LINCOLNTON PLANNING BOARD
AGENDA
May 18, 2021
At 4:00 P.M. in City Council Chambers

1. Roll Call

2. Call to Order

3. Approval of minutes from the April 20, 2021 meeting

4. CZ-3-2021- Application from Lincoln County requesting a conditional district rezoning from the Planned Business(PB) District to the General Business(Conditional District) GB(CD) for the purpose of constructing an Emergency Medical Services Operations Center. The subject property is located at 151 Sigmon Road (Parcel ID 01285).

5. CZ-4-2021- Application from Carolina Development Services LLC requesting the conditional district rezoning of 63.9 acres of land from the Residential-15 (R-15) District to the Residential-8 Conditional District (R-8 CD) for the purpose of constructing a single family residential development. The subject property is located within the Huntington Hills Subdivision off Huntington Hills Drive, Old Farm Road, and Hunter Oaks Lane (Parcel ID 71879).

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, April 20, 2021 Meeting

Present: Gene Poinsette, Jamel Farley, Jerry Hoffman, Stephen Silva, Rebecca Abernethy and Trent Mason and Joy Smith

Absent: Greg McBryde

Call to Order

Chair Jamel Farley called the meeting to order and recognized that Greg McBryde was absent.

Approval of Minutes

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

Motion: *Gene Poinsette made a motion to approve the minutes. Rebecca Abernethy seconded. Motion carried unanimously.*

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).

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

Several neighbors spoke against the project with concerns pertaining to home size, duplexes, utility issues, flood plain, construction entrance and damage to neighborhood roads.

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

Motion: *Trent Mason made a motion to table the case until the next meeting to allow Carolina Development to submit a conditional rezoning*

application with a site plan. Gene Poinsette seconded. Motion carried unanimously.

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).

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. Joy Smith 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: *Trent Mason made a motion to adjourn. Joy Smith seconded. Motion carried unanimously.*

_____

Jean Derby

MEMO TO: Planning Board Members

FROM: City of Lincolnton Planning Department

SUBJECT: CZ-3-2021 Request for rezoning of approximately 3.97 acres from PB to GB (CD) for Lincoln County Emergency Medical Services Operation

DATE: May 18, 2021

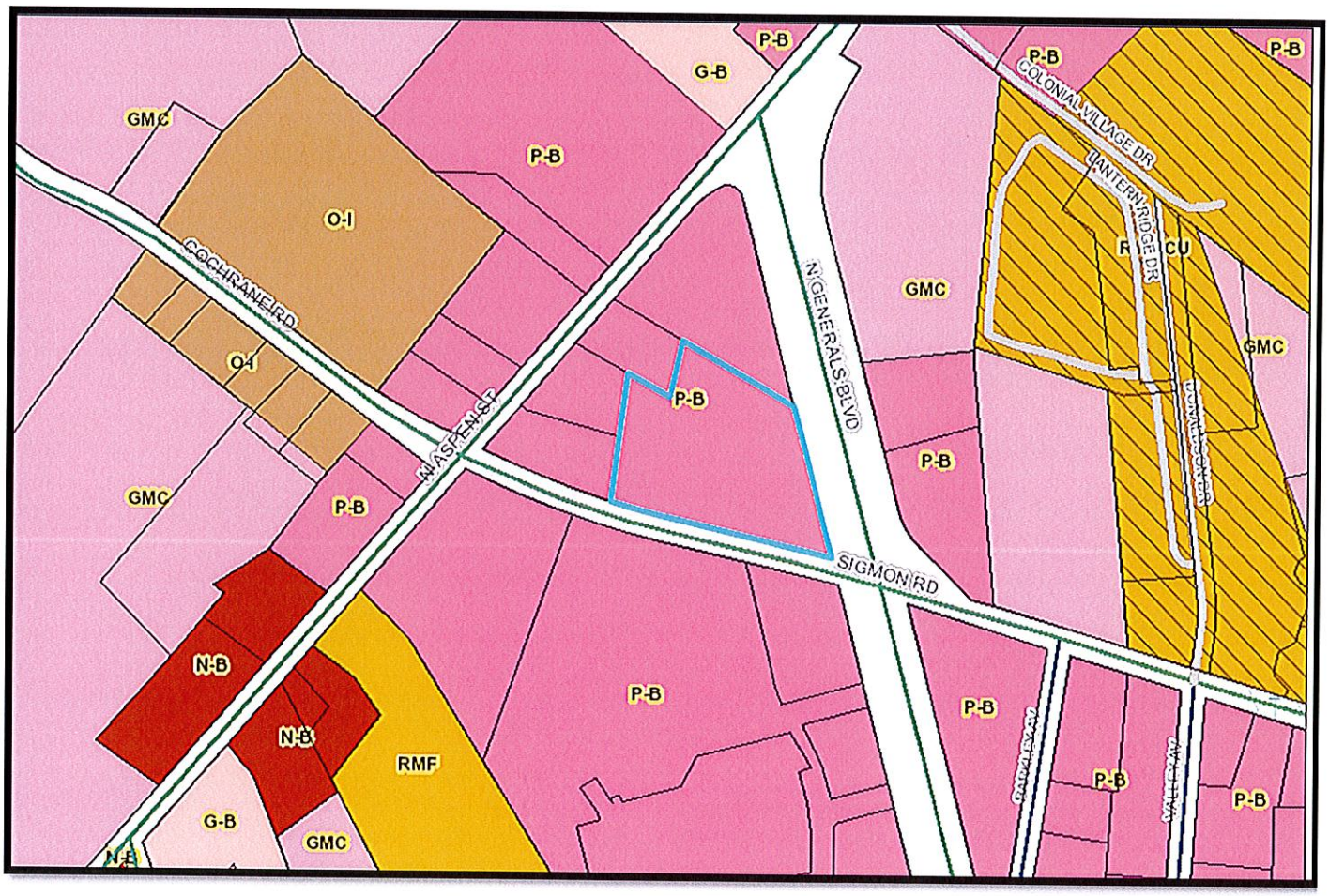
SITE AND AREA DESCRIPTION

The applicant is requesting a conditional rezoning from PB (Planned Business) to the General Business (Conditional District) (GB-CD) in order to construct an Emergency Medical Services Operations Center.

