

LINCOLNTON PLANNING BOARD
AGENDA
April 20, 2021
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the March 16, 2021 meeting
4. ZMA-2-2021- Application from Carolina Development Services LLC requesting the rezoning of 63.9 acres of land from the Residential-15 (R-15) District to the Residential-8 (R-8) District. The subject property is located within the Huntington Hills Subdivision off Huntington Hills Drive, Old Farm Road, and Hunter Oaks Lane (Parcel ID 71879).
5. ZMA-3-2021- Application from James Stephen High requesting the rezoning of 5.95 acres of land from the General Manufacturing and Commercial (GMC) District to the Residential-25 (R-25) District. The subject property is located off an unnamed private drive approximately 800 feet southeast of the intersection with Startown Road (Parcel ID 73265).
6. Adjournment



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

BOARD MEMBERS: Jamel Farley, Chair afarley2351@gmail.com; Greg McBryde, Vice-Chair, Gregory.McBryde@gmail.com; Gene Poinsette, poinsetteg@charter.net; Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Stephen Silva, soundcity1@ymail.com; Trent Mason, trentonmason@gmail.com; Joy Smith, joysmithmsnrn@gmail.com

Tuesday, March 16, 2021 Meeting

Present: Gene Poinsette, Jamel Farley, Jerry Hoffman and Trent Mason

Absent: Stephen Silva, Rebecca Abernethy, Greg McBryde and Joy Smith

Call to Order

Chair Jamel Farley called the meeting to order and recognized that Stephen Silva, Rebecca Abernethy, Greg McBryde and Joy Smith were absent.

Approval of Minutes

Chair Jamel Farley asked the Board if there were any additions or corrections to the minutes of the February 16, 2021 meeting.

Motion: Gene Poinsette made a motion to approve the minutes. Trent Mason seconded. Motion carried unanimously.

CZ-1-2021- Request from Workforce Solutions, LLC to rezone 6.722 acres from PB and RMF to the Planned Residential District (PRD) to allow for a planned residential multifamily development consisting of 72 units.

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

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

Motion: Jerry Hoffman made a motion to recommend approval. Trent Mason seconded. Motion carried unanimously.

CZ-2-2021- Request from Lance Herman to rezone 1818 North Aspen Street from PB to Highway Commercial (HC) District to allow a Tattoo Studio.

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

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

Motion: Gene Poinsette made a motion to recommend approval. Trent Mason seconded. Motion carried unanimously.

Update to Rules of Procedure

Laura Elam presented the staff report included in the agenda packet to the Board regarding updates to the Rules of Procedure.

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

Motion: Gene Poinsette made a motion to recommend approval. Trent Mason seconded. Motion carried unanimously.

Chair Jamel Farley 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. Jerry Hoffman seconded. Motion carried unanimously.

Jean Derby

MEMO TO: Lincolnton Planning Board

FROM: City of Lincolnton Planning Department

SUBJECT: ZMA-2-2021 – Application from Carolina Development Services, LLC requesting the rezoning of approximately 63.90 acres from R-15 to R-8

