



**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, August 20, 2019 Meeting

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

Absent: n/a

Call to Order

Chairman Änd Lynn called the meeting to order and recognized that 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 July 16, 2019 meeting.

Motion: Gene Poinsette made a motion to approve the minutes. Greg McBryde seconded. Motion carried unanimously.

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).

Brett Hicks addressed the board noting the following:

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 Lincolnton 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.

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

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

Jean Derby