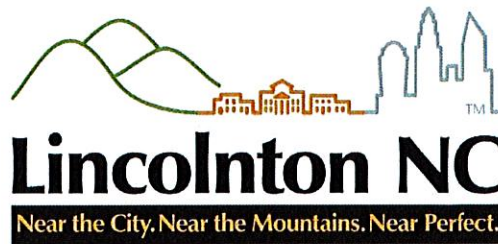


LINCOLNTON PLANNING BOARD
AGENDA
August 17, 2021
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the July 20, 2021 meeting
4. CZ-6-2021-Application from Piedmont Companies Inc. 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 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).
5. CZ-7-2021- Application from Brandy White requesting a conditional district rezoning of 0.54 acres from the Planned Business(PB) District to the General Business(Conditional District) GB(CD) for the purpose of opening an auto sales lot. The subject property is located at 799 W. NC Highway 27 (Parcel ID 17410).
6. CZ-8-2021- Application from TrueCraft Properties, LLC requesting a conditional district rezoning of approximately eleven (11) acres from the Residential-25 (R-25) District to the General Business(Conditional District) GB(CD) for the purpose of constructing a new office building for a construction company. The subject property is located on the south side of Bethel Church Road approximately 1,200 feet east of the intersection of Bethel Church Road and Maiden Highway (Portion of Parcel ID 16976).
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, jovsmithmsnrn@gmail.com

Tuesday, July 20, 2021 Meeting

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

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

Call to Order

Chair Jamel Farley called the meeting to order and recognized that Rebecca Abernethy, Greg McBryde, Steve Silva 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 June 15, 2021 meeting.

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

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).

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 approve. Trent Mason seconded. Motion carried unanimously.

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).

Applicant requested to table this case until the August Planning Board Meeting.

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. Trent Mason seconded.
Motion carried unanimously.*

