



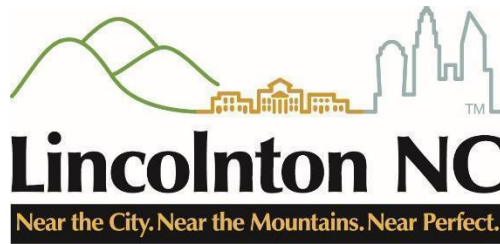
LINCOLNTON PLANNING BOARD

AGENDA

April 16, 2024

4:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 3a February 20, 2024 meeting minutes**
- 4. Public Hearing**
 - 4a CZ-1-2024- Application from True Homes, LLC, requesting the Conditional Rezoning of 45.6 acres of land from O-I and R-15 Districts to the Planned Residential District (PRD) to construct 180 townhomes. The subject property lies south of East Gaston Street and west of U.S. Highway 321 (Parcel ID 89926).**
 - 4b ZMA-1-2024 - Application from Christopher Kilby, Kilby Ventures, requesting the rezoning of 0.10 acres from the Residential Office (R-O) District to the Central Business (C-B) District. The subject property is located at 125 W Water St (Parcel ID 00510).**
 - 4c ZMA-2-2024 - Application from Rayna & Robert Brakefield requesting the rezoning of 0.803 acres from the Office Institutional (O-I) District to the Rural Residential (R-25) District. The subject property is located at 442 Buffalo Shoals Rd (Parcel ID 26134).**
 - 4d ZTA-2-2024 - Application from Jason Cunningham, U.S. Bonding Company, Inc., requesting a text amendment to Section 153.117 General Manufacturing and Commercial (GMC) District of the Lincolnton Unified Development Ordinance to allow bail bond service as a permitted use.**
 - 4e ZTA-3-2024 - Application from Jennifer Gunter requesting a text amendment to Section 153.113 (A)(2) Central Business (C-B) District of the Lincolnton Unified Development Ordinance to allow permanent cosmetics as a permitted service.**
- 5. Adjournment**



CITY OF LINCOLNTON PLANNING BOARD MINUTES

PO DRAWER 617, LINCOLNTON, NC 28093

www.lincolntonnc.org

BOARD MEMBERS: Greg McBryde, Gregory.Mcbryde@gmail.com; Trent Mason, trentonbmason@gmail.com;
Becky Shaw beckygreer82@gmail.com; Monte Tyson, monte@cbdeastmain.com; Kristin Radebaugh, kradebaugh6r6@gmail.com;
John Waters, jh2osk@aol.com; Steve Lackey, stevellackey88@gmail.com

Tuesday, February 20, 2024

Present: Greg McBryde, Trent Mason, Becky Shaw, Monte Tyson, Kristin Radebaugh, John Waters, and Steve Lackey

Absent: N/A

Call to Order

Chair Trent Mason called the meeting to order and recognized that all members were present.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the January 16, 2024 meeting.

*Motion: Greg McBryde made a motion to approve the minutes.
Members voted 7-0 in favor of the motion.*

Public Hearing

CZ-2-2024 Application from Morris Long requesting a conditional district zoning map amendment from Central Business Transitional (CBT) to Transitional Infill Development (TID) for the purpose of building four duplex units on 0.733 acres of land. The subject property is located at the northwest corner of North Flint Street and East Main Street (Parcel ID 00670).

Jean Derby presented the staff report included in the agenda packet to the Board regarding CZ-2-2024.

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

Motion: Greg McBryde made a motion to approve with staff recommendations and the added Board recommendation of a brick front façade on the units facing East Main Street. Members voted 5-2 in favor of the motion.

CZ-3-2024 Application from Olga R. Epple requesting a conditional district rezoning of approximately 71.20 acres of land from R-8, R-15, and RMF to Planned Residential District (PRD) to develop a residential community consisting of 80 single-family detached dwellings and attached 107 townhomes. The subject property is located along Wilma Sigmon Rd, adjacent to Lincoln Meadows Subdivision. (Parcel ID 01047, 17645, and a portion of 01049).

Jean Derby presented the staff report included in the agenda packet to the Board regarding CZ-3-2024.

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

Motion: Monte Tyson made a motion to approve with staff recommendations. Members voted 7-0 in favor of the motion.

Election of Officers

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

Motion: Trent Mason made a motion to nominate Kristin Radebaugh as Vice Chair. Members voted 7-0 in favor of the motion.

Motion: Greg McBryde made a motion to nominate Trent Mason as Chair. Members voted 7-0 in favor of the motion.

Chair Trent Mason asked if there was a motion to approve the nominations. The motion is as follows:

Motion: Greg McBryde made a motion to approve the nominations for the election of officers. Members voted 7-0 in favor of the motion.

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

Adjournment

Motion: Becky Shaw made a motion to adjourn. Members voted 7-0 in favor of the motion.



