695669517, and 3695579196. The proposed development will include up to 150 single family lots with a density of up to 2.4 lots per acre.



Vicinity Map

Access to the site will be on Campground Road and Catawba-Burris Road. Land uses surrounding the site include single family residential and the existing campground. The Preliminary 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 picnic shelter with playground. A minimum of 30% of the site will be left undeveloped as natural buffer area and/or passive and active open space. An existing stream bisects the property. A nature trail will be constructed along the stream to provide access to the natural areas of the site.

Homes within the community will be offered for sale. Homes may range in size from approximately 2,000 square feet to approximately 3,500 square feet as dictated by the consumer or demand.

The property is currently zoned R-SF. Proposed zoning will be PD-R. The property is located in the Lake Norman IV Protected Watershed that allows 3 units per acre the low density option without curb and gutter.

2. GENERAL PROVISIONS

The Preliminary 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 Preliminary 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 Preliminary 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.

Each home shall contain no less than 2 different materials on all four sides exclusive of trim. These materials may consist of brick, stucco, stone, architectural concrete, cement fiber board, hardiplank, vinyl accents, wood, or shakes.

A. PERMITTED USES

- 1) The project shall be limited to 150 detached single family residential dwellings and any incidental or accessory uses.
- 2) Uses on the Common Open Space (COS) may include landscaping, fences, walls, berms, pedestrian trails, recreational uses, entry signage, monuments, and storm water BMPs (if required).

B. DENSITY

Gross residential density for the project will not exceed 2.4 units per acre. Open space areas shall be included in the calculations for gross residential density.

C. LOT STANDARDS

The proposed development includes setbacks of 50 feet from Campground Road. A 20 feet buffer is also proposed between the existing Rock Springs Campground and subdivision lot lines. Residential lots will have the following setbacks:

Front Setback	20 feet
Side Setback	5 feet (10 feet for corner lots)
Rear Setback	20 feet

Building height shall be limited to 40 feet. 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 4' in height. Fence materials may include wood, metal, or decorative PVC.

- 3) The project will contain the following amenity features. These proposed amenities will be installed no later than 3 years from recordation of the phase 1 final plat and prior to recordation of the phase 2 final plat.
 - a. Sidewalks along all proposed streets
 - b. Picnic Shelter
 - c. Picnic tables with outdoor grills
 - d. Child play equipment (Tot Lot)
 - e. Benches
 - f. Landscape areas
 - g. Enhanced entry
 - h. Pedestrian trail
 - i. 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 metal fencing or other similar mixture of materials at the petitioner's discretion, which complement the architectural characteristics of the neighborhood.
 - j. Landscaped medians will be provided along the entry road into the development.
- 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 near the main entry areas. Locations of the kiosks will be 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 offer over 30+/-% of common open space. Common open space will be provided as generally depicted on the Preliminary Development Concept Plan.
- b. A portion of the open space will be active open space. Active open space will include trails, athletic field, dog park, tot lot, and picnic shelter with picnic areas.
- c. The project will offer a 20 feet Class B perimeter buffers as depicted on the Preliminary Development Concept Plan.



Typical Tot Lot

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. Low impact development (LID) measures such as roadside ditches will be incorporated into the design. Storm water BMPs 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 two main entrances on Campground Road.
- 2) Improvements to Existing Roads: A Traffic Impact Analysis (TIA) has been prepared for this project. Based upon the NCDOT approved TIA, road improvements by developer include:
 - a. Campground Road and NC16 Bus (with Phase 2):
 - Construct a southbound left turn lane with 200 ft of storage and appropriate taper.
 - Extend the eastbound left turn lane by 90 ft to provide 200 ft of storage and appropriate taper.
 - Upgrade the signal to accommodate the proposed lane configurations.
 - If right of ways cannot be acquired for the above improvements, funds equivalent to the construction costs of the improvements will be escrowed with Lincoln County for future road improvements. The amount to be escrowed, based on the attached engineer's cost estimate, is \$288,000. These funds shall be escrowed no later than 3 years from recordation of the phase 1 final plat and prior to recordation of the phase 2 final plat.
 - b. Campground Road at Site Entrance No.1 (with Phase 1):
 - Construct a northbound left turn lane on Campground Road with 100 ft of storage and appropriate taper.

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 two phases.

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. All models shall have an approved all weather surface (stone, asphalt, etc.) prior to the issuance of a Certificate of Occupancy.

L. WATER AND SEWER AVAILABILITY

The property is within the Lincoln County Sewer District and Lincoln County Water District. 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.

