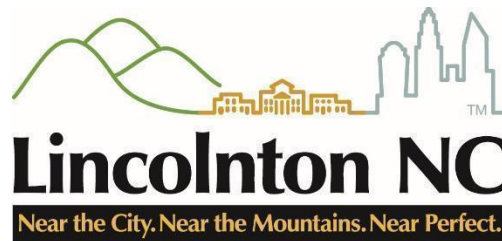




**LINCOLNTON PLANNING BOARD
AGENDA
January 21, 2025
4:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Election of Officers**
- 4. Approval of Minutes**
 - 4a December 17, 2024 meeting minutes**
- 5. Public Hearing**
 - 5a CZ-1-2025 Application from William Clayton/Sentry Rentals requesting a conditional district rezoning of approximately 1.94 acres of land from Neighborhood Business (NB) to General Manufacturing and Commercial (GMC) for the purpose of constructing a warehouse. The subject property is located on the north side of East NC 27 Highway, approximately 1000 feet east of the intersection of East Main Street and East NC 27 Highway (Parcel ID 87879, 23626, 26773, and 24900)**
- 6. 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; Greg McBryde, Gregory.McBryde@gmail.com; John Waters, jh2osk@aol.com; Monte Tyson, monte@cbdeastmain.com; Steve Lackey, stevelackey88@gmail.com; Jerry Hoffman, jlskhoffman@charter.net

Tuesday, December 17, 2024

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

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 November 19, 2024 meeting.

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

Public Hearings

ZMA-3-2024 Application from Matt Johnson requesting the rezoning of 0.316 acres from the General Business (GB) District to the Single and Two Family Medium Density Residential-8 (R8) District. The subject property is located on the east side of North Aspen Street approximately 250 feet south of the intersection of Westview Drive and North Aspen Street. (Parcel ID 83196).

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

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

*Motion: John Waters made a motion to approve with staff conditions & recommendations.
Members voted 7-0 in favor of the motion.*

CZ-6-2024 Application from Target Corporation requesting a conditional district rezoning of 22.52 acres of land from the General Business (GB) District to the Commercial Center (CC) District for the purpose of constructing a retail store and three out parcels. The subject property is located on the west side of North Generals Blvd. at the northwest intersection of North Generals Blvd. and Tait Mill Road. (Parcel ID 00396).

Jean Derby presented the staff report in the agenda packet to the Board regarding CZ-6-2024.

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 as presented by staff.
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: Greg McBryde made a motion to adjourn.
Members voted 7-0 in favor of the motion.*

Kayla Reep



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis

CZ-1-2025

E NC 27 HWY

Parcels 87879, 23626, 26773, 24900



Zoning

Existing: Neighborhood Business (NB)

Proposed: General Manufacturing and Commercial Conditional District (GMC-CD)

