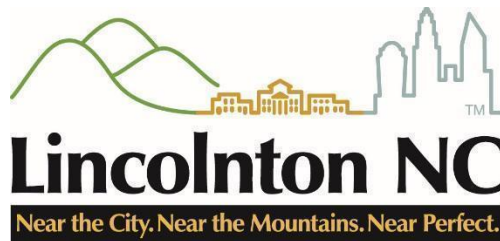




**LINCOLNTON PLANNING BOARD
AGENDA
October 15, 2024
4:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 3a July 16, 2024 meeting minutes**
- 4. Public Hearing**
 - 4a CZ-4-2024- Application from Sam's Xpress Car Wash requesting a conditional district rezoning of 4.02 acres of land from Planned Business (PB) District to the Highway Commercial (HC) District for the purpose of constructing a car wash with fuel islands. The subject property is located on the west side of North Generals Blvd. approximately 1,400 feet south of the intersection of North Generals Blvd. and Sigmon Road.(Parcel ID 58277).**
- 5. Adjournment**



CITY OF LINCOLNTON PLANNING BOARD MINUTES

PO DRAWER 617, LINCOLNTON, NC 28093

www.lincolntonnc.org

BOARD MEMBERS: Trent Mason, Chair, trentonbmason@gmail.com; Kristin Radebaugh, Vice Chair, kradebaugh6r6@gmail.com; Becky Shaw, beckygreer82@gmail.com; Greg McBryde, Gregory.McBryde@gmail.com; John Waters, jh2osk@aol.com; Monte Tyson, monte@cbdeastmain.com; Steve Lackey, stevelackey88@gmail.com

Tuesday, July 16, 2024

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

Absent: N/A

Call to Order

Chair Trent Mason called the meeting to order. All members were in attendance.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the May 21, 2024, meeting.

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

Public Hearings

CZ-4-2022A - Piedmont Companies

The applicant is requesting to amend the site plan for CZ-4-2022, originally approved on June 2, 2022

Jean Derby presented the staff report in the agenda packet to the Board regarding CZ-4-2022A.

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 conditions & recommendations.
Members voted 7-0 in favor of the motion.*

CZ-3-2024A - Olga R. Epple

The applicant is requesting to amend the site plan for CZ-3-2024, Lincoln Meadows Phase II, originally approved on March 7, 2024.

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

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

*Motion: Steve Lackey made a motion to approve with staff conditions and recommendations.
Members voted 7-0 in favor of the motion.*

ZTA-5-2022 - Zoning Text Amendments to Chapter 153.121 WSW Water Supply Watershed Overlay District of the Unified Development Ordinance.

Jean Derby presented the staff report in the agenda packet to the Board regarding ZTA-5-2022.

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

*Motion: Kristin Radebaugh made a motion to approve with staff conditions and recommendations.
Members voted 7-0 in favor of the motion.*

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

Adjournment

Chair Trent Mason asked if there was a motion for adjournment. The motion is as follows:

*Motion: John Waters McBryde made a motion to adjourn.
Members voted 7-0 in favor of the motion.*

