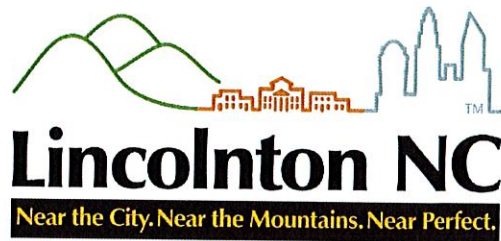


LINCOLNTON PLANNING BOARD
AGENDA
July 21, 2020
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the June 16, 2020 meeting
4. ZMA-4-2020- Application from Michael Baker requesting the rezoning of 0.26 acres of land from General Business (GB) District to the Residential-Office (R-O) District. The subject property is located at 104 Huss Street (Parcel ID 22428)
5. Adjournment



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

BOARD MEMBERS: Änd Lynn, Chair, andmlynn@gmail.com; Jamel Farley, Vice-Chair afarley2351@gmail.com; Worth Roberts, worth.roberts@charter.net; Gene Poinsette, poinsetteg@charter.net; Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabemethy21@bellsouth.net; Greg McBryde, Gregory.McBryde@gmail.com; Stephen Silva, soundcity1@ymail.com

Tuesday, June 16, 2020 Meeting

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

Absent: n/a

Call to Order

Chair Änd Lynn called the meeting to order and recognized that all members were present.

Approval of Minutes

Chair Änd Lynn asked the Board if there were any additions or corrections to the minutes of the February 18, 2020 meeting.

Motion: Jamel Farley made a motion to approve the minutes. Worth Roberts seconded. Motion carried unanimously.

ZMA-1-2020-Application from Luis Cordero requesting the rezoning of 0.31 acres of land from the Residential-25 (R-25) District to the Residential-8 (R-8) District. The Subject property is located at 2199 Story Street (Parcel ID 27285).

Mark Carpenter presented the staff report provided in the agenda packet to the board.

After some discussion, Chair Änd Lynn asked if there was a motion. The motion is as follows:

Motion: Jerry Hoffman made a motion to approve. Rebecca Abernethy seconded. Motion carried unanimously.

ZMA-2-2020- Application from Carpenter Property Group requesting the rezoning of 0.952 acres of land from the Residential-Office (R-O) District to the Central Business (CB) District. The subject property is located at 217 East Pine Street (Parcel ID 20428).
Mark Carpenter presented the staff report provided in the agenda packet to the board.

After some discussion, Chair And Lynn asked if there was a motion. The motion is as follows:

*Motion: Jerry Hoffman made a motion to table this case until the next meeting.
Gene Poinsette seconded. Motion carried unanimously.*

ZMA-3-2020-Application from Herbilene Shehan requesting the rezoning of 1.092 acres of land from the Office Institutional (O-I) District to the Residential-25 (R-25) District. The subject property is located at 450 Buffalo Shoals Road (Parcel ID 71908).

Mark Carpenter presented the staff report provided in the agenda packet to the board.

After some discussion, Chair And Lynn asked if there was a motion. The motion is as follows:

*Motion: Jamel Farley made a motion to table this case until the next meeting.
Greg McBryde seconded. Motion carried unanimously.*

CUP-2-2020- Application from Lincoln County requesting a conditional use permit to construct a new parking Lot in the Residential-10 (R-10) Zoning District. The subject property is located on the south side of West Main Street approximately 100 feet west of the intersection of West Main Street and South Government Street (Parcel ID 01203)

Mark Carpenter presented the staff report provided in the agenda packet to the board.

After some discussion, Chair And Lynn asked if there was a motion. The motion is as follows:

*Motion: Gene Poinsette made a motion to table this case until the next meeting.
Worth Roberts seconded. Motion carried unanimously.*

CUP-3-2020-Application from Clayton Engineering requesting a conditional use permit to construct mini warehouse and storage units in the NB District. The subject property is located on the north side of East NC 27 Highway approximately 1000 feet east of the intersection of East Main Street and East NC 27 Highway (Parcel ID 87879,23626,26773, 24900)

Mark Carpenter presented the staff report provided in the agenda packet to the board.

After some discussion, Chair And Lynn asked if there was a motion. The motion is as follows:

*Motion: Jerry Hoffman made a motion to table this case until the next meeting.
Jamel Farley seconded. Motion carried unanimously.*

ZTA-3-2020- Application from the City of Lincoln requesting an amendment to Section 153.136 (g) of the Unified Development Ordinance in regards to the replacement of nonconforming manufactured homes not located in a manufactured home park.

Laura Elam presented the staff report provided in the agenda packet to the board.

After some discussion, Chair And Lynn asked if there was a motion. The motion is as follows:

Motion: Greg McBryde made a motion to table this case until the next meeting. Gene Poinsette seconded. Motion carried unanimously.

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

Jerry Hoffman stated that he wished to extend condolences to the family of Becky Burke.

