



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

**Tuesday, December 15, 2015 Meeting**

**PRESENT:** Becky Burke, Tom Hawk, Jerry Hoffman, Änd Lynn, Anita McCall, Gene Poinsette, Worth Roberts and Kathryn Yarbro.

**ABSENT:** None

**Call to Order**

Chair Anita McCall called the meeting to order and recognized that all members were present.

**Approval of Minutes**

Chair Anita McCall asked the Board if there were any corrections or additions to the minutes of the October 20, 2015 meeting.

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

**ZMA -2-2015**

ZMA -2- 2015 - Application from Shasta Steele requesting the rezoning of 0.45 acres from Residential-Office (R-O) to Central Business (CB) for a site located at the southwest corner of South Cedar Street and East Water Street (202 South Cedar Street).

Mark Carpenter addressed the Board stating that the area requested for rezoning is located at the southwest corner of South Cedar Street and East Water Street. The property was formerly used as offices for Rutherford Electric. The property is 0.45 acres in size. The applicant is requesting the site be rezoned from Residential-Office (R-O) to Central Business (CB).

The primary purpose of the rezoning is to allow for more permitted uses such as retail. The property has an office building located on it with adequate parking for additional permitted uses.

Zoning surrounding the site is a mixture of R-O, CB, and CBT districts. Uses surrounding the site are the U.S. Post Office to the north, Fifth-Third Bank to the northeast, vacant warehousing to the east, CSX Railroad to the south, and a newly constructed parking lot for First Federal Savings Bank to the west.

The Lincoln Land Use Plan shows the property in the Central Business Planning Area. The rezoning of the property to the Central Business (CB) district would be in compliance with the Land Use Plan. The layout of the site with approximately 20 parking spaces could accommodate a future change from office to retail. Rezoning of the property should have no harmful affect to neighboring properties.

Mr. Carpenter noted that the staff recommends rezoning the property to the CB District as requested by the applicant.

Shasta Steele, the applicant, addressed the Board stating that the purpose of the rezoning is to accommodate future use of the site for retail uses, specifically the resale store for the Lincoln County Coalition Against Domestic Violence. Ms. Steele noted that she has been with the Coalition for several years and she wants to use the existing building for a resale shop stocked with donated clothing.

*Motion:* Tom Hawk made a motion to approve the rezoning as requested. Gene Poinsette seconded. Motion carried unanimously.

### **Adjournment**

*Motion:* Jerry Hoffman made a motion to adjourn the meeting And Lynn seconded. Motion carried unanimously.

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Laura Elam, Secretary