Ashley Jones



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-4-2024
Sam's Xpress

Zoning

Existing: Planned Business (PB)
Proposed: Highway Commercial

Current Use

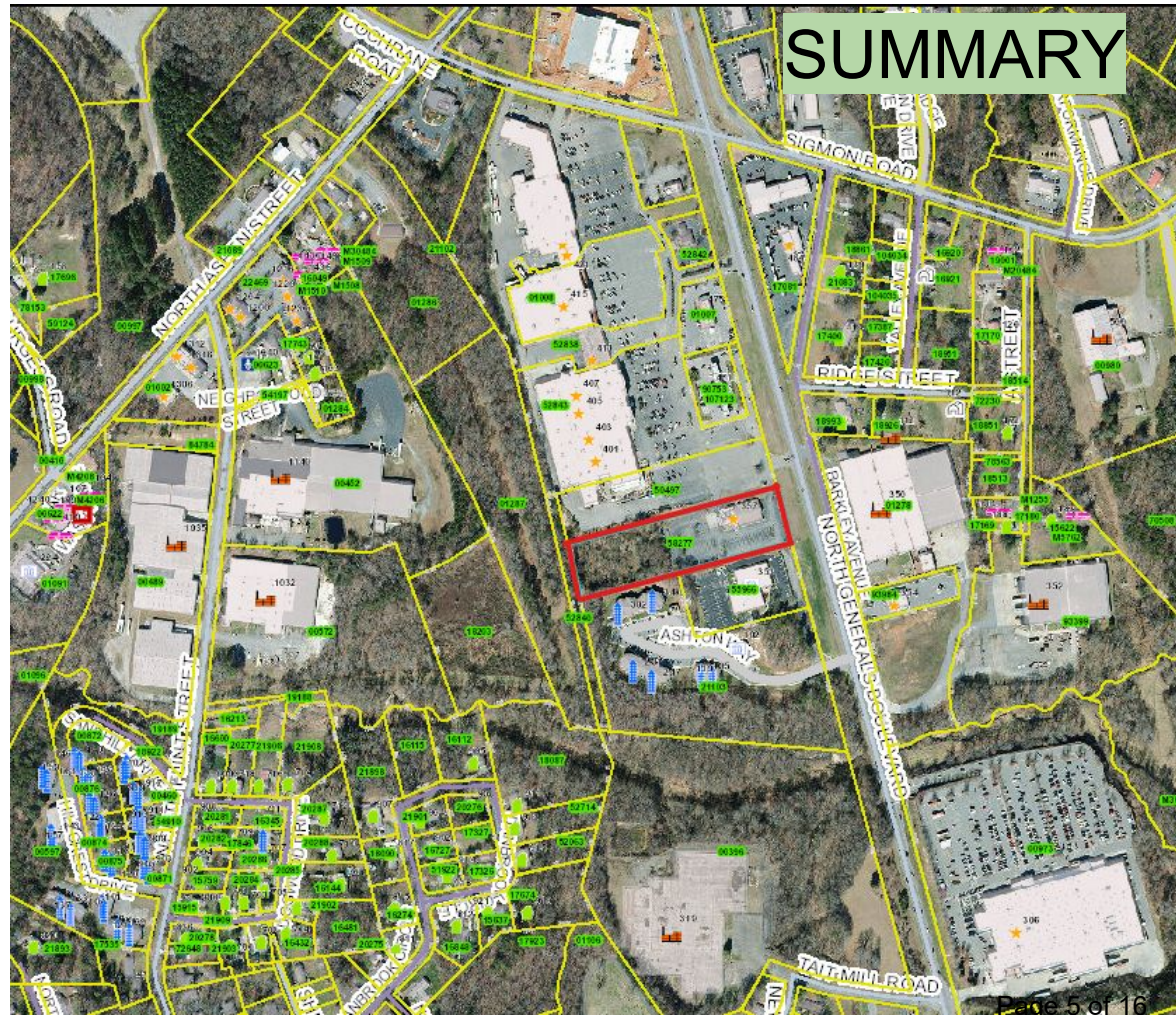
Formerly Homesteads restaurant. The building has been vacant for at least 5 years.