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Public Hearing Staff Analysis
CZ-1-2024
East Gaston Street Ext., PID 89926

Zoning

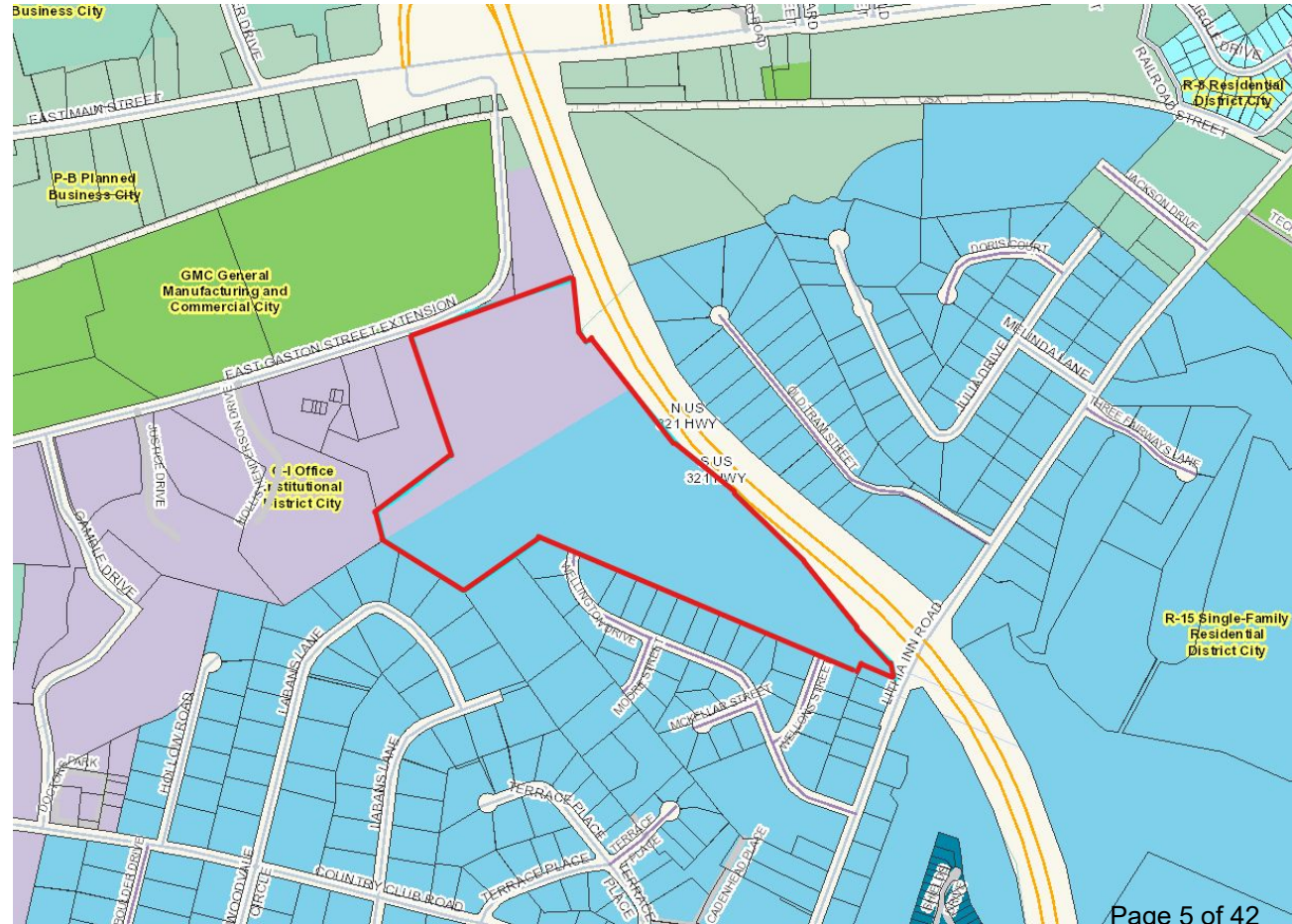
Existing: Office Institutional
and R-15 With Special
Highway Overlay (SHO)
Proposed: Planned
Residential Development
with SHO

