LINCOLNTON PLANNING BOARD
AGENDA
February 20, 2024
4:00 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**

   3a **January 16, 2024 meeting minutes**

4. **Public Hearing**

   4a **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).**

   4b **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).**

5. **Regular Agenda**

   5a **Election of Officers**

6. **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, stevelackey88@gmail.com

Tuesday, January 16, 2024

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

Absent: Becky Shaw

Call to Order

Chair Trent Mason called the meeting to order and recognized that Becky Shaw was absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the December 19, 2023, meeting.

Motion: *Kristin Radebaugh made a motion to approve the minutes. Members voted 6-0 in favor of the motion.*

Public Hearing

Jean Derby announced that True Homes, LLC requested a deferral for CZ-1-2024 until a later date.

ZTA-1-2024 Application requesting an amendment to Section 153.117 General Manufacturing and Commercial (GMC) Section of the Unified Development Ordinance

Jean Derby presented the staff report in the agenda packet to the Board regarding ZTA-1-2024.

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.*
Members voted 4-2 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: *John Waters made a motion to adjourn.*
Members voted 6-0 in favor of the motion.

_____
Ashley Jones



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-2-2024
627 East Main Street, PID 00670

SUMMARY

Zoning

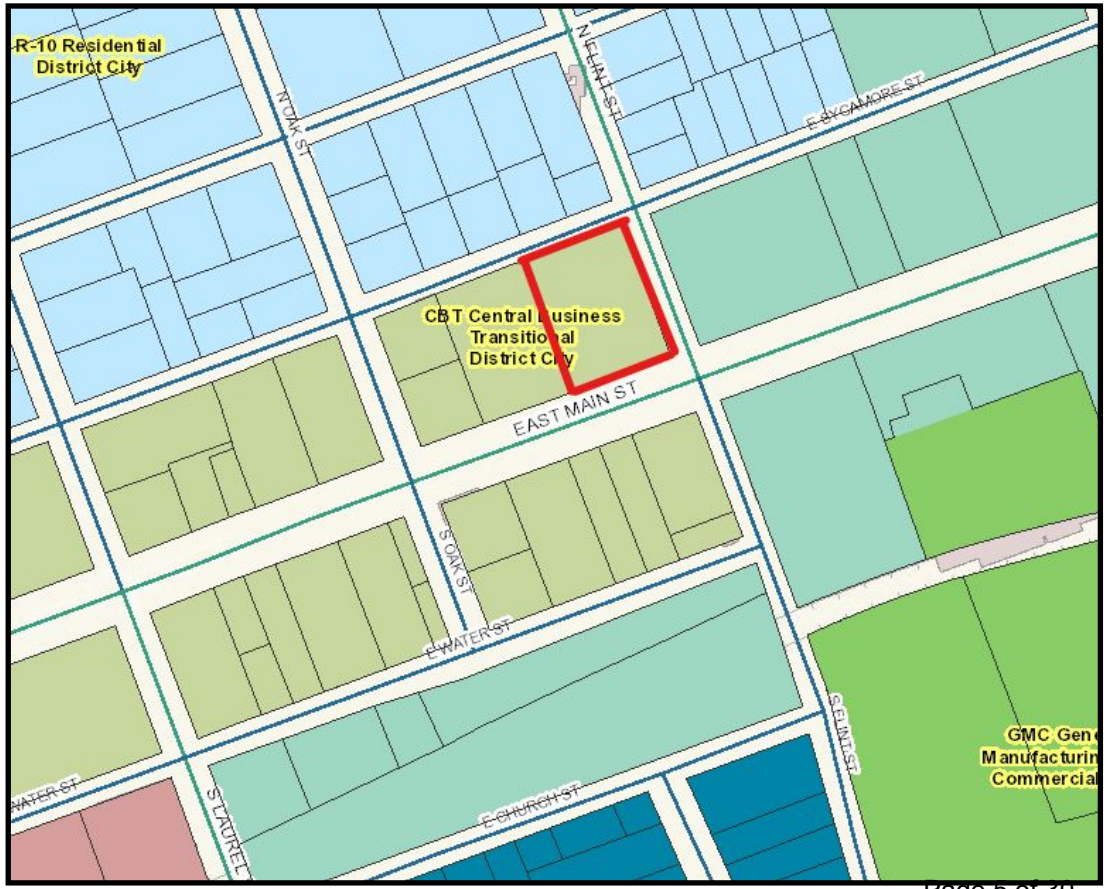
Existing: Central Business (CB)
Proposed: Transitional Infill Development (TID)

