



**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, September 17, 2019 Meeting

Present: Worth Roberts, Gene Poinsette, Becky Burke, Jerry Hoffman and Greg McBryde

Absent: Änd Lynn, Jamel Farley and Rebecca Abernethy

Call to Order

Vice Chairman Worth Roberts called the meeting to order and recognized that Änd Lynn, Jamel Farley and Rebecca Abernethy were absent.

Approval of Minutes

Vice Chairman Worth Roberts asked the Board if there were any additions or corrections to the minutes of the August 20, 2019 meeting.

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

ZMA-7-2019 – Application from Helms Security, Inc. requesting the rezoning of .294 acres from Single-Family Medium Density Residential District (R-10) to Central Business Transitional (CBT).

Brett Hicks addressed the board noting the following:

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of a parcel totaling approximately 0.294 acres from the Single-Family Medium Density Residential (R-10) District to the Central Business Transitional (CBT) District. The subject property is located at 419 East Sycamore Street, east of the intersection of North Cedar Street and East Sycamore Street.

The subject property and adjoining properties to the west, north and east are zoned R-10. Properties located to the south of East Sycamore Street are zoned C-B and CBT.

The site is commercially developed with offices for Helms Security and Eddie Sigmon & Associates. Surrounding properties are devoted to residential and commercial uses.

REASON FOR REZONING REQUEST

Commercial use of the property dates to approximately 1966 and is legally non-conforming. The zoning regulations allow the commercial use to continue as a legal, non-conforming use but the use could not be expanded. The zoning regulations similarly apply to legal non-conforming signage. Signage that pre-dates zoning can continue but not expand.

The property owner has indicated he would like to have additional wall signage so that Eddie Sigmon and Associates can be identified on wall signage. The requested rezoning would allow wall signage of up to 100 square feet per building wall.

LAND USE PLAN

The Lincolnnton Land Use Plan shows the property in the Traditional Single-Family Planning Area which is described as “older established portions of the community (primarily residential in character and single-family) which should be protected from encroachment of incompatible business and industrial development.”

COMPLIANCE WITH LAND USE PLAN

The request is not in compliance with the Land Use Plan’s residential designation. However, staff views the request as consistent with the spirit and intent of the Land Use Plan in that the existing 1966 commercial building long pre-dates both the zoning regulations and the land use plan. The existing building is not likely to ever be converted to residential use and rezoning to the CBT district will better support its continued viable use for commercial purposes.

STAFF RECOMMENDATION

Staff recommends the following two actions:

1. Recommend approval of rezoning of the property from R-10 to CBT.
2. If request is recommended for approval, also recommend amendment of the Land Use Plan to extend the Central Business Transitional Planning Area to include the subject property.

Motion: Gene Poinsette made a motion to recommend approval. Greg McBryde 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: Gene Poinsette made a motion to adjourn. Greg McBryde seconded. Motion carried unanimously.

Jean Derby