Current Use

Vacant Lot

Proposed Use

Townhomes



PROJECT AREA

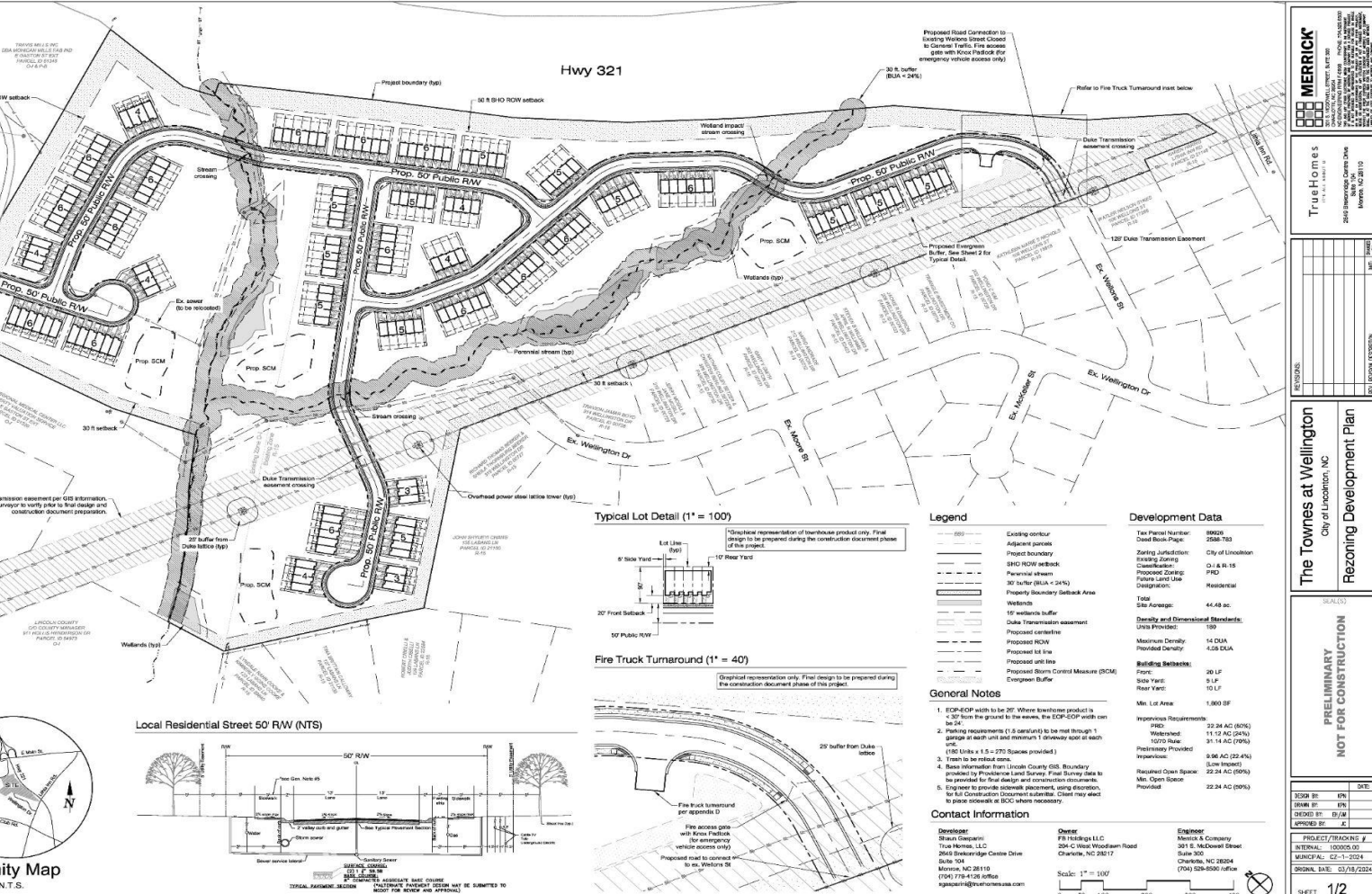


STREET VIEWS



SITE PLAN

- 44.48 acres
- 180 units
- Maximum density allowed in PRD 14 units per acre
- This project is 4.05 units per acre
- Low density project





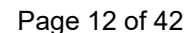




LAND USE PLAN

Institutional-Office These planning areas are appropriate for new and/or expanded institutional uses and associated office developments. They are generally compatible with adjoining residential uses and can serve as transitional areas between more traditional retail and commercial areas and residential uses.

The development would be inconsistent with the Future Land Use Map. Amending the FLUP to show the area in the Mixed-Use Residential/Commercial Planning Area would be reasonable.



STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department -

- Calculate required number of parking spaces for units and show on plan (will there be any overflow parking areas?)
- Sidewalks on both sides of the street in the entire development as well as along Gaston Street Ext. meeting City of Lincolnton UDO requirements.
- Street names for new roads and linear feet of each street.
- Detailed landscaping plan showing location of landscaping as well as number of proposed large trees, small trees and shrubs
- Will need an HOA recorded with Register of Deeds outlining maintenance of common areas.
- Add common area per ordinance Chapter 153.123 Planned Residential Development District
- Before final approval, an engineered plan meeting all requirements for planned residential development, major subdivision, and all UDO requirements must be submitted to and approved by staff. Detailed phasing of when units will be constructed must be shown on the plans.
- Construction entrance to be located on Gaston Street Extension.
- Site is in the WS-IVP area. Plans shows impervious area to be 9.96 acres (22.4%). Any changes to the plan would require updated calculations.

Fire

- The City Fire Inspector will need to review and approve all plans prior to development. Hydrant locations will need to be determined, no more than 400 feet between hydrants, Appendix D of the Fire Code will need to be met. Eight-inch minimum water line dedicated for fire hydrants.
- “No Parking” signs are required on internal streets, coordinate with the Fire Marshall on location and distance.
- Emergency Access Only gate at Wellons will need to be constructed so that cars cannot go around the gate on either side

Public Works

- Coordinate with Nathan Eurey on streets, sidewalks and street trees, a pre-construction meeting will need to be scheduled prior to pouring sidewalks and planting trees
- Coordinate with Chris Wilson on electric requirements

STAFF COMMENTS /CONDITIONS OF APPROVAL - Continued

Soil and Erosion

- Erosion control plans must be submitted to and approved by Lincoln County Soil and Erosion prior to development. A 404 and 401 permit approval will need to be submitted with the original erosion control plan packet. Civil plans are subject to review and approval by Lincoln County Natural Resources.
- Conversion plan for detention ponds needs to be included in final construction plans.
- Developer will need to submit copies of off-site easement permission letters as well as driveway permits from NCDOT and the City of Lincolnton.

NCDOT

- Will need a driveway permit and an encroachment agreement from NCDOT
- At 180 lots, NCDOT will not require any turn lanes. Anything over 180 lots will require a left turn lane.

City Water/Sewer

- The applicant will be responsible for making the utility connections.
- Need to come off of E Gaston St with the water for the townhomes. It is a 10" water main and will provide them more water.
- They will need to make a 2" tap for the Lincolnton Medical Specialist Center on E Gaston St and hook them up to the new tap, the doctor's office beside their property. They currently have a 2" line that's feeds into the back of their building where the townhomes will be going and will be in the way.
- The tap for the doctor's office needs to be made first. If this is done first we can kill the current 6" water main at the end of Old Tram where it's goes under 321 Hwy. That way the current water feeding the hydrant and doctor's office will not be in their way during grading and construction.
- Detailed water and sewer plans will need to be submitted and approved by the City prior to development, (be sure to use the City of Lincolnton specs and NOT Lincoln County).

