



**CITY OF LINCOLNTON
PLANNING BOARD
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BOARD MEMBERS: Anita McCall, Chair, anitahome@bellsouth.net; Änd Lynn, Vice-Chair, andmlynn@gmail.com; Kathryn Yarbro, kathryny@charter.net; Worth Roberts, worth.roberts@charter.net; Thomas Hawk, thomasrhawk@aol.com; Becky Burke, beckyburke@charter.net; Gene Poinsette, poinsetteg@charter.net; Jerry Hoffman, jlskhoffman@charter.net

Tuesday, September 15, 2015 Meeting

PRESENT: Becky Burke, Änd Lynn, Anita McCall, Worth Roberts and Kathryn Yarbro.

ABSENT: Tom Hawk, Jerry Hoffman and Gene Poinsette.

Call to Order

Chair Anita McCall called the meeting to order and recognized that five members were present and three were absent.

Approval of Minutes

Chair Anita McCall asked the Board if there were any corrections or additions to the minutes of the August 18, 2015 meeting.

Motion: Worth Roberts made a motion to accept the minutes as written and distributed. Änd Lynn seconded. Motion carried unanimously.

CUP—2-2015

CUP-2-2015 - Application from Lincolnton Main Street, LLC requesting a conditional use permit to construct a pharmacy in the Planned Business (PB) and Special Highway Overlay (SHO) districts. The subject property is located on the south side of East Main Street approximately 250 east of the intersection of East Main Street and US Highway 321 (Parcel ID 91738).

Mark Carpenter addressed the Board stating the site plan proposes a new pharmacy building with a drive through of approximately 4,000 square feet to be accessed off of a newly created access point, shared with the urgent care facility, to East Main Street. The new building will be one story in height and have parking for 20 vehicles. The property has a natural gas line easement crossing the property from north to south. Parking will be located on the easement.

Section 153.236 of the UDO requires that a conditional use permit application contain specific terms and meet specific requirements. The site plans needs to be updated to show the following information:

1. Parking schedule and Parking Lot Dimensions
2. Detailed Landscaping plan.
3. Utility information (water, sewer, etc...)
4. Water Supply Watershed impervious surface amounts (70% maximum unless disturbing less than one acre of land).
5. Detailed information regarding signage must be submitted.

Section 153.237 of the Unified Development Ordinance requires that four findings be determined by City Council. They are as follows:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan, and
2. The use meets all required conditions and specifications, and
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity, and
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Lincolnnton Land Use Plan and other plans for the physical development of the City as officially adopted by the City Council.

Mr. Carpenter noted the following regarding the findings:

1. It does not appear that the use will endanger the public health or safety.
2. The use meets all required conditions and specifications with the exception of those items listed above.

3. It does not appear that the use will substantially injure the value of adjoining or abutting property.
4. The use, if approved, should be in harmony with the area.

The Staff Review Committee met on September 8, 2015 and made the following comments:

- (1) Erosion control plans must be submitted to and approved by Lincoln County.
- (2) Building plans must be approved by Lincoln County Inspections and the City Fire Marshal prior to development of the site.
- (3) NCDOT driveway permit must be reviewed and approved by the NCDOT prior to development.
- (4) Utility plans must be coordinated with and approved by the Public Works and Utilities Department prior to development.
- (5) Sidewalk connection from the site to the sidewalk on East Main Street must be made meeting all City and ADA requirements.
- (6) A parking agreement between Piedmont Natural Gas Company and the Pharmacy must be completed and recorded allowing parking on the gas line easement.
- (7) No City solid waste pick up will be available to the Pharmacy.

Staff recommends approval of the conditional use permit subject to all requirements of the UDO and the Staff Review Committee comments.

Mike Joyner, representing the applicant, addressed the Board noting that he is the developer of the urgent care facility and that this application is a continuation of that development. Mr. Joyner noted the cooperation from the NCDOT for the break in control of access for the site. Without that cooperation, the previous owner could not have sold the site. This development gets health services closer to downtown. The pharmacy will be Keever Pharmacy which will be a good resource for the City. Mr. Joyner also has a third site that he hopes will be a medical clinic. He also noted that this development will be privately owned (rather than owned by Carolinas Health Care) which means that it will pay local property taxes.

Motion: And Lynn made a motion to approve the conditional use permit subject to all requirements of the UDO and the Staff Review

Committee comments. Worth Roberts seconded. Motion carried unanimously.

Adjournment

Motion: Becky Burke made a motion to adjourn the meeting And Lynn seconded. Motion carried unanimously.

Laura Elam, Secretary