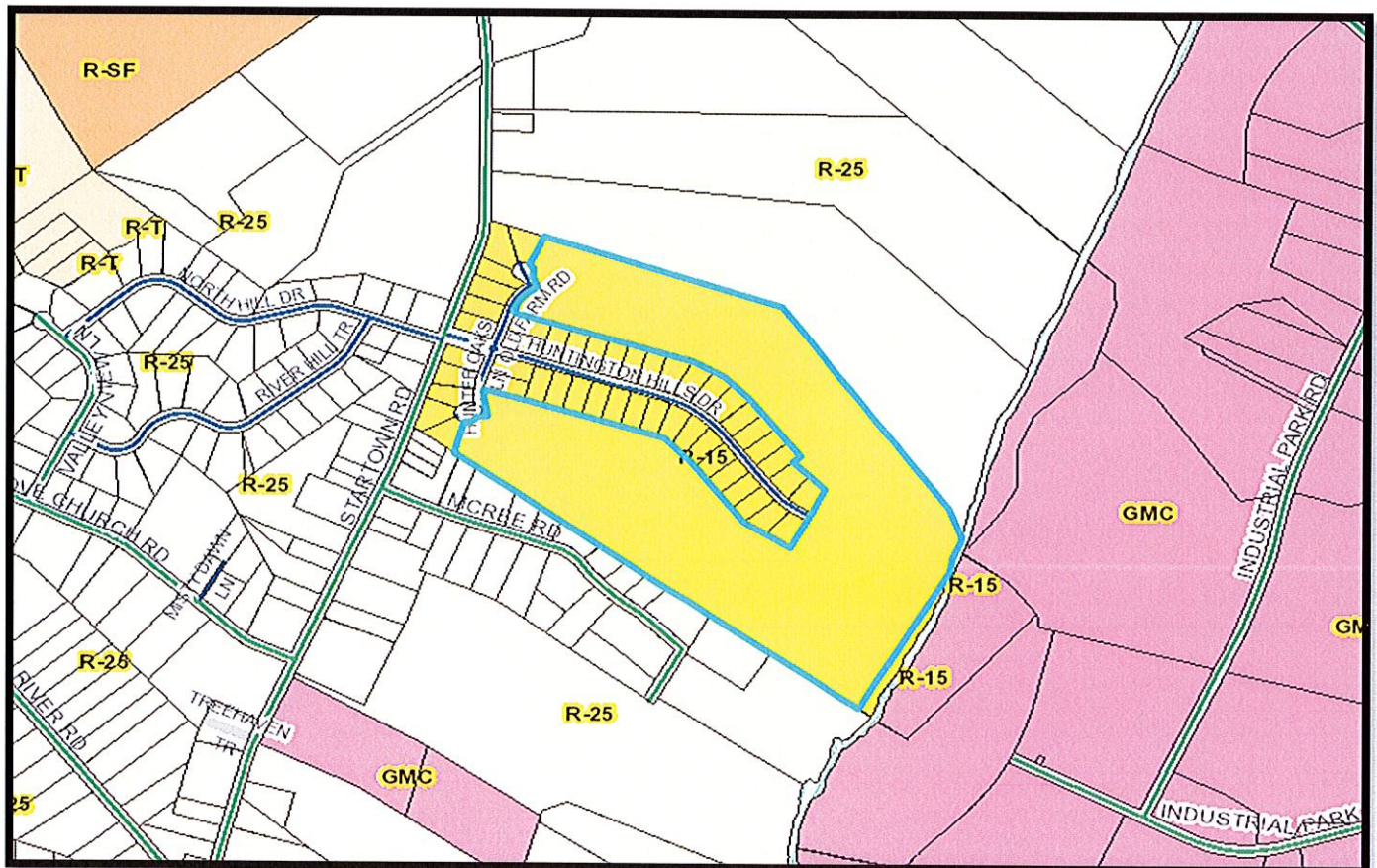
DATE: April 20, 2021

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of approximately 63.90 acres from the Residential-15 (R-15) district to the Residential-8 (R-8) district. The subject property is located within the Huntington Hills Subdivision off Huntington Hills Drive, Old Farm Road, and Hunter Oaks Lane (Parcel ID 71879).

The subject property is vacant. Adjoining land uses in the area include a mixture of single family residential and vacant properties. Further to the east, properties are zoned GMC and include a mixture of industrial uses and vacant properties.

CURRENT ZONING MAP



COMPARISON OF EXISTING AND PROPOSED ZONING CLASSIFICATIONS

The applicant is requesting a rezoning from the R-15 district to the R-8 district. The below table compares the permitted uses and several of the development standards between the R-15 district and the R-8 district:

	R-15	R-8
Permitted Uses	Primarily single family residential	Same as R-15 plus duplexes
Minimum Lot Size	15,000 square feet	6,000 square feet
Maximum Density	2.9 units per acre	7.2 units per acre
Minimum Setback	35 ft	30 ft
Minimum Lot Width	90 ft	70 ft

LAND USE PLAN COMPLIANCE

The land use plan includes the property in the Traditional Single Family planning area. The land use plan notes the traditional single family planning areas consist of single family uses on smaller to medium sized lots in older established portions of the community. The proposed rezoning request would allow both single family residential homes as well as duplexes. Therefore, the request is not consistent with the Land Use Plan.

