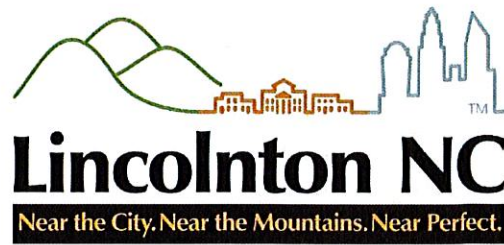


**LINCOLNTON PLANNING BOARD  
AGENDA**

**July 20, 2021  
At 4:00 P.M. in City Council Chambers**

1. Roll Call
2. Call to Order
3. Approval of minutes from the June 15, 2021 meeting
4. ZMA-4-2021-Application from Crayton Kale/Alotbetter, LLC requesting the rezoning of 1.36 acres of land from Neighborhood Business (NB) District to the Residential-25 (R-25) District. The subject property is located at 2409 E. NC 150 Highway (Parcel ID 25913).
5. CZ-6-2021-Application from Piedmont Companies Inc. requesting the rezoning of 0.75 acres of land from Central Business (CB) District to the Traditional Infill Development (TID) District. The applicant is proposing to construct eight (8) townhomes. The subject property consists of two lots, One located at 119 East Pine Street (Parcel ID 01117) and the second on the west side of North Academy Street approximately 90 feet North of the intersection of East Pine Street and North Academy Street (Parcel ID 89317).
6. Adjournment



**CITY OF LINCOLNTON  
PLANNING BOARD  
PO DRAWER 617, LINCOLNTON, NC 28092  
[www.ci.lincolnton.nc.us](http://www.ci.lincolnton.nc.us)**

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

**Tuesday, June 15, 2021 Meeting**

**Present:** Gene Poinsette, Jamel Farley, Jerry Hoffman, Rebecca Abernethy, Greg McBryde and Trent Mason and Joy Smith

**Absent:** Steven Silva

**Call to Order**

Chair Jamel Farley called the meeting to order and recognized that Steven Silva was absent.

**Approval of Minutes**

Chair Jamel Farley asked the Board if there were any additions or corrections to the minutes of the May 18, 2021 meeting.

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

**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).

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

There were many questions about traffic flow. Craig Upshaw from Piedmont Companies answered questions and spoke about the project.

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

*Motion: Trent Mason made a motion to approve. Greg McBryde seconded.*

*Motion was opposed by Gene Poinsette and every other member voted in favor of approval.*

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. Greg McBryde seconded.  
Motion carried unanimously.*