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

Case No. CZ-1-2024
Applicant: True Homes
Parcel ID#: 89926
Location: East Gaston Street Ext
Request: Rezone from Office Institutional and R-15 to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

CONSISTENT/REASONABLE: Based on the following Land Use Plan strategies this rezoning would be consistent and reasonable:

- Allow for a mix of lot sizes in individual zoning districts in order to promote affordability.
- Promote innovative zoning to accommodate home ownership.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.** The future land use map would be amended to show this area in the Mixed Use Residential/Commercial Planning Area.

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

Case No. CZ-1-2024
Applicant: True Homes
Parcel ID#: 89926
Location: East Gaston Street Ext
Request: Rezone from Office Institutional and R-15 to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

The land use plan states that we should try to reduce traffic impacts of development on adjacent thoroughfares and adjacent residential neighborhoods.

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

STAFF RECOMMENDATIONS

Staff recommend the following action:

1. Recommend approval of rezoning of the property from R-15 and Office Institutional to Planned Residential Development
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning to be effective upon receipt of signed conditions of approval
4. Amend the Future Land Use Map to show this parcel in the Mixed Use Residential/Commercial Planning Area



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Public Hearing Staff Analysis
ZMA-1-2024
125 W. Water Street

Zoning

Existing: Residential Office (R-O)

Proposed: Central Business (CB)

Subject Property

The subject property is located at 125 West Water Street (Parcel ID 00510). The 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 Use

Vacant

Background

In 2022, Anderson Properties requested a conditional district rezoning from the Central Business (CB) District to the Residential Office (Conditional District) RO (CD) for the purpose of creating two residential units. Since that time, the property has been sold. The new owner wants to rezone to back to CB to be more compatible with the area and to have a wider variety of permitted uses.

SUMMARY



PROJECT AREA



STREET VIEWS





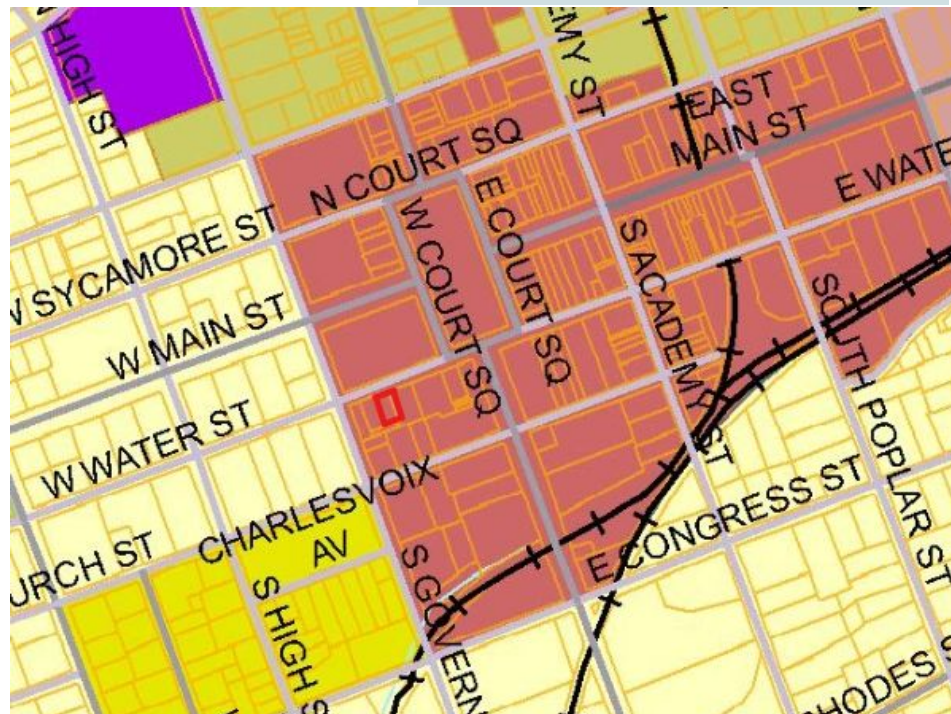
LAND USE PLAN COMPLIANCE

The land use plan shows the property in the mostly in the Central Business Planning Area.

Lincolnton's central business district is the center of commercial and governmental activity of Lincolnton and Lincoln County and, as such, contains buildings with many unique historical and architectural features. Future land uses (including new uses and redevelopment of existing structures) are encouraged so as to 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. Accordingly, new commercial structures (with an area of 5,000+ square feet) are encouraged to contain a residential element. Land use policies and practices should also be devised to promote pedestrian accessibility, while effectively and safely directing traffic around the Lincoln County Courthouse Square. Given the area's historic significance, the razing of structures for the purpose of creating surface parking lots is strongly discouraged.

The rezoning of the property to the Central Business (CB) is consistent with the intent of the land use plan in staff's opinion.

LAND USE PLAN



Land Use Code and Description

CB, Central Business	MURC, Mixed Use Residential/ Commercial	ROS, Recreation/ Open Space
CBT, Central Business Transitional	NB, Neighborhood Business	RR, Rural Residential
GB, General Business	NBC, Neighborhood Business Corridor	RS, Residential Suburban
IND, Industrial	PB, Planned Business	TSF, Traditional Single-Family
IO, Institutional Office	RHD, Residential High Density	

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

Case No. ZMA-1-2024
Applicant: Chris Kilby
Parcel ID#: 00510
Location: 125 W. Water Street
Request: Rezone from Residential Office (R-O) to
Central Business (CB)

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Central Business Family Planning Area. The proposed rezoning request **is consistent** with the Lincolnnton Land Use Plan.

