

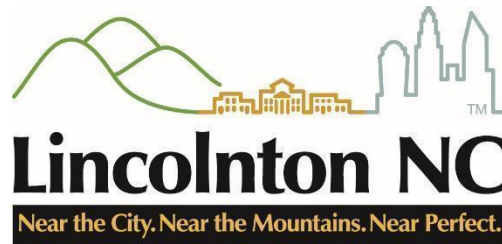
LINCOLNTON PLANNING BOARD
AGENDA
November 15, 2022
At 4:00 P.M. in City Council Chambers

1. Roll Call
2. Call to Order
3. Approval of minutes from the October 18, 2022 meeting
4. CZ-10-2022 - Application from Bean Brothers Real Estate LLC requesting a conditional zoning change from Residential-25 (R-25) to General Manufacturing and Commercial-Conditional District (GMC-CD). The applicant is proposing to construct a 3,600 Square foot building for storage, a mulch yard, and parking for the adjacent Home and Garden Center. The subject property is located at the southeast corner of Reepsville Road and Lore Road (Parcel ID 00512)
5. Adjournment

PB Agenda112022

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

Member	May 2022	June 2022	July 2022	August 2022	September 2022	October 2022
Gene Poinsette	✓	✓	✓	✓	✓	✓
Rebecca Abernethy	✓	✓	A	✓	✓	✓
Greg McBryde	✓	✓	✓	✓	✓	✓
Becky Shaw	n/a	n/a	✓	✓	✓	A
Trent Mason	✓	✓	✓	✓	✓	✓
Joy Smith	✓	A	✓	✓	A	A
Monte Tyson	✓	✓	✓	A	✓	✓



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

BOARD MEMBERS: Trent Mason, Chair, trentonmason@gmail.com; Greg McBryde, Vice-Chair, Gregory.McBryde@gmail.com; Gene Poinsette, poinsetteg@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Becky Shaw, becky.greer82@gmail.com; Joy Smith, joysmithmsnm@gmail.com; Monte Tyson, monte@cbdeastmain.com

Tuesday, October 18, 2022 Meeting

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

Absent: Joy Smith and Becky Shaw

Call to Order

Chair Trent Mason called the meeting to order and stated that Joy Smith and Becky Shaw were absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the September 20, 2022 meeting.

Motion: Monte Tyson made a motion to approve the minutes. Gene Poinsette 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 adjourn. Gene Poinsette seconded. Motion carried unanimously.

