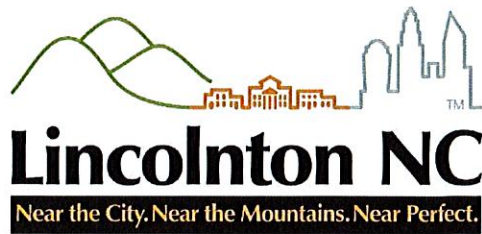


LINCOLNTON PLANNING BOARD
AGENDA
December 21, 2021
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the November 16, 2021 meeting
4. CZ-12-2021- Application from Dynamo Holdings, LLC requesting the rezoning of 0.638 acres of land from Residential-10 (R-10) district to Residential Multi-Family Conditional district (RMF-CD) for the purpose of constructing two duplex units. The subject property is located on the west side of North Flint Street approximately 200 feet north of the intersection of North Flint Street and East McBee Street (Parcel ID 83747).
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@gmail.com; Trent Mason, trentonmason@gmail.com; Joy Smith, joysmithmsn@nnc@gmail.com

Tuesday, November 16, 2021 Meeting

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

Absent: Rebecca Abernethy, Steve Silva and Joy Smith

Call to Order

Chair Jamel Farley called the meeting to order and recognized that Rebecca Abernethy, 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 September 21, 2021 meeting.

Motion: Trent Mason made a motion to approve the minutes. Jerry Hoffman seconded. Motion carried unanimously.

MJS -1-2021- Application from Dynamo Holdings, LLC requesting approval of 13 lots to be fronted on a newly constructed street. The subject property is approximately 15 acres in size and is located on the west side of Roper Drive approximately 1500 feet north of the intersection of Roper Drive and East Main Street (Parcel ID 15870). The property is located in the Lincolnton ETJ. The new street would be maintained by NCDOT.

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: Trent Mason made a motion to approve with staff review committee conditions. Jerry Hoffman seconded. Motion carried unanimously.

CZ-10-2021-Application from Prestige Acquisitions, LLC requesting the rezoning of approximately 24 acres of land from Residential-25 (R-25) and Residential-Office (R-O) to Planned Residential District (PRD) for the purpose of developing a community of Single Family detached housing (51 units) and attached townhomes (49 units). The subject property is a portion of property owned by New Vision Ministries located at 621 Clarks Creek Road (Portion of Parcel ID 15614). The portion requested for rezoning is located on the south side of Clark Creek Road adjacent to Clarks Creek and running approximately 800 feet to the west.

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

Rob Brown spoke about the project on behalf of Prestige Acquisitions.

Several residents spoke in opposition to the project citing traffic, lot size, and high density as issues.

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 with staff review committee conditions. Trent Mason seconded. Motion carried unanimously.

CZ-11-2021-Application from Century Communities Southeast, LLC requesting the rezoning of approximately 97.16 acres from Residential-25 (R-25) District to Planned Residential District (PRD) for the purpose of developing a community of 261 Single family detached housing units. The subject property is located on the east side of Startown Road approximately 950 feet south of the intersection of Clarks Creek Road and Startown Road (Parcel ID's 16937, 21509, 21507, 21508, and 21510).

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

A representative from Century Communities spoke about the project.

Several residents spoke in opposition to the project citing traffic, lot size, and high density as issues.

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 with staff review committee conditions. Greg McBryde 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 approve with staff review committee conditions. Greg McBryde seconded. Motion carried unanimously.