CONSISTENT: This is consistent with the Land Use Plan strategy to work with the landlords of vacant and under-utilized commercial buildings to develop strategies for adaptive reuse

REASONABLE: The building is immediately adjacent to CB zoning on all sides, it is reasonable to rezone to CB.

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

STATEMENTS

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

Case No. ZMA-1-2024
Applicant: Chris Kilby
Parcel ID#: 00510
Location: 125 W. Water Street
Request: Rezone from Residential Office (R-O) to
Central Business (CB)

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Central Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnnton Land Use Plan. Additionally, 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.**

STAFF RECOMMENDATIONS

Staff recommend the following action:

1. Recommend approval of rezoning of the property from R-O to CB
2. Approval of the statement of consistency for approval of the rezoning request



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Public Hearing Staff Analysis
ZMA-2-2024
442 Buffalo Shoals Road

SUMMARY

Zoning

Existing: Office Institutional (O-I)

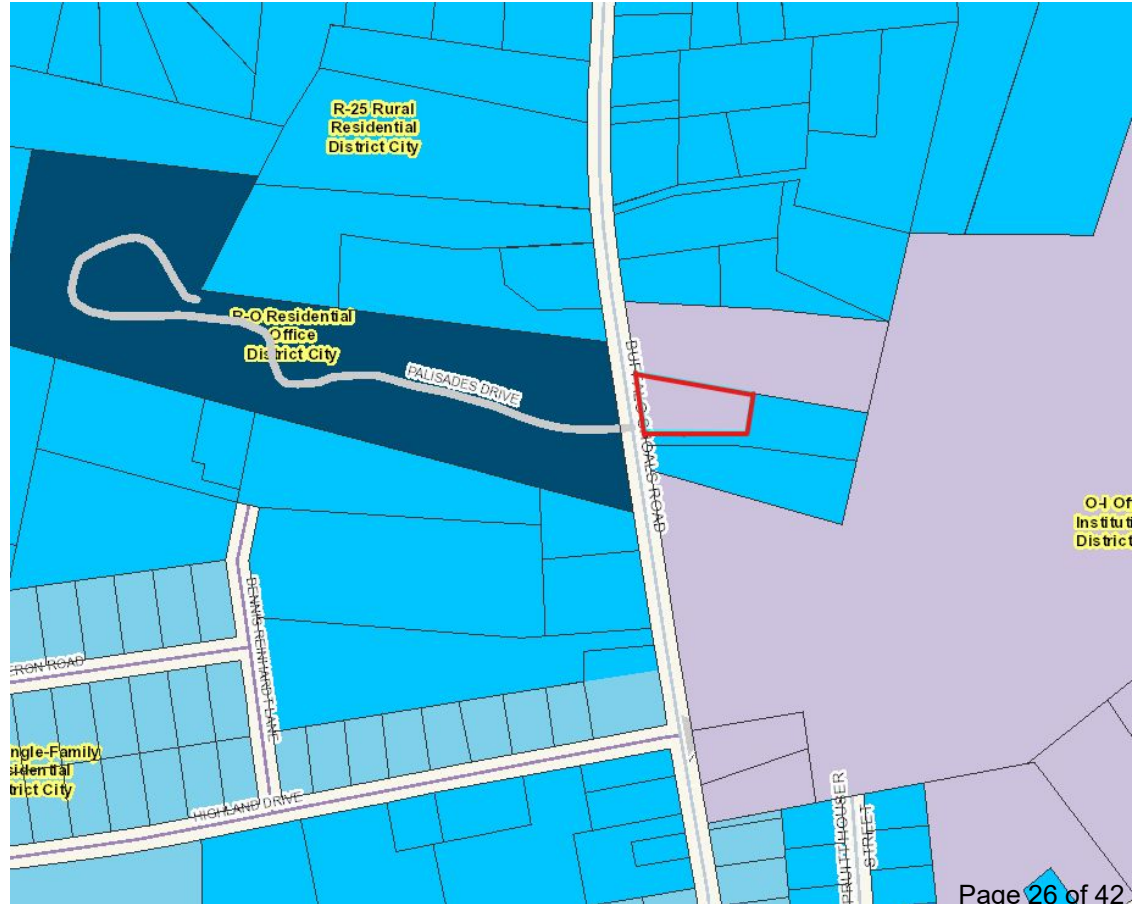
Proposed: Residential 25 (R-25)