Jean Derby

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: August 17, 2021

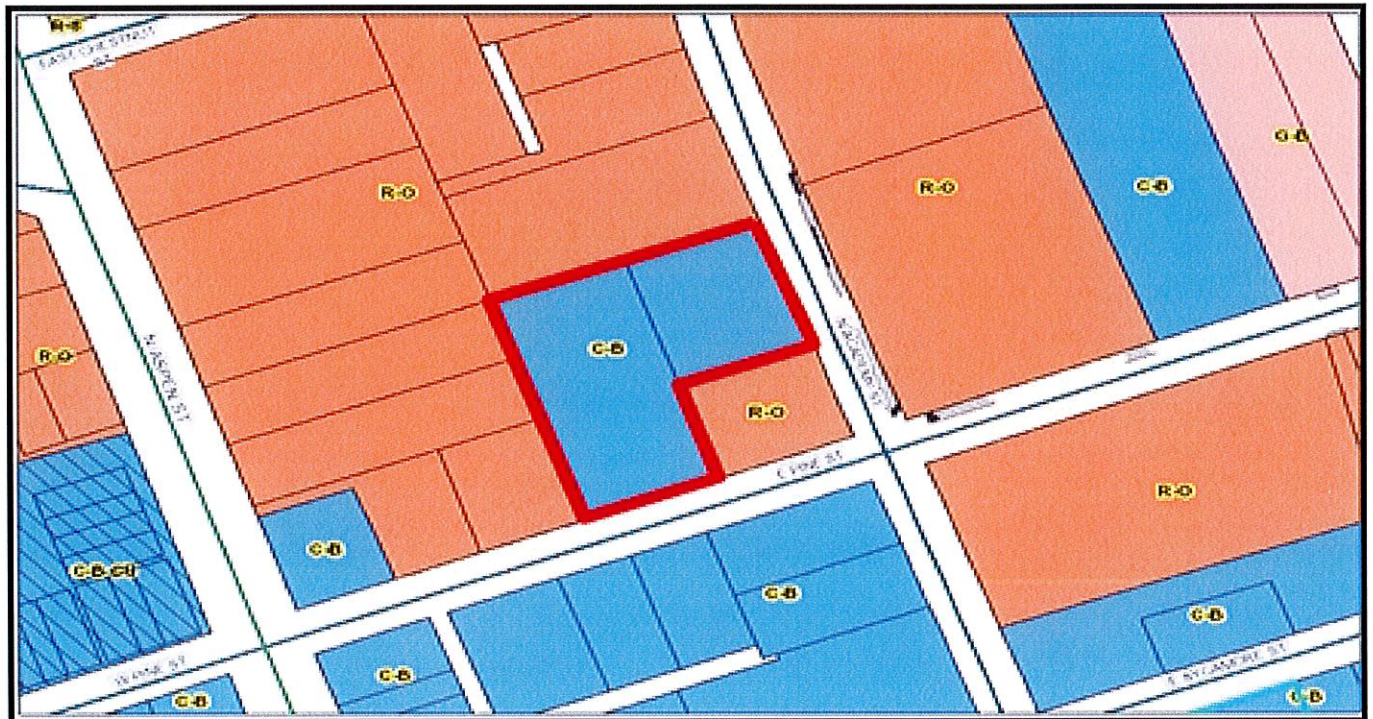
SITE AND AREA DESCRIPTION

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



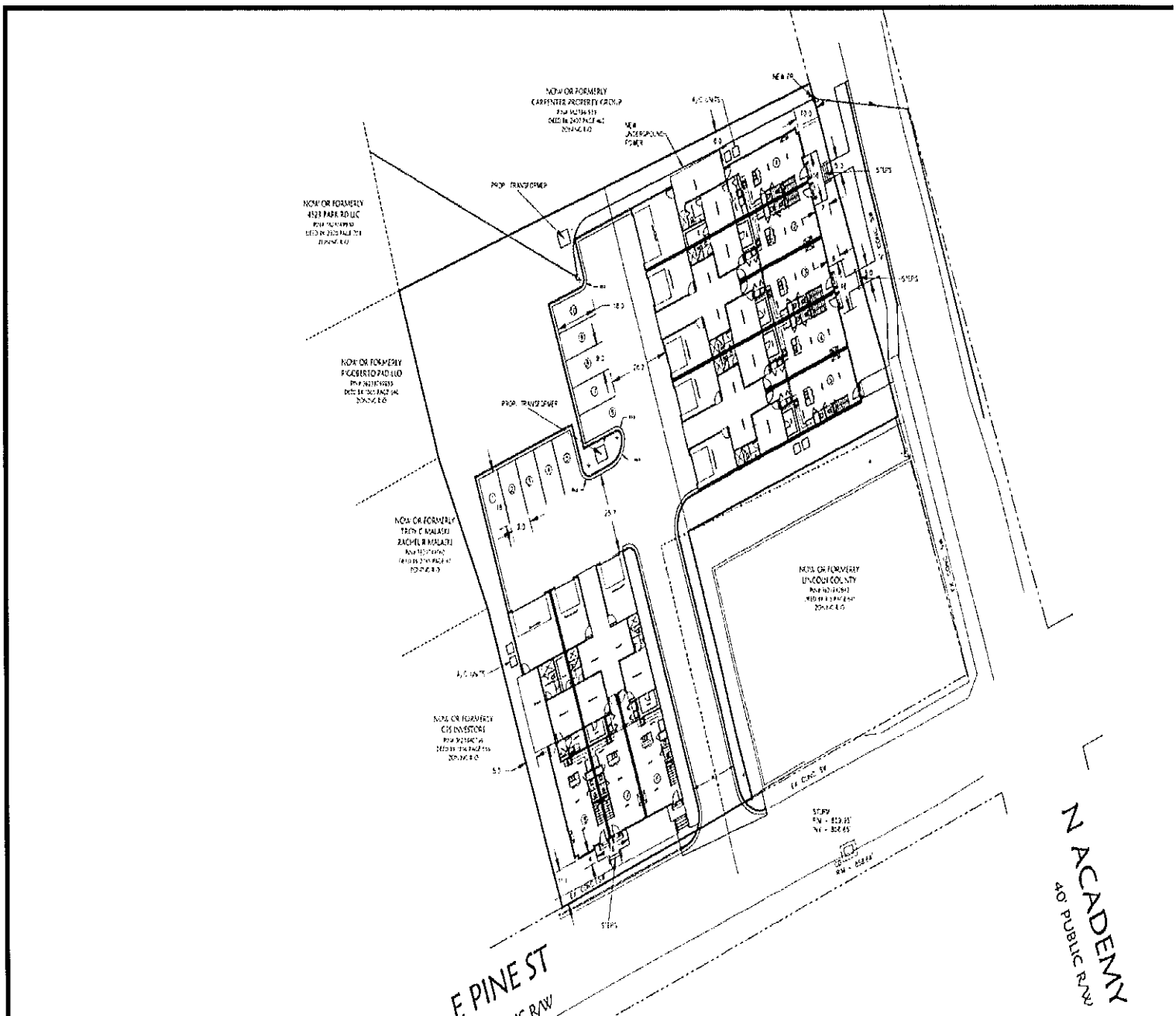
STREET VIEWS





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 East Pine Street. Parking will be in the rear of the buildings.
- There will be two buildings with five units in one building and three units in the other building.
- 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 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 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.
3. 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.
4. Driveway permits will be required from the City prior to development.
5. Coordinate transformer location and electrical design with the City Electrical Superintendent.
6. Parking spaces must be 9' x 19' in size
7. Screening and landscaping meeting the City requirements must be met and shown on an approved landscape plan prior to development.
8. The buildings are to be constructed of brick that matches the color of Memorial Hall in accordance with the development agreement as amended June 3, 2021.