Jean Derby

MEMO TO: Planning Board Members

FROM: City of Lincolnton Planning Department

SUBJECT: CZ-12-2021-Request from Dynamo Holdings, LLC for conditional rezoning of approximately 0.63 acres from R-10 to RMF-CD

DATE: December 21, 2021

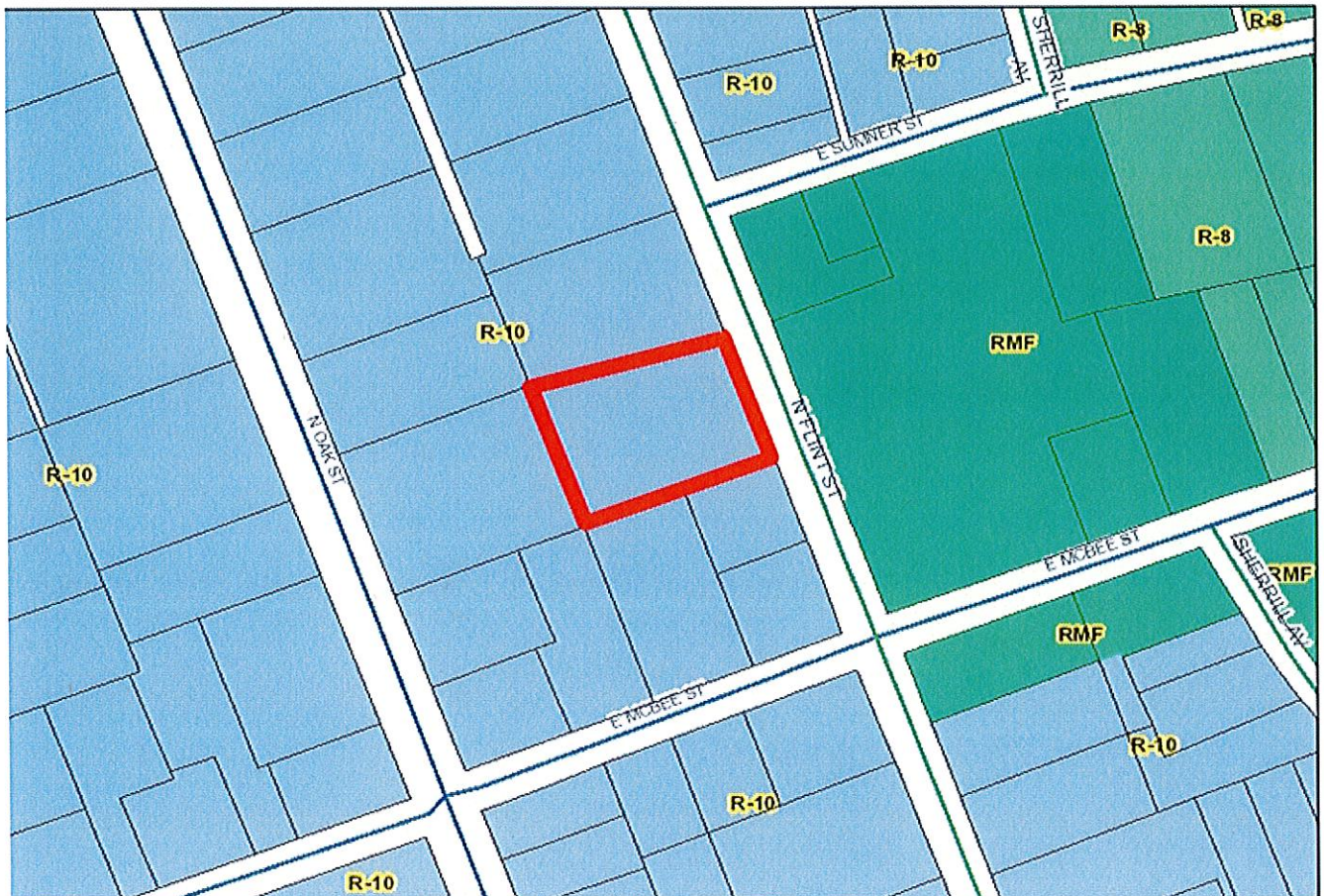
SITE AND AREA DESCRIPTION

The applicant is requesting a conditional rezoning from Residential-10 (R-10) to the Residential Multi Family Conditional District (RMF-CD) for the purpose of constructing two duplex structures.