Current Use

Vacant lots

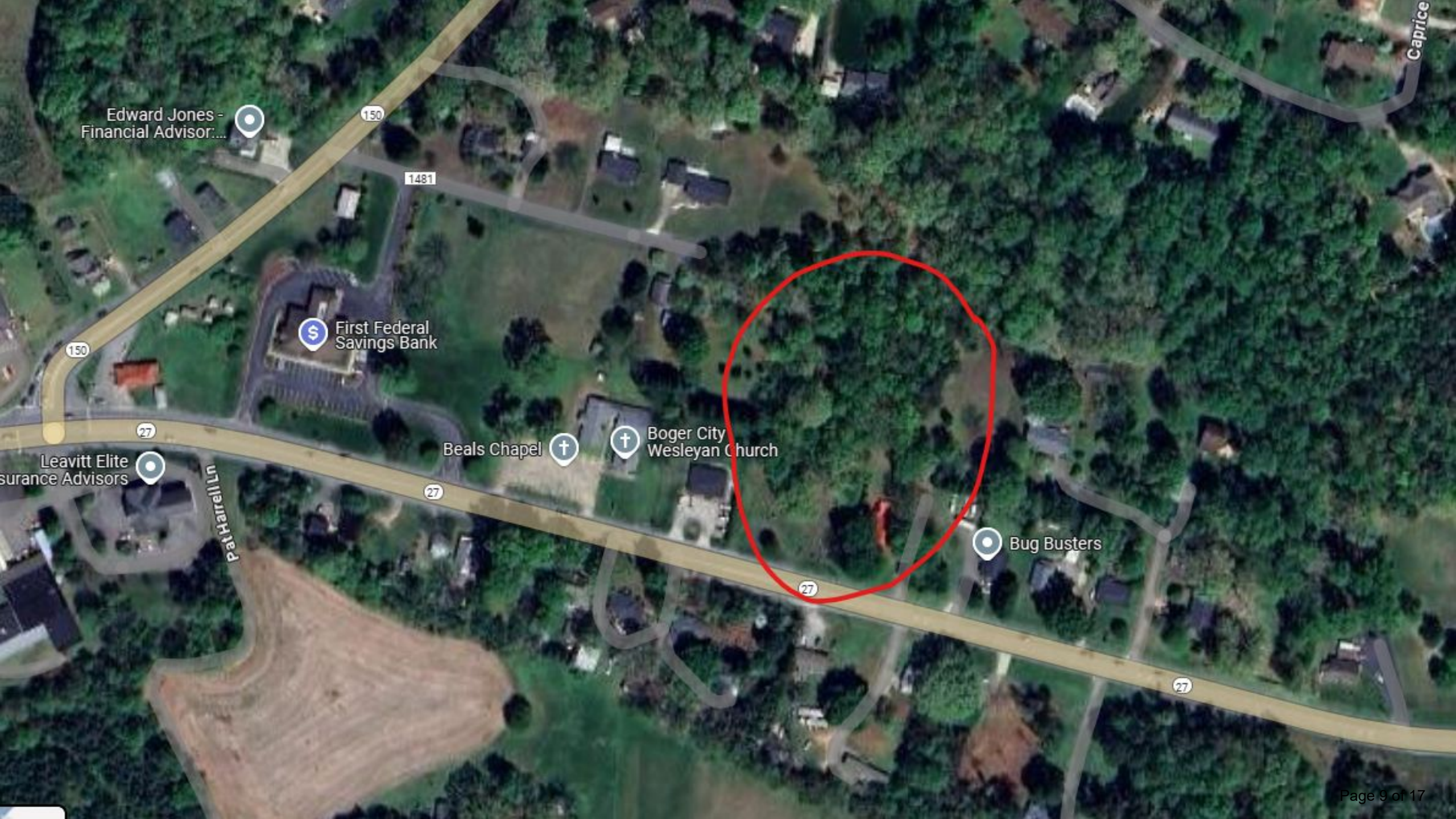
Proposed Use:

Warehouse for storage and delivery of incontinence and nutrition products throughout North Carolina.