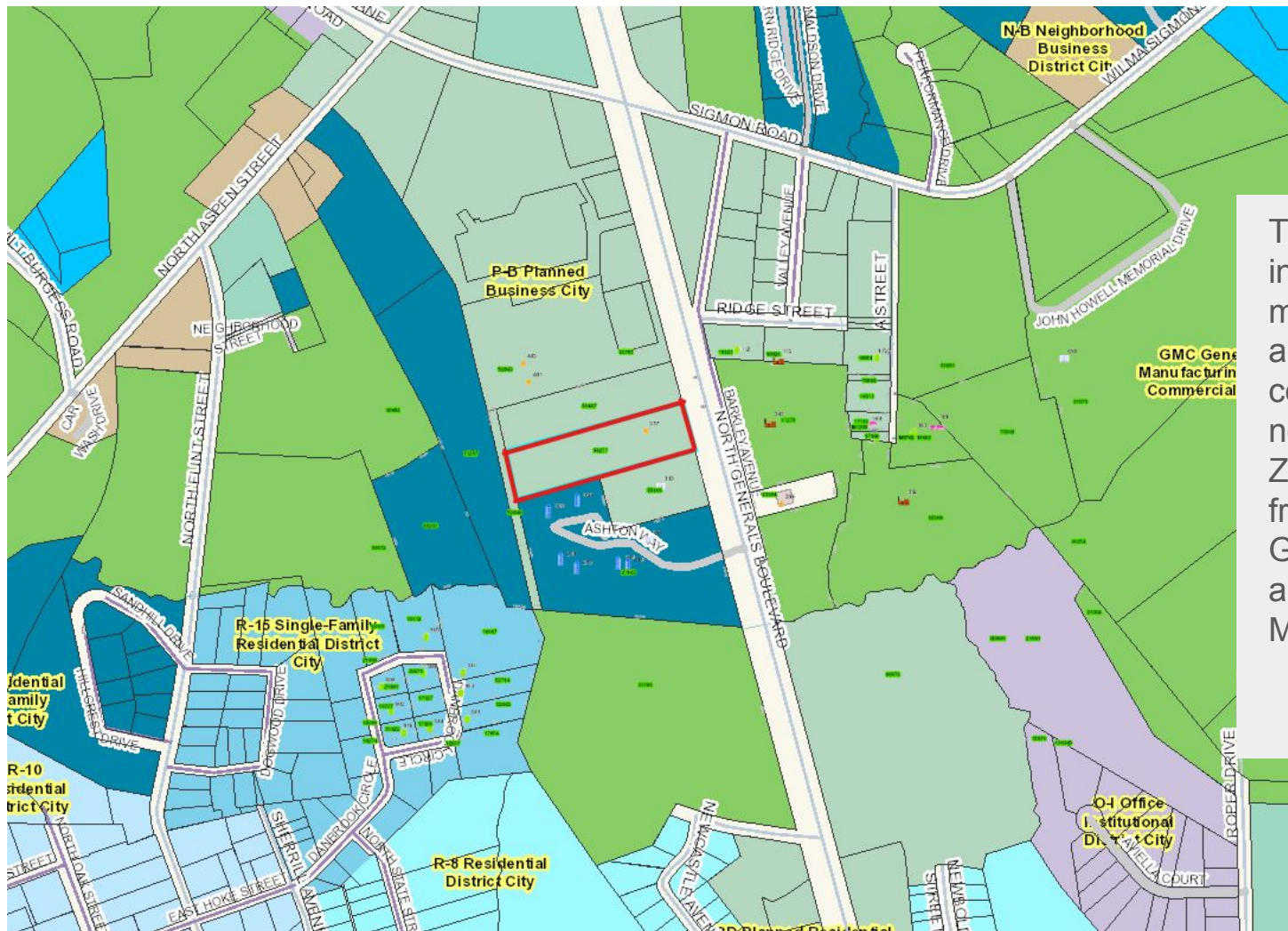
Proposed Use

New automated car wash with vacuums and fuel

About the Applicant:

Sam's Xpress Car Wash is headquartered in Matthews, NC. The first location opened on December 3, 2012, in Fort Mill, South Carolina. Since then, they have successfully opened multiple sites and are continuing to grow rapidly. They currently have 20 locations in the Charlotte region. They are building their company on providing amazing customer service and employ over 20 employees per site with plenty of advancement opportunities.





The adjacent land uses include residential multi-family to the south and east as well as commercial uses to the north, east and west. Zoning districts vary from Planned Business, General Manufacturing and Residential Multi-family.