Current Use

Single Family Dwelling

Proposed Use

Single Family Dwelling



PROJECT AREA

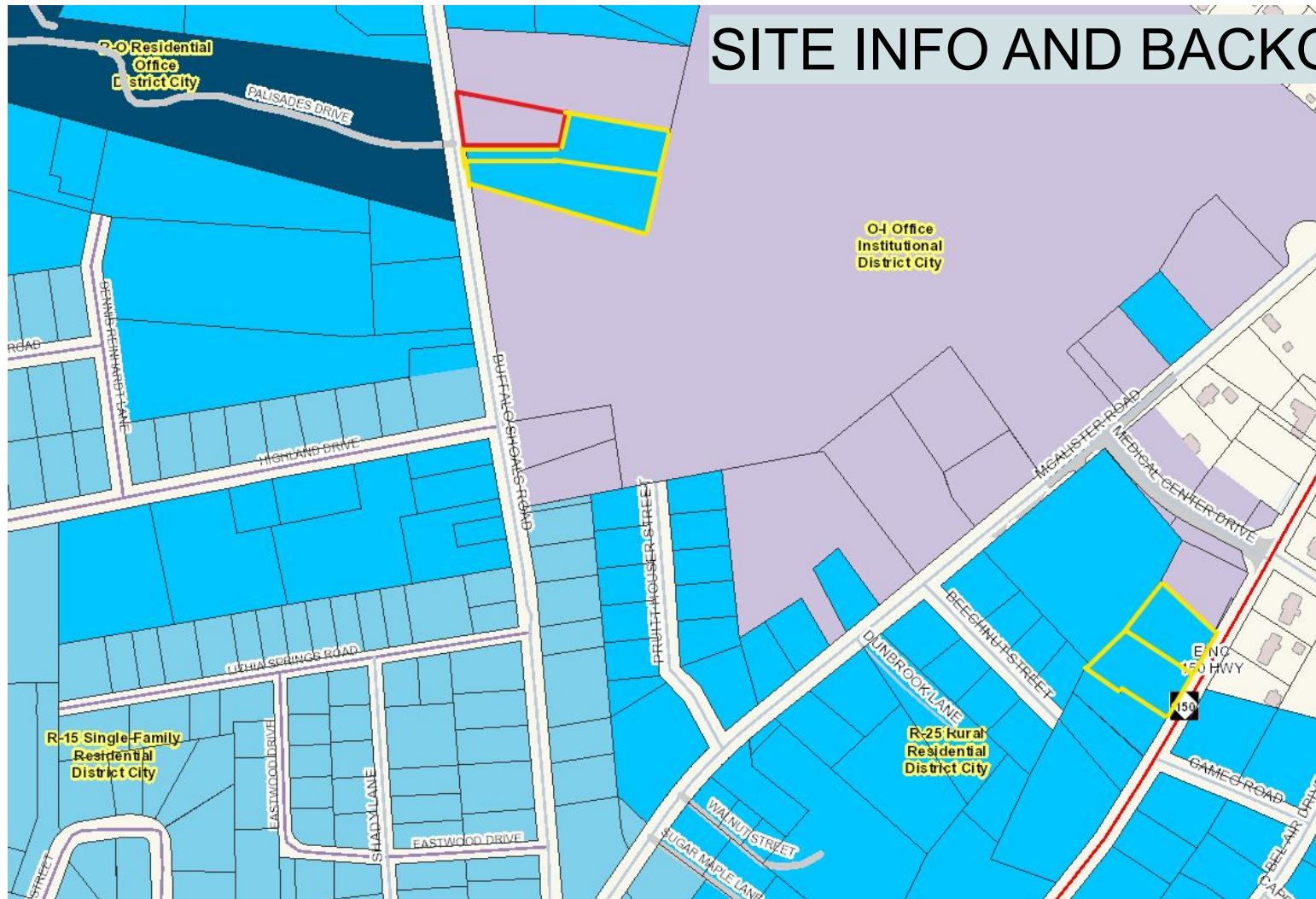


STREET VIEWS





SITE INFO AND BACKGROUND



When the hospital was built, several property owners rezoned from R-25 to O-I to potentially sell their land. In the past several years, many of these property owners have requested to rezone back to R-25. The subject property is outlined in red, the four properties outlined in yellow were approved to rezone back to R-25 from O-I in previous years.