STAFF RECOMMENDATION

Both the current R-15 zoning district and the requested R-8 zoning district allow for single family detached homes. The development standards for the R-8 district allow for smaller and more narrow lots than the R-15 district, resulting in a higher allowable density of development. In addition, the R-8 district allows for single family detached dwellings as well as duplexes.

Staff recommends that the applicant convert the application to a conditional rezoning request with a specific development plan to allow assessment of whether the proposed development will be in harmony with the character of the existing neighborhood.

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

Case No. ZMA-2-2021

Applicant: Carolina Development Services, LLC

Parcel ID#: 71879

Location: Huntington Hills Subdivision

Request: Rezone from R-15 to R-8

Proposed Consistency and Reasonableness Statement:

The land use plan includes the property in the Traditional Single Family planning area consisting of single family uses on smaller to medium sized lots in older established portions of the community. The proposed rezoning request would allow both single family residential homes as well as duplexes. **Therefore, the request is not consistent with the Land Use Plan.**

However, the proposed R-8 district allows design and development flexibility in comparison to the R-15 district and 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-2-2021

Applicant: Carolina Development Services, LLC

Parcel ID#: 71879

Location: Huntington Hills Subdivision

Request: Rezone from R-15 to R-8

Proposed Consistency and Reasonableness Statement:

The land use plan includes the property in the Traditional Single Family planning area consisting of single family uses on smaller to medium sized lots in older established portions of the community. The proposed rezoning request would allow both single family residential homes as well as duplexes. **Therefore, the request is not consistent with the Land Use Plan.**

Due to a lack of a specific development plan for the property and inability to assess how the development may affect neighboring properties, **denial of the proposed amendment is reasonable and in the public interest.**

MEMO TO: Lincoln Planning Board

FROM: City of Lincoln Planning Department

SUBJECT: ZMA-3-2021 – Application from James Stephen High requesting the rezoning of 5.95 acres from GMC to R-25