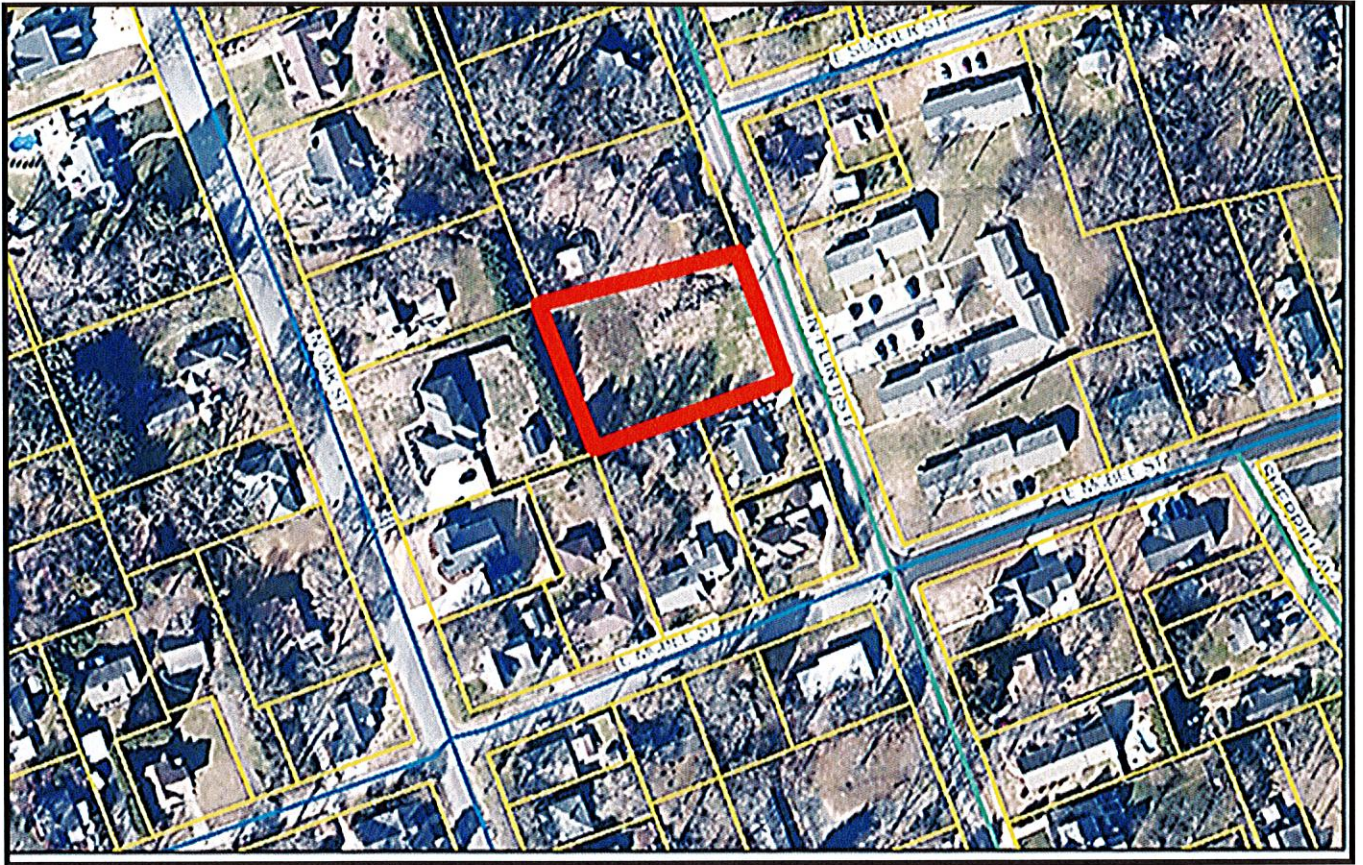
The subject property is located on the west side of North Flint Street approximately 200 feet north of the intersection of North Flint Street and East McBee Street (Parcel ID 83747).

The property is undeveloped. Properties located across North Flint Street are devoted to multi-family residential development. Other nearby properties are developed for single family residential purposes.

