



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

BOARD MEMBERS: Ånd 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, June 18, 2019 Meeting

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

Absent: Gene Poinsette, Ånd Lynn

Call to Order

Vice Chairman Worth Roberts called the meeting to order and recognized Gene Poinsette and Ånd Lynn were absent.

Approval of Minutes

Vice Chairman Worth Roberts asked the Board if there were any additions or corrections to the minutes of the May 18, 2019 meeting.

Motion: Jamel Farley made a motion to approve the minutes. Greg McBryde seconded. Motion carried unanimously.

ZMA-4-2019 – Application from Communities In Schools of Lincoln County requesting the rezoning of 1.58 acres from Neighborhood Business (N-B) to General Business (G-B).

Jean Derby swore in Brett Hicks and Franklin Lowery.

Brett Hicks addressed the board noting the following:

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of a parcel totaling approximately 1.58 acres from the Neighborhood Business (N-B) district to the General Business (G-B) district. The subject property is located north of the intersection of Elm Grove Road and Reepsville Road at 956 Reepsville Road.

The subject property and surrounding properties to the west are zoned N-B. To the east properties are zoned R-10 and R-8. Properties located across Reepsville Road are zoned General Manufacturing and Commercial (GMC).

The site is developed with an approximately 2,400 square foot building that previously served as the office for Communities In Schools of Lincoln County. Nearby properties along Reepsville Road west of Clarks Creek are devoted primarily to commercial and industrial uses. Properties located along Reepsville Road to the east of Clarks Creek are devoted primarily to residential uses. Lincolnton High School is located to the northeast of the site.

LAND USE PLAN

The Lincolnton Land Use Plan shows the property in the Neighborhood Business Planning Area which is described as “small business clusters that cater to the needs of a relatively small trading area.” The Land Use Plan also promotes the reuse of existing commercially zoned properties rather than the development of greenfields.

COMPLIANCE WITH LAND USE PLAN

The request is not strictly in compliance with the Land Use Plan’s Neighborhood Business designation. However, staff views the request as consistent with the spirit and intent of the Land Use Plan for the following reasons:

- The site is located along a thoroughfare in an area that is predominantly developed with industrial and commercial uses,
- Clarks Creek provides a natural transition between the predominantly industrial and commercial uses along this section of Reepsville Road and the predominantly residential area located to the east,
- General Manufacturing and Commercial (GMC) zoning is located directly across Reepsville Road from the site, and
- Rezoning to the G-B district will better support the Land Use Plan’s goal of reuse of existing commercially zoned properties rather than the development of greenfields than the current zoning district.

STAFF RECOMMENDATION

Staff recommends the following two actions:

1. Recommend approval of rezoning of the property from N-B to G-B.
2. If request is recommended for approval, also recommend amendment of the Land Use Plan to show the property as part of the General Business Planning Area.

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

Motion: Becky Burke made a motion to approve. Jamel Farley 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: Jerry Hoffman made a motion to adjourn. Jamel Farley seconded. Motion carried unanimously.

Jean Derby