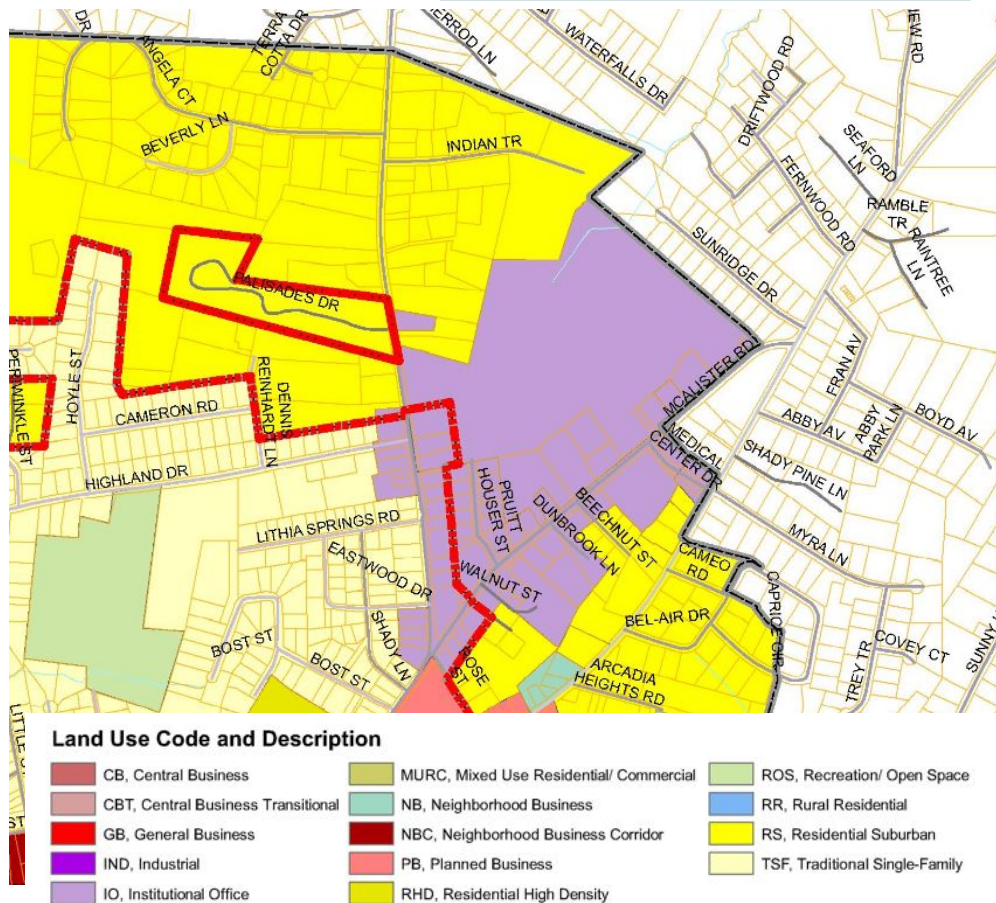
LAND USE PLAN COMPLIANCE

The land use plan shows the property in the **Institutional Office Planning Area**. However, you can see that it is surrounded by the **Residential Suburban Planning area** and would be better suited to that area.

Institutional-Office These planning areas are appropriate for new and/or expanded institutional uses and associated office developments. They are generally compatible with adjoining residential uses and can serve as transitional areas between more traditional retail and commercial areas and residential uses.

Residential Suburban These planning areas are primarily single-family in character and where the primary development pattern should continue to be single-family dwellings. Such areas currently have public water and sewer, or are likely to have such facilities within the next twenty years. Most new single-family residential development within Lincolnton is likely to occur in such areas. Thus, proactive planning is strongly encouraged. This includes ensuring that developments be connected to existing and proposed greenways, and that sites be set aside for new school facilities and other essential services (i.e., police and fire stations) as needed. Pedestrian accessibility to existing and planned schools is a high priority for such areas. As a means of promoting mixed-use development, larger subdivisions that border major or minor thoroughfares are encouraged to contain neighborhood retail uses.

LAND USE PLAN



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

Case No. ZMA-2-2024
Applicant: Ranya & Robert Brakefield
Parcel ID#: 26134
Location: 442 Buffalo Shoals Road
Request: Rezone from O-I to R-25

Proposed Consistency and Reasonableness Statement:
The Lincolnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

CONSISTENT: Institutional Office Planning Areas are appropriate for new and/or expanded institutional uses and associated office developments. A single family dwelling would be more consistent in a Residential Suburban Planning Area.

REASONABLE: Rezoning would make the property more compatible with the surrounding area as well as making the Future Land Use Map more cohesive.

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

STATEMENTS

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

Case No. ZMA-2-2024
Applicant: Ranya & Robert Brakefield
Parcel ID#: 26134
Location: 442 Buffalo Shoals Road
Request: Rezone from O-I to R-25

Proposed Consistency and Reasonableness Statement:

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

STAFF RECOMMENDATIONS

Staff recommend the following action:

1. Recommend approval of rezoning of the property from Office Institutional (O-I) to R-25
2. Approval of the statement of consistency for approval of the rezoning request
3. Amend the Future Land Use Map to show parcel ID 26134 in the Residential Suburban Planning Area

MEMO TO: Planning Board Members

FROM: Planning Staff

SUBJECT: ZTA-2-2024 Application from Jason Cunningham requesting an amendment to Section 153.117, General Manufacturing and Commercial District (GMC), of the Unified Development Ordinance to allow Bail Bond Service as a permitted use.

DATE: April 16, 2024

Background

Currently, the UDO does not allow Bail Bond Services as a permitted use. We have some that are grandfathered in as nonconforming uses. We have received an application requesting that they be allowed as a permitted use in the GMC district. There are areas of GMC that are convenient to the Courthouse and the Sheriff's office.

GMC is designed primarily for general commercial and industrial land uses, including manufacturing, processing, and assembling of parts and products; distribution of products at wholesale outlets, and retail outlets; transportation terminals; various public and utility uses; and a broad variety of specialized commercial and industrial operations. However, adding Bail Bond Service as a permitted use would not compromise this zoning district.

Proposed Amendment

The proposed request seeks to amend Section 153.117, General Manufacturing and Commercial District (GMC), of the Unified Development Ordinance to allow Bail Bond Service as a permitted use.

Staff Recommendation

Staff recommends approval of the amendment.

AN ORDINANCE TO AMEND THE LINCOLNTON UDO SECTION 153.117, GENERAL MANUFACTURING AND COMMERCIAL DISTRICT (GMC), OF THE UNIFIED DEVELOPMENT ORDINANCE TO ALLOW BAIL BOND SERVICE AS A PERMITTED USE.

Newly adopted language is underlined and highlighted in **yellow** the language to be deleted is struck through and ~~red~~.

§ 153.117 GMC GENERAL MANUFACTURING AND COMMERCIAL DISTRICT.

(A) *Permitted uses.* The following uses are permitted by right.

- (1) Manufacturing, refining, processing or assembly of goods or products;
- (2) Agriculture equipment, sales, and service;
- (3) Assembly halls, coliseums, and ballrooms;
- (4) Auction houses, indoors, excluding livestock;
- (5) Automobile parking lots;
- (6) Automobile painting, upholstery, repairs, reconditioning, and body work;
- (7) Automobile sales;
- (8) Automobile service stations;
- (9) Automobile wash establishments;
- (10) Bail Bond Service**
- ~~(11)~~ Bookbinding shops;

Section 2. That this ordinance shall become effective upon its adoption.

