



**CITY OF LINCOLNTON
PLANNING BOARD
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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, December 20, 2016 Meeting

PRESENT: Becky Burke, Thomas Hawk, Anita McCall, Gene Poinsette and Kathryn Yarbrow

ABSENT: Jerry Hoffman, Jamel Farley, Änd Lynn

Call to Order

Vice Chairman Gene Poinsette called the meeting to order and recognized that Jerry Hoffman, Jamel Farley, and Änd Lynn were absent, while all other members were present.

Approval of Minutes

Vice Chairman Poinsette asked the Board if there were any corrections or additions to the minutes of the November 15, 2016 meeting.

Motion: Anita McCall made a motion to accept the minutes as written and distributed. Kathryn Yarbrow seconded. Motion carried unanimously.

ZTA-7-2016

Application from City of Lincolnton Planning Department requesting an amendment to Sections 153.074, 153.113, & 153.114 of the Lincolnton Unified Development Ordinance. The changes would amend the development standards and setbacks for the Central Business (CB) and Central Business Transitional (CBT) Districts.

Laura Elam addressed the Board noting the following:

The Unified Development Ordinance includes a series of development standards for downtown Lincolnton that regulate new building construction, additions and substantial modifications to existing structures. The standards are designed to ensure continuity of the historic development pattern of downtown Lincolnton.

There are two zoning districts for the downtown area: the Central Business (CB) district and the Central Business Transitional (CBT) district. (See attached map). The CB and CBT sections of the UDO outline development standards including minimum required building setbacks as well as minimum build-to lines. The UDO also contains a separate section that outlines supplementary requirements for development in the CB and CBT districts. That section outlines requirements for architectural features such as awnings and the front build-to line.

The development team that is working on the three proposed downtown infill projects has been coordinating with city staff on several issues that need to be addressed in order to allow those projects to be developed successfully. This request includes several proposed changes to the UDO that are necessary in order to allow the infill projects to move forward as planned.

The purpose of the proposed amendment is to add some flexibility to the standards for new development in the downtown area while continuing to ensure the preservation of the historic character of downtown.

Proposed Amendment

1. Side Yard Setback

The CB and CBT districts require a ten (10) foot side yard setback on corner lots and a 20 foot side yard setback abutting any residential zoning district.

The proposed amendment would allow the side yard setback for multi-family residential uses adjoining residential districts to be reduced from 20 feet to 10 feet if an opaque fence or wall is provided to screen the multi-family use from the residential district.

2. Rear Yard Setback

The CB and CBT districts require a 20 foot rear yard setback abutting any residential district.

The proposed amendment would allow the rear yard setback for multi-family residential uses adjoining residential districts to be reduced from 20 feet to 10 feet if an opaque fence or wall is provided to screen the multi-family use from the residential district.

3. Build – To Line—CB District

The CB district requires all primary structures to be constructed at the minimum front and side setback lines (zero setback allowed).

The proposed amendment would make a distinction between commercial structures and multi-family residential structures and allow multi – family residential structures to have a varying build - to line ranging from zero to 30 feet. (Commercial structures would still be required to be constructed with zero setback.)

4. Build – To Line- CBT District

The CBT district requires all new buildings to observe a build - to line of zero to 10 feet (maximum setback of 10 feet).

The proposed amendment would make three changes to the build - to provision in the CBT district as follows:

- The amendment would make a distinction between commercial structures and multi-family residential structures.
- New commercial structures would be required to observe a build to line of zero to 20 feet (maximum setback of 20 feet).
- New multi-family residential structures would be required to observe a build to line of zero to 30 feet (maximum setback of 30 feet).

5. Supplementary Regulations: Building Design Elements

The supplementary regulations in the UDO note that buildings within the downtown area exhibit design elements that contribute to the unique character of downtown with buildings with flat or low pitch roofs concealed by the front facade parapet, no front or side yard setback, large storefront windows on the first floor and strong horizontal separations between the first and any upper floors created by windows and/or changes in facade materials.