Adjournment

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

Jean Derby

PB062020 minutes

MEMO TO: Lincolnton Planning Board

FROM: City of Lincolnton Planning Department

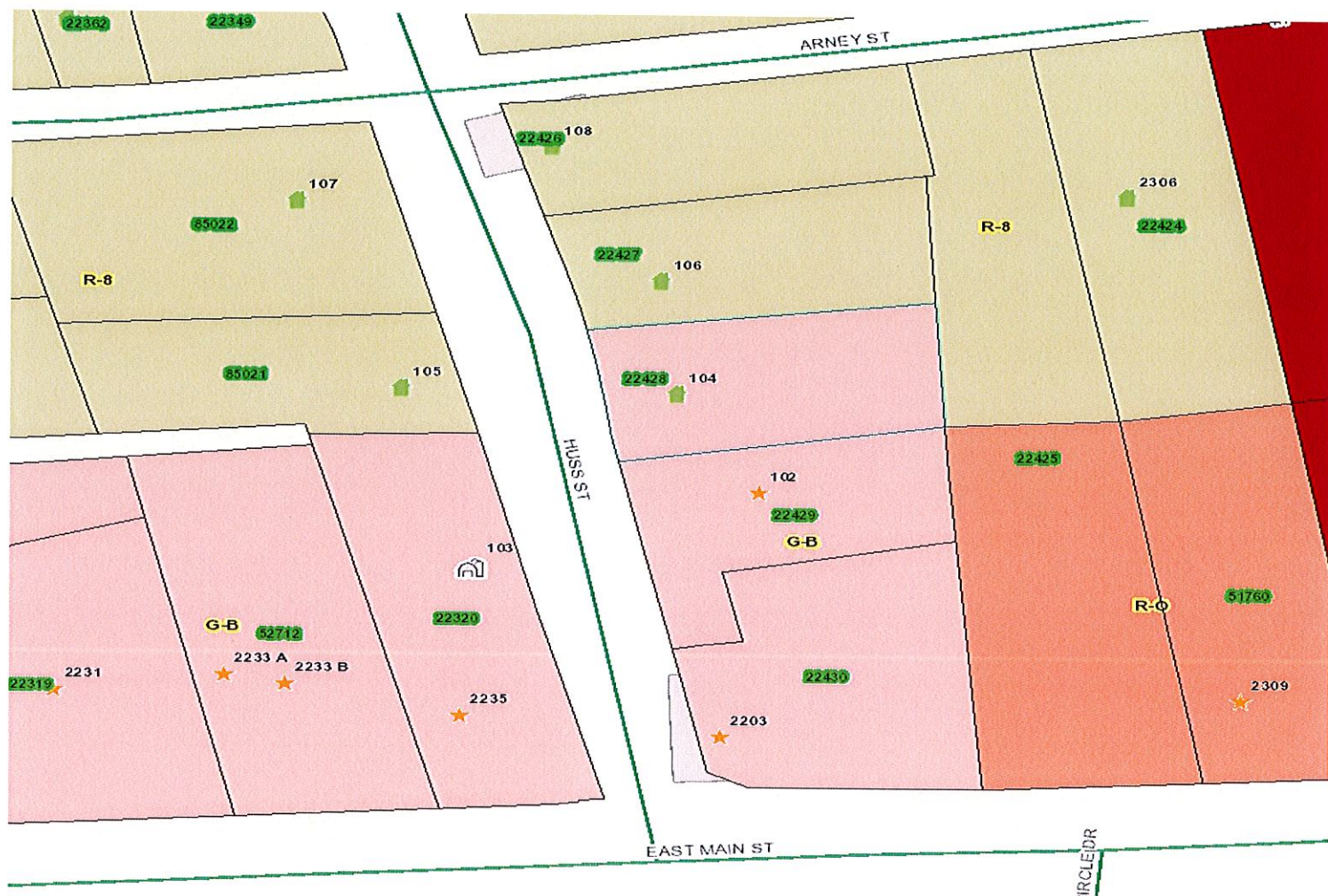
SUBJECT: ZMA-4-2020 – Application from Michael Baker requesting the rezoning of 0.26 acres from GB to R-O

DATE: July 21, 2020

SITE AND AREA DESCRIPTION

The applicant is requesting a rezoning of 0.26 acres of land from General Business (GB) District to the Residential-Office (R-O) District. The subject property is located at 104 Huss Street (Parcel ID 22428).

The subject property has one dwelling that was converted to an office use on the site. Land uses in the area include a mixture of single family and commercial. The property is surrounded by R-8 zoning to the north and east, R-O zoning to the southeast, GB to the south, and GB and R-8 to the west. The applicant would like to have an option of using the property for office use and a residential dwelling.







LAND USE PLAN COMPLIANCE

The land use plan shows the property in the Neighborhood Business Corridor Planning Area.

These Planning Areas are to accommodate neighborhood oriented planned business areas. Developments in these corridors should have a “neighborhood” feel.

Staff feels the proposed rezoning request is consistent with the Land Use Plan.

STAFF RECOMMENDATION

Staff recommends the following action:

1. Recommend approval of rezoning of the property from GB to R-O

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

Case No. ZMA-4-2020

Applicant: Michael Baker

Parcel ID#: 22428

Location: 104 Huss Street

Request: Rezone from GB to R-O

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business Corridor. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. 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-4-2020

Applicant: Michael Baker

Parcel ID#: 22428

Location: 104 Huss Street

Request: Rezone from GB to R-O

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business Corridor 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.**