CURRENT ZONING MAP



AERIAL VIEW



STREET VIEWS

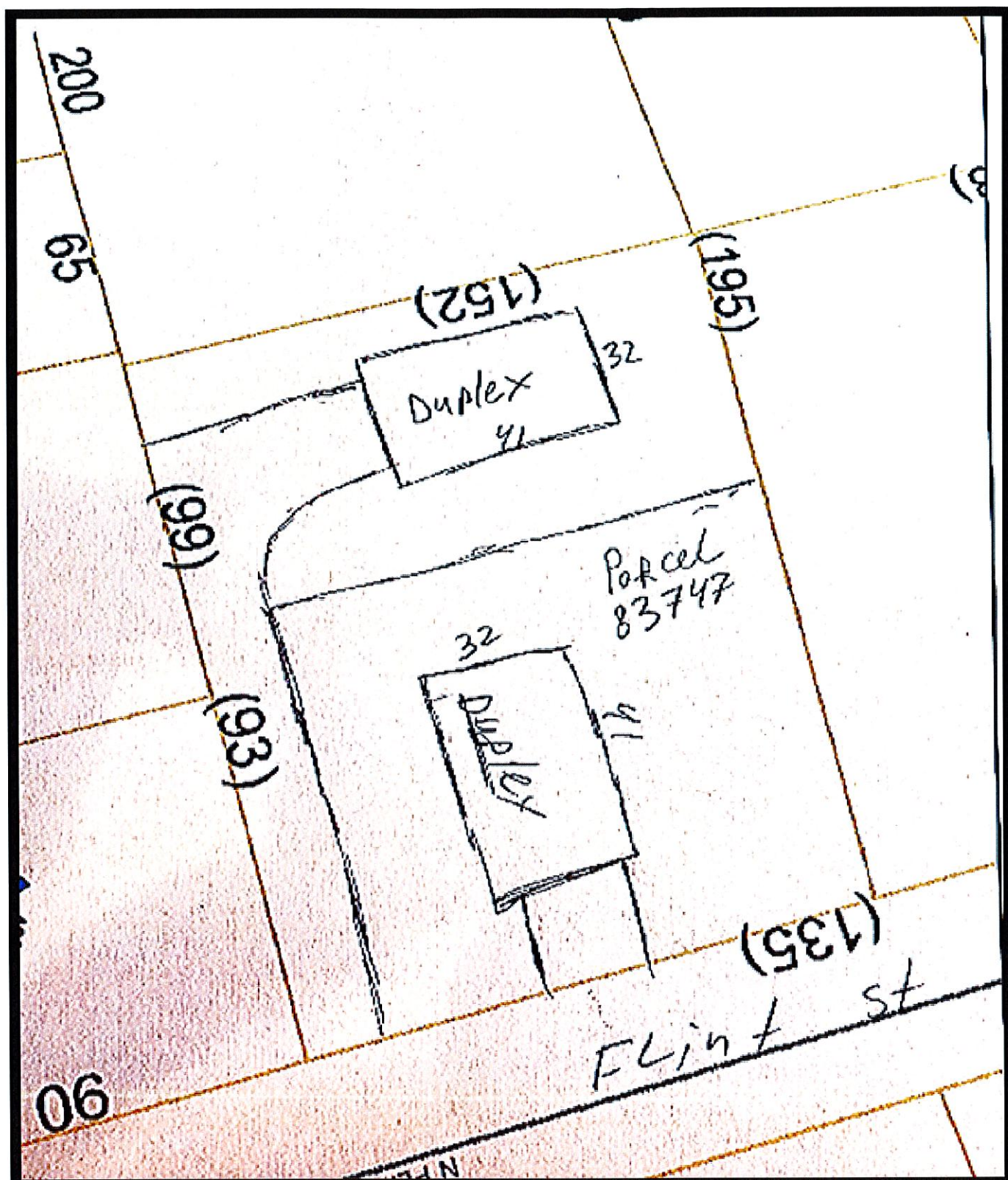




PROJECT DETAILS

- The project includes two duplexes, a total of four dwelling units.
- The site includes approximately 0.63 acres.
- Access will be provided by two driveway connections to North Flint Street.