---

Jean Derby

**MEMO TO:** Planning Board Members

**FROM:** City of Lincoln Planning Department

**SUBJECT:** ZMA-4-2021 – Application from Crayton Kale/Alotbetter, LLC

**DATE:** July 20, 2021

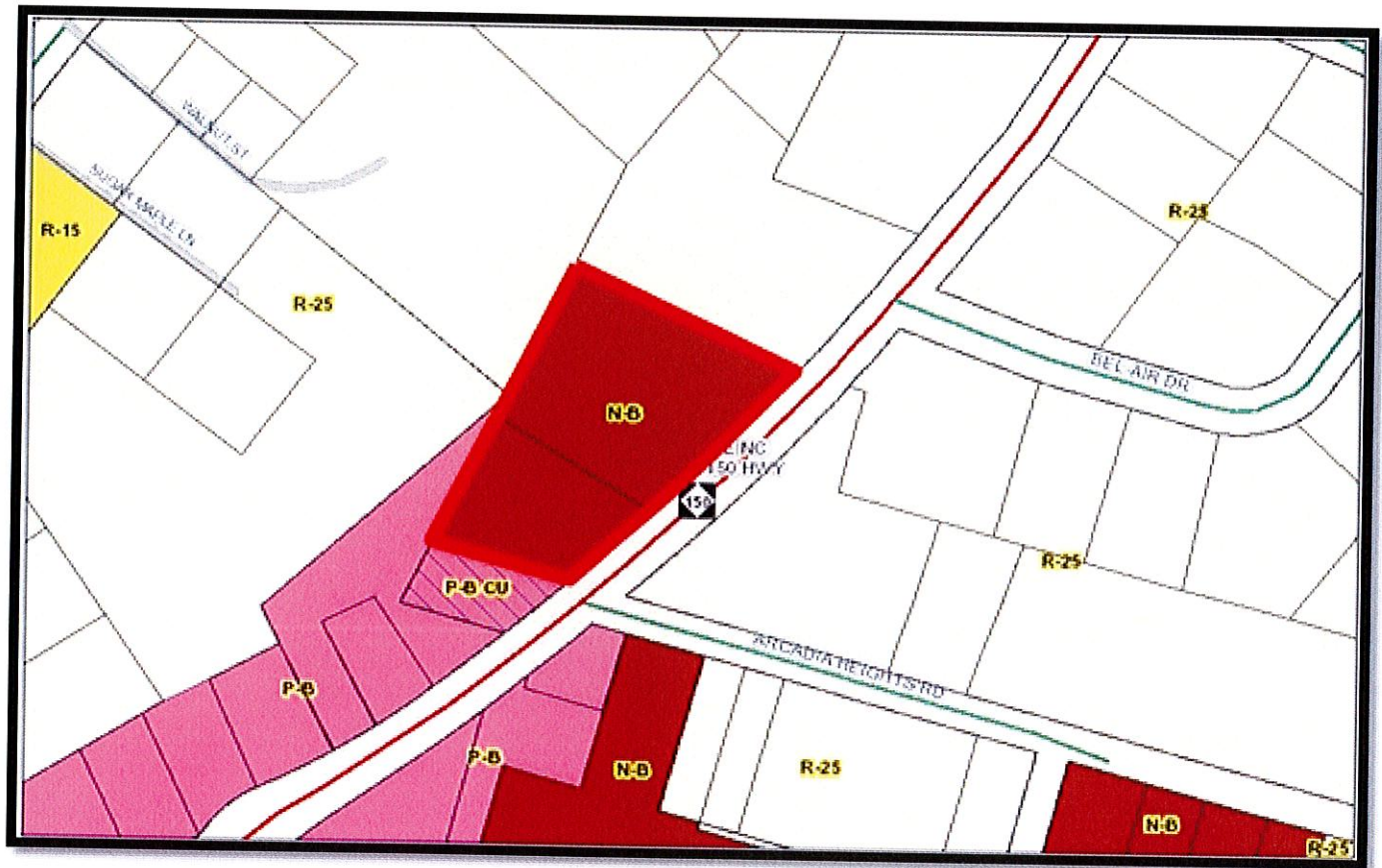
### **SITE AND AREA DESCRIPTION**

The applicant is requesting the rezoning of 1.36 acres of land from Neighborhood Business (NB) District to the Residential-25 (R-25) District. The subject property is located at 2409 E. NC 150 Highway (Parcel ID 25913)