DATE: April 20, 2021

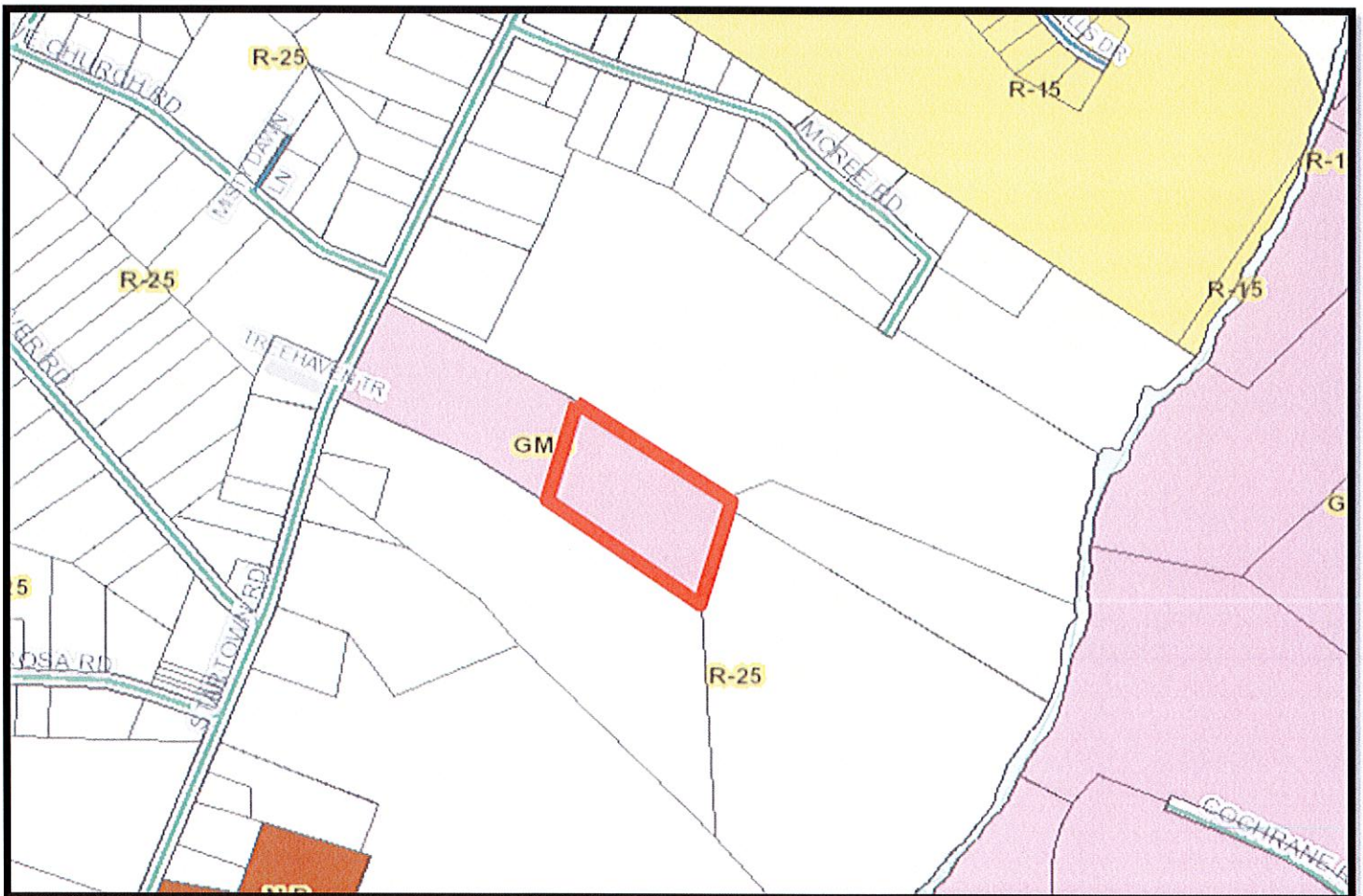
SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of 5.95 acres of land from General Manufacturing and Commercial (GMC) District to the Residential-25 (R-25) District. The subject property is located off an unnamed private drive approximately 800 feet southeast of the intersection with Startown Road (Parcel ID 73265).