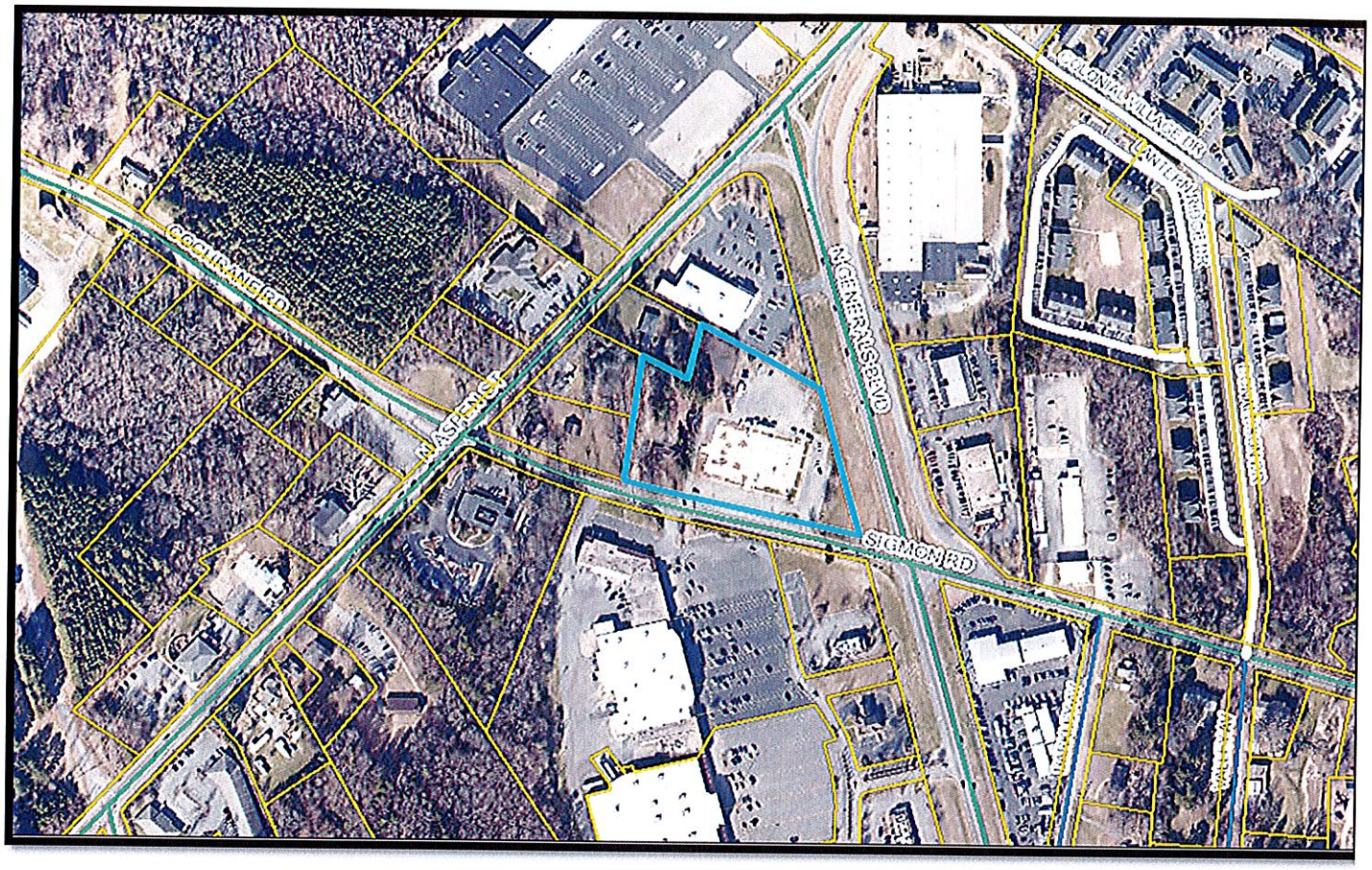
The subject property is located at 151 Sigmon Road (Parcel ID 01285). This is the site of the Old Lincoln County Health Department, which was recently demolished. Lincoln County also bought an adjoining property which was a single family residence. The total site area is 3.97 acres. The entire site is currently vacant.

The adjacent properties are primarily commercial with several single family dwellings in the vicinity. Zoning around the site is commercial.

CURRENT ZONING MAP



AERIAL VIEW



STREET VIEWS

SITE PLAN

The proposed Emergency Services Center will be a one level, 52,863 square foot structure and will include 117 parking spaces. There will be one entrance onto Sigmon Road. There will be a second entrance onto North Generals Boulevard subject to the issuance of an NCDOT driveway permit.