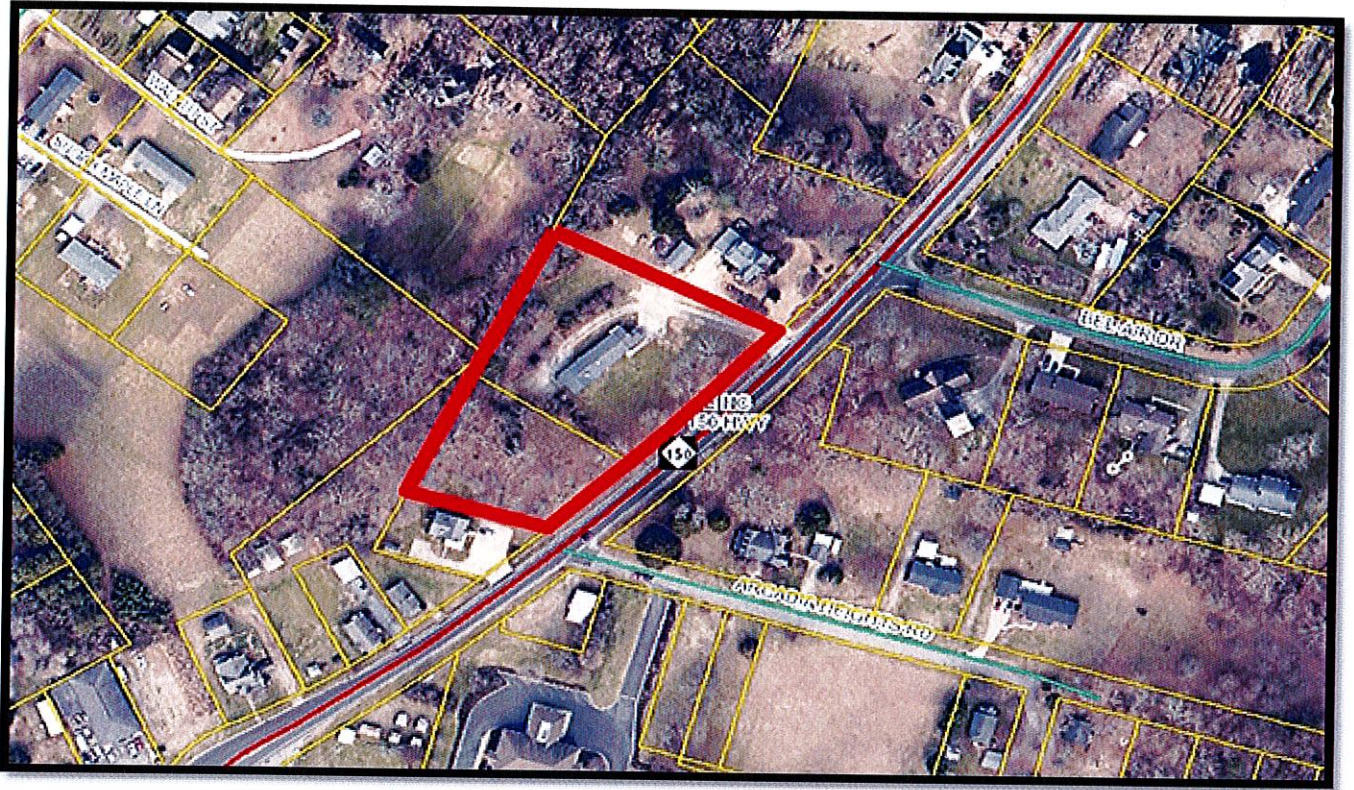
The subject property has a single family dwelling located on it that was converted to an office use. The applicant seeks to sell the property for use as a single family home again.

Land uses in the area include a mixture of single family and commercial uses. The property in the vicinity of the site is zoned NB, R-25, and PB Districts.

### **CURRENT ZONING MAP**



AERIAL VIEW



STREET VIEWS





### **LAND USE PLAN**

The Land Use Plan originally included this site in a Residential Suburban planning area. The site was rezoned to NB in 2008 and the land use plan was amended to reflect that rezoning.

The surrounding area is primarily zoned for residential development, and the proposed rezoning is consistent with the originally adopted Land Use Plan.

The rezoning is viewed as consistent with the Land Use Plan in staff's opinion.

### **STAFF RECOMMENDATION**

Staff recommends the following action:

1. Recommend approval of rezoning of the property from NB to R-25
2. If the rezoning is approved, the land use plan would need to be amended to show the property in the Residential Suburban Planning Area.

