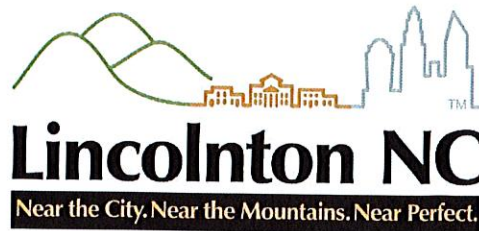


LINCOLNTON PLANNING BOARD
AGENDA
February 15, 2022
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the January 18, 2022 meeting
4. Election of Officers
5. ZMA-1-2022-Application from Ronald G. Leonhardt requesting the rezoning of 1.534 acres of land from NB, R-8, and R-10 to General Business (GB) District. The subject property consists of four lots starting at the southwest corner of West Main Street Extension and Riverside Drive and runs approximately 500 feet west down Riverside Drive. (Parcel ID 19322, 16335, 20743, and 15888). A portion of Parcel ID 19322 is located on the south side of Riverside Drive.
6. Adjournment



**CITY OF LINCOLNTON
PLANNING BOARD
PO DRAWER 617, LINCOLNTON, NC 28092
www.LincolntonNC.org**

BOARD MEMBERS: Greg McBryde, Vice-Chair, Gregory.McBryde@gmail.com; Gene Poinsette, poinsetteg@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Stephen Silva, soundcity1@ymail.com; Trent Mason, trentonmason@gmail.com; Joy Smith, joysmithmsnrn@gmail.com; Monte Tyson, monte@cbdeastmain.com

Tuesday, January 18, 2022 Meeting

Present: Gene Poinsette, Rebecca Abernethy, Greg McBryde and Monte Tyson

Absent: Steve Silva, Trent Mason and Joy Smith

Call to Order

Vice-Chair Greg McBryde called the meeting to order and recognized that Steve Silva, Trent Mason and Joy Smith were absent.

Approval of Minutes

Vice-Chair Greg McBryde asked the Board if there were any additions or corrections to the minutes of the December 21, 2021 meeting.

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

Election of Officers

After some discussion, Vice-Chair Greg McBryde asked if there was a motion. The motion is as follows:

Motion: Rebecca Abernethy made a motion to delay elections to the February meeting due to absences. Monte Tyson seconded. Motion carried unanimously.

Vice-Chair Greg McBryde 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 approve. Rebecca Abernethy seconded.
Motion carried unanimously.*

Jean Derby

PB12022 minutes

MEMO TO: Lincolnton Planning Board

FROM: City of Lincolnton Planning Department

SUBJECT: ZMA-1-2022 – Application from Ronald Leonhardt requesting the rezoning of 1.534 acres from NB and R-8 to GB

