LINCOLNTON PLANNING BOARD
AGENDA
June 15, 2021
At 4:00 P.M. in City Council Chambers

1. Roll Call

2. Call to Order

3. Approval of minutes from the May 18, 2021 meeting

4. CZ-5-2021 Request for rezoning of approximately 1.5 acres from R-8 and R-O to PRD from Piedmont Companies. The subject property is 1.5 acres in size and is made up of three parcels located on the north side of East Main Street approximately 150 feet east of the intersection of Huss Street and East Main Street (Parcel ID 22425, 22424, and 51760).

5. 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, May 18, 2021 Meeting

Present: Gene Poinsette, Jamel Farley, Jerry Hoffman, Stephen Silva, Greg McBryde and Trent Mason

Absent: Rebecca Abernethy and Joy Smith

Call to Order

Chair Jamel Farley called the meeting to order and recognized that Rebecca Abernethy 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 April 20, 2021 meeting.

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

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).

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 approve. Gene Poinsette seconded. Motion carried unanimously.*

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).

Laura Elam 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 with staff review committee comments and the commitments made by the applicant. 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. Greg McBryde seconded. Motion carried unanimously.*

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Jean Derby

MEMO TO: Planning Board Members

FROM: City of Lincolnton Planning Department

SUBJECT: CZ-5-2021 Request for rezoning of approximately 1.5 acres from R-8 and R-O to PRD from Piedmont Companies