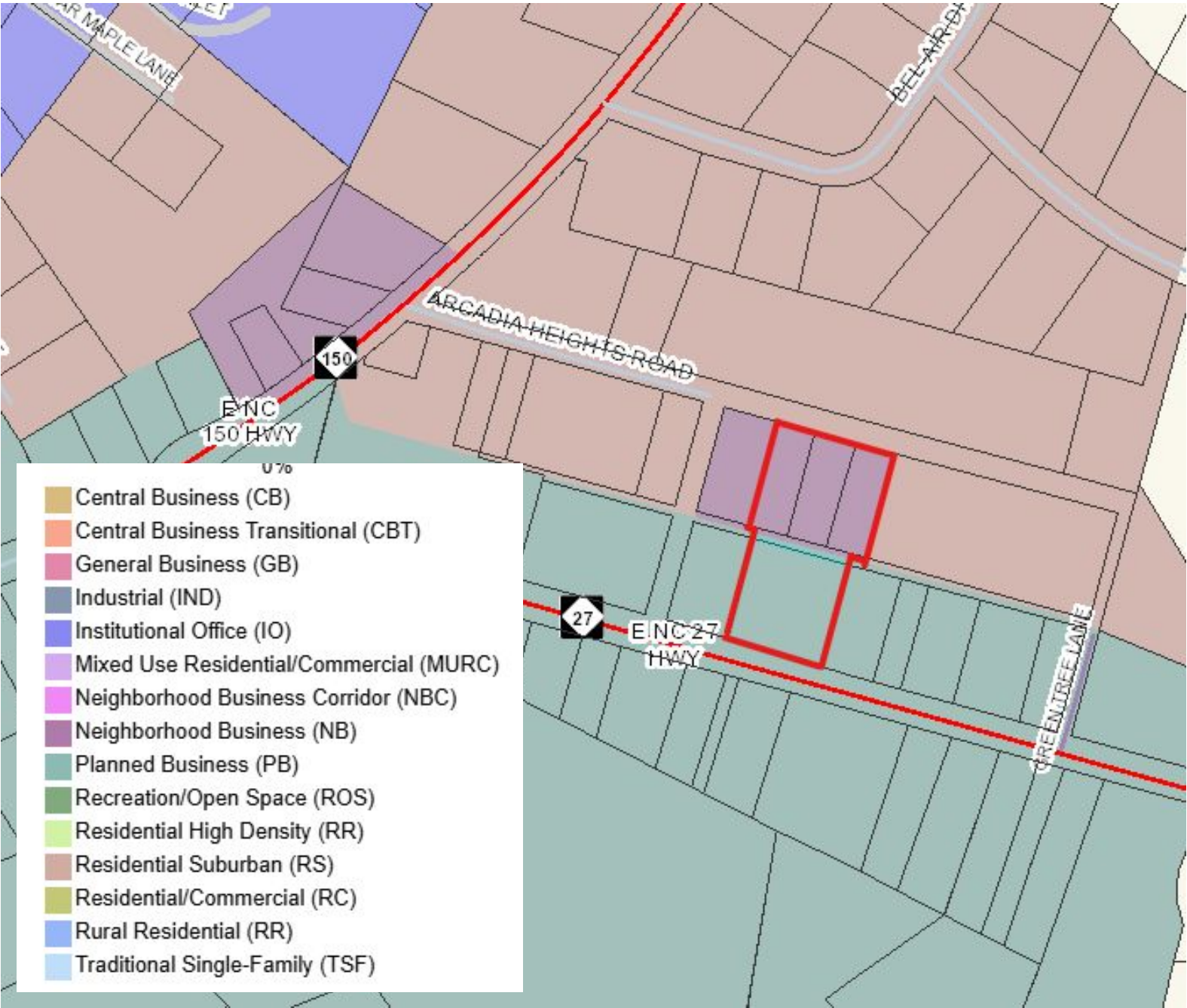
LAND USE PLAN COMPLIANCE

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

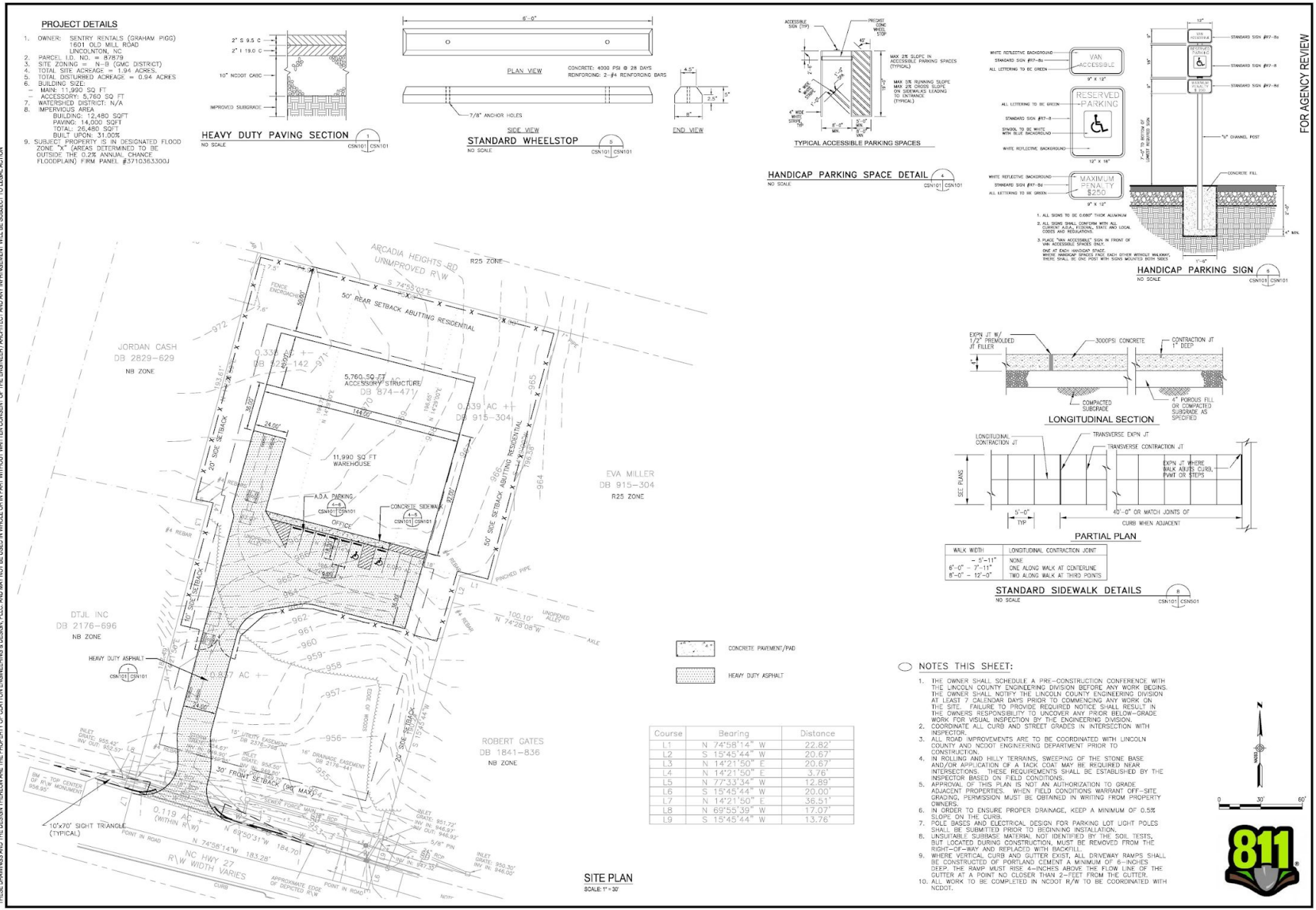
Neighborhood Business These planning areas are for small business clusters that cater to the needs of a relatively small trading area. Accordingly, they are appropriate for smaller-sized stores and establishments. Such areas are not designed to be Citywide commercial destination spots. Neighborhood business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