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.**

MEMO TO: Planning Board Members

FROM: City of Lincolnton Planning Department

SUBJECT: CZ-7-2021- Application from Brandy White requesting a conditional district rezoning of 0.54 acres from the Planned Business(PB) District to the General Business(Conditional District) GB(CD) for the purpose of opening an auto sales lot.

DATE: August 17, 2021

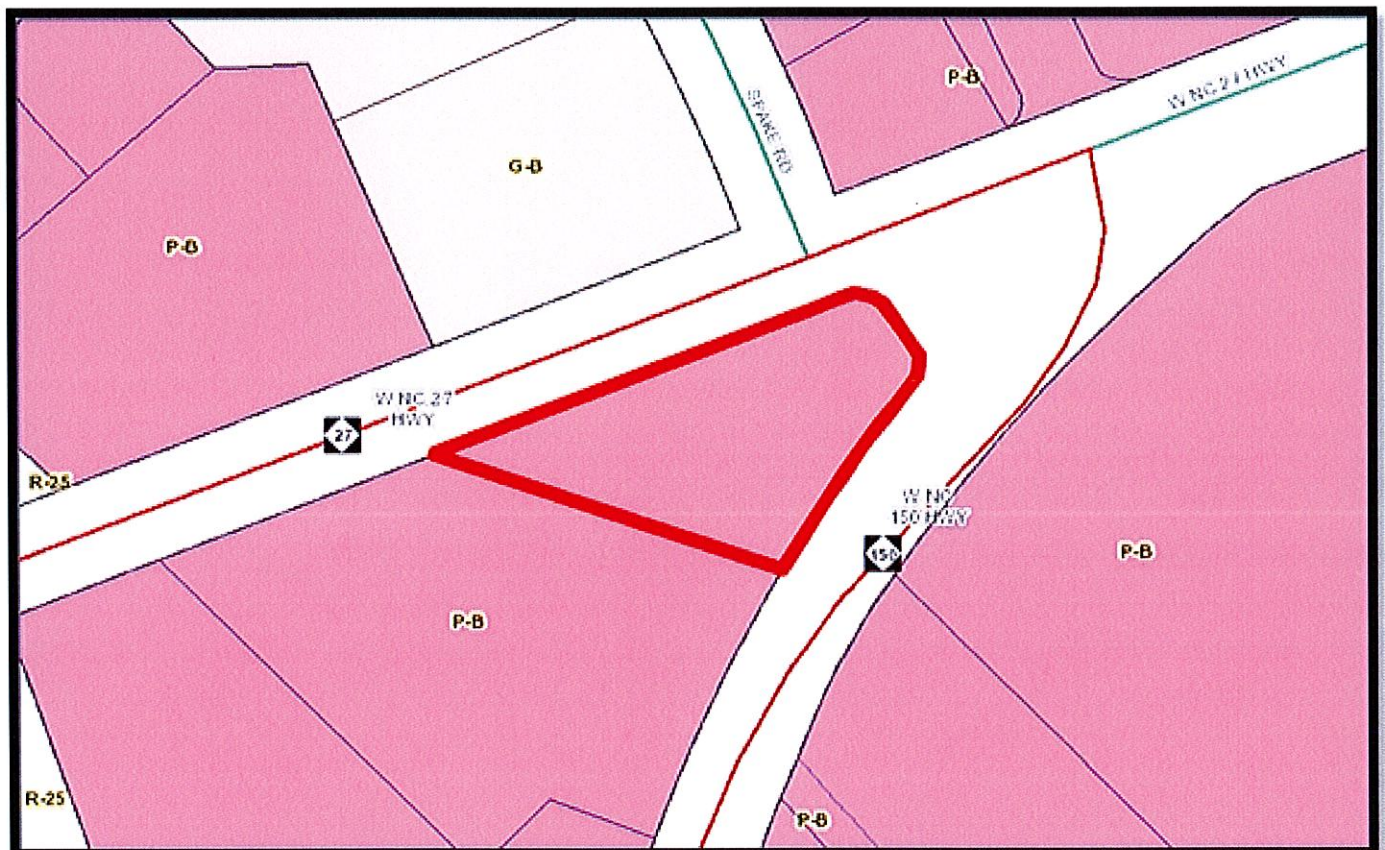
SITE AND AREA DESCRIPTION

Brandy White is requesting a conditional district rezoning of 0.54 acres from the Planned Business(PB) District to the General Business(Conditional District) GB(CD) for the purpose of opening an auto sales lot. The subject property is located at 799 W. NC Highway 27 (Parcel ID 17410).