The proposed change adds language that recognizes that description best applies to the older, retail style buildings and then provides additional descriptions for other types of buildings as follows:

- The many churches exhibit primarily two distinct styles, late gothic revival and classic (Greek) revival.
- Perimeter buildings and residential buildings convey a more common pitched roof, with styles of colonial, revival and craftsman (among others) intermingled.
- Some of the older structures have steep pitched metal roofs in neutral or muted colors.

The proposed amendment states that new or renovated structures in CB and CBT districts are expected to compliment the nearby structures by extending styles of adjoining buildings or by creating an aesthetic blend from style to style where adjoining styles transition.

6. Supplementary Regulations: Awnings and canopies

The supplementary regulations state that awnings and canopies must be made of canvas or treated canvas material.

The proposed amendment would allow awnings and canopies to also be made of standing seam prefinished metal on open metal framing. Existing awnings and canopies could be recovered with slate or simulated slate, shingles, or standing seam metal in neutral or earth tone colors.

7. Supplementary Regulations: Building presentation

The supplementary regulations require building entrances to face the street and to be accessible from the public sidewalk.

The proposed amendment would make a distinction between individual commercial buildings and a group of commercial buildings or a non-commercial building. In the case of a commercial cluster type development or a non-commercial building, the street facade is to be addressed through fenestration or other design elements and entrances can be accessible through walkways or plazas from the public sidewalk.

8. Supplementary Regulations: Building width

The supplementary regulations require additions and new construction to maintain the existing building wall by extending the building front from side lot line to side lot line except that an appropriate architectural wall or similar design feature may be used instead of a building extension.

The proposed amendment would recognize that there may be a need for pedestrian or vehicular access to an area behind the building front such as rear yard parking or courtyards. The change would allow a break in the building wall subject to use of a design element that would provide visual framing such as a fence termination feature, replicated walls, or scalable landscaping.

9. Supplementary Regulations: Color

The supplementary regulations require additions and new construction to relate paint colors to natural material colors found on neighboring historic buildings.

The proposed amendment would require paint colors to relate to natural material colors found on neighboring historic buildings and nearby buildings.

10. Supplementary Regulations: Front build-to line / outdoor cafés

The supplementary regulations require the fronts of all new buildings constructed in the CB district to abut existing sidewalks, where provided, except for outdoor café type uses when a low wall is carried across the right-of-way to continue the visual continuity of building faces.

The proposed amendment would allow other types of architectural articulation in addition to a low wall to be used to continue the visual continuity of the building face.

11. Supplementary Regulations: Front build-to line / new commercial structures

The supplementary regulations require the fronts of all new buildings constructed in the CBT to recognize a build to line varying from zero to ten feet, thus creating a maximum front yard setback of zero to 10 feet.

The proposed amendment would align the supplementary regulations with the proposed amendment outlined in Paragraph 4 above that makes a distinction between commercial structures and multi-family residential structures and allows new commercial structures to have a varying build - to line ranging from zero to 20 feet.

12. Supplementary Regulations: Front build-to line / new multi family residential structures

The supplementary regulations require the fronts of all new buildings constructed in the CBT to recognize a build to line varying from zero to ten feet, thus creating a maximum front yard setback of zero to 10 feet.

The proposed amendment would align the supplementary regulations with the proposed amendment outlined in Paragraph 4 above that makes a distinction between commercial structures and multi-family residential structures and allows new multi family residential structures to have a varying build - to line ranging from zero to 30 feet.

13. Supplementary Regulations: Demolition

The supplementary regulations require consultation with the Business and Community Development Director prior to demolition of a building.

The proposed amendment would replace the reference to the BCD director with a reference to the Planning Director.

Conclusion

Staff recommends amendment of the UDO as outlined above.

There was a discussion between the Board and Staff regarding the proposed amendments and how that information would be shared with the Downtown Development Association.

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

Adjournment

Motion: Kathryn Yarbrow made a motion to adjourn the meeting. Becky Burke seconded. Motion carried unanimously.

Becky Shaw