

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

1. Roll Call
2. Call to Order
3. Approval of Minutes from the February 19, 2019 meeting
4. CUP-1-2019 - Application from Seven Eagles Building Group, LLC requesting the renewal of a conditional use permit to construct a 33-unit condominium complex on 5.25 acres in the CU-RMF district. The subject property is located on Lincoln Country Club property approximately 650 feet north of Country Club Road and approximately 450 feet east of Lithia Inn Road north of the driving range facility (Parcel ID 86678).
5. Adjournment



**CITY OF LINCOLNTON
PLANNING BOARD
PO DRAWER 617, LINCOLNTON, NC 28092
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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, February 19, 2019 Meeting

Present: Änd Lynn, Worth Roberts, Gene Poinsette, Becky Burke, Jerry Hoffman, Jamel Farley, Rebecca Abernethy and Greg McBryde

Absent: n/a

Call to Order

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

Approval of Minutes

Chairman Änd Lynn asked the Board if there were any additions or corrections to the minutes of the January 15, 2019 meeting.

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

MJS-1-2019 – Application from Piedmont Companies, Inc. requesting the approval of a major subdivision for 13 townhomes at 112 West Pine Street (PID 21017).

Brett Hicks addressed the Board noting the following:

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. 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 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 Lincoln 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.

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

Motion: Worth Roberts made a motion to approve. Gene Poinsette 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: Jamel Farley made a motion to adjourn. Gene Poinsette seconded.
Motion carried unanimously.