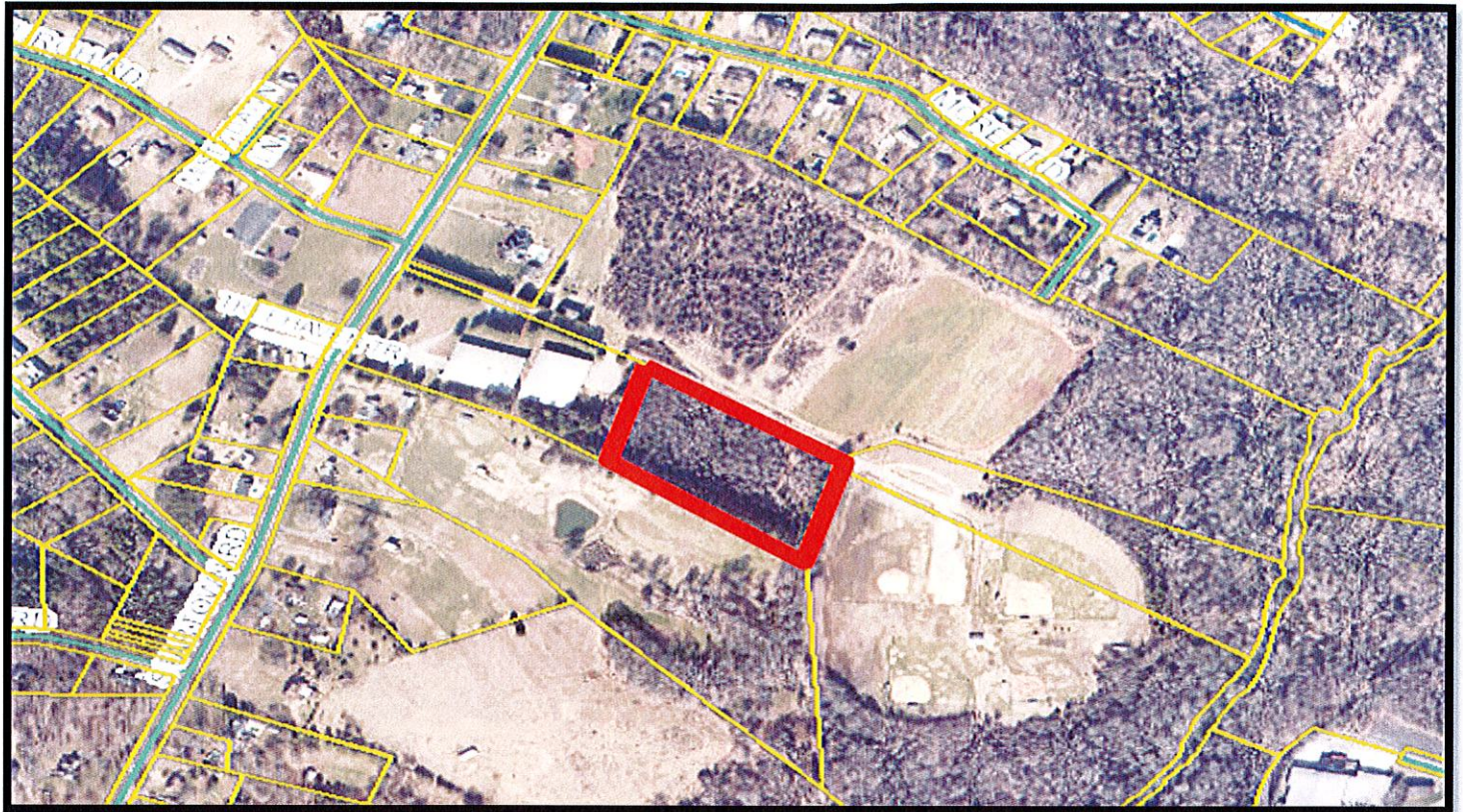
The subject property is currently vacant. It is located off a private drive which provides access to a warehouse use, vacant land, and a Lincoln County owned park (former Optimist Park).

Land uses in the area include a mixture of single family, industrial, recreational, and vacant residentially zoned property. The property is surrounded by R-25 zoning on all sides except to the west which is zoned GMC.