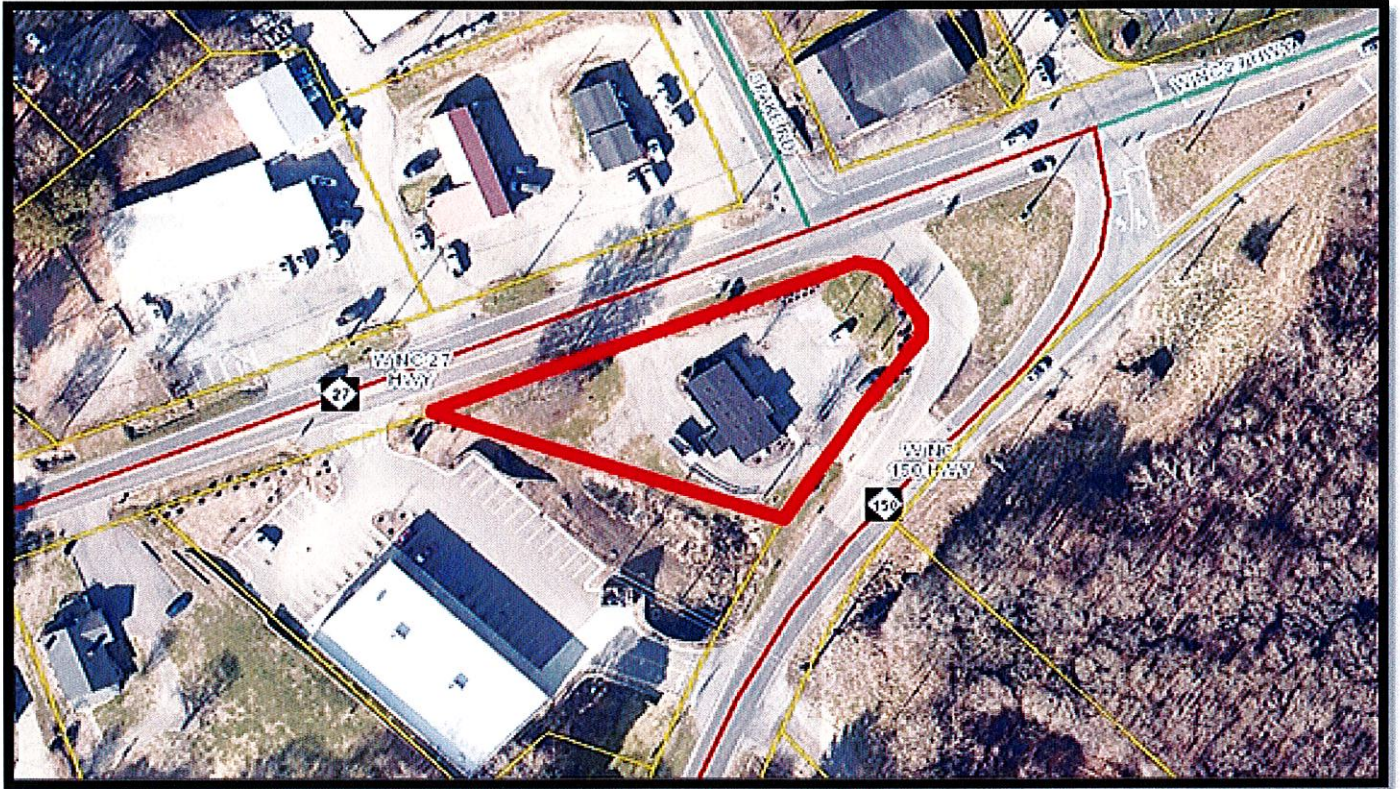
The subject property was formerly used as Carolina Trust Bank and currently has an approximately 1600 square foot modular building on the property with 13 paved parking spaces.

The adjacent properties are commercial. Zoning around the site is a mixture of Planned Business (PB) District and General Business (GB) District.

CURRENT ZONING MAP



AERIAL VIEWS



STREET VIEWS





CITY LIMITS/ETJ BOUNDARY MAP



PROJECT DETAILS

- The applicant is requesting to use the property for an Auto Sales Lot.
- No changes will be made to the site. It would be used as it currently exists.

LAND USE PLAN

The Land Use Plan shows the property in the Planned Business Planning Area. The PB District used to allow auto sales lots as a conditional use. This was amended several months ago when the City changed to conditional zoning in lieu of Conditional use permits.