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

**Case No.**      ZMA-4-2021

**Applicant:**    Crayton Kale/Alotbetter, LLC

**Parcel ID#:**   25913

**Location:**     2409 E. NC 150 Highway

**Request:**       Rezone from NB to R-25

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan as amended in 2008 but is consistent with the originally adopted Land Use Plan. The area surrounding the property is primarily zoned for residential development and the owner is requesting to use it for residential purposes. 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-4-2021

**Applicant:**    Crayton Kale/Alotbetter, LLC

**Parcel ID#:**   25913

**Location:**     2409 E. NC 150 Highway

**Request:**       Rezone from NB to R-25

Proposed Consistency and Reasonableness Statement:

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

**MEMO TO:** Planning Board Members

**FROM:** City of Lincolnton Planning Department

**SUBJECT:** CZ-6-2021 Request from Piedmont Companies for the rezoning of 0.75 acres of land from Central Business (CB) District to the Transitional Infill Development (TID) District. The applicant is proposing to construct eight (8) townhomes.

**DATE:** July 20, 2021

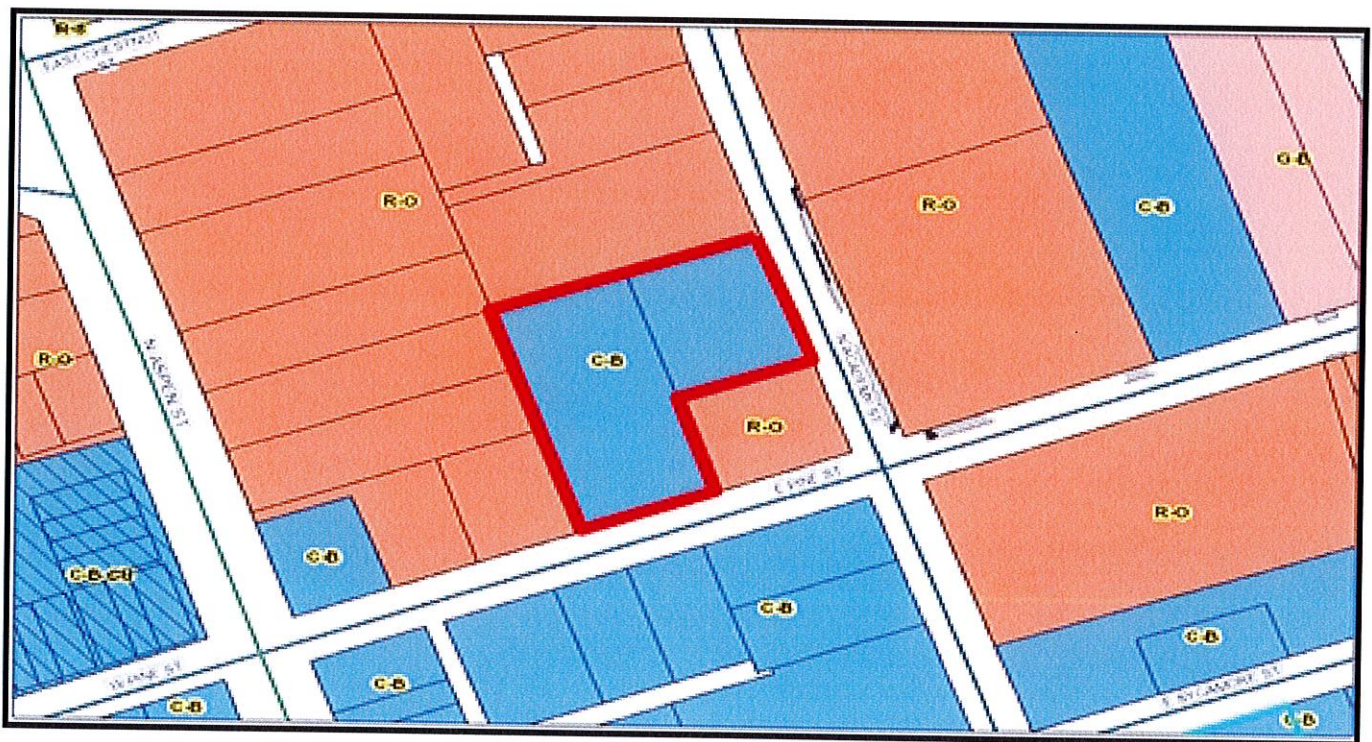
### **SITE AND AREA DESCRIPTION**

The Applicant is requesting the rezoning of 0.75 acres of land from Central Business (CB) District to the Transitional Infill Development (TID) District. The applicant is proposing to construct eight (8) townhomes.

