

**LINCOLNTON PLANNING BOARD
AGENDA
February 19, 2019
AT 4:00 P.M. in City Council Chambers**

1. Roll Call
2. Call to Order
3. Approval of Minutes from the January 15, 2019 meeting
4. MJS-1-2019 – Application from Piedmont Companies, Inc requesting the approval of a major subdivision. The major subdivision is for 13 townhomes at 112 West Pine Street (PID 21017).
5. Adjournment



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

BOARD MEMBERS: Änd Lynn, Chair, andmlynn@gmail.com; Worth Roberts, Vice-Chair, worth.roberts@charter.net;
Gene Poinsette, poinsetteg@charter.net; Jamel Farley, afarley2351@gmail.com; Becky Burke, beckyburke940@gmail.com;
Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Greg McBryde, Gregory.Mcbryde@gmail.com

Tuesday, January 15, 2019 Meeting

Present: Änd Lynn, Worth Roberts, Gene Poinsette, Becky Burke, Jerry Hoffman, Greg McBryde

Absent: Jamel Farley, Rebecca Abernethy

Call to Order

Chairman Änd Lynn called the meeting to order and recognized Jamel Farley and Rebecca Abernethy were absent.

Approval of Minutes

Chairman Änd Lynn asked the Board if there were any additions or corrections to the minutes of the December 18, 2018 meeting.

Motion: Gene Poinsette made a motion to approve the minutes. Becky Burke seconded. Motion carried unanimously.

Election of Officers:

Chairman Änd Lynn asked the Board for nominations to fill the Chair position on the Planning Board.

Nominations: Worth Roberts nominated Änd Lynn and Jerry Hoffman seconded. The nomination carried unanimously.

Chairman Änd Lynn asked the Board for nominations to fill the Vice Chair position on the Board of Adjustment.

Nominations: Becky Burke nominated Worth Roberts and Jerry Hoffman seconded. The nomination carried unanimously.

ZMA-1-2019- Application from Bonnie Ball requesting the rezoning of approximately 0.838 acres of land from Office Institutional (O-I) to Rural Residential (R-25).

Brett Hicks addressed the Board noting the following:

The subject property is developed with a single family residence. Land uses in the area include single family homes along Highway 150. The new hospital and other medical uses are located along Medical Center Drive.

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of a parcel totaling approximately 0.83 acres from the Office Institutional (O-I) district to the Rural Residential (R-25) district. The subject property is located on the north side of East NC 150 Highway approximately 370 feet west of Medical Center Drive at 2511 East Highway 150.

The subject property and properties to the northeast are zoned O-I. The property included in this application (ZMA-1-2019) and the property included in application ZMA-2-2019 were rezoned from R-25 to O-I in 2009 at the request of the property owners at that time. Surrounding properties are zoned single family residential.

LAND USE PLAN

The originally adopted Lincolnton Land Use Plan designated the subject property and all surrounding properties along this section of East Highway 150 as a Residential Suburban Planning Area. With the 2009 rezoning of the site from R-25 to O-I, the Land Use Plan was amended to designate the property within an Institutional / Office Planning Area.

COMPLIANCE WITH LAND USE PLAN

The Land Use Plan designates the subject property as an Institutional / Office Planning area. Therefore, the proposed rezoning request is not consistent with the Land Use Plan.

However, staff views the request as consistent with the spirit and intent of the Land Use Plan's original designation of the area as a Residential Suburban area and with the character of the surrounding community.

STAFF RECOMMENDATION

Staff recommends the following two actions:

1. Recommend approval of rezoning of the property from O-I to R-25.
2. Amend the land use plan to show the property in the Residential Suburban Planning Area.

After a brief discussion, Chairman And Lynn asked if there was a motion.

Motion: Worth Roberts made a motion to approve. Becky Burke seconded. Motion carried unanimously.

ZMA-2-2019- Application from Candance Heavner requesting the rezoning of approximately 0.732 acres of land from Office Institutional (O-I) to Rural Residential (R-25).

Brett Hicks addressed the Board noting the following:

The subject property is developed with a single family residence. Land uses in the area include single family homes along Highway 150. The new hospital and other medical uses are located along Medical Center Drive.

