



**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, 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, March 19, 2019 Meeting

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

Absent: Jerry Hoffman

Call to Order

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

Approval of Minutes

Chairman Änd Lynn asked the Board if there were any additions or corrections to the minutes of the February 19, 2019 meeting.

Motion: Rebecca Abernethy made a motion to approve the minutes. Greg McBryde seconded. Motion carried unanimously.

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.

Brett Hicks addressed the board noting the following:

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 Lincolnton 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.

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.

Seven Eagles Building Group is 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.

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

Motion: Gene Poinsette made a motion to approve. Worth Roberts 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