



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: April 13, 2017

Re: LUP Proposed Amendment #2017-1
Lincoln County Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 1, 2016.

PROPOSAL

The planning staff is proposing an amendment to the Lincoln County Land Use Plan to state that in areas designated Suburban Residential where public water and sewer are available, densities of up to 3.0 dwelling units per buildable acre are appropriate, and that in other so designated areas with no or one such utility, densities will range from 1-2 units per buildable acre, with buildable area defined as excluding land in the 100-year floodplain, streamside buffers, utility rights-of-way and slopes above 25% of at least 20,000 square feet of contiguous area.

BACKGROUND INFORMATION

The Land Use Plan is a policy document that serves as a guide in rezoning decisions. In the past two years, the Planning Board and Board of Commissioners have dealt with several Planned Development rezoning applications involving areas designated Suburban Residential where county water and sewer are available.

The current text for the Suburban Residential designation states: "These planning areas are primarily single family in character, with options for a limited amount of town home or patio home development. Such areas largely do not have public water or sewer utilities at this time but are projected to have one such utility by 2023. Projected densities, accordingly, will vary to upwards of 1-2 units per acre, depending on the provision of utilities."

Under the proposed amendment, density would be calculated based on the buildable area of a site instead of total acreage as has been the practice. The proposal would also replace the indefinite "upwards of 1-2 units per acre" with a maximum of 3.0 units per buildable acre for areas with public water and sewer, and call for 1-2 units per buildable acre in areas with no or one utility.

If the proposed amendment is adopted, staff would draft a proposal to codify the policy in Lincoln County Unified Development Ordinance under the Planned Development section.

Attached to this report are:

- 1) The full text of the proposed amendment.
- 2) A Land Use Plan map that shows areas in east Lincoln designated Suburban Residential.

Land Use Plan Proposed Amendment #2017-1

Suburban Residential

These planning areas are primarily single family in character, with options for a limited amount of town home or patio home development. ~~Such areas largely do not have public water or sewer utilities at present but are projected to have one such utility by 2023. Projected densities, accordingly, will vary to upwards of 1-2 units per acre, depending on the provision of utilities. In areas with public water and public sewer, densities of up to 3.0 dwelling units per buildable acre are appropriate, with buildable area defined as excluding land in the 100-year floodplain, streamside buffers, utility rights-of-way and slopes above 25% of at least 20,000 square feet of contiguous area. In areas with no or one such utility, densities will range from 1-2 units per buildable acre.~~

Land Use Plan map of eastern Lincoln County