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

Case No. ZTA-2-2024

Applicant: Jason Cunningham

Request: Amend Section 153.117, General Manufacturing and Commercial District (GMC), of the Unified Development Ordinance to allow Bail Bond Service as a permitted use.

Proposed Consistency and Reasonableness Statement:

The proposed amendment is **consistent** with the adopted Lincolnton Land Use Plan in that it is not contrary to the goals and objectives outlined by the Plan and **approval of the amendment is reasonable and in the public interest** in that the change to the UDO gives property owners more flexibility in how they develop their property.

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

Case No. ZTA-2-2024

Applicant: Jason Cunningham

Request: Amend Section 153.117, General Manufacturing and Commercial District (GMC), of the Unified Development Ordinance to allow Bail Bond Service as a permitted use.

Proposed Consistency and Reasonableness Statement:

The proposed amendment is **not consistent** with the adopted Lincolnton Land Use Plan in that it is contrary to the goals and objectives outlined by the Plan and **denial of the proposed amendment is reasonable and in the public interest** in that it will maintain the current development restrictions intended to protect nearby properties.

MEMO TO: Planning Board Members

FROM: Planning Staff

SUBJECT: ZTA-3-2024 Application from Jennifer Gunter requesting an amendment to Sections 153.030 Interpretation Of Terms And Words And § 153.113 C-B Central Business District, of the Unified Development Ordinance to allow Permanent Cosmetics as a permitted use.

DATE: April 16, 2024

Background

Currently, the UDO groups permanent cosmetics in with Tattooing and does not allow permanent cosmetics as an independent permitted use. We have received an application requesting that it be allowed as a permitted use in the Central Business District. There have been an influx of personal services such as beauty, spa and wellness uses in the Central Business District. This use is complementary to those services.

The purpose of the Central Business District is to permit the concentrated development of a wide variety of retail establishments, personal services, and professional and non-professional offices. Adding Permanent Cosmetics as a permitted use would not compromise this zoning district.

Proposed Amendment

The proposed request seeks to amend Section Sections 153.030 Interpretation Of Terms And Words And § 153.113 C-B Central Business District, of the Unified Development Ordinance to allow Permanent Cosmetics as a permitted use.

Staff Recommendation

Staff recommends approval of the amendment.

AN ORDINANCE TO AMEND THE LINCOLNTON UDO Sections 153.030 Interpretation Of Terms And Words And § 153.113 C-B Central Business District, of the Unified Development Ordinance to allow Permanent Cosmetics as a permitted use.

Newly adopted language is underlined and highlighted in **yellow** the language to be deleted is struck through and ~~red~~.

§ 153.031 DEFINITIONS OF SPECIFIC TERMS AND WORDS.

PERMANENT COSMETICS: the application of pigments to or under the human skin for the purpose of permanently or semi-permanently changing the color or other appearance of the skin. Permanent cosmetics shall include but are not limited to cosmetic enhancement or restoration of the eyebrows, lips, and hairline on the top of the skull, or for areola re-pigmentation post-mastectomy. ***Permanent cosmetics do not include body art, body piercing or the adornment of the body with letters, images, drawings, or other illustrations.***

TATTOO STUDIO (BODY ART). A facility licensed by the North Carolina Department of Public Health to administer body art, including body piercing, artistic and ~~cosmetic tattooing~~. See the following subsection definitions for clarity:

(1) ***BODY ART.*** Art that is made on the human body, including body piercing, artistic and cosmetic tattooing.

(2) ***BODY PIERCING.*** The act of penetrating the skin to make, generally permanent in nature, a hole, mark, or scar. Body piercing does not include practices that are considered medical procedures or the puncturing of the outer perimeter or the lobe of the ear using a pre-sterilized, single use stud and clasp ear piercing.

(3) ***TATTOOING.*** Any method of placing designs, letters, scrolls, figures, symbols or any other marks upon, under or in the skin with ink or any other substance resulting in the coloration of the skin by the aid of needles or any other instrument designed to touch or puncture the skin.

§ 153.113 C-B CENTRAL BUSINESS DISTRICT.

(2) Services.

(s) Offices-business, professional, medical, and public;

(t) Opticians and optical services;

(u) Permanent Cosmetics

(~~u~~ v) Post office;

(~~v~~ w) Public safety station;

That this ordinance shall become effective upon its adoption.

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

Case No. ZTA-3-2024

Applicant: Jennifer Gunter

Request: Amendment to Sections 153.030 Interpretation Of Terms And Words And
 § 153.113 C-B Central Business District, of the Unified Development
 Ordinance to allow Permanent Cosmetics as a permitted use.

Proposed Consistency and Reasonableness Statement:

The proposed amendment is **consistent** with the adopted Lincolnnton Land Use Plan in that it is not contrary to the goals and objectives outlined by the Plan and **approval of the amendment is reasonable and in the public interest** in that the change to the UDO gives property owners more flexibility for permitted uses.

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

Case No. ZTA-3-2024

Applicant: Jennifer Gunter

Request: Amendment to Sections 153.030 Interpretation Of Terms And Words And
 § 153.113 C-B Central Business District, of the Unified Development
 Ordinance to allow Permanent Cosmetics as a permitted use.

Proposed Consistency and Reasonableness Statement:

The proposed amendment is **not consistent** with the adopted Lincolnton Land Use Plan in that it is contrary to the goals and objectives outlined by the Plan and **denial of the proposed amendment is reasonable and in the public interest** in that it will maintain the current development restrictions intended to protect nearby properties.