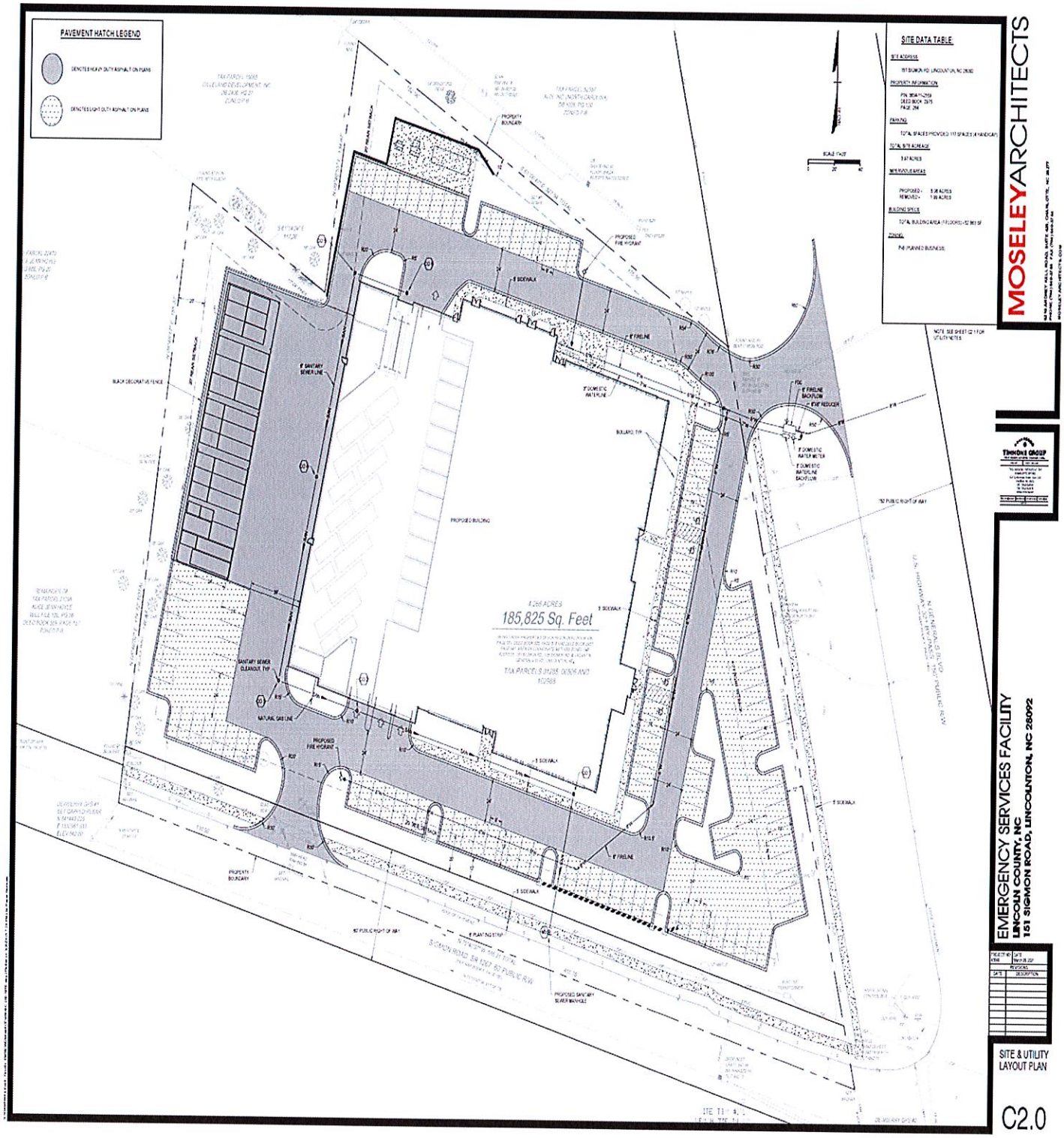
A five foot sidewalk will be installed along Sigmon Road and along North Generals Boulevard. Sidewalk is also provided internally within the site.

From Lincoln County concerning the proposed use:

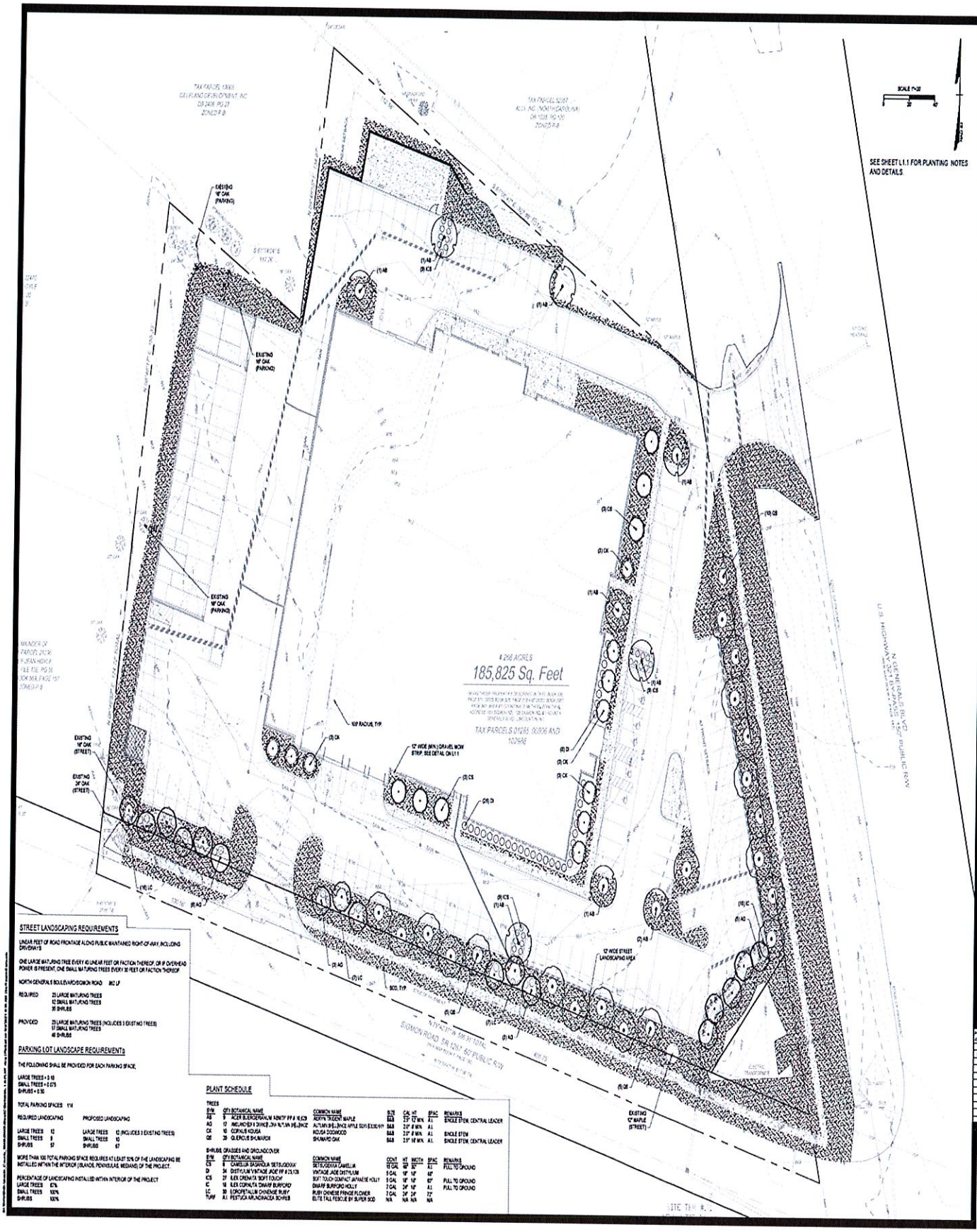
> Currently, several emergency services related departments of the county are in separate buildings at various locations. This facility will allow those agencies to be in one centralized place, to be operated more efficiently and collaboratively. The Emergency Services Center (ESC) of Lincoln County will house several of the County's emergency response and public safety related services including Emergency Medical Services (EMS), the Fire Marshal's Office and Emergency Management. The new 50,000+ sq. ft. facility will house a 28 terminal Emergency Operations Center (EOC) with room for expansion, a large training room and will also include space for a backup Public Safety Answering Point (PSAP) for Lincoln County E-911 Communications. In addition to serving as a means to organize all of the departments under one roof in one location, the facility will include much needed dry space for special equipment, vehicles and response units. The location of the facility along N. Generals Blvd. (a main traffic corridor) is more convenient for the public, will allow for improved access including 117 parking spaces and is designed so that citizens, businesses, and the media can interact with these

departments more easily. Lincoln County has worked diligently in this effort to design a facility that is as efficient as the agencies and first responders that will use it. The facility will enable these agencies to maintain equipment more effectively, improve emergency training, decrease response times to accidents/events, and most importantly collaborate better during emergency situations. Public Safety is a top priority for Lincoln County and this facility supports the mission to serve the citizens in that regard.

The applicant's site plan is below:



SITE PLAN WITH LANDSCAPING



STREET LANDSCAPING REQUIREMENTS

LINEAR FEET OF ROAD FRONTAGE ALONG PUBLIC MAINTAINED RIGHT-OF-WAY, INCLUDING DRIVEWAYS

ONE LARGE MATURING TREE EVERY 40 LINEAR FEET OR FACTION THEREOF, OR IF OVERHEAD POWER IS PRESENT, ONE SMALL MATURING TREES EVERY 30 FEET OR FACTION THEREOF

NORTH GENERALS BOULEVD/SIGMON ROAD 862 LF

REQUIRED	25 LARGE MATURING TREES	
	12 SMALL MATURING TREES	
	36 SHRUBS	
PROVIDED	29 LARGE MATURING TREES (INCLUDES 3 EXISTING TREES)	
	17 SMALL MATURING TREES	
	48 SHRUBS	

PARKING LOT LANDSCAPE REQUIREMENTS

THE FOLLOWING SHALL BE PROVIDED FOR EACH PARKING SPACE:

LARGE TREES = 0.10
SMALL TREES = 0.075
SHRUBS = 0.50

TOTAL PARKING SPACES 114

REQUIRED LANDSCAPING		PROPOSED LANDSCAPING	
LARGE TREES	12	LARGE TREES	12 (INCLUDES 3 EXISTING TREES)
SMALL TREES	9	SMALL TREES	10
SHRUBS	57	SHRUBS	67

MORE THAN 100 TOTAL PARKING SPACE REQUIRES AT LEAST 50% OF THE LANDSCAPING BE INSTALLED WITHIN THE INTERIOR (ISLANDS, PENINSULAS, MEDIANS) OF THE PROJECT.

