

LINCOLNTON PLANNING BOARD
AGENDA
August 20, 2019
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of Minutes from the July 16, 2019 meeting
4. ZMA-6-2019 Application from Jesse Helms requesting the rezoning of approximately 1.472 acres of land from Office Institutional (O-I) to Rural Residential (R-25). The subject property is approximately 468 feet north of the intersection of Highland Drive and Buffalo Shoals Road (PID 71909).
5. Adjournment



**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, July 16, 2019 Meeting

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

Absent: Becky Burke, Jamel Farley

Call to Order

Chairman Änd Lynn called the meeting to order and recognized Becky Burke and Jamel Farley were absent.

Approval of Minutes

Chairman Änd Lynn asked the Board if there were any additions or corrections to the minutes of the June 18, 2019 meeting.

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

Chairman Änd Lynn asked the Board if there was any other business to be addressed, to which there was none.

Adjournment

Motion: Greg McBryde made a motion to adjourn. Jerry Hoffman seconded. Motion carried unanimously.

Jean Derby

MEMO TO: Lincolnnton Planning Board

FROM: City of Lincolnnton Planning Department

SUBJECT: ZMA-6-2019 – Application from Jesse Helms requesting the rezoning of 1.472 acres from O-I to R-25

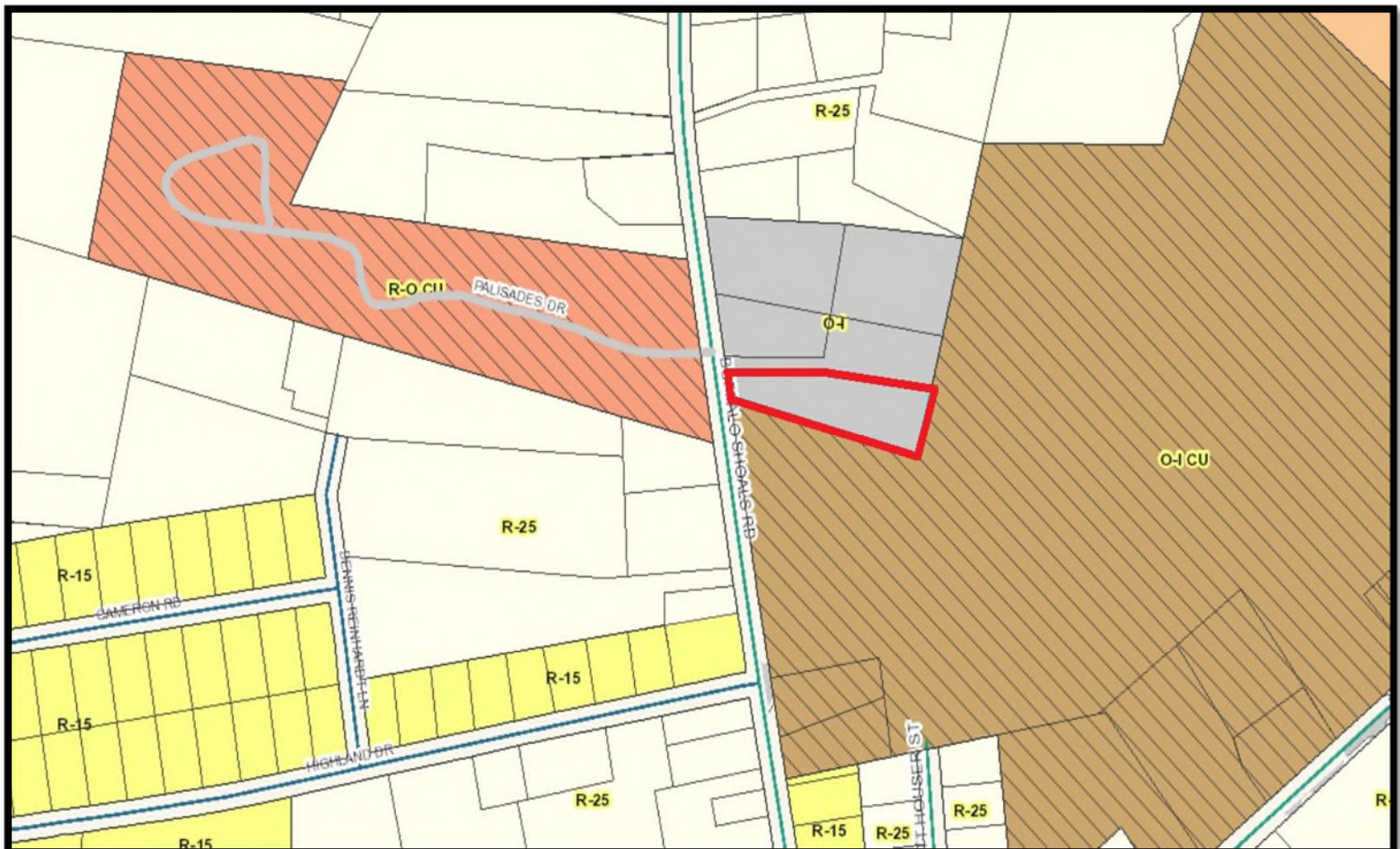
DATE: August 20, 2019

SITE AND AREA DESCRIPTION

The applicant is requesting a rezoning for a parcel totaling approximately 1.472 acres from the Office Institutional (O-I) district to the Rural Residential (R-25) district. The subject property is located on the east side of Buffalo Shoals Road across from the Palisades Apartments.

The subject property and properties to the north are zoned O-I. The property was rezoned from R-25 to O-I in 2009 at the request of the property owner at that time. Surrounding properties are zoned rural residential, residential office and office institutional.

The subject property is vacant. Land uses in the area include single-family and multi-family homes. Atrium Health Lincoln hospital is adjacent to the property to the east.





LAND USE PLAN

The originally adopted Lincolnnton Land Use Plan designated the subject property and all surrounding properties along this section of Buffalo Shoals Road 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 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 original designation of the area as a Residential Suburban area.

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.

Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for APPROVAL of Application

Case No. ZMA-6-2019

Applicant: Jesse Helms

Parcel ID#: 71909

Location: Buffalo Shoals Road

Request: Rezone from O-I to R-25

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Institutional-Office Planning Area. Therefore, the proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan. However, the request is viewed as consistent with the spirit and intent of the Land Use Plan's original designation of this section of the Buffalo Shoals Road corridor as a Residential Suburban Planning Area. Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness
for DENIAL of Application

Case No. ZMA-6-2019

Applicant: Jesse Helms

Parcel ID#: 71909

Location: Buffalo Shoals Road

Request: Rezone from O-I to R-25

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Institutional-Office Planning Area. Therefore, the proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan and **denial of the proposed amendment is reasonable and in the public interest.**