The subject property consists of two lots, one located at 119 East Pine Street (Parcel ID 01117) and the second on the west side of North Academy Street approximately 90 feet north of the intersection of East Pine Street and North Academy Street (Parcel ID 89317).

The adjacent properties are a mixture of office uses and single family dwellings. Zoning around the site is a mixture of Central Business (CB) and Residential-Office (R-O) Districts.

### **CURRENT ZONING MAP**



## AERIAL VIEW



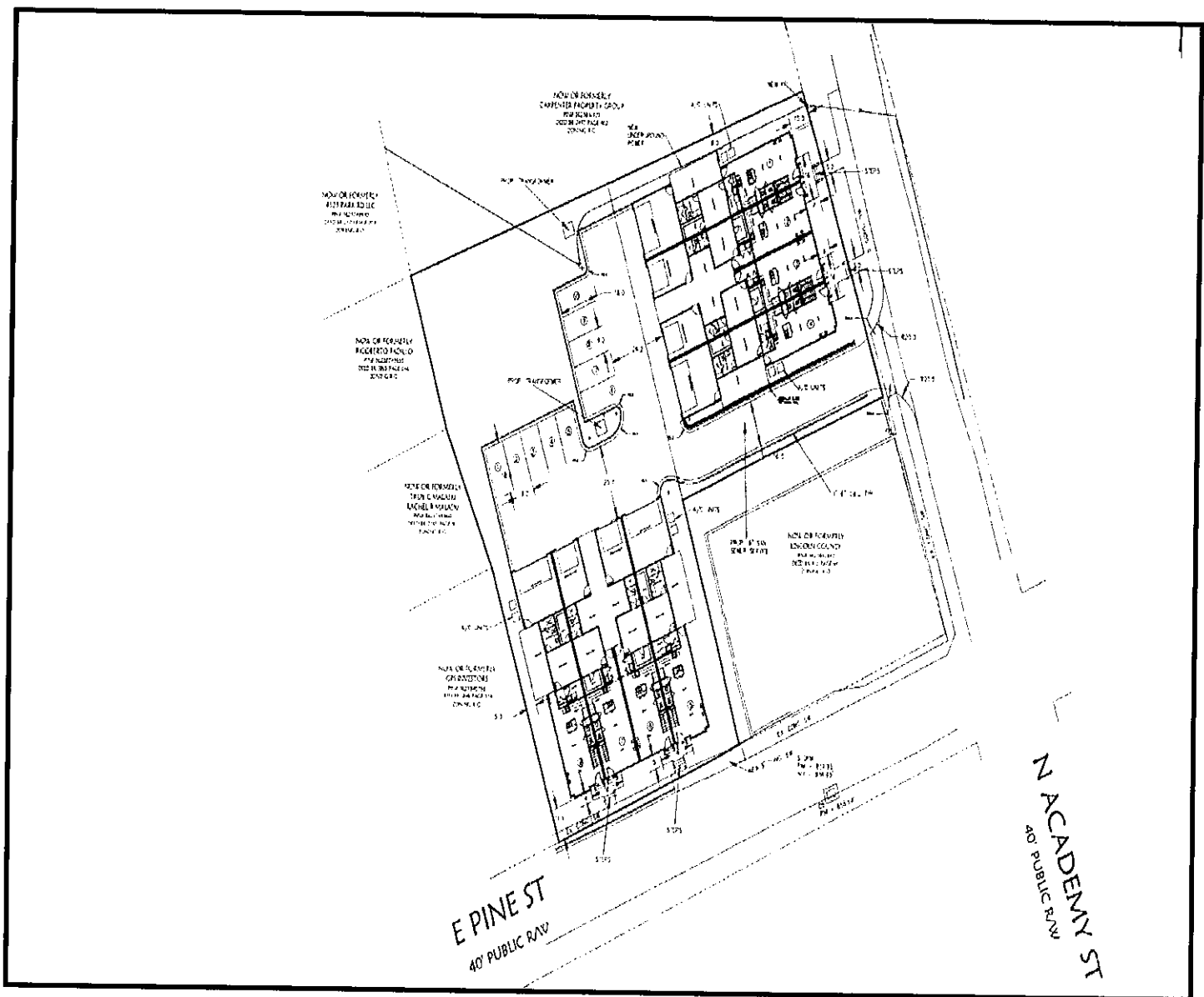
## STREET VIEWS





## PROJECT DETAILS

- The project is made up of two separate parcels approximately 0.75 acres in size with 8 townhome units proposed.
- The site plan is showing one entrance into the site from North Academy Street. Parking will be in the rear of the buildings.
- There will be two buildings on the properties with each building having four (4) units.
- The applicant's site plan is below.



## **TRANSITIONAL INFILL DEVELOPMENT DISTRICT**

The UDO notes that a transitional infill development (TID) is a type of planned unit development characterized by smaller project areas and higher density, innovative development. In addition, a TID contains residential uses only. The project size of a TID is between one-half to ten acres and contains at least three dwelling units.

## **LAND USE PLAN**

The Land Use Plan shows the property in the Central Business Planning area and includes the following recommendations for this area:

- Future land uses should accentuate and enhance the area's unique "downtown" atmosphere and ambience,
- Future residential development is strongly encouraged as a means of enhancing the area's vitality, and
- Pedestrian accessibility should be promoted.

The rezoning of the property to the Transitional Infill Development (TID) district is consistent with the land use plan in staff's opinion.

## **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 sidewalk constructed to City of Lincoln specifications must be constructed along the entire frontage of East Pine Street and North Academy Street.
2. The City Utility Department plans show a 12 inch waterline which runs under building #5. A waterline would not be allowed under the structure.