Jean Derby

MEMO TO: City of Lincolnton Planning Board

FROM: City of Lincolnton Planning Department

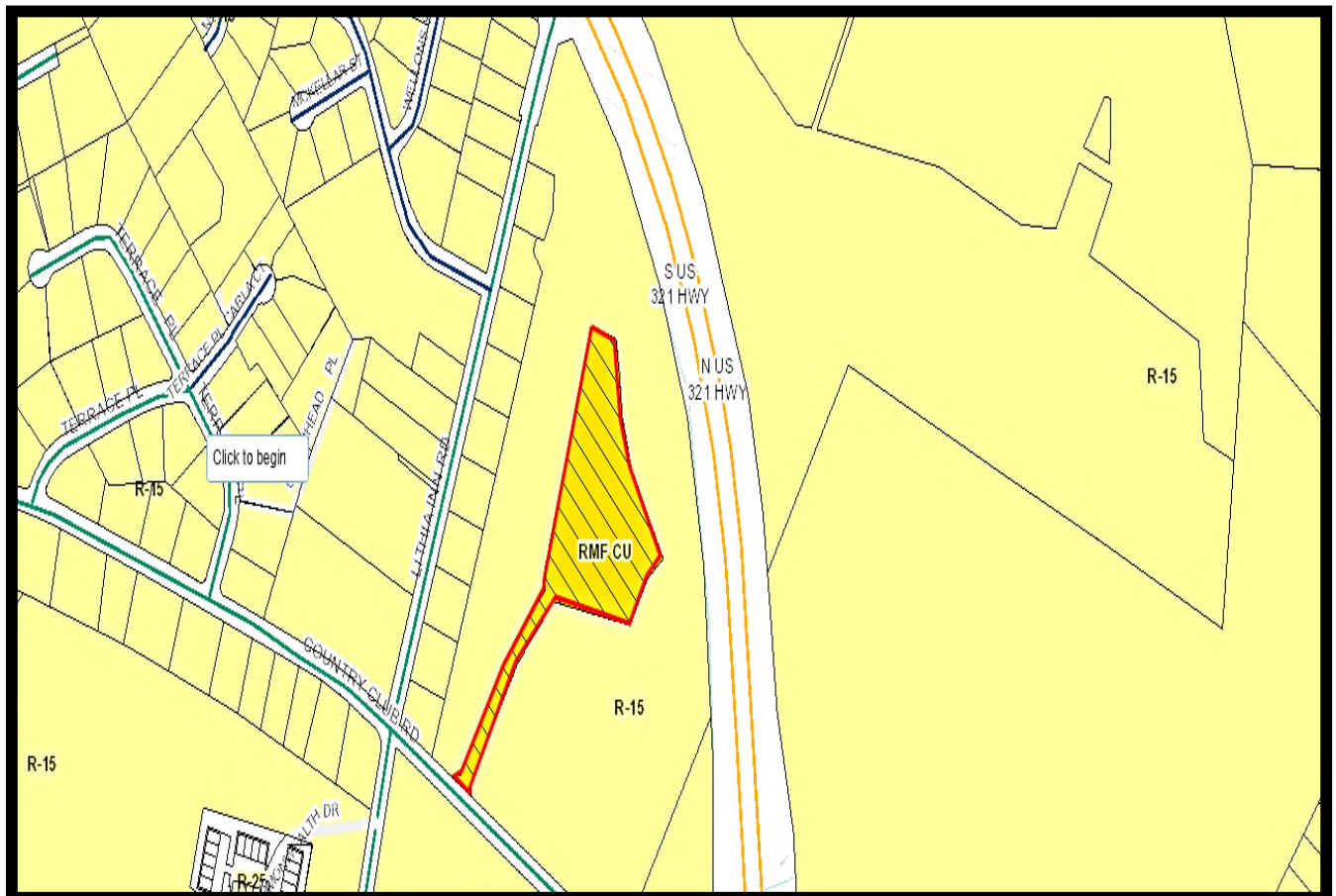
Date: March 19, 2019

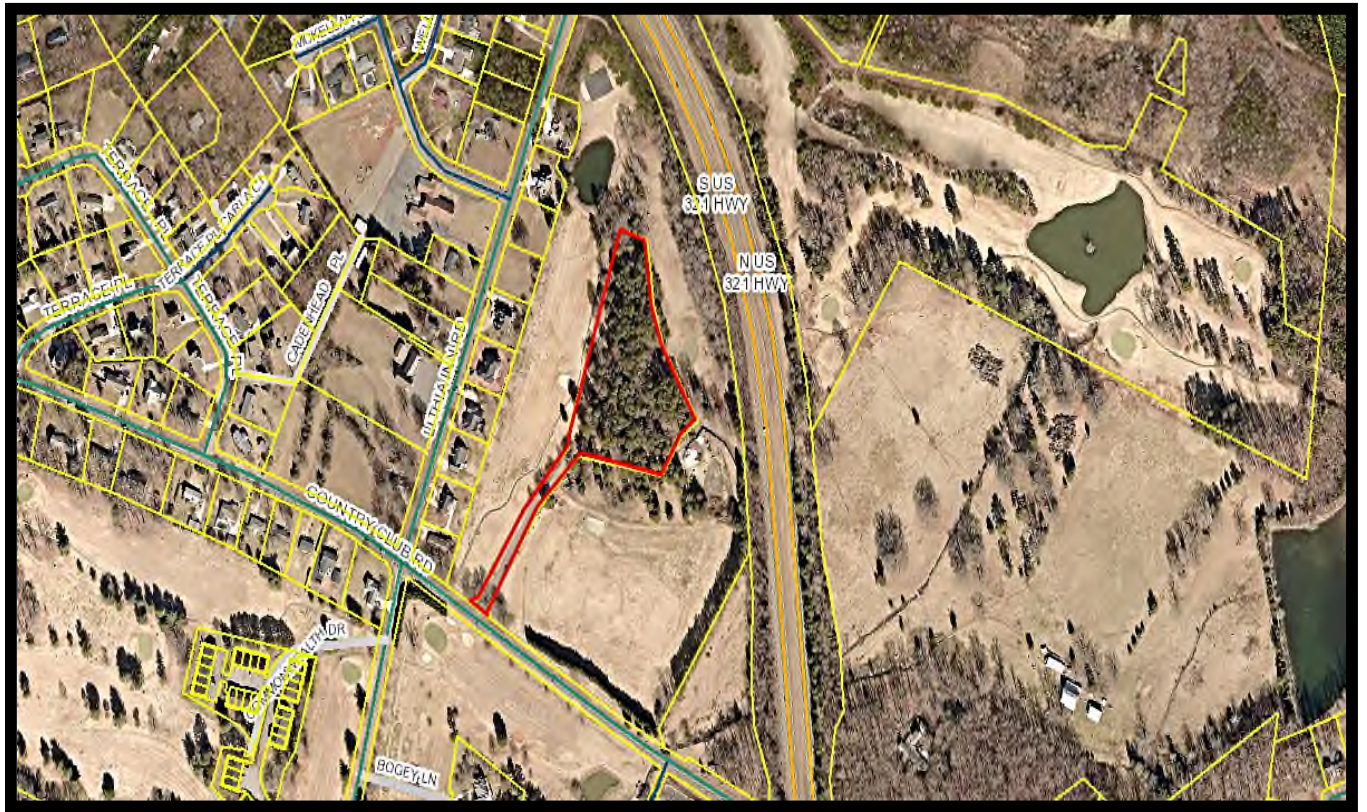
SUBJECT: CUP-1-2019 Application from Seven Eagles Building Group, LLC requesting the renewal of a conditional use permit to construct a 33 unit condominium complex on 5.25 acres in the CU-RMF district.