Current Use

Vacant Lot formerly the Lincolnton Police Department

Proposed Use

Morris Long is requesting a conditional district rezoning of 0.733 acres for the purpose of creating four duplex residential units



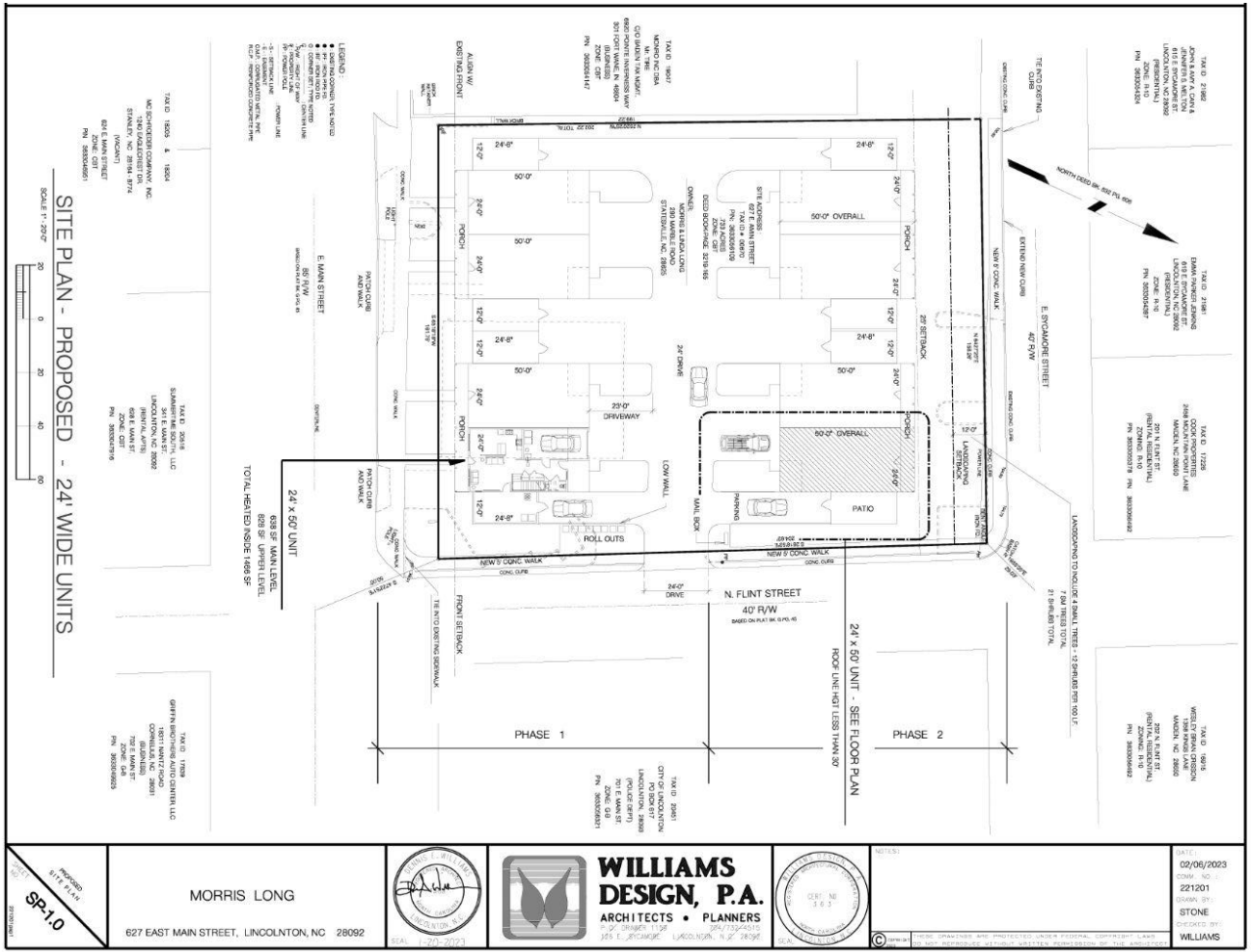
PROJECT AREA



STREET VIEWS



SITE PLAN

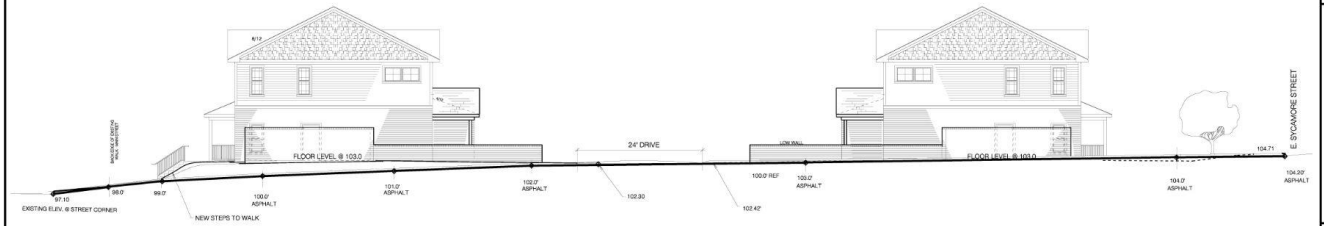


- 4 - 2 unit buildings
- 4 units will front East Main Street and 4 units will face East Sycamore
- 2 bedroom/2.5 bathroom units
- 1 car rear loaded garage and three parking spaces per unit (ordinance only requires 2)
- Exterior will be a combination of brick and hardie board
- Each unit will have a side patio and a front porch
- 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.



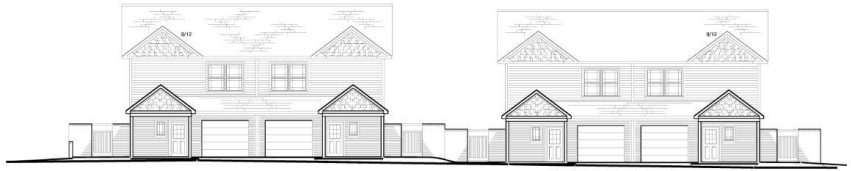
FRONT ELEVATIONS FM. MAIN STREET

SCALE 1/8" = 1'-0"



SIDE ELEVATIONS FM. FLINT STREET

SCALE 1/8" = 1'-0"



REAR ELEVATIONS FM. DRIVE - TOWARDS MAIN STREET

SCALE 1/8" = 1'-0"