PERCENTAGE OF LANDSCAPING INSTALLED WITHIN INTERIOR OF THE PROJECT

LARGE TREES	67%
SMALL TREES	100%
SHRUBS	100%

PLANT SCHEDULE

TREES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
AB	9	ACER BURGERIANUM 'MIKEDY' PP # 16,629	NORTH TRIDENT MAPLE	B&B	2.5"	12' MIN.	AS	SINGLE STEM, CENTRAL LEADER
AG	12	MALUS HEAVENLY SHADE PP # 16,714 'MEILANDEC'	AUTUMN BLISS CRAB APPLE SEMI-DOUBLE	B&B	2.5"	8' MIN.	AS	
CK	10	CORNUS KOUSA	KOUSA DOGWOOD	B&B	2.5"	8' MIN.	AS	SINGLE STEM
QS	39	QUERCUS SHUMARDII	SHUMARD OAK	B&B	2.5"	10' MIN.	AS	SINGLE STEM, CENTRAL LEADER

SHRUBS, GRASSES AND GROUNDCOVER

SYM	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	WIDTH	SPAC	REMARKS
CS	6	CAMELLIA SASANQUA 'SETSUGEKKA'	SETSUGEKKA CAMELLIA	10 GAL	60"	30"	AS	FULL TO GROUND
D	34	DISTYLIUM 'VINTAGE JADE' PP # 23,105	VINTAGE JADE DISTYLIUM	5 GAL	18"	12"	60"	
ICS	21	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH COMPACT JAPANESE HOLLY	5 GAL	18"	12"	60"	FULL TO GROUND
IC	18	ILEX CORNUTA 'DWARF BURFORD'	DWARF BURFORD HOLLY	7 GAL	24"	18"	AS	FULL TO GROUND
LC	30	LORPETALUM CHINENSE 'RUBY'	RUBY CHINESE FRINGE FLOWER	7 GAL	24"	24"	72"	
TURF	AS	FESTUCA ARUNDINACEA SCHREB	ELITE TALL FESCUE BY SUPER SOD	N/A	N/A	N/A	N/A	

MOSELEYARCHITECTS

TIMMONS GROUP

EMERGENCY SERVICES FACILITY
LINCOLN COUNTY, NC
151 SIGMON ROAD, LINCOLNTON, NC 28092

PROJECT NO	DATE
45548	WATER JULY
REVISIONS	
DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

CONDITIONAL ZONING

Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. Any major modification or change in use would require approval by the City Council through a public hearing process.

STAFF REVIEW COMMITTEE

The Staff Review Committee had the following comments:

1. A maximum of 74% of the site can be impervious surface based on a variance being issued by the Board of Adjustment (If the variance is not granted the maximum is 70%). Detailed calculations must be given prior to development.

2. A sidewalk constructed to City of Lincolnton specifications must be constructed along the entire frontage along North Generals Boulevard and Sigmon Road.(This is shown on the site plan)

3. Coordinate all utilities through the City of Lincolnton utilities department.

4. Coordinate electrical locations with the City of Lincolnton Electrical Department.

5. The City Fire Inspector will need to review and approve all plans prior to development.

6. NCDOT driveway permit required for both Sigmon Road and North Generals Boulevard. North Generals Boulevard. is a partial controlled access route. All necessary permits must be obtained prior to development. If access is not granted on North Generals Boulevard, site plan will need to be updated.

7. Erosion control plans must be submitted and approved by the North Carolina Department of Environmental Quality.

8. Building plans must be submitted and approved by Lincoln County Inspection prior to development.

LAND USE PLAN

The Land Use Plan shows the property in the Planned Business Planning Area. The Land Use Plan notes Planned Business Planning Areas encompass most commercial areas along the City's major corridors. New developments are recommended to be compact in nature with buildings oriented towards abutting public roads and with pedestrian accessibility both leading to and within the site being of high importance. The proposed rezoning to the conditional General Business (GB-CD) District would comply with the land use plan in staff's opinion.

STAFF RECOMMENDATION

Staff recommends the following actions:

- approval of the request for rezoning from PB to the General Business Conditional District (GB-CD) subject to the staff review committee comments being made conditions of approval,

- approval of the statement of consistency for approval of the rezoning request, and

- the rezoning being effective upon receipt by the Zoning Administrator of written agreement from the applicant / property owner to abide by the conditions of approval.

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

Case No. CZ-3-2021

Applicant: Lincoln County

Parcel ID#: 01285

Location: 151 Sigmon Road

Request: Rezone from PB to General Business Conditional District (GB-CD) for the purpose of constructing an Emergency Medical Services Operation.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. The Land Use Plan notes Planned Business Planning Areas encompass most commercial areas along the City's major corridors. New developments are recommended to be compact in nature with buildings oriented towards abutting public roads and with pedestrian accessibility both leading to and within the site being of high importance.

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. CZ-3-2021

Applicant: Lincoln County

Parcel ID#: 01285

Location: 151 Sigmon Road

Request: Rezone from PB to General Business Conditional District (GB-CD) for the purpose of constructing an Emergency Medical Services Operation.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. The Land Use Plan notes Planned Business Planning Areas encompass most commercial areas along the City's major corridors. New developments are recommended to be compact in nature with buildings oriented towards abutting public roads and with pedestrian accessibility both leading to and within the site being of high importance.

