



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: Andrew C. Bryant, Director

Date: October 14, 2016

Re: UDO Proposed Amendments #2016-4
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 November 7, 2016.

PROPOSAL

Staff is proposing amendments to the Lincoln County Unified Development Ordinance as follows:

- 1) Amend Sections 3.5.2 to allow for the subdivision of lots along a principal arterial, minor arterial or a major collector if a shared access point or driveway is utilized.

- 2) Amend Sections 3.5.2 to allow for a provision that permits one additional access to residentially zoned properties along principal arterial, minor arterial or a major collector which as road frontage in excess of 300 feet but less than 600 feet.

BACKGROUND

Lincoln County has had Access Management standards which originated in the Zoning and Subdivision Ordinances. These standards sought to limit the creation of additional driveway cuts along high traffic corridors. The Zoning and Subdivision Ordinances limited subdivision along all numbers routes in the county as well as a list of other heavily travelled secondary roads. The former standard allowed subdivision of property along these corridors only in the case where the resultant lot shared a single access. The UDO brought forth a revised standard that referenced NCDOT's Functional Classification System, a more dynamic approach, and limited access along principal arterial, minor arterial or a major collector. The revised standard also provided an option for lots to be subdivided and have individual access where each lot had 300 feet of frontage.

The proposed standard would provide an opportunity for residentially zoned properties that fall along these corridors and have between 300 and 600 feet of frontage to be granted a driveway for each of the two lots that are to be subdivided.

The proposed amendment also reinstates that former standard from the Zoning and Subdivision Ordinances that allows property to be subdivided along one of these corridors if a shared access point or driveway is utilized.

UDO Proposed Amendments #2016-4

Proposed added text is underlined.

3.5.2 Access to Thoroughfares

- A. Where a tract of land to be subdivided adjoins a principal arterial, minor arterial or a major collector as designated on the Functional Classification Maps for Lincoln County prepared by NCDOT, the subdivider shall:
1. Provide a major collector road parallel to the principal or minor arterial or major collector; or
 2. Utilize reverse frontage on a minor street for the lots to be developed adjacent to the principal or minor arterial or major collector.

Where a tract of land to be developed adjoins a principal or minor arterial or a major collector and any other public road, the road with the lower traffic volume shall be utilized for primary access and access to the road with the higher traffic volume shall be limited to right-in, right-out movements only, unless additional access is approved by the Board of Commissioners as part of a major site plan review.

- B. In addition, the Director may recommend and the Board of Commissioners may require that along other roads with identified capacities at 20 percent or greater, the subdivider shall provide a collector road parallel to the State road or utilize reverse frontage on a minor street.
- C. In lieu of providing a parallel collector road or utilizing reverse frontage, lots may be subdivided if each of the resultant lots has at least 300 feet of road frontage along the arterial or identified collector or the lots may share a single access point or driveway.
- D. On residentially zoned property that has greater than 300 feet but less than 600 feet of frontage on a principal arterial, minor arterial or a major collector the subdivider shall be allowed to have one additional point of access to the road.



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Zoning Amendments **Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **UDO Proposed Amendments #2016-4**

Applicant **Lincoln County Planning and Inspections Dept.**

Proposed amendments

- 1) **Amend Sections 3.5.2 to allow for the subdivision of lots along a principal arterial, minor arterial or a major collector if a shared access point or driveway is utilized.**
- 2) **Amend Sections 3.5.2 to allow for a provision that permits one additional access to residentially zoned properties along principal arterial, minor arterial or a major collector which as road frontage in excess of 300 feet but less than 600 feet.**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

STRATEGY 2.1.2: calls for the strengthening of access management standards in the County's subdivision and zoning ordinances.

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

The proposal allows for limited deviation from that standard to allow for small scale residential developments to be provided with one additional access point.



UDO Text Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

Part I

Applicant Name Lincoln County Planning & Inspections

Applicant Address 302 N. Academy St. Lincolnton, NC 28092

Applicant Phone Number (704)736-8440

Part II

Briefly describe the proposed text amendment.

Amend section 3.5.2 of the Unified Development Ordinance to provide an additional option for small scale development(s) to access thoroughfares without meeting the provisions of subsections A, B or C of the same section.

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.

\$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.

[Signature]
Applicant

9/19/2016
Date