DATE: June 15, 2021

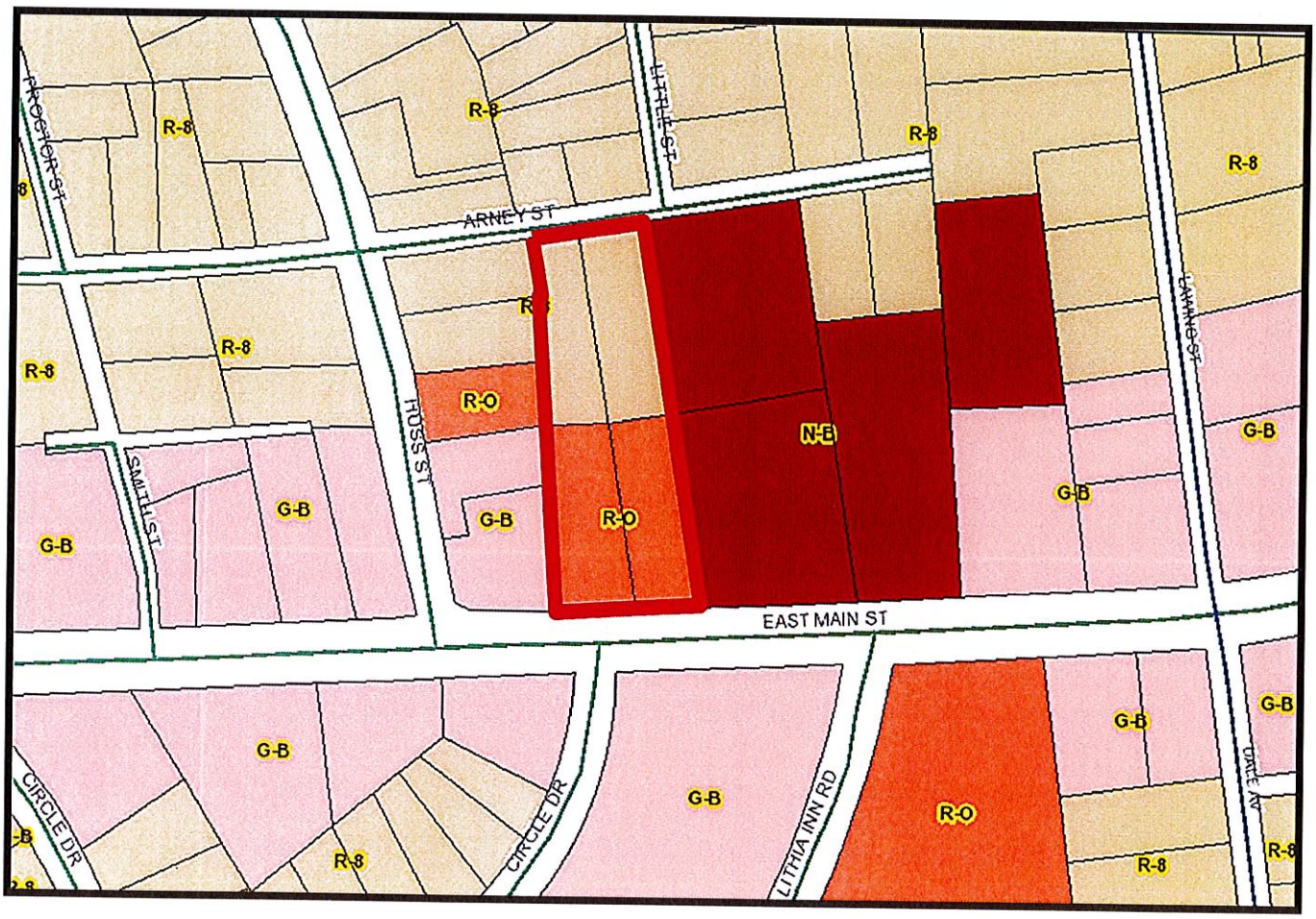
SITE AND AREA DESCRIPTION

The applicant is requesting a conditional rezoning from R-8 (Residential-8) and R-O (Residential Office) to Planned Residential Development (PRD) in order to allow a townhome development consisting of 20 units.