Water and sewer lines currently exist adjacent to the property. Due to current sewer capacity issues, upgrades to the existing sewer system will be required. These upgrades will be limited to pump station and/or force main size upgrades as determined by sewer flow analyses performed by the Petitioner's engineer and as approved by Lincoln County Public Works Department.

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.



**ROCK CREEK
OFF-SITE ROAD IMPROVEMENTS PRELIMINARY
COST ESTIMATE**

DESCRIPTION	QTY		UNIT	TOTAL
			PRICE	
<u>Campground Road Development Entrance</u>				
New Northbound Left-Turn Lane with 100' of Storage and 300' tapers				
3" SURFACE COURSE ASPHALT	1100	SY	\$ 15.00	\$ 16,500.00
4" INTERMEDIATE COURSE ASPHALT	1100	SY	\$ 20.00	\$ 22,000.00
5" ASPHALT BASE COURSE	1100	SY	\$ 30.00	\$ 33,000.00
CLEARING & EROSION CONTROL	1.5	AC	\$ 6,000.00	\$ 9,000.00
FINE GRADING	4500	CY	\$ 4.00	\$ 18,000.00
STORM DRAINAGE IMPROVEMENTS	1	LS	\$ 10,000.00	\$ 10,000.00
STRIPING	1	LS	\$ 7,500.00	\$ 7,500.00
R/W ACQUISITION	1	AC	\$ 35,000.00	\$ 35,000.00
TRAFFIC CONTROL	1	LS	\$ 7,500.00	\$ 7,500.00
			SUBTOTAL	\$ 158,500.00
<u>Campground Road/Forney Hill/NC 16 Business</u>				
New Southbound Right-Turn Lane with 200' of Storage and 300' tapers,				
Extend Eastbound Left Turn Lane by 90', and Upgrade Signal				
3" SURFACE COURSE ASPHALT	1000	SY	\$ 15.00	\$ 15,000.00
4" INTERMEDIATE COURSE ASPHALT	1000	SY	\$ 20.00	\$ 20,000.00
5" ASPHALT BASE COURSE	1000	SY	\$ 30.00	\$ 30,000.00
CLEARING & EROSION CONTROL	1	AC	\$ 6,000.00	\$ 6,000.00
FINE GRADING	3000	CY	\$ 4.00	\$ 12,000.00
UPGRADE SIGNAL	1	LS	\$ 35,000.00	\$ 35,000.00
STORM DRAINAGE IMPROVEMENTS	1	LS	\$ 15,000.00	\$ 15,000.00
UTILITY RELOCATIONS	1	LS	\$ 25,000.00	\$ 25,000.00
STRIPING	1	LS	\$ 15,000.00	\$ 15,000.00
R/W ACQUISITION	1	AC	\$ 100,000.00	\$ 100,000.00
TRAFFIC CONTROL	1	LS	\$ 15,000.00	\$ 15,000.00
			SUBTOTAL	\$ 288,000.00
			TOTAL	446,500.00

NC LICENSE # F-0891

ROCK CREEK SUBDIVISION

CAMPGROUND ROAD, DENVER, NC

[illegible]