WILLIAMS DESIGN, P.A.
ARCHITECTS • PLANNERS

MORRIS LONG
627 EAST MAIN STREET, LINCOLNTON, NC 28092

A-1.0

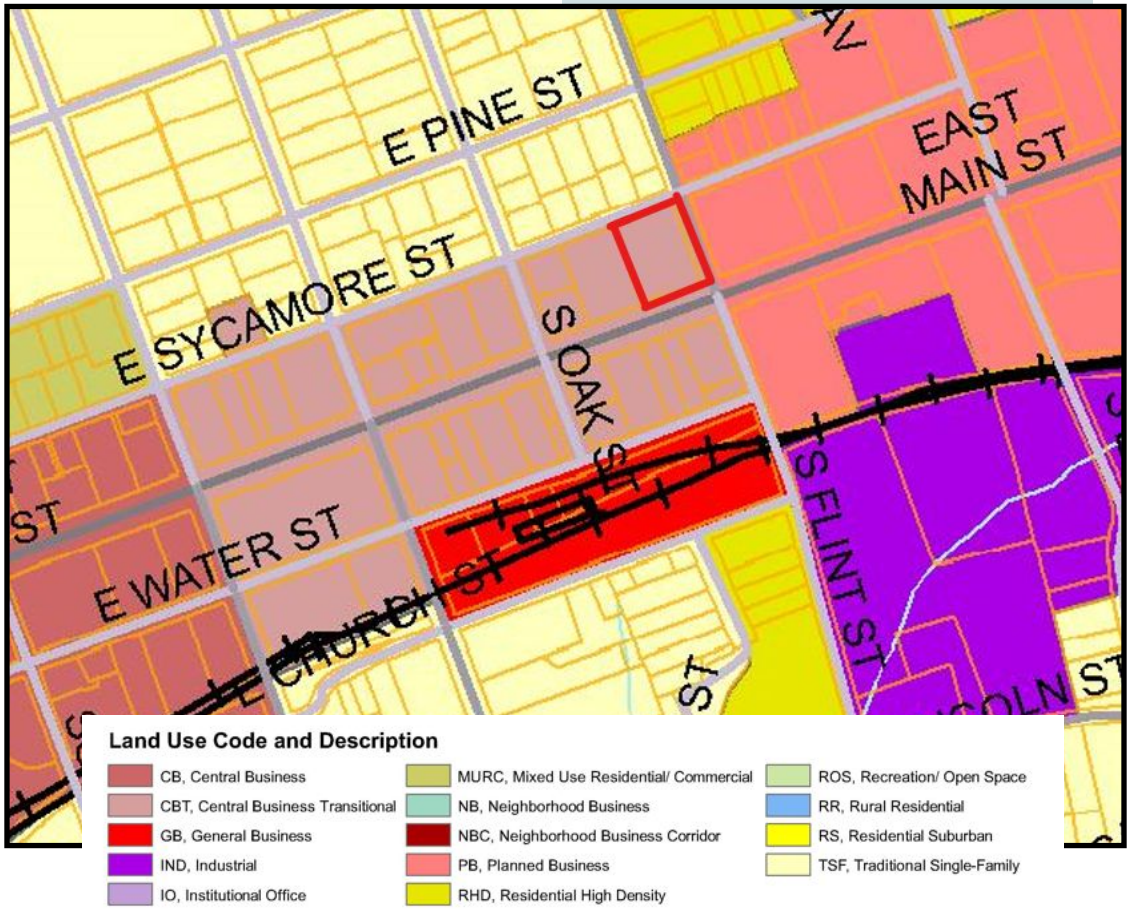


LAND USE PLAN COMPLIANCE

The Land Use Plan shows the property in the Central Business District Transitional Area. This planning area lies adjacent to Downtown Lincolnton and, in many ways, is an extension of "downtown" with office and retail uses prevailing. The major factor that differentiates the two areas is off-street parking. While traditional "downtown" uses have little if any on-site parking, the CBD transitional planning area is meant to accommodate off-street parking in the rear yard only. Thus, the dense development pattern found in downtown Lincolnton is modified somewhat in CBD Transitional planning area. Accordingly, the CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.

The rezoning of the property to the Transitional Infill Development (TID) is consistent with the intent of the land use plan.

LAND USE PLAN



STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department

- Building plans must be submitted to and approved by Lincoln County Inspections prior to development.
- Windows and doors must be similar to CB Design Code Standards for downtown buildings.
- Building design is to be generally consistent with the quality, character and fenestration portrayed in the renderings. Minor variations from the renderings that do not detract from the quality, character and fenestration may be permitted.
- Landscaping along the length of Sycamore where it is across from Single Family Dwellings. Use Street Landscaping Standards 4 small trees, 12 shrub per 100 linear feet

Fire

- The City Fire Inspector will need to review and approve all plans prior to development. For building height, ground to eave must be 30’ or less. Building height of more than 30’ would require the driveway width to be 26 feet.