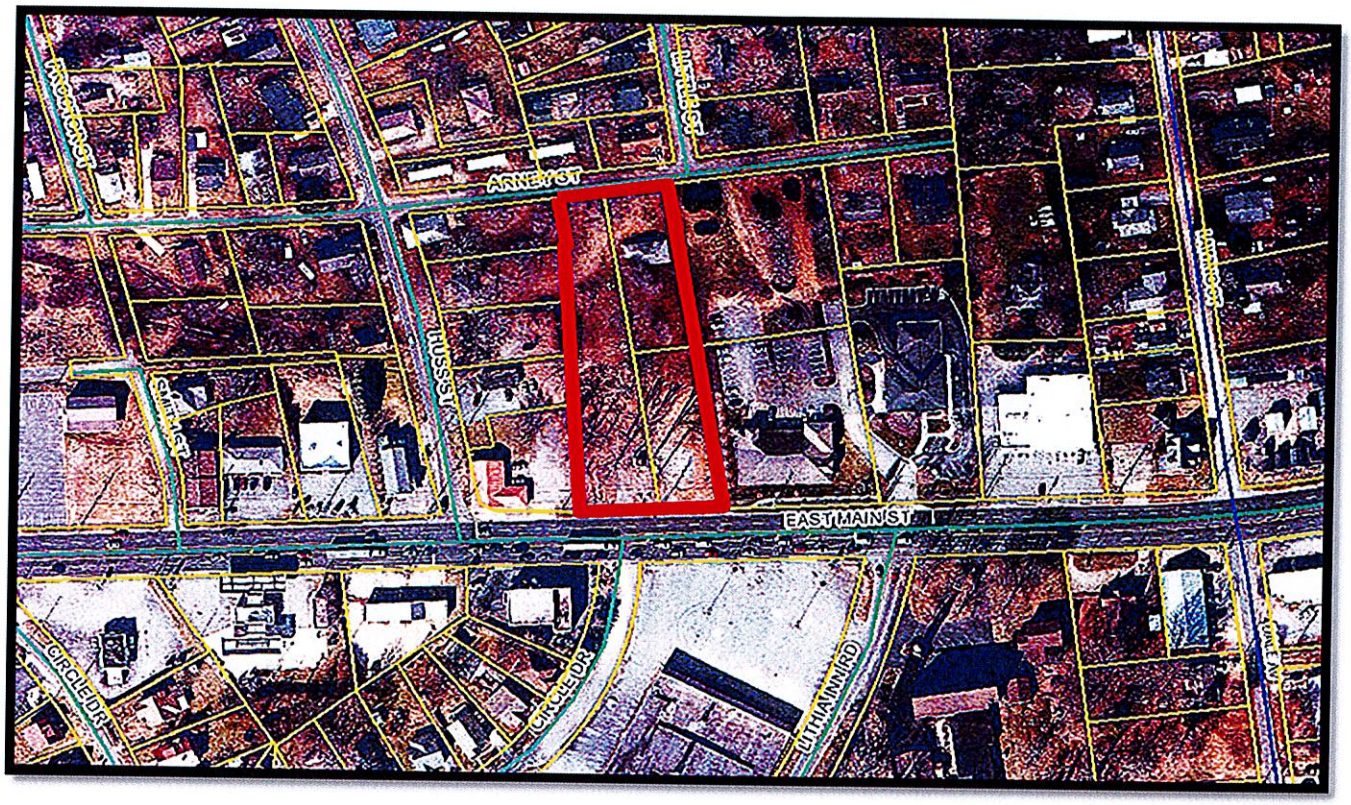
The subject property is 1.5 acres in size and is made up of three parcels located on the north side of East Main Street approximately 150 feet east of the intersection of Huss Street and East Main Street (Parcel ID 22425, 22424, and 51760).