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of a parcel totaling approximately 0.732 acres from the Office Institutional (O-I) district to the Rural Residential (R-25) district. The subject property is located on the north side of East NC 150 Highway approximately 250 feet west of Medical Center Drive at 2523 East Highway 150.

The subject property and properties to the northeast are zoned O-I. The property included in this application (ZMA-2-2019) and the property included in application ZMA-1-2019 were rezoned from R-25 to O-I in 2009 at the request of the property owners at that time. Surrounding properties are zoned single family residential.

LAND USE PLAN

The originally adopted Lincolnton Land Use Plan designated the subject property and all surrounding properties along this section of East Highway 150 as a Residential Suburban Planning Area. With the 2009 rezoning of the site from R-25 to O-I, the Land Use Plan was amended to designate the property within an Institutional / Office Planning Area.

COMPLIANCE WITH LAND USE PLAN

The Land Use Plan designates the subject property as an Institutional / Office Planning area. Therefore, the proposed rezoning request is not consistent with the Land Use Plan.

However, staff views the request as consistent with the spirit and intent of the Land Use Plan's original designation of the area as a Residential Suburban area and with the character of the surrounding community.

STAFF RECOMMENDATION

Staff recommends the following two actions:

1. Recommend approval of rezoning of the property from O-I to R-25.
2. Amend the land use plan to show the property in the Residential Suburban Planning Area.

After a brief discussion, Chairman And Lynn asked if there was a motion.

Motion: Worth Roberts made a motion to approve. Becky Burke seconded.
Motion carried unanimously.

Chairman And Lynn 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. Beck Burke seconded.
Motion carried unanimously.

Jean Derby

MEMO TO: Planning Board Members

FROM: City Of Lincolnton Planning Department

SUBJECT: Major Subdivision Plat submitted by Piedmont Companies, Inc. (MJS-1-2019)

DATE: February 19, 2019

BACKGROUND

The applicant has submitted the attached preliminary plat for a major subdivision located at 112 West Pine Street (PID 21017). The subdivision will be made up of fourteen (14) lots on approximately 0.933 acres of land. There will be thirteen (13) building lots and the common area.

The proposed subdivision is considered a major subdivision due to the creation of more than ten (10) lots after the subdivision. No new streets will be created.

Lots 1-13 will be used for the development of individual townhomes. Lot 14 will be used for the development of common area, comprised of parking and natural areas.

The site will be served by City water and sewer. The new townhomes will front on both North Aspen Street and West Pine Street. There will be a total of twenty-nine (29) parking spaces behind the townhomes. Ingress and egress to the property will be from both North Aspen Street and West Pine Street.

CONDITIONS OF PLAT APPROVAL

1. All certificates and information outlined in Section 153.385 of the Lincolnton Unified Development Ordinance must be addressed on the plat.
2. All requirements from Lincoln County Mapping should be addressed.
3. All Utility Easements must meet the requirement of the City Utilities Department.