PROJECT #: I1440040	DATE: 5.13.14
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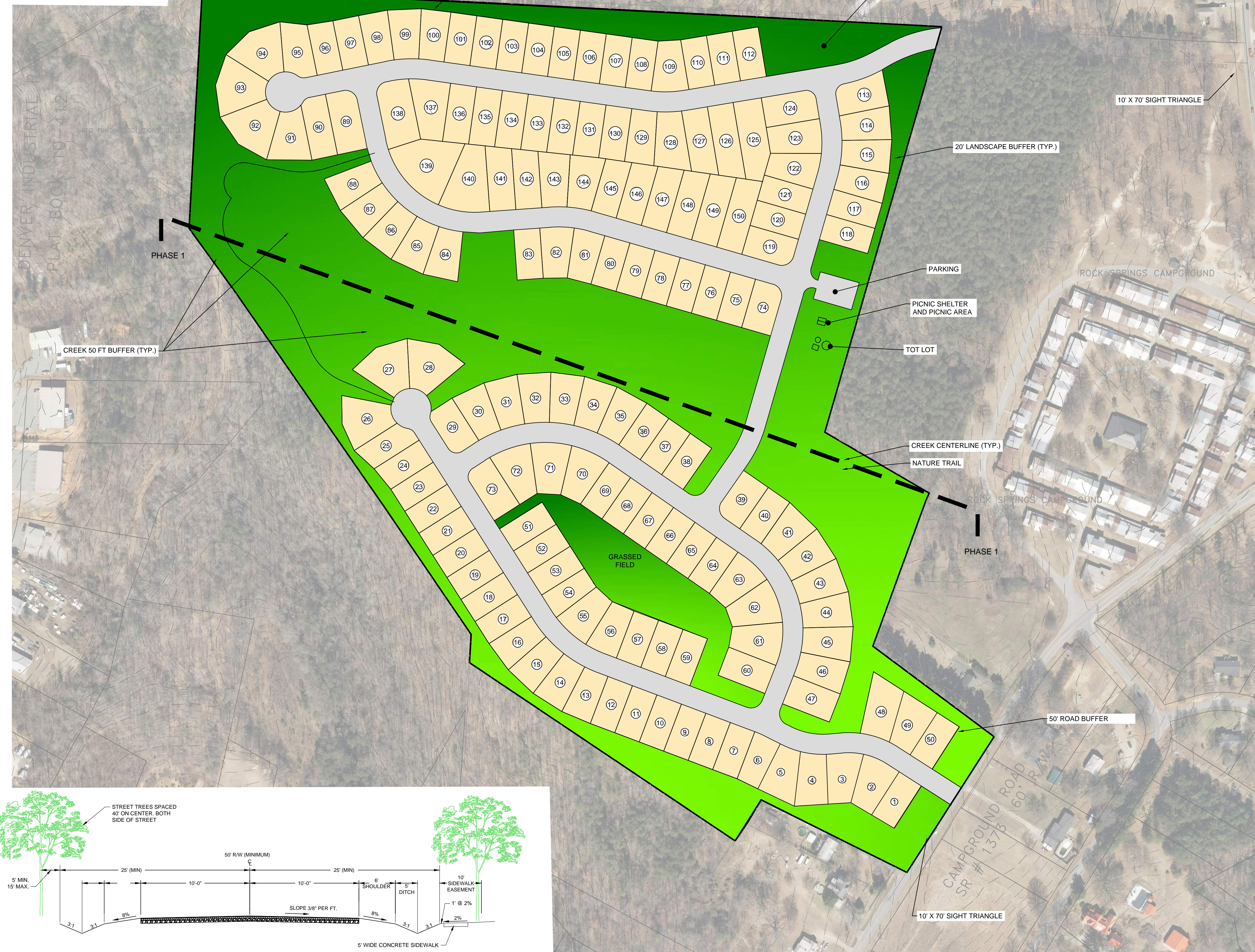
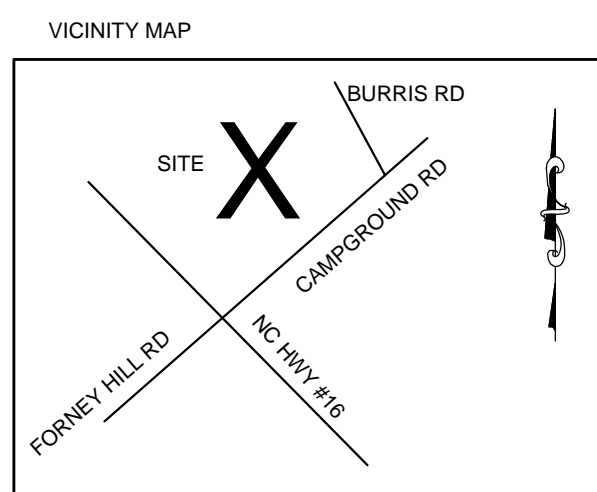
DRAWN BY: GB/MR/KR CHECKED BY:

TITLE

PRELIMINARY
DEVELOPMENT
CONCEPT PLAN

SHEET

PDR-1



DEVELOPMENT DATA:

OWNER INFORMATION

CAMPGROUND 64, LLC.
617 N. MAIN STREET
BELMONT, NC 28012

TOTAL ACREAGE: 64.1 AC.

PARCEL #S: 76253, 91490, & 29676

PARCEL ID: 3695669517, 3695675626, 3695579196

CURRENT ZONING R-SF

PROPOSED ZONING: PD-R

WATERSHED: WS-IV PROTECTED

LOT YIELD:

PROPOSED LOTS: UP TO 150 (2.3/AC)

ALLOWED LOTS: 192 (3.0/AC)

SETBACKS.

FRONT: 20 FT
SIDE: 5 FT (10FT FOR CORNER LOTS)
REAR: 30FT

OPEN SPACE:

SIDEWALK TO BE LOCATED ON ONE SIDE
OF STREET PER UDO.

TOTAL OPEN SPACE: 23.8 AC = 37.2%

WATERSHED DATA

- PROPERTY IS LOCATED WITHIN WS-IVP AREA OF THE LAKE NORMAN WATERSHED
- NO FLOOD ZONE ON PROPERTY PER MAP 3710369500, EFFECTIVE 8-16-2007

