

LINCOLNTON PLANNING BOARD
AGENDA
April 19, 2022
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the March 15, 2022 meeting
4. ZMA-2-2022-Application from Koval Builders requesting the rezoning of 0.142 acres of land from General Business (GB) District to Residential-10 (R-10) District. The subject property is located at 729 East Sycamore Street (Parcel ID 21978).
5. CZ-3-2022- Application from Anderson Properties requesting the conditional zoning of 0.10 acres of land from Central Business (CB) District to Residential-Office Conditional District (RO CD) for the purpose of renovating the existing building for two (2) residential units. The subject property is located at 125 West Water Street (Parcel ID 00510).
6. Adjournment

PB Agenda42022

Absences(A=absent, C=cancelled)/Not in Good Standing

Member	Oct 2021	Nov 2021	Dec 2021	Jan 2022	Feb 2022	March 2022
Gene Poinsette	C	✓	✓	✓	✓	✓
Rebecca Abernethy	C	✓	✓	✓	✓	✓
Greg McBryde	C	✓	✓	✓	✓	✓
Steve Silva	C	A	A	A	A	A
Trent Mason	C	✓	✓	A	✓	✓
Joy Smith	C	A	A	A	A	✓
Monte Tyson	n/a	n/a	n/a	✓	A	A



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

Tuesday, March 15, 2022 Meeting

Present: Gene Poinsette, Rebecca Abernethy, Greg McBryde and Trent Mason

Absent: Steve Silva and Monte Tyson

Call to Order

Chair Trent Mason called the meeting to order and recognized that Steve Silva and Monte Tyson were absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the February 15, 2022 meeting.

Motion: Gene Poinsette made a motion to approve the minutes. Greg McBryde seconded. Motion carried unanimously.

CZ-2-2022-Application from Century Communities requesting the rezoning of approximately 96.85 acres from Residential-25 (R-25) District to Planned Residential District (PRD) for the purpose of developing a community of 218 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 16937, 21509, 21507, 21508, and 21510).

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

Several neighbors spoke in opposition to the rezoning.

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

Motion: Greg McBryde made a motion to deny the request for rezoning. Rebecca Abernethy seconded. Motion carried unanimously.

Chair Trent Mason asked the Board if there was any other business to be addressed, to which there was none.

Adjournment

*Motion: Greg McBryde made a motion to approve. Gene Poinsette seconded.
Motion carried unanimously.*

Jean Derby

MEMO TO: Lincolnnton Planning Board

FROM: City of Lincolnnton Planning Department

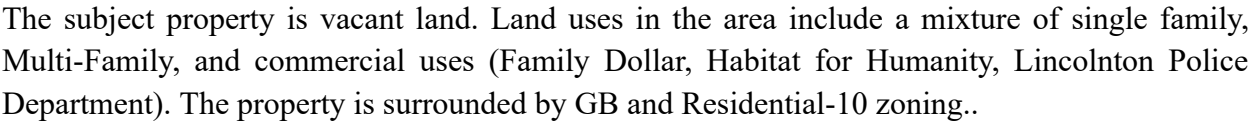
SUBJECT: ZMA-2-2022 – Application from Koval Builders

DATE: April 19, 2022

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of 0.142 acres of land from General Business (GB) District to Residential-10 (R-10) District. The subject property is located at 729 East Sycamore Street (Parcel ID 21978).









LAND USE PLAN COMPLIANCE

The land use plan shows the property in the Planned Business Planning Area. The proposed rezoning request would be consistent with the Land Use Plan in that the Planned Business Planning area encourages a mixed use of residential and commercial developments.

STAFF RECOMMENDATION

Staff recommends the following action:

1. Recommend approval of rezoning of the property from GB to R-10,

Zoning Amendment

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

Case No. ZMA-2-2022

Applicant: Koval Builders

Parcel ID#: 21978

Location: 729 East Sycamore Street

Request: Rezone from GB to R-10

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 in that the Planned Business Planning area encourages a mixed use of residential and commercial developments. 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-2-2022

Applicant: Koval Builders

Parcel ID#: 21978

Location: 729 East Sycamore Street

Request: Rezone from GB to R-10

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 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 Lincoln Planning Department

SUBJECT: CZ-3-2022- Application from Anderson Properties requesting the conditional zoning of 0.10 acres of land from Central Business (CB) District to Residential-Office Conditional District (RO CD) for the purpose of renovating the existing building for two (2) residential units. The subject property is located at 125 West Water Street (Parcel ID 00510).

DATE: April 19, 2022

SITE AND AREA DESCRIPTION

Anderson Properties is requesting a conditional district rezoning of 0.1 acres from the Central Business (CB) District to the Residential Office(Conditional District) RO(CD) for the purpose of creating two residential units. The subject property is located at 125 West Water Street (Parcel ID 00510).

The subject property was formerly used as Lincoln Times and currently has an approximately 4200 square foot building on the property.

The adjacent properties are commercial. Zoning around the site is a mixture of Central Business (CB) District and Residential Office (RO) District.

CURRENT ZONING MAP



AERIAL VIEW



STREET VIEW





PROJECT DETAILS

- The applicant is requesting to use the property for two residential units
- 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 Central Business Planning Area. The CB District allows for accessory apartments in commercial structures. The Land Use Plan encourages residential uses in the downtown area as well as adaptive re-use of existing buildings.

The rezoning of the property to the Residential Office (Conditional District) RO (CD) is consistent with the intent of 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. Coordinate Water and Sewer with the City Utilities Department.
2. All Building and Fire Code Standards must be met.
3. Elevation Drawings showing any new windows/doors in the building. Windows and doors must be similar to CB Design Code Standards for downtown buildings.

STAFF RECOMMENDATION

Staff recommends the following actions:

- approval of the request for rezoning from CB to the Residential Office(Conditional District) RO(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-3-2022

Applicant: Anderson Properties

Parcel ID#: 00510

Location: 125 West Water Street

Request: Rezone from CB to RO (CD) for the use of the property for two residential units.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central 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-3-2022

Applicant: Anderson Properties

Parcel ID#: 00510

Location: 125 West Water Street

Request: Rezone from CB to RO (CD) for the use of the property for two residential units.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central 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.**