Zoning around the site is a mixture of commercial and residential. The adjacent properties are primarily commercial with several single family dwellings in the vicinity.

CURRENT ZONING MAP

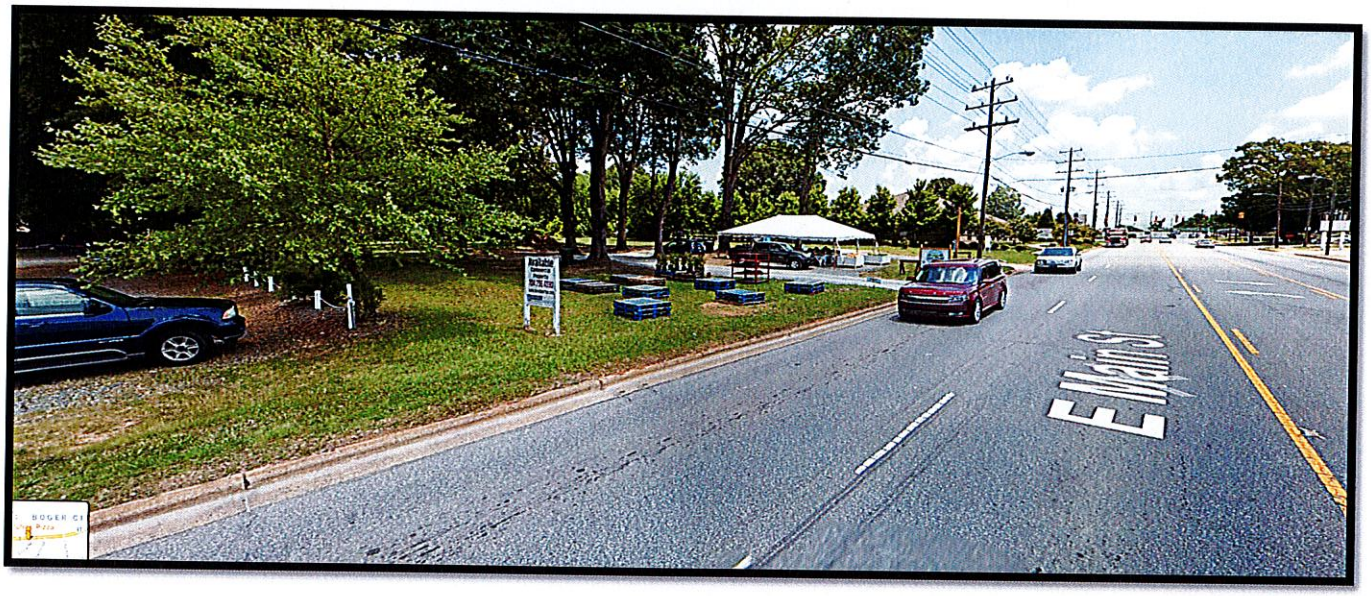


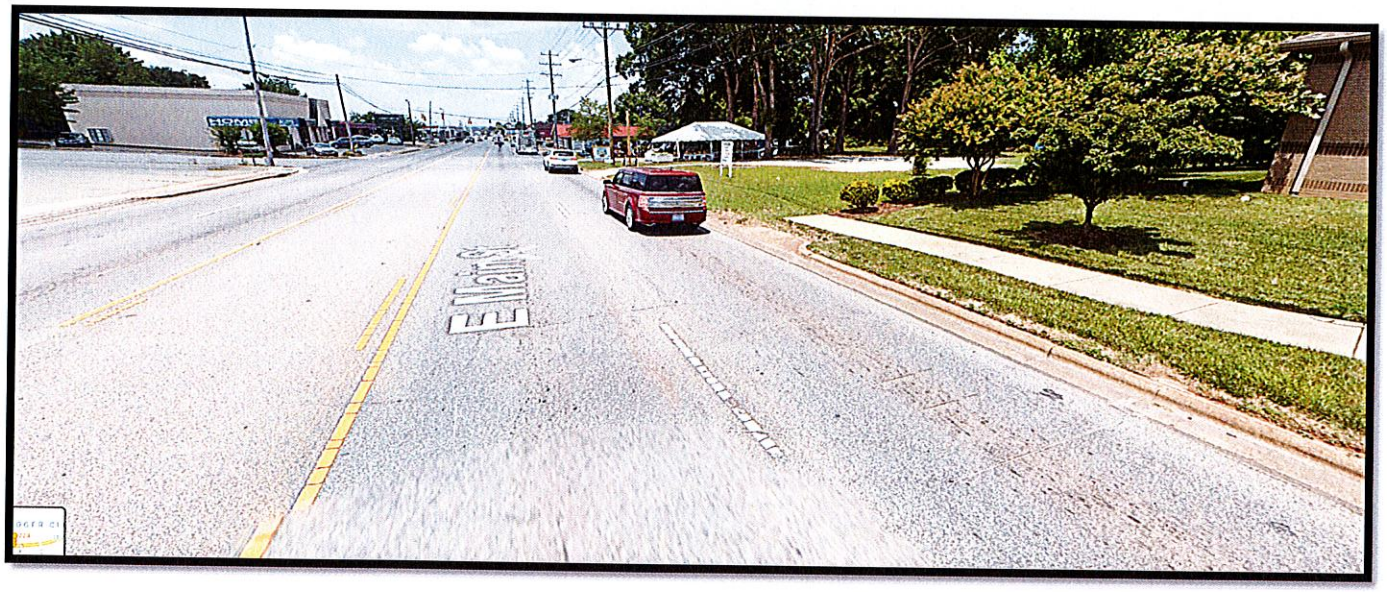
AERIAL VIEW



STREET VIEWS

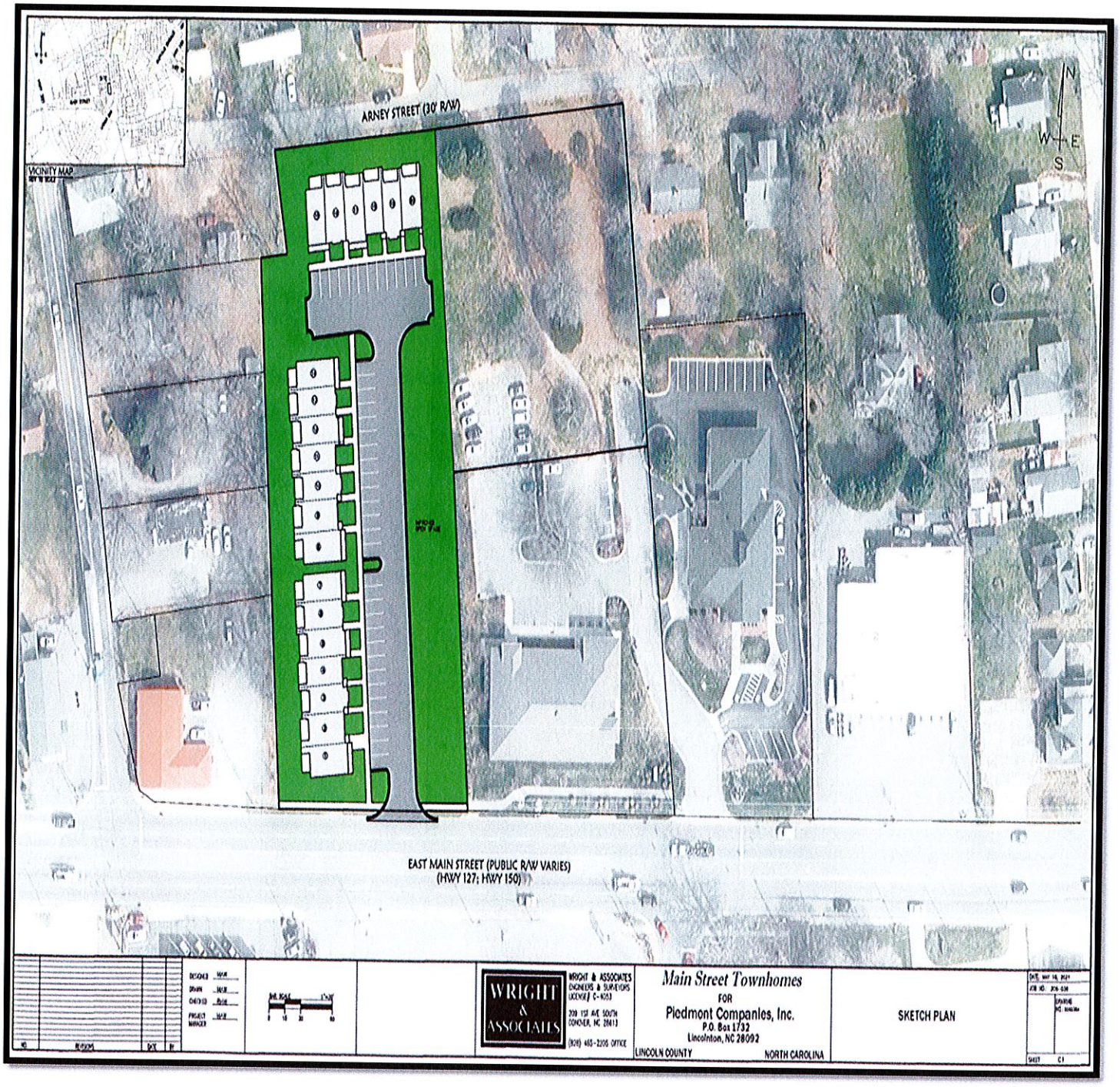
Available


E Main St


E Main St

PROJECT DETAILS

- The project is approximately 1.5 acres in size with 20 townhome units proposed.
- There will be one entrance into the site from East Main Street.
- There will be three buildings on the property with an area with improved open space for playgrounds, picnic area, sitting areas, etc.
- The applicant's site plan is below.



