



**CITY OF LINCOLNTON
PLANNING BOARD
PO DRAWER 617, LINCOLNTON, NC 28092
www.ci.lincolnton.nc.us**

BOARD MEMBERS: Änd Lynn, Chair, andmlynn@gmail.com; Gene Poinsette, Vice-Chair, poinsetteg@charter.net; Anita McCall, anitahome@bellsouth.net; Kathryn Yarbrow, kathryny@charter.net; Jamel Farley, afarley2351@gmail.com; Thomas Hawk, thomasrhawk@aol.com; Becky Burke, beckyburke@charter.net; Jerry Hoffman, jlskhoffman@charter.net

Tuesday, October 18, 2016 Meeting

PRESENT: Becky Burke, Jamel Farley, Tom Hawk, Jerry Hoffman, Änd Lynn, Anita McCall, Gene Poinsette and Kathryn Yarbrow

ABSENT: None

Call to Order

Chair Änd Lynn called the meeting to order and recognized that all members were present.

Approval of Minutes

Chair Lynn asked the Board if there were any corrections or additions to the minutes of the September 20, 2016 meeting.

Motion: Tom Hawk made a motion to accept the minutes as written and distributed. Gene Poinsette seconded. Motion carried unanimously.

ZMA-6-2016

Application from New Vision Ministries requesting the rezoning from R-25 to R-O for approximately 1.37 acres located at 621 Clarks Creek Road

Mark Carpenter addressed the Board noting the following:

The subject property is a portion of the 53.6 acres owned by New Vision Ministries on Clarks Creek Road. The portion requested for rezoning was formerly used as the Crisis Pregnancy Center.

The land requested for rezoning is 200 feet by 300 feet in size and is occupied by one structure that has been used, over the years, for several different ministry uses. The structure is approximately 1500 square feet in size and has an existing driveway onto Clarks Creek Road and parking available on site.

Zoning surrounding the site is a mixture of R-25, R-SF (County Zoning), and GMC (Industrial). The nearby uses include the Church, Youth Building, Single Family Dwellings, and an industrial use.

The Lincolnnton Land Use Plan shows the property in the Institutional-Office Planning Area. The rezoning of the property to Residential-Office (RO) District will be in compliance with the Land Use Plan.

If rezoned the R-O District allows uses such as one and two family dwellings, offices, hair salon, and day care center.

Staff recommends rezoning the property to the R-O District as requested by the applicant.

The Pastor at New Vision Ministries briefly explained the reason for the request is to open up the possibility to generate revenue from the building.

There was discussion among the Board members and the Pastor at New Vision Ministries about the intended use and previous uses of the property.

Motion: Anita McCall made a motion to approve. Becky Burke seconded. Motion carried unanimously.

Adjournment

Motion: Anita McCall made a motion to adjourn the meeting. Gene Poinsette seconded. Motion carried unanimously.

Becky Shaw