Jean Derby

MEMO TO: City of Lincoln Planning Board Members

FROM: City of Lincoln Planning Department

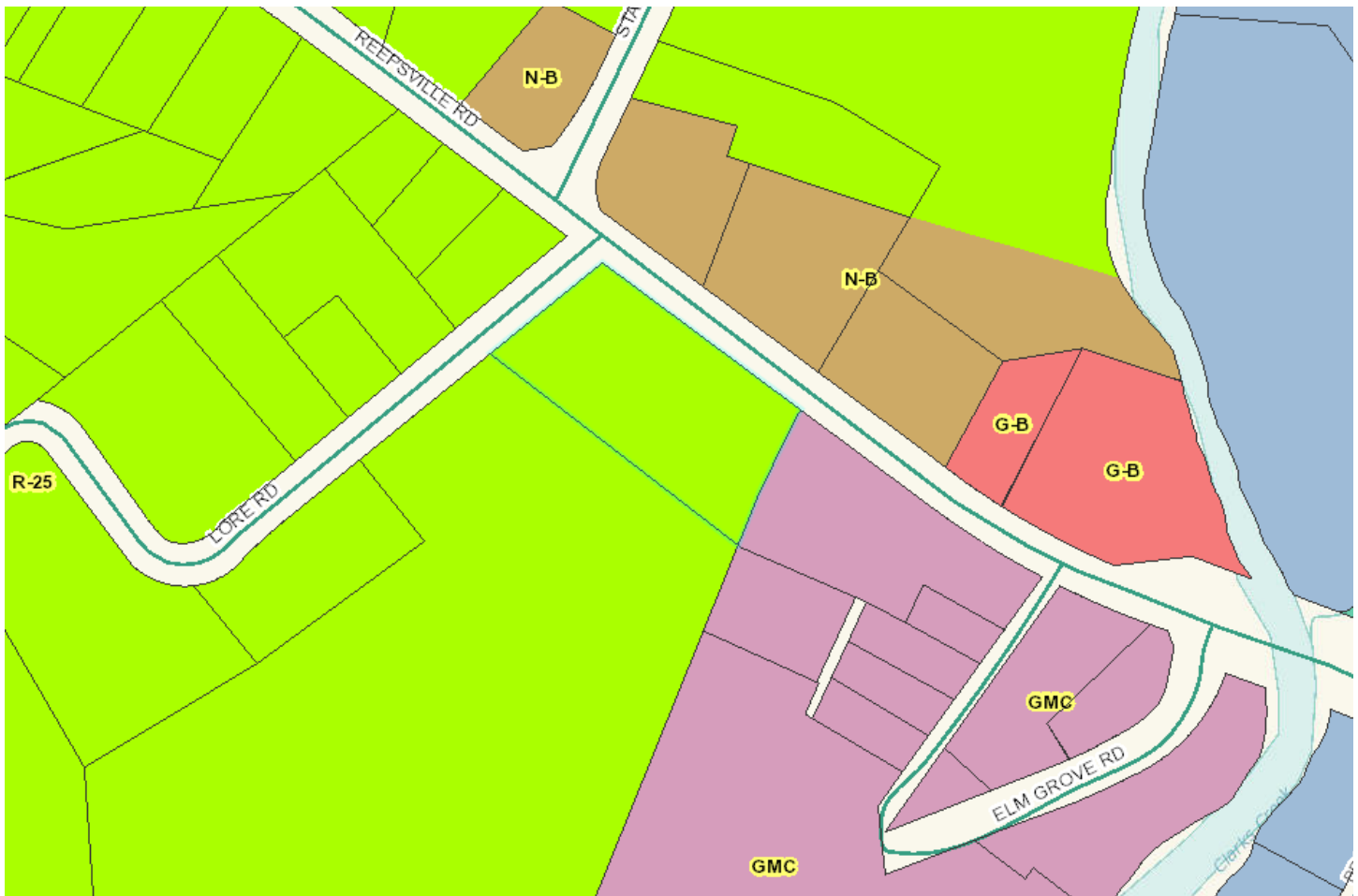
DATE: November 15, 2022

SUBJECT: CZ-10-2022 - Application from Bean Brothers Real Estate LLC requesting a conditional zoning change from Residential-25 (R-25) to General Manufacturing and Commercial-Conditional District (GMC-CD). The applicant is proposing to construct a 3,600 Square foot building for storage, a mulch yard, and parking for the adjacent Home and Garden Center. The subject property is located at the southeast corner of Reepsville Road and Lore Road (Parcel ID 00512)

SITE AND AREA DESCRIPTION

Bean Brothers Real Estate LLC are requesting a conditional zoning from R-25 to GMC-CD of 2.109 acres to construct a storage facility, mulch yard and parking for the adjacent Home and Garden Center. The subject property is located at the southeast corner of Reepsville Road and Lore Road (Parcel ID 00512).

The property surrounding the site has a variety of zoning districts including NB, GMC, GB, and R-25. Land uses surrounding the site are a combination of business and residential.



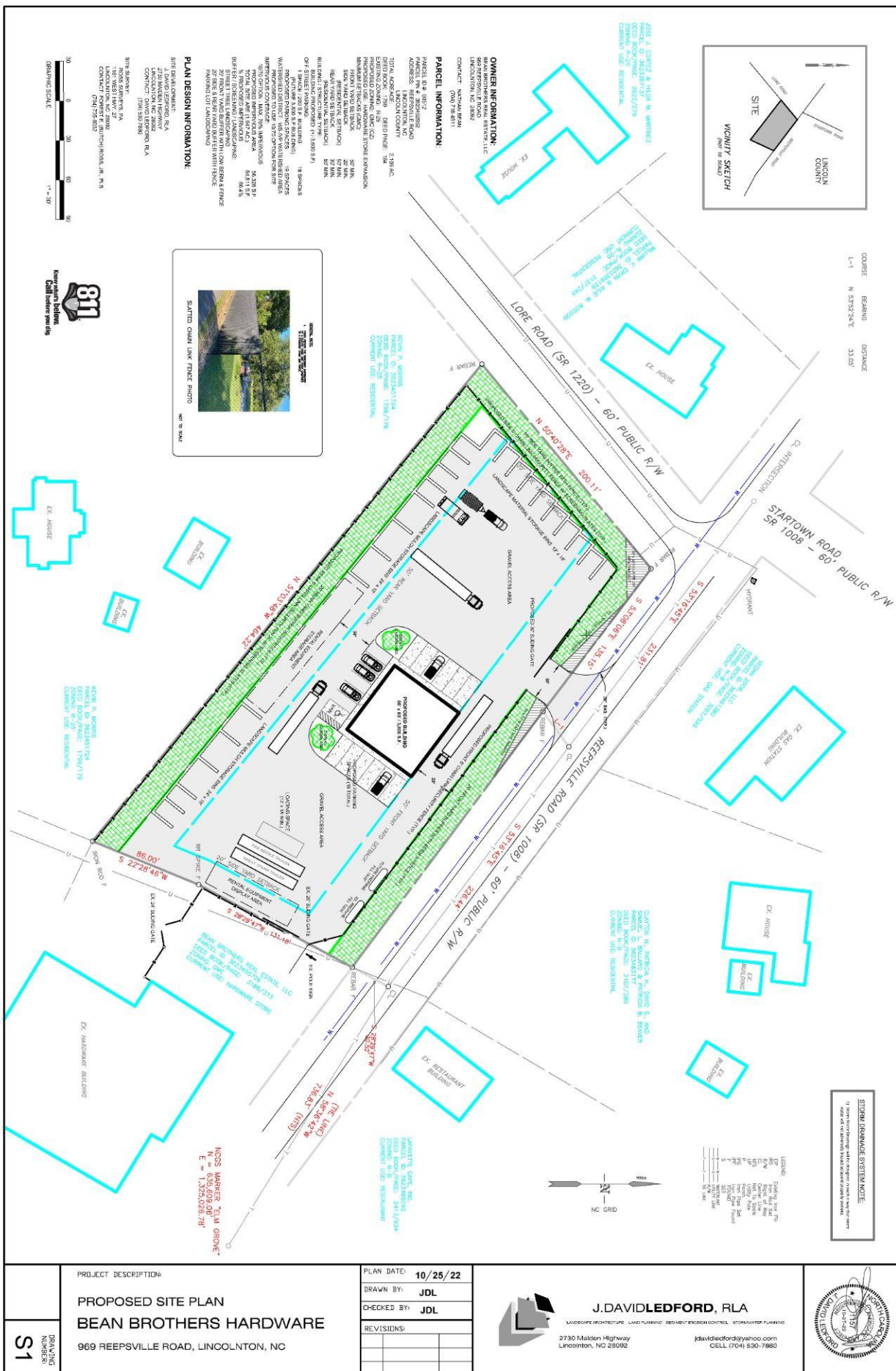
AERIAL VIEW:



The property is 2.109 acres in size and is currently mostly vacant. The applicant requests conditional zoning in order to construct the following:

- 3,600 square foot storage building
- As required by the UDO, there will be a screening buffer between residential areas
- Mulch yard
- One access point onto Reepsville Road
- 19 parking spaces
- Rental equipment storage area
- Rental equipment display area

SITE PLAN:



STREET VIEWS:



LAND USE PLAN

The Land Use Plan shows the property in the Neighborhood Business area. These planning areas are for small business clusters that cater to the needs of a relatively small trading area. Accordingly, they 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. New neighborhood business areas are also strongly encouraged for location in association with planned residential developments and/or new larger-sized subdivisions. Neighborhood business areas shall be located on at least two separate lots or a lot having an area of at least two acres

Staff views the request as consistent with the intent of the Land Use Plan.

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.

WATER SUPPLY WATERSHED

The subject property is located within the WS-IVP Watershed area. The site is allowed up to 70% impervious surface. The site plan shows 66.4% built upon area and is in compliance.

STAFF REVIEW COMMITTEE

The Staff Review Committee had the following comments:

1. The City Fire Inspector will need to review and approve all plans prior to development..
2. Building plans must be submitted and approved by Lincoln County Inspection prior to development.
3. Erosion and Sedimentation stated they have approved the plan and if there are any revisions they would need to be submitted to them for review.
4. NCDOT Driveway permit will be required and approved prior to development.
5. Detailed landscaping plan will need to be provided
6. UDO states that if there are over 15 parking spaces they need to be paved. Since this building is storage and not retail, 19 spaces are not required. If the applicant does not want to pave the parking area, we recommend eliminating 4 spaces.

STAFF RECOMMENDATION

Staff recommends the following actions:

- approval of the request for rezoning from R-25 (NB) district to the GMC-CD 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 once the Zoning Administrator receives executed 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-10-2022

Applicant: Bean Brothers Real Estate LLC

Parcel ID#: 00512

Location: Reepsville Road and Lore Street

Request: Rezone from R-25 to General Manufacturing and Commercial for the use of the property for a 3,600 Square foot building for storage, a mulch yard, and parking for the adjacent Home and Garden Center. Neighborhood business areas shall be located on at least two separate lots or a lot having an area of at least two acres.

Proposed Consistency and Reasonableness Statement:

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business Planning Area. 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 proposed rezoning request **is consistent** with the intent of 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-10-2022

Applicant: Bean Brothers Real Estate LLC

Parcel ID#: 00512

Location: Reepsville Road and Lore Street

Request: Rezone from R-25 to General Manufacturing and Commercial for the use of the property for a 3,600 Square foot building for storage, a mulch yard, and parking for the adjacent Home and Garden Center. Neighborhood business areas shall be located on at least two separate lots or a lot having an area of at least two acres.

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 consistent with the intent of the Lincolnton Land Use Plan.

However, the proposed commercial use is not viewed as desirable in this area. Therefore, **denial of the proposed amendment is reasonable and in the public interest.**

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