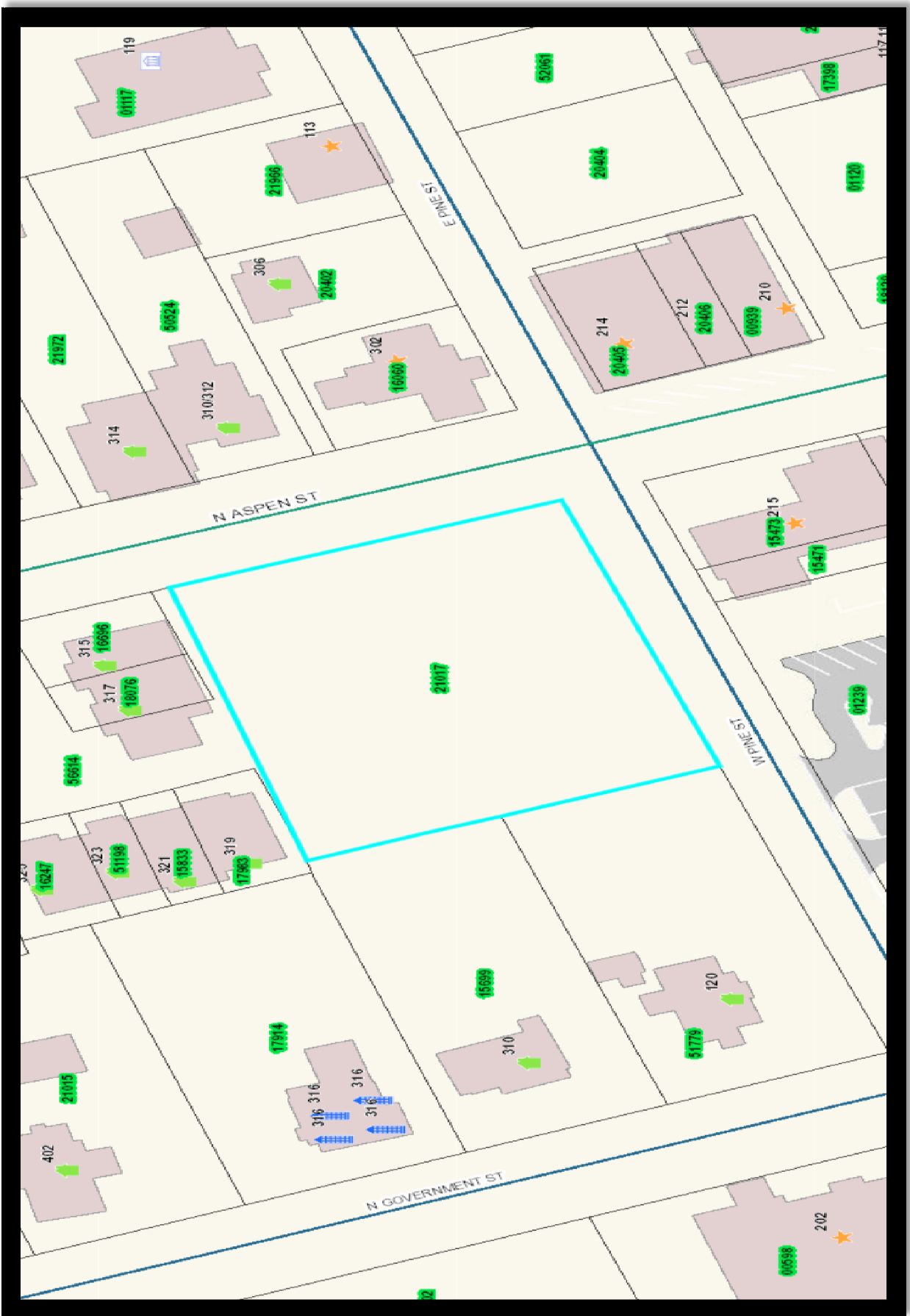
CONCLUSIONS

The preliminary subdivision plat meets the requirements of the ordinance with the exception of the items listed earlier. The items listed earlier must be revised and submitted to Staff before a final plat can be approved.

RECOMMENDATION

Approve the preliminary plat on the condition that the items listed earlier are met before the final plat is approved.

MJS-1-2019



Major subdivision Review
Plat: Aspen Station Townhomes
Date: 1/15/19

<i>Information</i>	<i>Preliminary Plat</i>	<i>Final Plat</i>
Title block containing:		
Subdivision name	Yes	
Name of subdivider	Yes	
Location (including township, block numbers as shown on the county index map, county and state)	Yes	
Date or dates survey was conducted and plat prepared	Yes	
A bar graph, scale and north arrow	Yes	
Name, address, registration number and seal of the registered land surveyor and/or professional engineer who drew the plat	Yes	
A sketch vicinity map with north arrow showing the relationship between the proposed subdivision and the surrounding area	Check North arrow against map North arrow	
Corporate limits and city extraterritorial jurisdictional lines if on the subdivision tract	NA	
The boundaries of the tract or portion thereof to be subdivided, distinctly and accurately represented with all bearing and distances shown	Yes	
The exact boundary lines of the tract to be subdivided, fully dimensioned by lengths and bearings and the location of existing boundary lines of adjoining lands	No	
The names of owners of adjoining properties	Yes	
The names of any adjoining subdivisions of record or proposed and under review	NA	
Minimum required setback lines	NA	
The zoning classifications, if any, of the tract to be subdivided and adjoining properties	No	
Existing buildings or other structures, watercourses, railroads, bridges, culverts, storm drains, cemetery plots, both on the land to be subdivided and land immediately adjoining	No buildings on adjoining lots	