The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. However, the proposed institutional / office use is not viewed as desirable in the area. It would be preferable to have additional retail and/or restaurant type uses in this area and therefore, **denial of the proposed amendment is reasonable and in the public interest.**

MEMO TO: Lincolnton Planning Board

FROM: City of Lincolnton Planning Department

SUBJECT: CZ-4-2021 – Application from Carolina Development Services, LLC requesting the rezoning of approximately 63.9 acres from R-15 to R-8 (CD)

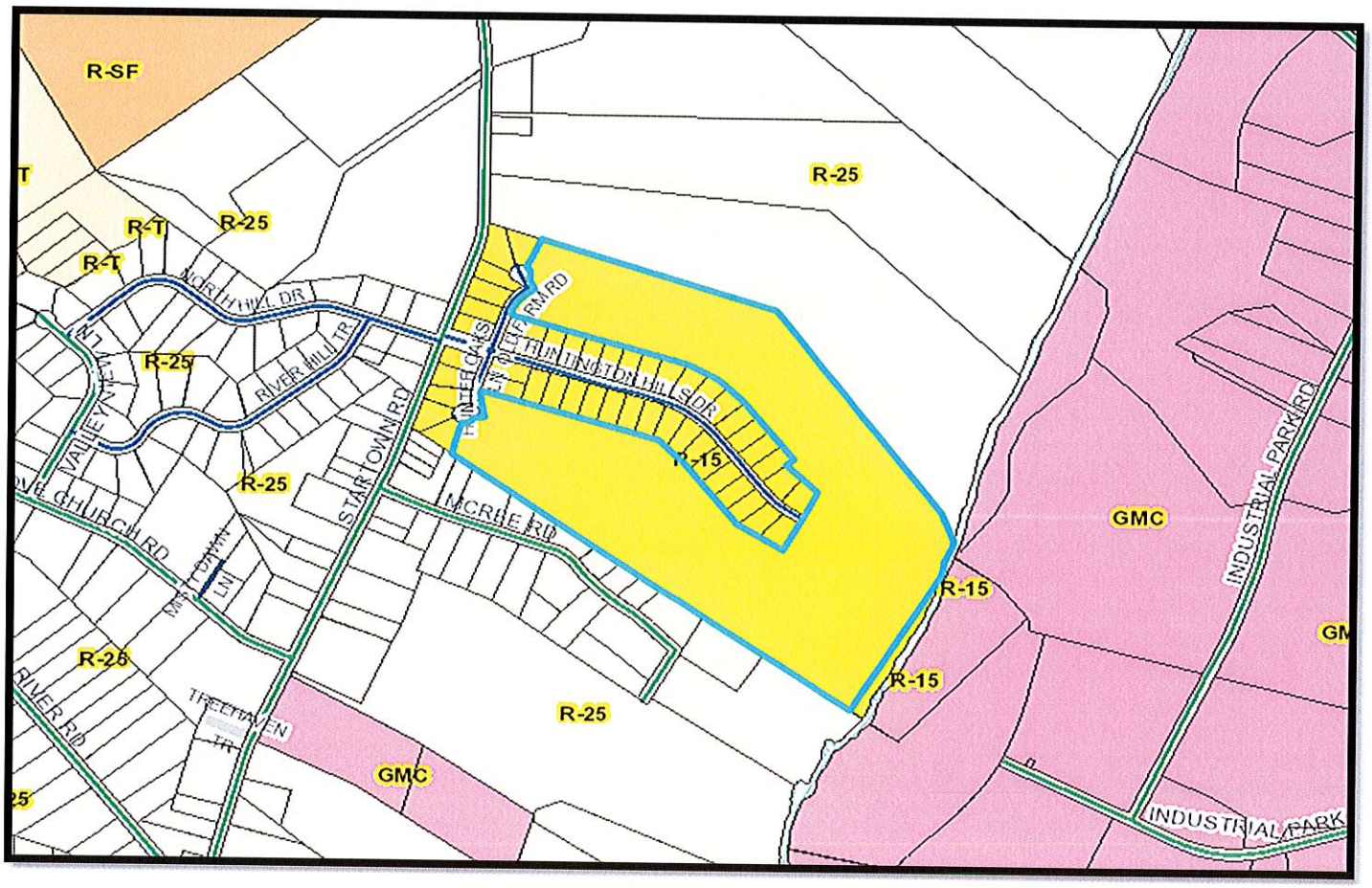
DATE: May 17, 2021

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(CD) 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).