The site plan submitted by the applicant is below:



EXISTING AND PROPOSED ZONING

The below chart outlines several of the minimum standards for the existing zoning district in comparison to the proposed conditional zoning district:

	Existing Zoning	Proposed Zoning
Zoning District	R-10	RMF-CD
Permitted Use	Two (2) Single Family Detached Dwellings	Two (2) Duplexes (4 dwellings)
Minimum Lot Size	10,000 sf	12,000 sf
Minimum Front Yard Setback	35 ft	30 ft
Minimum Side Yard Setback	10 ft	10 ft
Minimum Rear Yard Setback	25 ft	25 ft
Minimum Lot Width at Setback	80 ft	80 ft
Minimum Lot Width at Right-of-Way	30 ft	35 ft

LAND USE PLAN

The Land Use Plan shows the property in the Traditional Single Family planning area. The Plan notes these areas will consist 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:

- Future residential development should be located in areas where City infrastructure and services can be economically provided.
- Promote home ownership throughout the City's planning jurisdiction by providing a mix of housing choices and lot sizes to promote affordability.
- Promote innovative zoning to accommodate home ownership.
- Ensure that residential development promotes pedestrian and bicycle use.
- Provide for sidewalks within and on the outside boundaries of new residential developments.

The proposed development is not consistent with the Land Use Plan's Traditional Single Family designation. However, the proposed development is consistent with the Land Use Plan in the following ways:

- It proposes residential development in an area with access to city utilities with available capacity.
- Additional home ownership opportunities are provided.
- Additional housing type choices are provided.

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 subdivision and all UDO requirements must be submitted to and approved by staff.
2. Sidewalks constructed to City of Lincoln specifications must be constructed along the frontage of North Flint Street.
3. Detailed water and sewer plans will need to be submitted and approved by the City prior to development.
4. The applicant will be responsible for making the utility taps.
5. Separate water and sewer taps for each building will be required.
6. Meters must be located at the street.
7. Building plans must be submitted to and approved by Lincoln County Inspections prior to development.
8. All sides of each building are to include design characteristics consistent with nearby properties.

STAFF RECOMMENDATION

Staff views the request as appropriate for approval subject to the Staff Review Committee comments being made conditions of approval and recommends the following actions:

- approval of the request for rezoning from R-10 to RMF-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 to abide by the conditions of approval.

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

Case No. CZ-12-2021

Applicant: Dynamo Holdings, LLC

Parcel ID#: 83747

Location: North Flint Street

Request: Rezone from R-10 to RMF-CD for the purpose of developing two duplexes

Proposed Consistency and Reasonableness Statement:

The Land Use Plan shows the property in the Traditional Single Family planning area. The Plan notes these areas will consist 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:

- Future residential development should be located in areas where City infrastructure and services can be economically provided.
- Promote home ownership throughout the City's planning jurisdiction by providing a mix of housing choices and lot sizes to promote affordability.
- Promote innovative zoning to accommodate home ownership.
- Ensure that residential development promotes pedestrian and bicycle use.
- Provide for sidewalks within and on the outside boundaries of new residential developments.

The proposed development is not consistent with the Land Use Plan's Traditional Single Family designation. However, the proposed development is consistent with the Land Use Plan in the following ways:

- It proposes residential development in an area with access to city utilities with available capacity.
- Additional home ownership opportunities are provided.
- Additional housing type choices are provided.

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-12-2021

Applicant: Dynamo Holdings, LLC

Parcel ID#: 83747

Location: North Flint Street

Request: Rezone from R-10 to RMF-CD for the purpose of developing two duplexes

Proposed Consistency and Reasonableness Statement:

The Land Use Plan shows the property in the Traditional Single Family planning area. The Plan notes these areas will consist of single-family uses on smaller to medium-sized lots in older established portions of the community.

The proposed rezoning request would allow two duplexes which is **not consistent** with the Lincolnnton Land Use Plan's traditional single family designation.

Therefore, **denial of the proposed amendment is reasonable and in the public interest.**