



**CITY OF LINCOLNTON
PLANNING BOARD
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BOARD MEMBERS: Änd Lynn, Chair, andmlynn@gmail.com; Worth Roberts, Vice-Chair, worth.roberts@charter.net; Gene Poinsette, poinsette@charter.net; Jamel Farley, afarley2351@gmail.com; Becky Burke, beckyburke940@gmail.com; Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Tommy Huskey, citisensprinkler@bellsouth.net

Tuesday, July 17, 2018 Meeting

PRESENT: Gene Poinsette, Worth Roberts, Jerry Hoffman, Becky Burke, Jamel Farley, Rebecca Abernethy

ABSENT: Änd Lynn and Tommy Huskey

Call to Order

Vice-Chairman Worth Roberts called the meeting to order and recognized that two members were absent, Änd Lynn and Tommy Huskey.

Approval of Minutes

Vice-Chairman Worth Roberts asked the Board if there were any additions or corrections to the minutes of the June 19, 2018 meeting.

Motion: Jerry Hoffman made a motion to approve the minutes. Gene Poinsette seconded. Motion carried unanimously.

ZMA-1-2018- Application from Jack E. Carswell requesting the rezoning of approximately .952 acres of land from Residential-10 (R-10) to the Neighborhood Business (N-B) District. The subject properties are in the northwest quadrant of North Grove Street and West Main Street. The addresses are West Main Street Extension (PID 55464), 107 North Grove Street (PID 21000) and 408 West Main Street (PID 20999).

Laura Elam presented the following:

The applicant is requesting the rezoning of three parcels totaling approximately 0.95 acres from Residential-10 (R-10) to Neighborhood Business (N-B) District. The subject property includes three parcels located on the northwest corner of North Grove Street and West Main Street.

The subject property and surrounding properties north of West Main Street are zoned R-10. Properties located along West Main Street and Riverside Drive to the west of North Grove Street are zoned N-B.

LAND USE PLAN

The Lincolnton Land Use Plan designates properties located along West Main Street and Riverside Drive from Grove Street to the South Fork River as a Neighborhood Business Planning Area. The portion of the subject property comprised of the parcel located on the northwest corner of West Main Street and North Grove Street is included in that Planning Area.

The Land Use Plan notes the following regarding Neighborhood Business planning areas:

- They are for small business clusters that cater to the needs of a relatively small trading area and are appropriate for smaller-sized stores and establishments.
- They are designed to be compact in nature and located at key road intersections.
- They are to be located on at least two separate lots or a lot having an area of at least two acres.

The Land Use Plan includes the remainder of the subject property in a Traditional Single Family planning area.

NEIGHBORHOOD BUSINESS ZONING DISTRICT DESCRIPTION

The Unified Development Ordinance notes that the Neighborhood Business zoning district is designed primarily for local business centers for retailing of merchandise such as groceries, drugs, and household items and for furnishing certain personal, business and professional services.

The UDO notes the following regarding the N-B zoning district:

- Unlike some of the other commercial zones, this district is established to serve local neighborhoods and other relatively small trading areas.
- The standards established for these business areas are designed to promote sound, permanent business development and also to protect abutting or surrounding residential areas from undesirable aspects of nearby business developments.
- These districts are located at accessible places with respect to traffic circulation in order to conveniently serve the trading population and to promote the grouping of several places of business at locations so designated.
- Since this district is established to provide for small neighborhood oriented businesses, limitations on gross floor areas are established for certain uses.

COMPLIANCE WITH LAND USE PLAN

The Land Use Plan designates properties located along West Main Street and Riverside Drive as a Neighborhood Business planning area. The portion of the subject property located on the corner of West Main Street and North Grove Street is included in that Neighborhood Business planning area and the two other parcels are designated as residential. Therefore, the proposed rezoning request is not entirely consistent with the Land Use Plan.

However, staff views the request as consistent with the spirit and intent of the Land Use Plan's designation of the West Main Street / Riverside Drive corridor as a Neighborhood Business area with small scale commercial establishments catering to the needs of the nearby residential community for the below reasons:

- Almost all of the properties located along West Main Street and Riverside Drive from Grove Street to West Highway 150 are recommended for commercial land uses.
- The corner parcel is 0.308 acres. Commercial development options on a site that small would be extremely limited.
- Once the required setbacks are provided, there would be virtually no remaining area available for development.
- The Land Use Plan's designation of the corner parcel alone for Neighborhood Business is not consistent with the Plan's recommendation for Neighborhood Business areas to be located on at least two separate lots or a lot having an area of at least two acres.

STAFF RECOMMENDATION

Staff recommends the following two actions:

1. Recommend approval of rezoning of the property from R-10 to N-B.

2. If request is recommended for approval, also recommend amendment of the Land Use Plan to extend the Neighborhood Business Planning Area to include the northern and western parcels.

After a brief discussion, Vice-Chairman Worth Roberts asked if there was a motion.

Motion: Jerry Hoffman made a motion to approve the application. Gene Poinsette seconded. Motion carried unanimously.

Vice-Chairman Worth Roberts asked the Board if there was any other business to be addressed, to which there was none.

Adjournment

Motion: Gene Poinsette made a motion to adjourn. Rebecca Abernethy seconded. Motion carried unanimously.