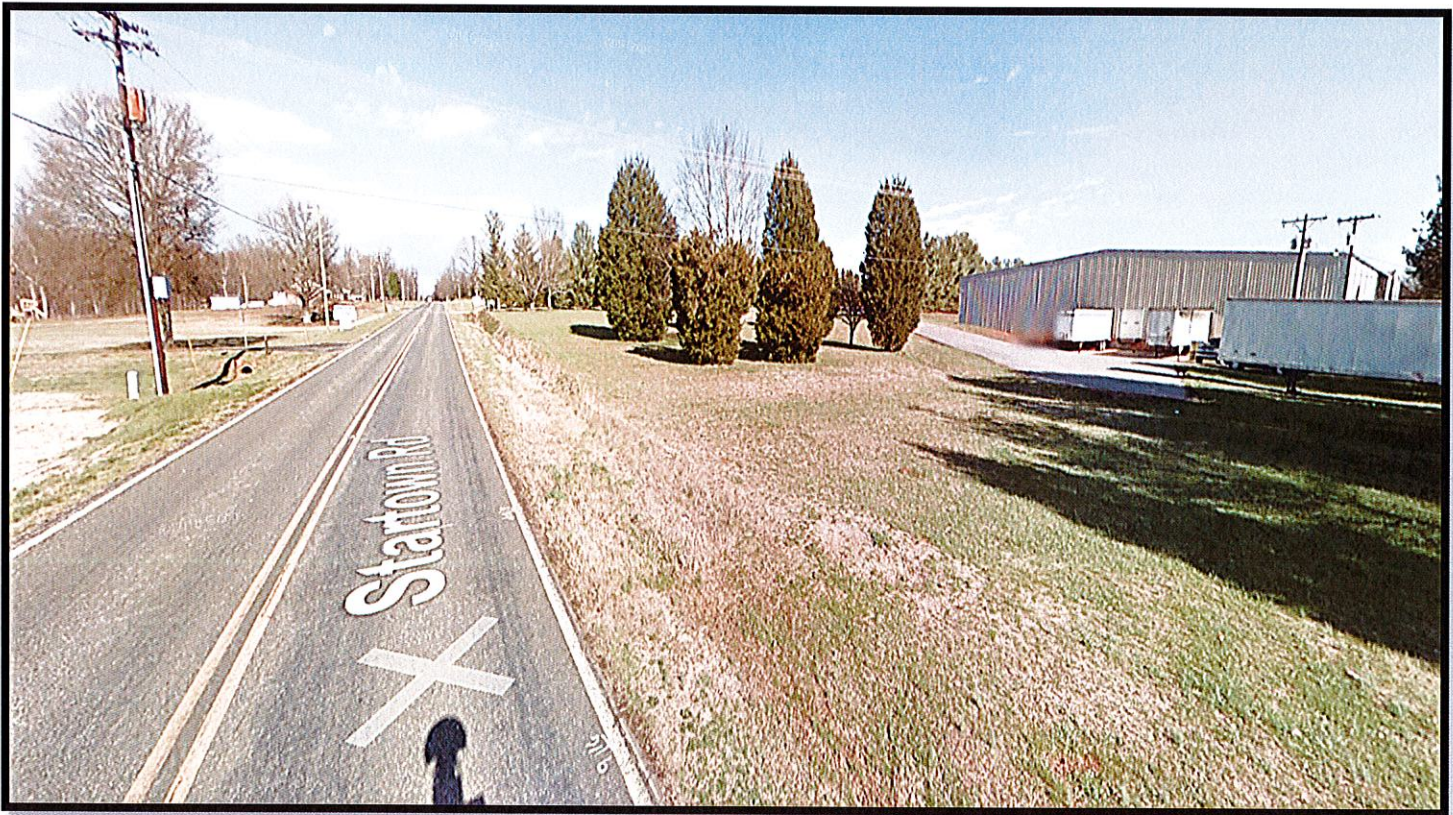
ZONING MAP



AERIAL VIEWS

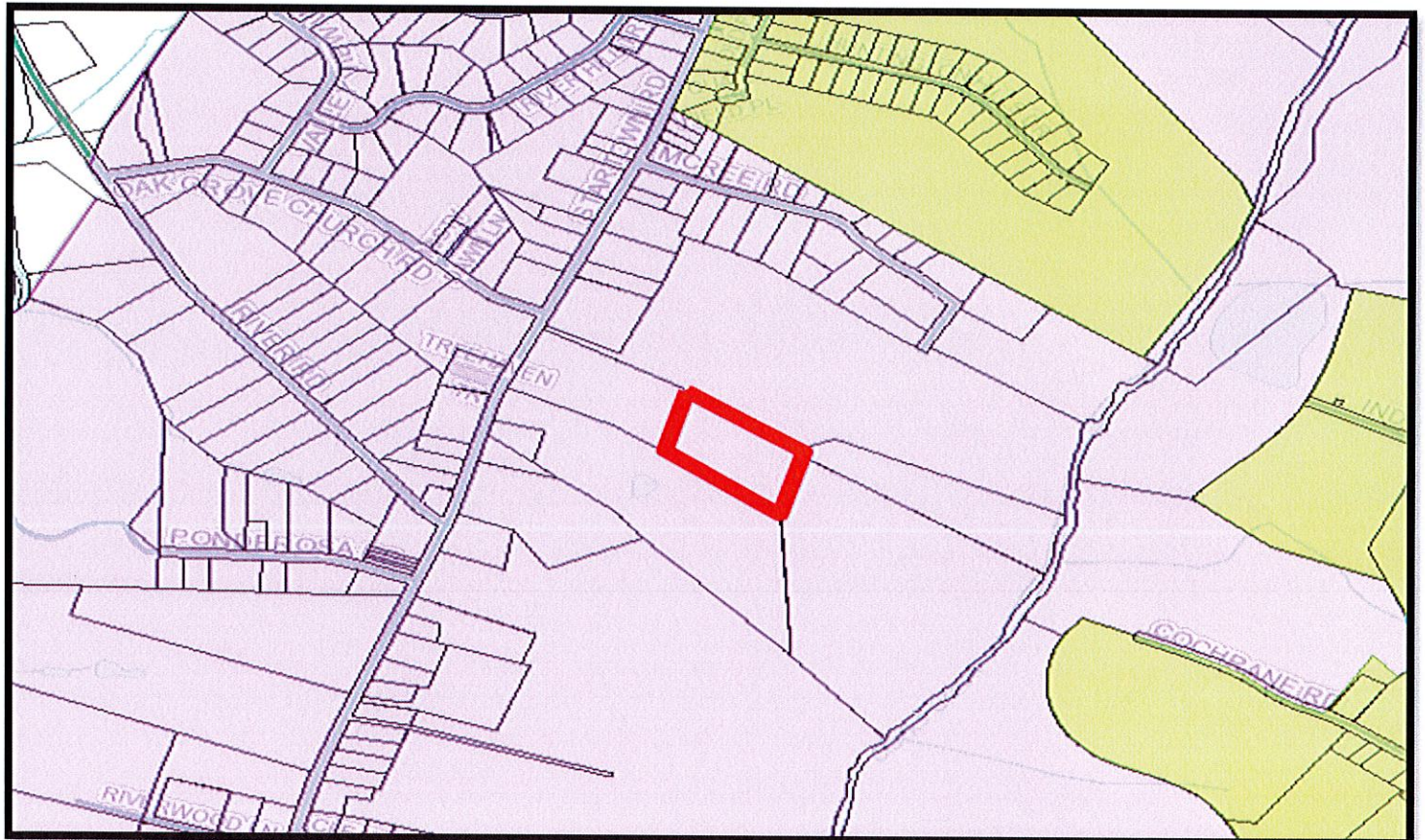


STREET VIEWS





CITY LIMITS/ETJ BOUNDARY MAP



LAND USE PLAN COMPLIANCE

The land use plan shows the property in the Industrial Planning Area. The proposed rezoning request is not consistent with the Land Use Plan. However, the site was likely put into an industrial zoning classification at the time that zoning was originally established in the area due to having the same ownership as the adjoining industrial parcel immediately to the west. The land use plan likely included the site in the industrial planning area due to its industrial zoning classification. The area surrounding the property is primarily zoned for residential development and primarily developed for residential purposes. Therefore, amendment of the land use plan to include the property in the Residential Suburban Planning Area is considered appropriate in this situation, in staff's opinion.

STAFF RECOMMENDATION

Staff recommends the following actions:

1. Recommend approval of rezoning of the property from GMC to R-25
2. If the rezoning is approved, amend the land use plan to show the property in the Residential Suburban Planning Area.

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

Case No. ZMA-3-2021

Applicant: James Stephen High

Parcel ID#: 73265

Location: Startown Road

Request: Rezone from GMC to R-25

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan. However, the area surrounding the property is primarily zoned and primarily developed with residential uest. 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-3-2021

Applicant: James Stephen High

Parcel ID#: 73265

Location: Startown Road

Request: Rezone from GMC to R-25

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan. Preservation of industrial zoning is beneficial for long term job growth in the area and **denial of the proposed amendment is reasonable and in the public interest.**