DATE: February 15, 2022

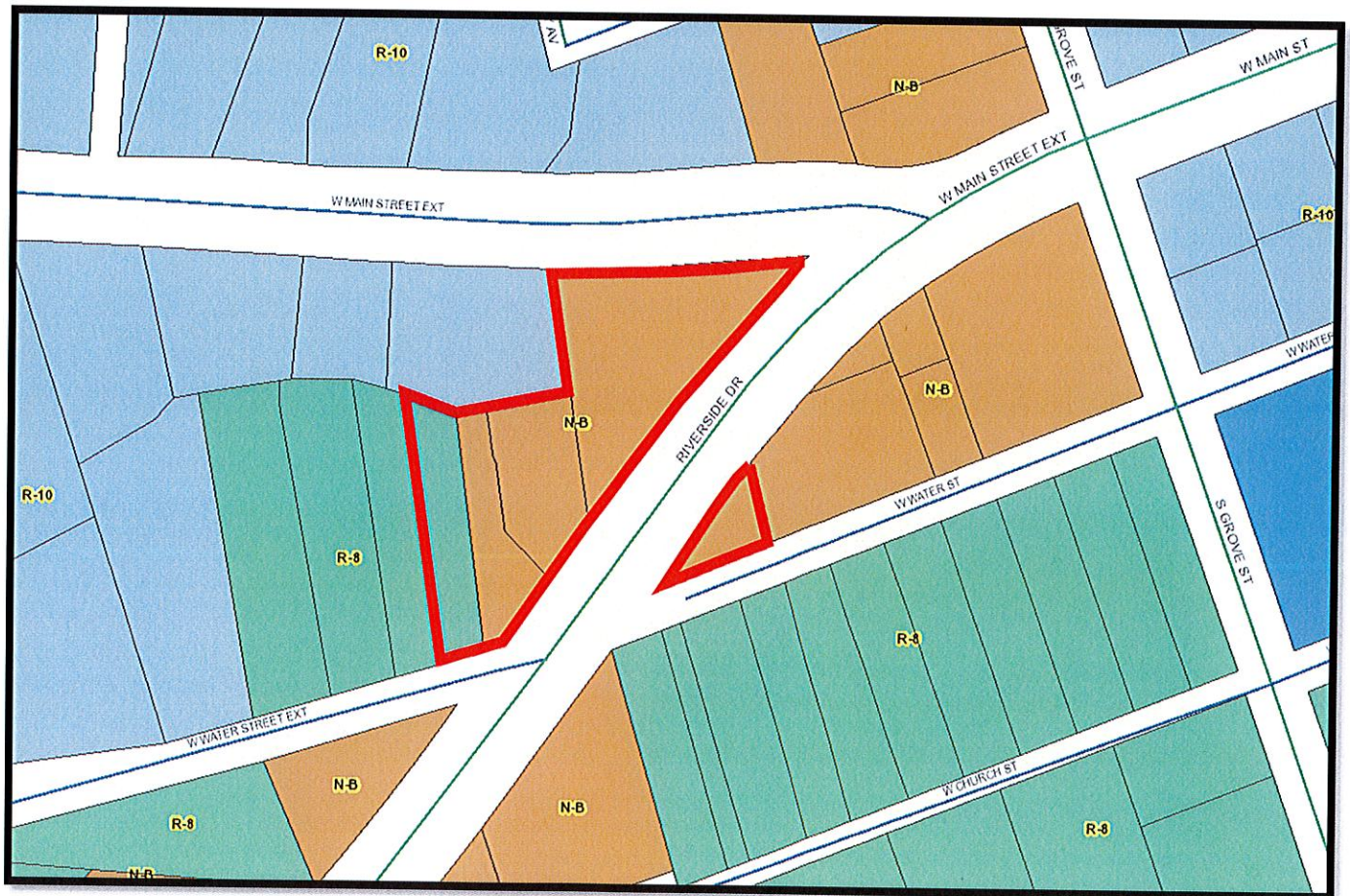
SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of 1.534 acres from Neighborhood Business (NB) and Residential-8 (R-8) districts to the General Business (GB) district. The subject property consists of four lots starting at the southwest corner of West Main Street Extension and Riverside Drive and runs approximately 500 feet west down Riverside Drive. (Parcel ID 19322, 16335, 20743, and 15888). A portion of Parcel ID 19322 is located on the south side of Riverside Drive.