3. The applicant will be responsible for coordinating with the utility department concerning all approved apparatus for water and sewer, Taps will need to be relocated outside of the roadway, Sewer stub out must be shown on plan.
4. The City Fire Inspector is concerned about accessibility and fire hydrant locations. The fire inspector will need to review and approve all plans prior to development.
5. The driveway into the site is only 16 feet in width which does not meet minimum requirements for driveway widths.
6. Driveway permits will be required from the City prior to development.
7. Coordinate transformer location and electrical design with the City Electrical Superintendent.

8. Parking spaces must be 9' x 19' in size
9. Screening and landscaping meeting the City requirements must be met and shown on an approved landscape plan prior to development.

### **STAFF RECOMMENDATION**

Staff recommends the following actions:

- approval of the request for rezoning from CB to the Transitional Infill Development (TID) 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-6-2021

**Applicant:** Piedmont Companies

**Parcel ID#:** 01117 & 89317

**Location:** East Pine Street and North Academy Street

**Request:** Rezone from CB to TID for the use of the property for 8 townhome units

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central Business Planning Area. The Plan strongly encourages residential development in this area as a means of enhancing the vitality of downtown. 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-6-2021

**Applicant:** Piedmont Companies

**Parcel ID#:** 01117 & 89317

**Location:** East Pine Street and North Academy Street

**Request:** Rezone from CB to TID for the use of the property for 8 townhome units

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central Business Planning Area. The Plan strongly encourages residential development in this area as a means of enhancing the vitality of downtown. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. However, the proposed use is not viewed as desirable in the area and therefore, **denial of the proposed amendment is reasonable and in the public interest.**