Proposed lot lines, lot and block numbers and appropriate dimensions of each lot	Yes	
The lots numbered consecutively throughout the subdivision with exact dimensions and areas given	No	
Marshes, swamps, rocky outcrops, ponds or lakes, streams or streambeds and any other natural features affecting the site	Yes	
The exact location of any flood hazard area, floodway and floodway fringe areas from the city or county FEMA maps, if applicable	Yes	
The following data concerning streets:		
Proposed streets	Yes	
Existing and platted streets on adjoining properties and in the proposed subdivision	Yes	
Street rights-of-way, locations and dimensions	Need to make more visible	
Pavement widths	No	
Approximate grades	No	
Design engineering data for all corners and curves	No	
Typical road cross-sections	Yes	
Street names	NA	
Type of streets dedication; all streets must be designated either “public” or “private.” Where public streets are involved which will not be dedicated to the city, the subdivider following documents to the North Carolina Department of Transportation District Highway Office (NCDOT) for review: a complete site layout, including any future expansion anticipated; horizontal alignment indicating general curve data on site layout plan; vertical alignment indicated by percent grade, PI station and vertical curve length on site plan layout (NCDOT may require the plotting of the ground profile and grade line for roads where special conditions or problems exist); typical section indicating the pavement design and width and the slopes, widths and details for either the curb and gutter or the shoulder and ditch proposed; drainage facilities and drainage areas	No	
Subdivision street disclosure statement indicating (i) if streets are public or private and (ii) if private, who will maintain private streets in subdivision and also that all lots will have right of access to any private street in the subdivision	No	
Where streets are dedicated to the public, but not accepted into the state system before lots are sold, a statement explaining the status of	No	

the street in accordance with § 153.26 of these regulations		
If any road is proposed to intersect with a state maintained road, the subdivider shall apply for driveway approval as required by NCDOT's <i>Manual on Driveway Regulations</i> ; evidence that the subdivider has obtained approval	No	
The location and dimensions of all:		
Utilities and other easements	?	
Parks and recreation areas with specific type indicated	?	
School sites (both existing and proposed)	NA	
Dedicated water access lots	NA	
Areas and/or lots to be used for purposes other than residential with the purpose of each stated	NA	
The future ownership (dedication or reservation for public use to governmental body, for owners to duly constituted homeowners' association or for tenants remaining in subdivider's ownership) of recreation and open space lands	No	
Site calculations including:		
Acreage in total tract to be subdivided and area in each lot	No	
Acreage in parks and recreation areas and other nonresidential uses	NA	
Total number of lots created	No	
Linear feet in streets in subdivision	No	
The name and location of any property or buildings within the proposed subdivision or within any contiguous property that is located on the U.S. Department of Interior's National Register of Historic Places	NA	
Sufficient engineering data to determine readily and reproduce on the ground every straight or curved line, street line, lot line, right-of-way line, easement line and setback line, including dimensions, bearings or deflection angles, radii, central angles and tangent distance for the centerline of curved property lines that are not the boundary lines of curved streets; all dimensions shall be measured to the nearest one-hundredth of a foot and all angles to the nearest minute.	No	
The accurate locations and descriptions of all survey monuments, markers and control points	No	
A copy of the erosion control plan submitted to the North Carolina Department of Environment, Health and Natural Resources for approval, where applicable	Need to submit with plat	No

A topographic map with contour intervals of no greater than five feet at a scale of no less than one inch equals 200 feet may be required	Need to submit with Plat	No
A copy of the Lincoln County Health Department's Soil Site Evaluation of the subdivision, where applicable	?	No
A copy of the Soils Map for the subdivision obtained from the County Soil and Water Conservation District	?	No
Any additional information required as a result of changes in federal, state or local ordinances	?	
In addition to all other information herein required, additional information shall be required for PUDs/PRDs which is set forth in §§ 153.217 of this chapter.		