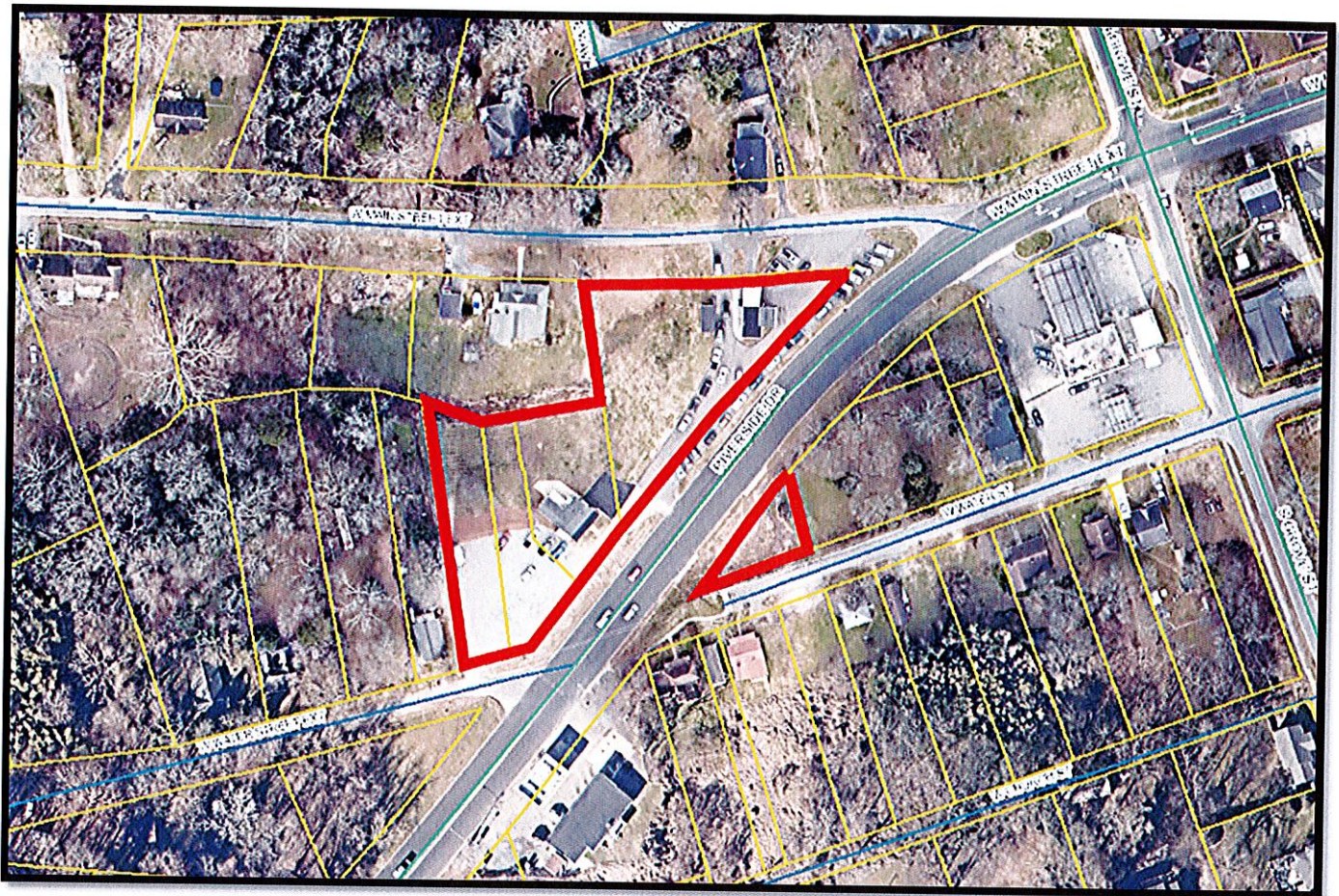
The subject property has an auto sales lot, a proposed RV Sales lot, vacant land and billboards. Land uses in the area include a mixture of single family and commercial.

The property is surrounded by NB and Residential zoning.