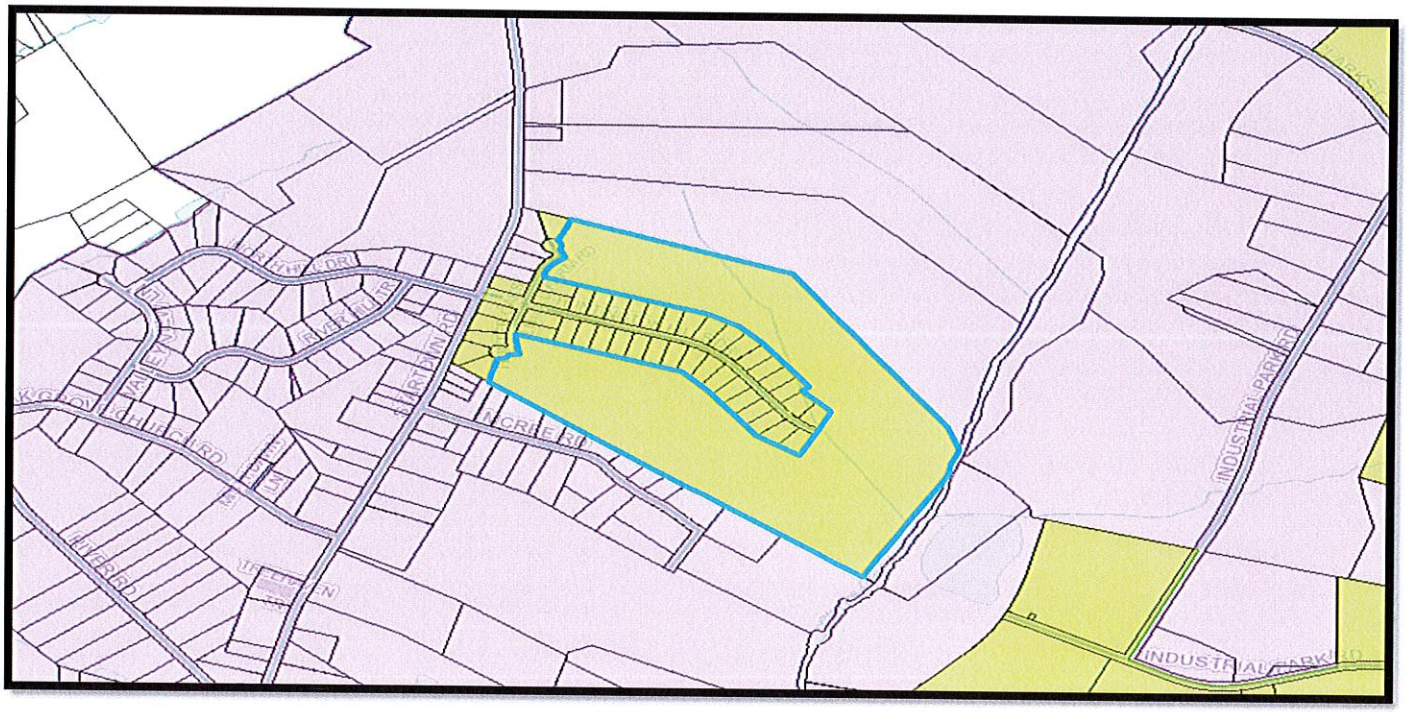
The subject property is vacant. Adjoining land uses in the area include a mixture of single family residential and vacant properties. Further to the east, properties are zoned GMC and include a mixture of industrial uses and vacant properties.