LAND USE PLAN

The Land Use Plan shows the property in the Neighborhood Business Corridor Planning area. This planning area is found along major highways leading into and out of Lincolnton. Its purpose is to accommodate neighborhood oriented planned business areas serving as a nucleus for commercial activities in a particular portion of the City.

The Land Use Plan also includes the following recommendations:

- Developments in the corridor should have a neighborhood feel with buildings oriented toward the street rather than having deep setbacks. As these areas will be located along major thoroughfare corridors, integrating automobile and pedestrian access is of major importance.

- Promote mixed-use development in the City's centers and corridors.

Staff views the request as consistent with the Land Use Plan. Additional well-designed residential development interspersed along East Main Street will create pockets of mixed use development break up long strips of commercial development and help to reduce automobile dependency.

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. Prior to final approval, an engineered plan meeting all requirements for planned residential development and UDO requirements must be submitted to and approved by staff.

2. A maximum of 70% of the site can be impervious surface due to water supply watershed restrictions. Detailed calculations must be given.

3. A sidewalk constructed to City of Lincolnton specifications must be constructed along the entire frontage along East Main Street.

4. The property owner will be responsible for all utility lines within the project boundaries and to the tap. Details on taps and meters must be coordinated with the utility department and shown on an approved utility plan.

5. The applicant will be responsible for making the utility tap.

6. City Fire Inspector will need to review and approve all plans prior to development. A new fire hydrant may be required within the site.

7. Driveways will need to be 26 foot in width and no parking is allowed within the driveways to meet fire code requirements.

8. There must be a minimum of 20 feet between buildings to meet fire code requirements.

9. Detailed landscaping, screening, and open space plan will need to be provided.

10. NCDOT driveway permit required to access East Main Street.

11. Erosion control plans must be submitted and approved by Lincoln County Soil and Erosion prior to development.

12. Building plans must be submitted and approved by Lincoln County Inspection prior to development. Firewalls will be required between each unit.

STAFF RECOMMENDATION

Staff recommends the following actions:

- approval of the request for rezoning from R-O and R-8 to the Planned Residential Development (PRD) district 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 and property owner with the conditions of approval.

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

Case No. CZ-5-2021

Applicant: Piedmont Companies

Parcel ID#: 22425, 22424, and 51760

Location: East Main Street

Request: Rezone from R-8 and R-O to PRD for the use of the property for 20 townhome units

Proposed Consistency and Reasonableness Statement:

The Land Use Plan shows the property in the Neighborhood Business Corridor Planning area. This planning area is found along major highways leading into and out of Lincolnton. Its purpose is to accommodate neighborhood oriented planned business areas serving as a nucleus for commercial activities in a particular portion of the City.

The Land Use Plan also includes the following recommendations:

- Developments in the corridor should have a neighborhood feel with buildings oriented toward the street rather than having deep setbacks. As these areas will be located along major thoroughfare corridors, integrating automobile and pedestrian access is of major importance.

- Promote mixed-use development in the City's centers and corridors.

Staff views the request as consistent with the Land Use Plan. Additional well-designed residential development interspersed along East Main Street will create pockets of mixed use development, break up long strips of commercial development and help to reduce automobile dependency.

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-5-2021

Applicant: Piedmont Companies

Parcel ID#: 22425, 22424, and 51760

Location: East Main Street

Request: Rezone from R-8 and R-O to PRD for the use of the property for 20 townhome units

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The Land Use Plan also includes the following recommendations:

- Developments in the corridor should have a neighborhood feel with buildings oriented toward the street rather than having deep setbacks. As these areas will be located along major thoroughfare corridors, integrating automobile and pedestrian access is of major importance.

- Promote mixed-use development in the City's centers and corridors.

The proposed rezoning request **is** viewed as **consistent** with the Lincolnton Land Use Plan. However, the proposed residential use is not viewed as desirable in this commercial area. It would be preferable to continue with commercial type used in the area. Therefore, **denial of the proposed amendment is reasonable and in the public interest.**