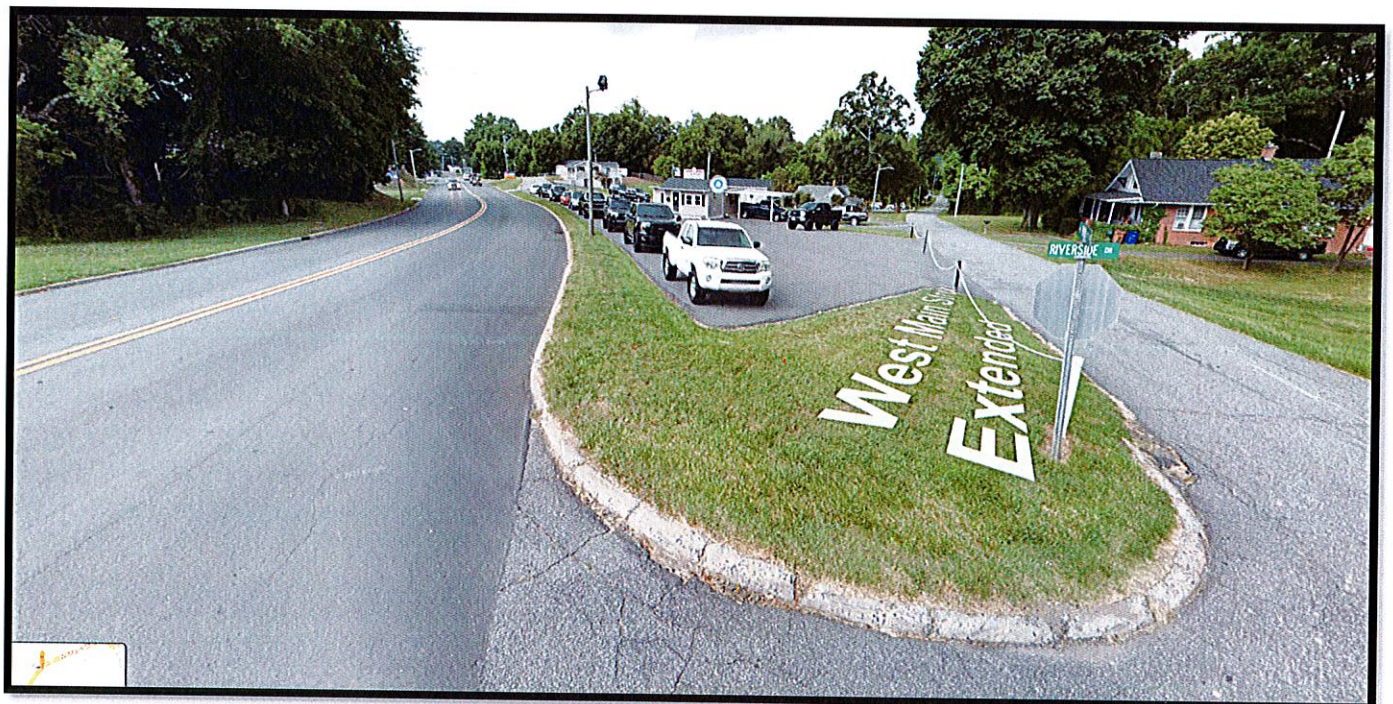
CURRENT ZONING MAP



AERIAL VIEW



STREET VIEWS





EXISTING AND PROPOSED ZONING

The below chart outlines several of the permitted uses for the existing NB and R-8 zoning districts in comparison to the proposed GB zoning district.

Zoning District	NB (Existing)	R-8 (Existing)	GB (Proposed)
Permitted Uses	Various retail uses with no single retail use greater than 5,000 sq. ft. of gross floor area. Restaurant uses excluding fast food and drive in restaurants. Convenience store with any fuel sales limited to the hours of 6 am to 12 midnight.	Single Family Homes Duplexes	Various retail uses including auto, truck sales, manufactured home sales. Restaurant uses including fast food and drive in restaurants. Automobile garage, repair and service. Automobile/truck/equipment rental. Convenience store with no limit on hours of operation for fuel sales.

LAND USE PLAN

The land use plan designates the property as a Neighborhood Business planning area and notes these planning areas are for small business clusters that cater to the needs of a relatively small trading area. Accordingly, these planning areas are appropriate for smaller-sized stores and establishments. Such areas are not designed to be citywide commercial destination spots. Neighborhood Business planning areas are designed to be compact in nature (as opposed to elongated strips along a thoroughfare) and located at key road intersections.

The land use plan notes that General Business planning areas contain “heavy” commercial uses (i.e. commercial uses that do not foster a lot of retail trade or those uses with a significant amount of outdoor storage.) Given the nature of uses in these areas, aesthetics should play a key role in how and where such uses should develop and/or expand. Necessary steps should be taken to ensure that viewsheds from adjacent public roads are not significantly degraded.

The proposed request for General Business zoning is not consistent with the Land Use Plan.

STAFF RECOMMENDATION

If Planning Board views the request as appropriate for approval, staff recommends the following actions:

1. Recommend approval of rezoning of the property from NB and R-8 to GB.
2. Recommend 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. ZMA-1-2022

Applicant: Ronald Leonhardt

Parcel ID#: 19322, 16335, 20743, and 15888

Location: Riverside Drive

Request: Rezone from NB and R-8 to GB

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 for General Business **is not consistent** with the Lincolnton Land Use Plan.

However, the site is located on a heavily traveled major thoroughfare and General Business zoning is located approximately 0.7 miles to the west of the site along Highway 27 West at West Highway 150. 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-1-2022

Applicant: Ronald Leonhardt

Parcel ID#: 19322, 16335, 20743, and 15888

Location: Riverside Drive

Request: Rezone from NB and R-8 to GB

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business planning area and notes these planning areas are for small business clusters that cater to the needs of a relatively small trading area. Accordingly, these planning areas are appropriate for smaller-sized stores and establishments. Such areas are not designed to be citywide commercial destination spots. Neighborhood Business planning areas are designed to be compact in nature (as opposed to elongated strips along a thoroughfare) and located at key road intersections.

The Land Use Plan notes that General Business planning areas contain “heavy” commercial uses (i.e. commercial uses that do not foster a lot of retail trade or those uses with a significant amount of outdoor storage.) Given the nature of uses in these areas, aesthetics should play a key role in how and where such uses should develop and/or expand. Necessary steps should be taken to ensure that viewsheds from adjacent public roads are not significantly degraded.

The proposed rezoning request for General Business zoning **is not consistent** with the Lincolnton Land Use Plan and **denial of the proposed amendment is reasonable and in the public interest.**