CURRENT ZONING MAP

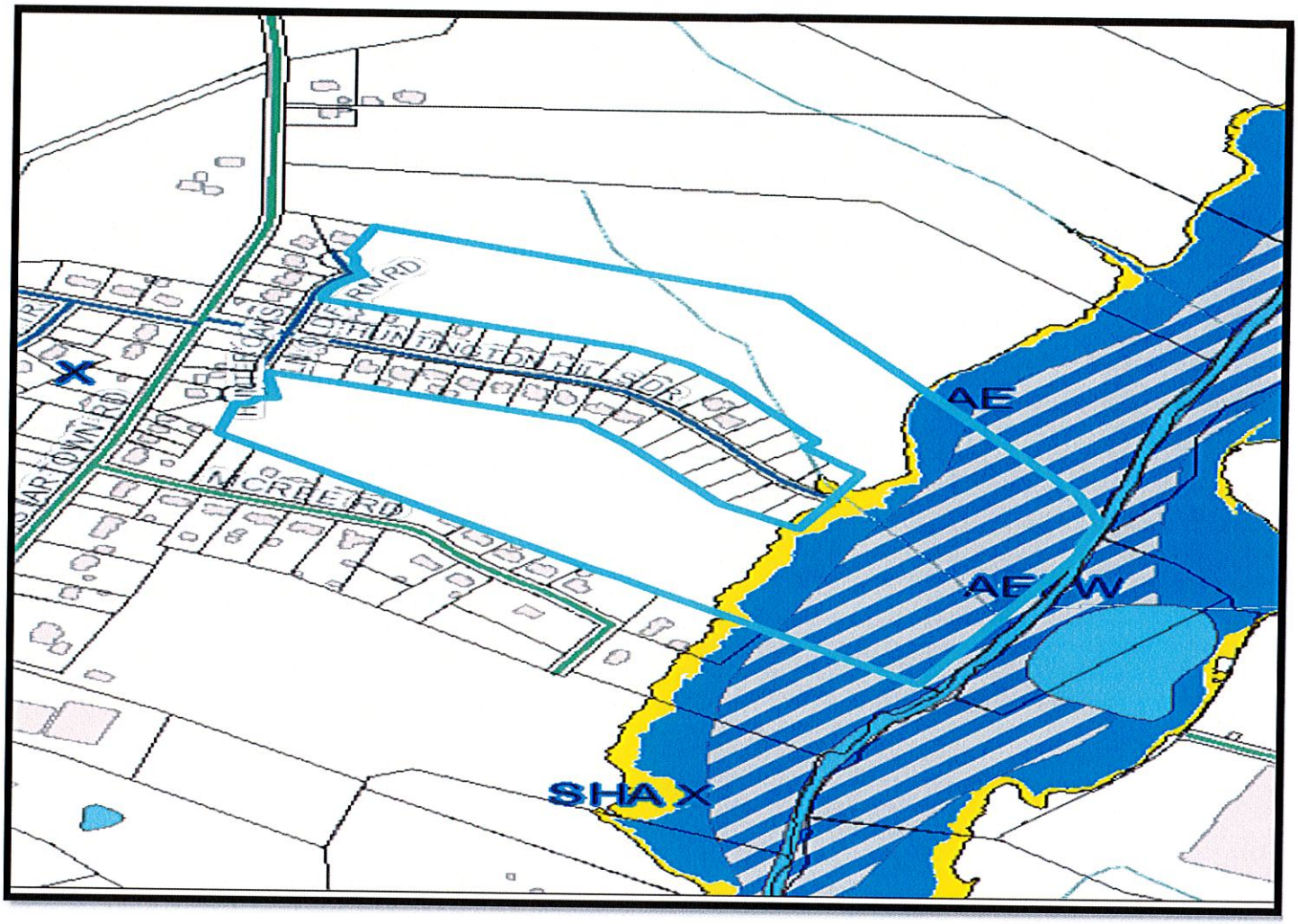


AERIAL VIEW

CITY LIMITS/ETJ BOUNDARY MAP



FLOOD MAP



SITE PLAN

- The proposed development consists of 79 single family detached homes.
- Access is provided through extensions of Old Farm Road and Hunter Oaks Lane.
- The minimum lot width is 70 feet.
- The minimum lot size is 6,000 square feet.
- The average lot size is 14,000 square feet.
- The open space area includes 38.5 acres including wetlands and floodway.
- In some locations, the proposed layout creates new lots that are relatively consistent with existing developed lots. In other locations, the proposed new lots are roughly 2/3rds the width of existing lots.
- The applicant's site plan is below:

Legend
Right-of-Way
Proposed Lot Line
Existing Lot Line
Project Boundary
BMP
Site Information
Huntington Hills
Sketch Plan
Yield Study
TrueHomes
MERRICK

CONDITIONAL ZONING

Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. Any major modification or change in use would require approval by the City Council through a public hearing process.

STAFF REVIEW COMMITTEE

The Staff Review Committee had the following comments:

1. Major subdivision approval required.

2. The City Fire Marshal will need to review and approve all plans prior to issuance of building permits. The development will need to have a secondary access point or the new houses will need to include sprinkler systems.

3. Erosion control plans must be submitted to and approved by Lincoln County Soil and Erosion prior to development. Requirements include 25 year storm basins, 100 foot construction entrance, and double row silt fence with hog wire along waterways.

4. NCDOT driveway permit required. A right deceleration lane would be warranted.

5. The applicant will need to coordinate utilities with City Public Works Department.

6. The proposed new lot on Old Farm Road across from Autumn Wood Court is configured in such a way that the back of the house could be oriented to the front of the existing house on the abutting lot to the south. That proposed lot should be reconfigured to be generally consistent with the existing lots.

7. Any newly constructed house on the proposed lot located on the south side of Hunter Oaks Lane at Quail Field Place should be oriented to Quail Field Place rather than Hunter Oaks Lane so that its rear is not oriented to the front of any future home to be built on the abutting vacant lot to the west.

8. Any newly constructed house on the proposed lot located on the north side of Old Farm Road at Autumn Wood Court should be oriented to Autumn Wood Court rather than Old Farm Road so that its rear is not oriented to the front of the existing home on the abutting lot to the west.

9. The size, scale, architectural materials and architectural treatment of houses within the proposed development should be consistent with currently existing homes located in Huntington Hills.

10. Accessory buildings should not be located in front of the principal structure.

LAND USE PLAN

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 Land Use Plan also includes the following recommendations:

- Protect the integrity and viability of the City's established residential neighborhoods.
- In established single family residential neighborhoods outside of "Old Lincolnton," continue to promote single family development that complements existing development patterns.

STAFF RECOMMENDATION

While the proposed lot layout creates several areas with new lots that are relatively consistent with existing developed lots, it also creates areas with new lots that are roughly 2/3rds the width of existing lots. In some instances, it appears that newly constructed houses could be oriented so that their back orients to the front of an existing home.

Therefore, staff is not able to confirm that the proposed development is consistent with the Land Use Plan's recommendations regarding 1) protection of the integrity and viability of established neighborhoods and 2) continuation of single family development that complements existing development patterns.

In the event Planning Board views the proposed development favorably and recommends its approval, staff suggests the staff review committee comments be made conditions of approval.

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

Case No. CZ-4-2021

Applicant: Carolina Development Services, LLC

Parcel ID#: 71879

Location: Huntington Hills Subdivision

Request: Rezone from R-15 to R-8(CD)

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 Land Use Plan also includes the following recommendations:

- Protect the integrity and viability of the City's established residential neighborhoods.
- In established single family residential neighborhoods outside of "Old Lincolnton," continue to promote single family development that complements existing development patterns.

The proposed rezoning request is generally consistent with the Land Use Plan if the proposed development adheres to the staff review committee comments. **Therefore, the request is considered consistent with the Land Use Plan and 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. CZ-4-2021

Applicant: Carolina Development Services, LLC

Parcel ID#: 71879

Location: Huntington Hills Subdivision

Request: Rezone from R-15 to R-8(CD)

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 Land Use Plan also includes the following recommendations:

- Protect the integrity and viability of the City's established residential neighborhoods.
- In established single family residential neighborhoods outside of "Old Lincolnton," continue to promote single family development that complements existing development patterns.

Since the proposed development is not continuing the existing development pattern, it is **not entirely consistent with the land use plan and denial of the proposed amendment is reasonable and in the public interest.**