Planned Business The large majority of commercial uses (outside Downtown Lincolnton) 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.

Staff feels that this project is consistent with the Land Use Plan.



THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF CLAYTON ENGINEERING & DESIGN, P.L.C. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER/ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



Conditions of Approval

City Planning:

1. Front setback needs to be corrected to show 50'. Plan shows 30'.
2. Left side setback needs to be corrected to show 20'. Plan shows 10'.
3. Parking spaces need to be 9' x 19' per ordinance requirements. Plan shows 9' x 18'. Need parking calculations showing one space per employee during the shift with greatest employment in addition to spaces to be used for vehicles used in the operation.
4. Alleyway must be legally closed prior to construction.
5. A recombination plat would need to be submitted for approval combining the 4 parcels into one parcel.
6. A complete set of final civil drawings, including a detailed landscape, must be submitted. The drawings must also comply with any applicable federal and state requirements and any additional federal, state, county, and/or city policies and ordinances and be approved by all departments.
7. Need a plan meeting ordinance requirements for screening, landscaping and parking lot landscaping to be reviewed during site plan approval. Any newly planted trees for landscaping or screening cannot be located under utility lines.
8. Plan needs to show any existing wooded areas that are to remain.
9. Building plans must be submitted and approved by Lincoln County Inspection prior to development.

Lincoln County Erosion Control – Danielle Rudisill

1. Provide an Erosion Control plan and a copy of the NCDOT driveway approval with the Erosion Control application to our office

Conditions of Approval

NCDOT - Travis Jordan

1. Applicant will need to obtain a driveway permit and an encroachment agreement for utilities
2. Dimensions for turn radius need to be labeled
3. Driveway from the road needs to be straight as far as possible (at least 50'-75')

Lincolnton Fire Department - Gary Stevenson

1. Meet the requirements of Appendix D of the North Carolina State Fire Code.
2. An approved water supply for fire protection shall be made available before combustible materials arrive on the site. The water supply shall be approved by the City of Lincolnton Fire Marshal. Section # 3312 of the North Carolina State Fire Code.

City Public Works – Nathan Eurey

1. No comments - property is in the ETJ

City Water Resources- Todd Elmore

1. Will need a water line extension permit from NCDEQ
2. Will install water line to connect to the existing water line in front of 2863 E NC 27 Hwy

NOTE: The conditional zoning has an expiration date of 5 years from the date of approval. Any adjustments to the conditions of approval that do not affect the overall layout of the site plan and that are technical in nature, can be approved by the department making the comment/condition.

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

Case No. CZ-1-2025

Applicant: William Clayton and Buddy Pigg

Parcel ID#: 87879, 23626, 26773, 24900

Location: E. NC 27 Hwy, Lincolnton

Request: Rezone from NB and GMC(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business and Planned Business Planning Areas. The proposed rezoning request **is consistent** and reasonable with the Lincolnton Land Use Plan in the following ways.

CONSISTENT:

- It expands commercial development along E NC 27 Hwy

REASONABLE:

- Developing vacant land that is currently underutilized
- Reusing an existing property that is commercially zoned

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

Case No. CZ-1-2025

Applicant: William Clayton and Buddy Pigg

Parcel ID#: 87879, 23626, 26773, 24900

Location: E. NC 27 Hwy, Lincolnton

Request: Rezone from NB and GMC(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. This use is not desirable in the area and therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Staff recommend the following actions:

1. Recommend approval of rezoning of the property from NB to GMC(CD)
2. Approve the statement of consistency and reasonableness 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.