DATE: March 19, 2019

BACKGROUND

A conditional use permit was approved in 2006 for the development of a 33 unit condominium complex on an approximately 5.25 acre site at the Lincolnton Country Club. The property is located north of Country Club Road approximately 450 feet east of Lithia Inn Road and north of the existing driving range facility.





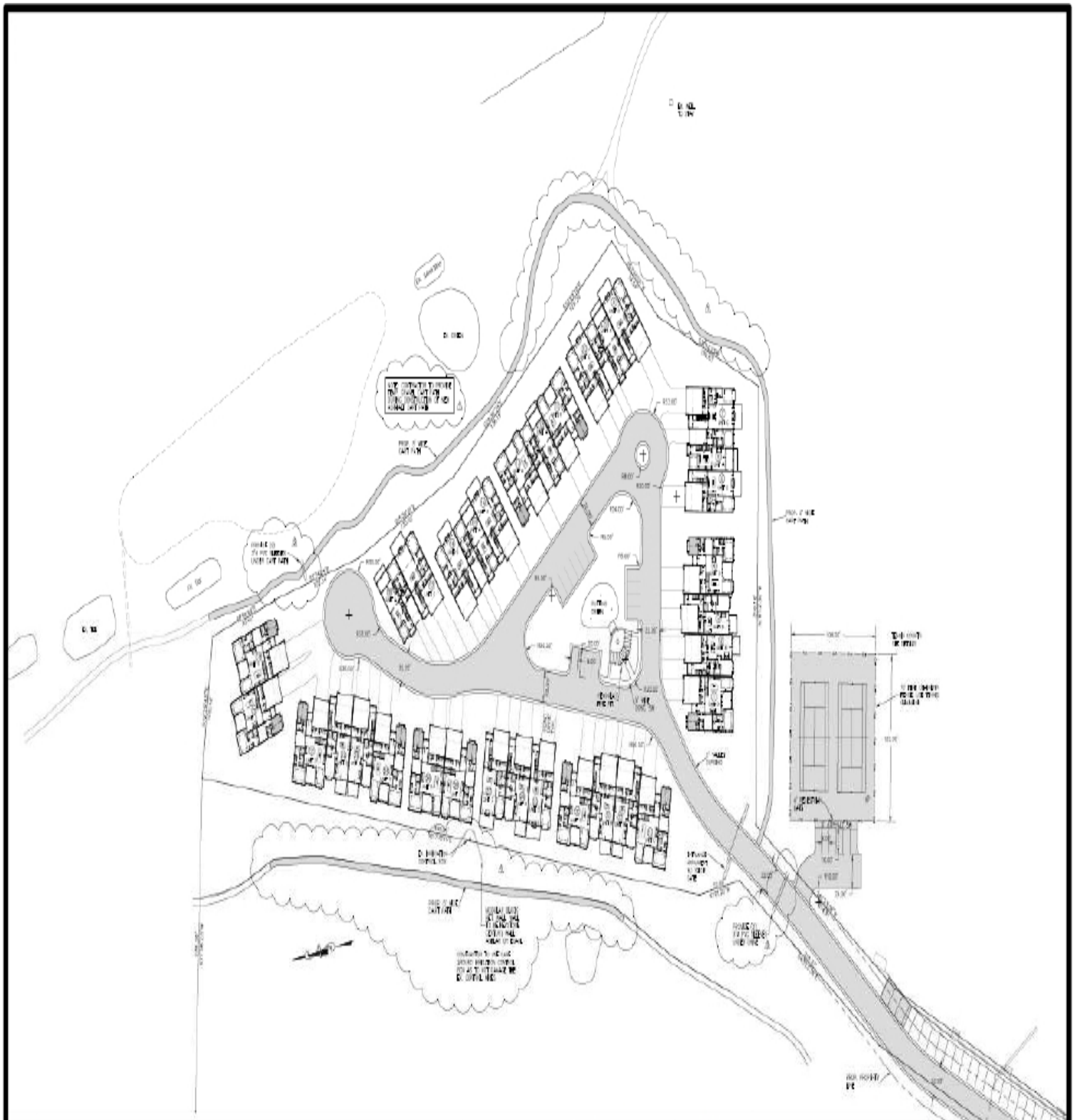


The Lincoln Unified Development Ordinance states that the applicant for a conditional use permit has a period of twenty-four (24) months from the date of the issuance of the conditional use permit to secure a building permit for the development. If the applicant fails to obtain a building permit within the time allowed, the Zoning Administrator is to notify the applicant of such finding, and within sixty (60) days, the Planning Board shall make a recommendation concerning rescinding or extending the conditional use permit to the City Council. The City Council, after having conducted a public hearing to consider the matter, may extend the life of the conditional use permit for a specified period of time.

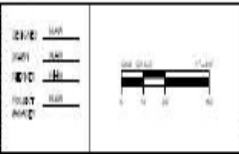
This permit has been renewed several times since the original approval in 2006.

ACTIONS BY APPLICANT SINCE 2017

Since the previous renewal in 2017, the Developer has submitted the below site plan for review and received site plan approval from the City last year. In addition, the County has approved erosion control plans and issued an erosion control permit. However, no building permits have been requested for the planned development.



DATE	1/14/14
DRAWN	JH
REVIEW	JH
PROJECT	Country Club Villas of Lincolnnton
ADDRESS	7804 FAIRFIED ROAD, PMB 327, CHARLOTTE, NC 28226



WRIGHT & ASSOCIATES
 ARCHITECTS
 220 1ST AVE SOUTH
 CHARLOTTE, NC 28203
 (704) 444-1111 FAX

Country Club Villas of Lincolnnton
 FOR
Seven Eagles Building Group
 7804 FAIRFIED ROAD PMB 327
 CHARLOTTE, NC 28226
 LINCOLN COUNTY NORTH CAROLINA

SITE PLAN	
DATE	1/14/14
PROJECT	Country Club Villas of Lincolnnton
ADDRESS	7804 FAIRFIED ROAD, PMB 327, CHARLOTTE, NC 28226

Seven Eagles Building Group indicates that they are interested in pursuing the development of the site but need more time and would like to extend the conditional use permit an additional two years. Their engineer indicates that they are intending to start development in approximately six (6) months.

CONCLUSIONS AND RECOMMENDATION

The applicant is not asking for any changes to the permit or the conditions attached to it by the City Council when the conditional use rezoning was approved originally in 2006. Staff recommends that the permit be extended for a period of two (2) years.