The rezoning of the property to the General Business(Conditional District) GB(CD) 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. Due to the small lot size, the site shall be limited to ten (10) autos for sale with the remaining parking and asphalt areas used for customer parking and employees.
2. No parking shall be permitted in the grassy areas.
3. All landscaped areas shall remain.
4. NCDOT will need to review a driveway permit application.
5. Sign permit will be required for new signage.
6. Fire access will need to be maintained.

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 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-7-2021

Applicant: Brandy White

Parcel ID#: 17410

Location: 799 West NC Highway 27

Request: Rezone from PB to GB (CD) for the use of the property for an auto sales lot.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. 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-7-2021

Applicant: Brandy White

Parcel ID#: 17410

Location: 799 West NC Highway 27

Request: Rezone from PB to GB (CD) for the use of the property for an auto sales lot.

Proposed Consistency and Reasonableness Statement:

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

MEMO TO: Planning Board Members

FROM: City of Lincolnton Planning Department

SUBJECT: CZ-8-2021- Application from TrueCraft Properties, LLC requesting a conditional district rezoning of approximately 11 acres from the Residential-25 (R-25) District to the General Business (Conditional District) GB(CD) for the purpose of constructing a new office building for a construction company.

DATE: August 17, 2021

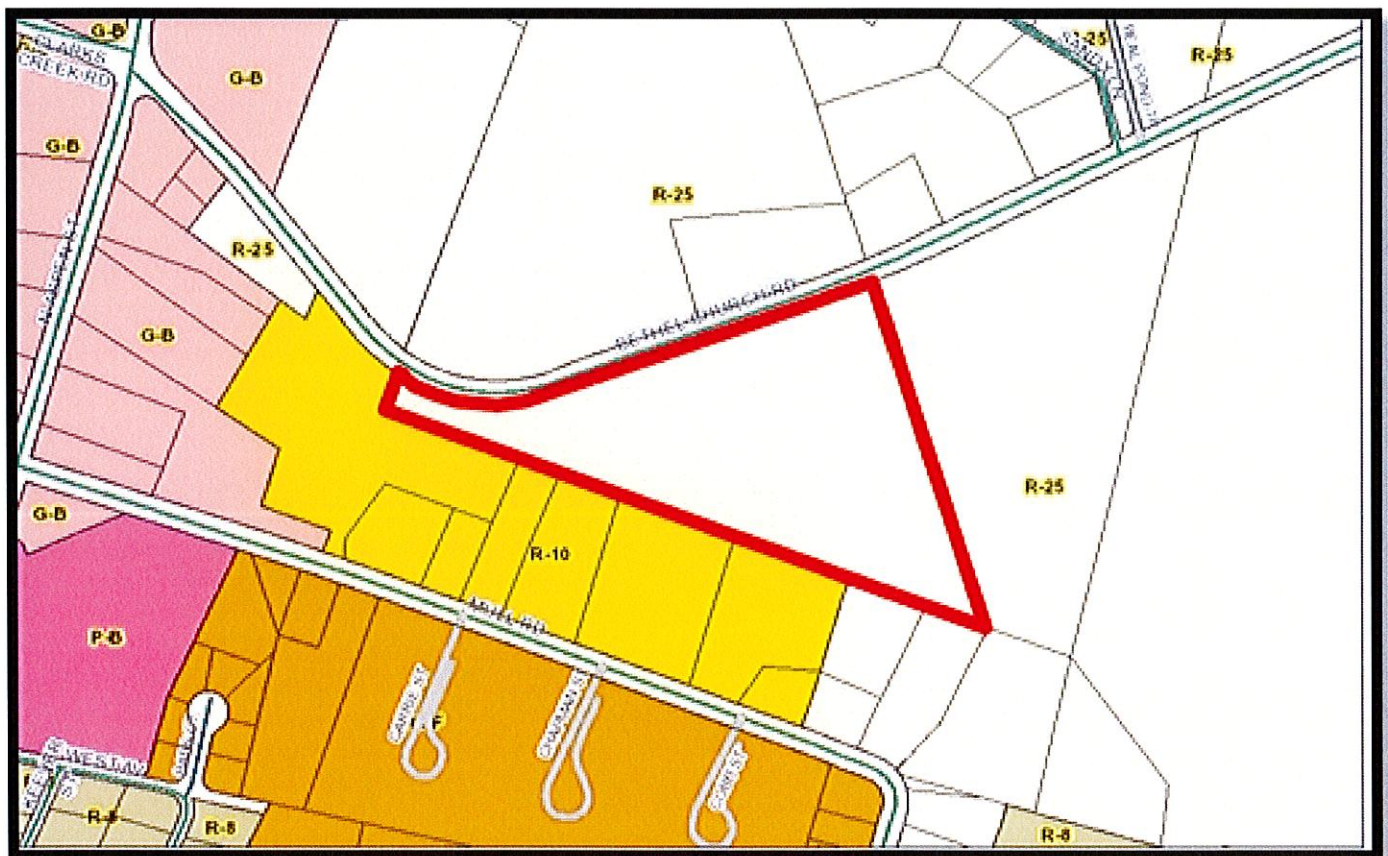
SITE AND AREA DESCRIPTION

TrueCraft Properties, LLC is requesting a conditional district rezoning of approximately 11 acres from the Residential-25 (R-25) District to the General Business(Conditional District) GB(CD) for the purpose of constructing a new office building for a construction company. The subject property is located on the south side of Bethel Church Road approximately 1,200 feet east of the intersection of Bethel Church Road and Maiden Highway (Portion of Parcel ID 16976).

The subject property is vacant. It was wooded but has recently been cut for timber.

The adjacent properties are mostly residential with a church and commercial uses nearby along the Maiden Highway. Zoning around the site is a mixture of R-10, R-25, and GB.