STREET VIEWS





Service Providers:

Water: City of Lincolnnton

Sewer: City of Lincolnnton

Electric: City of Lincolnnton(Wal-mart Circuit)

Solid Waste: Private Vendor

Police: Lincolnnton Police Department

Fire: Lincolnnton Fire Department

Sam's Xpress average monthly usage:

Water: 300,000 gallons

Electric: 45,000 kwh



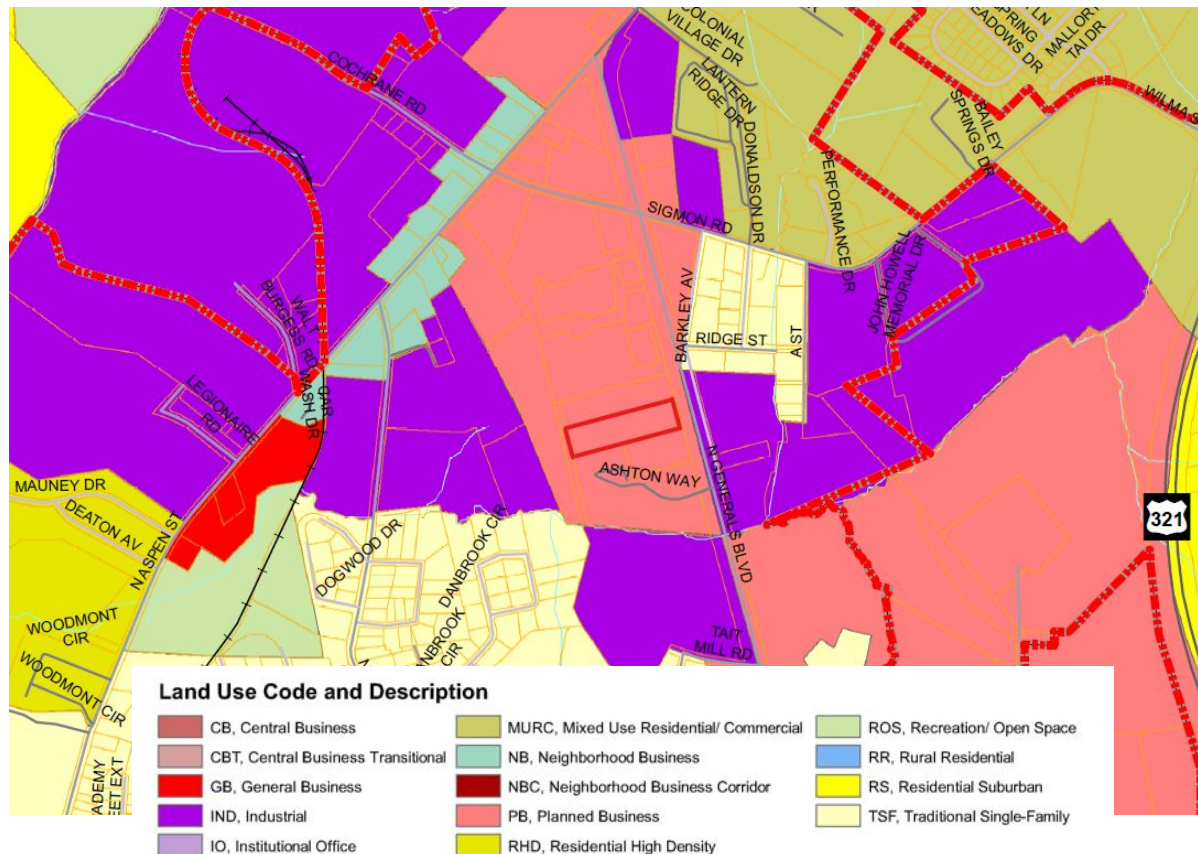
LAND USE PLAN COMPLIANCE

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

Planned Business The large majority of commercial uses (outside Downtown Lincoln) are likely to occur in planned business areas. Planned business areas are designed to be the City's "destination shopping areas." They encompass most larger shopping centers and commercial areas along the City's major corridors. New development is recommended to be compact in nature, with buildings oriented towards abutting public roads (as opposed to having large parking lots dominating the visual landscape from such roads) and with pedestrian accessibility both leading to and within the site being of high importance. Mixed-use residential/commercial developments are strongly encouraged where feasible and appropriate. "Power centers"- developments that contain a number of large retail outlets- are allowable only through a conditional rezoning and should be designed to ensure compatibility with surrounding areas.