CURRENT ZONING MAP



AERIAL VIEW

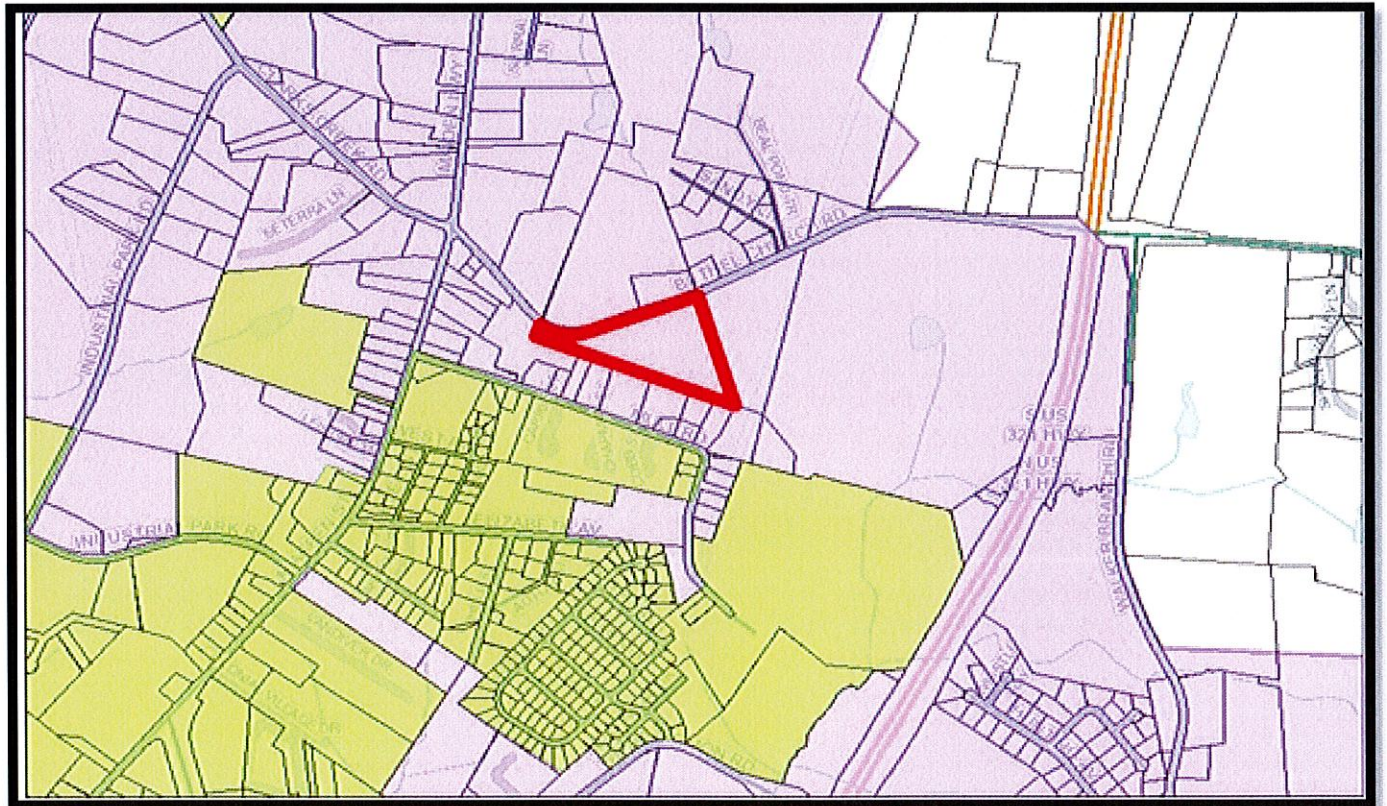


STREET VIEWS



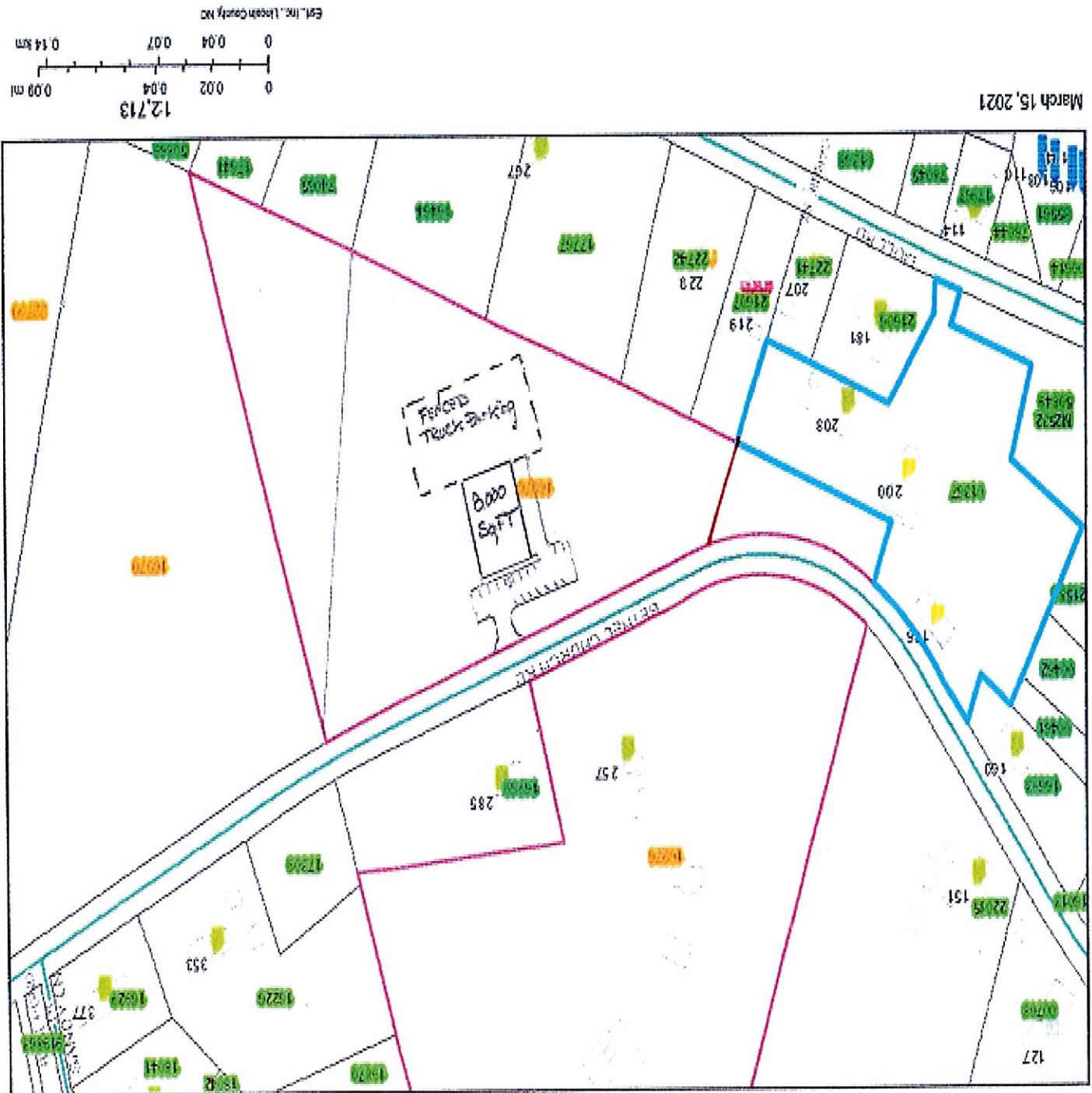


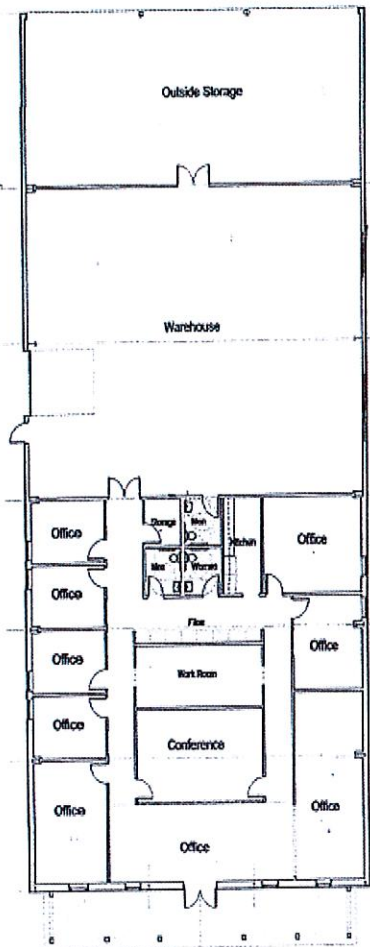
CITY LIMITS/ETJ BOUNDARY MAP



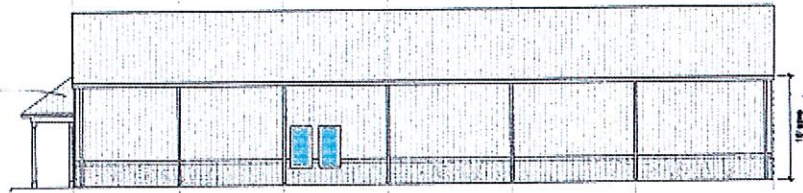
PROJECT DETAILS

- The applicant is requesting to use the property for an office for a construction company.
- Proposed is an 8,000 square foot office.
- A parking lot would be located in the front of the building with additional parking for trucks in the rear.
- One driveway is proposed onto Bethel Church Road.
- See site plan and building design shown below

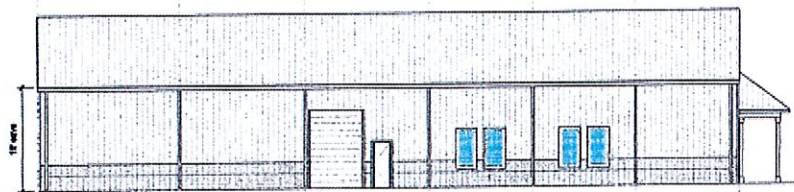




1 Floor Plan
A1 1/8" = 1'0" 8775 sf



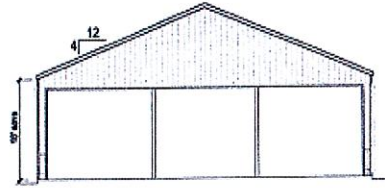
5 Right Side Elevation
A1 1/8" = 1'0"



4 Left Side Elevation
A1 1/8" = 1'0"



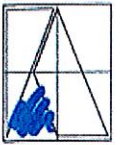
2 Front Elevation
A1 1/8" = 1'0"



3 Rear Elevation
A1 1/8" = 1'0"

LAND USE PLAN

The Land Use Plan shows the property in the Residential Suburban Planning Area. The request is not consistent with the land use plan.

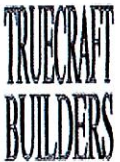


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**FLOOR
PLAN** A1