Staff feels that this rezoning would be consistent with the Future Land Use Map.

LAND USE PLAN



CONDITIONS OF APPROVAL

Planning Department- (704-736-8930)

1. Maximum 70% impervious surface area. Will need the actual calculations on the amount of impervious area.
2. A complete set of final civil drawings meeting all UDO requirements must be submitted and approved by all departments before the site plan can be approved.
3. Development on the site is to be consistent with the above site plan and architectural renderings.
4. Building plans must be submitted and approved by Lincoln County Inspections prior to development.
5. Need to obtain demo permits from City Zoning and Lincoln County Building Inspections
6. In the area to the rear of the property, the City would like to see as many trees saved as possible and show on the construction plans the trees that would remain.

Fire Marshal - Gary Stevenson (704-736-5656)

1. Required to meet Appendix D of the Fire Code
2. Need to submit a demolition safety plan in accordance with chapter 33 of the North Carolina State Fire Code

Public Works - Nathan Eurey (704-736-8940)

1. A sidewalk, meeting the City of Lincoln requirements, must be installed along the entire frontage of N. Generals Blvd and connect to the existing sidewalk to the south.

NCDOT - Travis Jordan (704-748-2400)

1. No Driveway Permit needed
2. An encroachment agreement will be needed if the required sidewalk is placed on the NCDOT Right of way.

CONDITIONS OF APPROVAL

Electric - Brent Turner (704-736-8940)

1. The construction work should not disturb the existing transformer and primary lines.
2. If a larger transformer or a different secondary voltage is needed, the customer will be responsible for the cost of the replacement and any new transformer. This also applies to relocating the existing primary lines.
3. The City Electrical Department needs to evaluate a copy of the load calculated by the electrical engineer. City can verify the transformer's KVA and secondary voltage upon request.
4. The customer is responsible for installing properly sized wire in properly sized conduit, meeting NEC requirements, to our transformer.
5. No grading that would reduce the existing clearance from final grade to the depth of our existing primary wire is allowed.

City Water/Sewer - Todd Elmore (704-736-8940)

1. New connections will be required for City water and sewer. (Options below)

Water:

- There is an existing 2-inch water line supplying current meters. If a 2-inch meter is needed, it cannot be connected to this line as it will cause pressure issues at the County Office and Murphy's.
- Alternatively, there is a 12-inch ductile water main across N General Blvd that can be connected to. However, DOT encroachment will be required, and there will be a need to bore N Generals Blvd.
- There is also an 8-inch water main along the Tractor Supply building that can be connected to, but this will require crossing the parking lot.

Sewer:

- Sewer is located in front of N. Generals Blvd and will require a grease/grit removal tank.

Soil and Erosion - Danielle Rudisill

1. This project will require an EC plan to be submitted for review and approval to Lincoln County prior to any grading.

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

Case No. CZ-4-2024
Applicant: Sam's Xpress
Parcel ID#: 58277
Location: 357 N. Generals Blvd.
Request: Rezone from PB to HC(CD)

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.

CONSISTENT: This project is consistent with the Lincolnton Land Use Plan in the following ways:

- redeveloping a parcel that has been vacant for years
- They will be installing increased parking lot landscaping as a means to improve the aesthetics of commercial development
- They are using existing curb cuts and have entry from multiple access points

REASONABLE: Approval of this project is reasonable because it is compatible with the surrounding area and enables development of an underutilized site.

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

Case No. CZ-4-2024
Applicant: Sam's Xpress
Parcel ID#: 58277
Location: 357 N. Generals Blvd.
Request: Rezone from PB to HC(CD)

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. 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.**

STAFF RECOMMENDATIONS

Staff recommends the following action:

1. Recommend approval of rezoning of the property from Planned Business to Highway Commercial (CD)
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval

MOTIONS FOR PUBLIC HEARING

For approval of request:

- Motion to approve as recommended by staff.

For denial of request:

- Motion to deny request for rezoning.
- Motion to approve statement of consistency for denial of request.