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. If approved, a detailed civil plan and landscape plan will need to be completed by an engineer, architect, or surveyor and approved by the planning staff.
2. City utilities are not available. County water and septic tank approval will be required.
3. Detailed calculations on impervious surfaces will need to be shown and cannot exceed 70% coverage.
4. NCDOT driveway permit will be required.
5. Erosion control permits will be required by Lincoln County Natural Resources.
6. Building plans will need to be reviewed and approved by Lincoln County Inspections.
7. Requirements of appendix D of the Fire code will need to be met and approved by the City Fire Inspector.
8. Development on the site is to be consistent with the above site plan and architectural renderings.

STAFF RECOMMENDATION

The proposed rezoning request is not consistent with the Land Use Plan. However, the area requested for rezoning is relatively large and there is GB zoning approximately 300 feet to the west along Maiden Highway. Due to the relatively large size of the site, its proximity to GB zoning and its location on a thoroughfare, the staff views the request as appropriate for approval and recommends the following actions:

- approval of the request for rezoning from R-25 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 and property owner with the conditions of approval.
- amendment of the Land Use Plan to show the property in the General Business Planning Area.

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

Case No. CZ-8-2021

Applicant: TrueCraft Properties, LLC

Parcel ID#: 16976 (11 acres +/-)

Location: Bethel Church Road

Request: Rezone from R-25 to GB (CD) for the use of the property for an office for a construction company.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Residential Suburban Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan. However, staff feels with the amount of acreage and close proximity to existing General Business District **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-8-2021

Applicant: TrueCraft Properties, LLC

Parcel ID#: 16976 (11 acres +/-)

Location: Bethel Church Road

Request: Rezone from R-25 to GB (CD) for the use of the property for an office for a construction company.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Residential Suburban Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan and therefore, **denial of the proposed amendment is reasonable and in the public interest.**