Public Works

- Coordinate with the City Electric Department on electric meters and conduit.
- Coordinate with the City on trash pick up.
- Move mailboxes to an interior location to prevent residents from stopping on N. Flint Street to pick up mail.
- Sidewalks constructed to City of Lincolnton specifications must be constructed along North Flint and East Sycamore. Schedule a pre-construction meeting prior to pouring sidewalks

STAFF COMMENTS /CONDITIONS OF APPROVAL CONT'D

City Water/Sewer

- Coordinate Water and Sewer with the City Utilities Department. Water should be run on Sycamore and Sewer on N. Flint.
- If units are rentals they will need a 2" master meter.

Electric

- Coordinate with electric on meter locations

Soil and Erosion

- Erosion control plans must be submitted to and approved by Lincoln County Soil and Erosion prior to development.

NC DOT

- NCDOT stated that with access only on North Flint St, they would not require a driveway permit. However they want to see the existing curb cuts along NC27, E Main St, be removed and curbing placed to match existing. This would be done through a 16.1A (Non-utility) encroachment agreement.

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

Case No. CZ-1-2023
Applicant: Morris Long
Parcel ID#: 00670
Location: Intersection of East Main and N. Flint Street
Request: Rezone from CBT to TID (CD) for the use of the property for 4 duplex 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 in the following ways:

- The CBD transitional planning area is meant to accommodate off-street parking in the rear yard only.
- The CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.
- Encourage quality infill development. Build it so that it looks like it "fits in." Mixed-use type buildings are acceptable. Attract "people-oriented" uses (e.g., restaurants) downtown. Encouraging persons to live downtown Lincolnton is very much recommended.
- The City should continue its efforts to promote downtown living and also allow for additional and quality higher-density developments on the downtown periphery.

The proposed rezoning request **is reasonable** with the Lincolnton Land Use Plan in the following ways:

- The Land Use Plan strongly encourages residential development in the CBD Transitional Planning Area as a means of enhancing the vitality of downtown.

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

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

Case No. CZ-1-2023
Applicant: Morris Long
Parcel ID#: 00670
Location: Intersection of East Main and N. Flint Street
Request: Rezone from CBT to TID (CD) for the use of the property for 4 duplex 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.

The proposed rezoning request **is not reasonable** with the Lincolnton Land Use Plan in the following ways:

- The change in zoning is not reasonable as it will create development that is not desirable. A mixed use development or commercial development would be better suited to this property.

Denial of the proposed amendment is reasonable and in the public interest.

STAFF RECOMMENDATIONS

PLANNING BOARD OUTCOME on February 21, 2023

Planning board voted 7-0 in favor of the project with the condition that the front facade of the units on Main Street be brick veneer as opposed to a combination of brick and hardie board.

STAFF RECOMMENDATION

Recommends the following actions:

- approval of the request for rezoning from CBT to the Transitional Infill Development (TID) 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 written agreement from the applicant and property owner with the conditions of approval.



Public Hearing Staff Analysis
CZ-3-2024
Lincoln Meadows Phase II
Parcel IDS 17645, 01047 and a portion of 01049

SUMMARY

Zoning

Existing: R-15, R-8 and Residential Multi Family (RMF)
Proposed: Planned Residential Development (PRD)

Current Use

Vacant Land

Proposed Use

Phase II of Lincoln Meadows including a mix of single family dwellings and townhomes




PROJECT AREA
WEST AVENUE
CARRIE STREET
CHAPMAN STREET
COBB STREET
CARPENTER STREET
ELIZABETH AVENUE
MAIN ROAD
SHELL STREET
ALTON STREET
ANASTASIA LANE
LAUREN LANE
OLIVIA LANE
HAYLEY KAI DRIVE
SPRING MEADOWS DRIVE
S US 321 HWY
N US 321 HWY
REYNARDS CIRCLE
WILMA SIGMON ROAD
JOHN HOWELL ROAD
SPRINGS DRIVE

STREET VIEWS

View from Mallory Tai Drive





STREET VIEWS

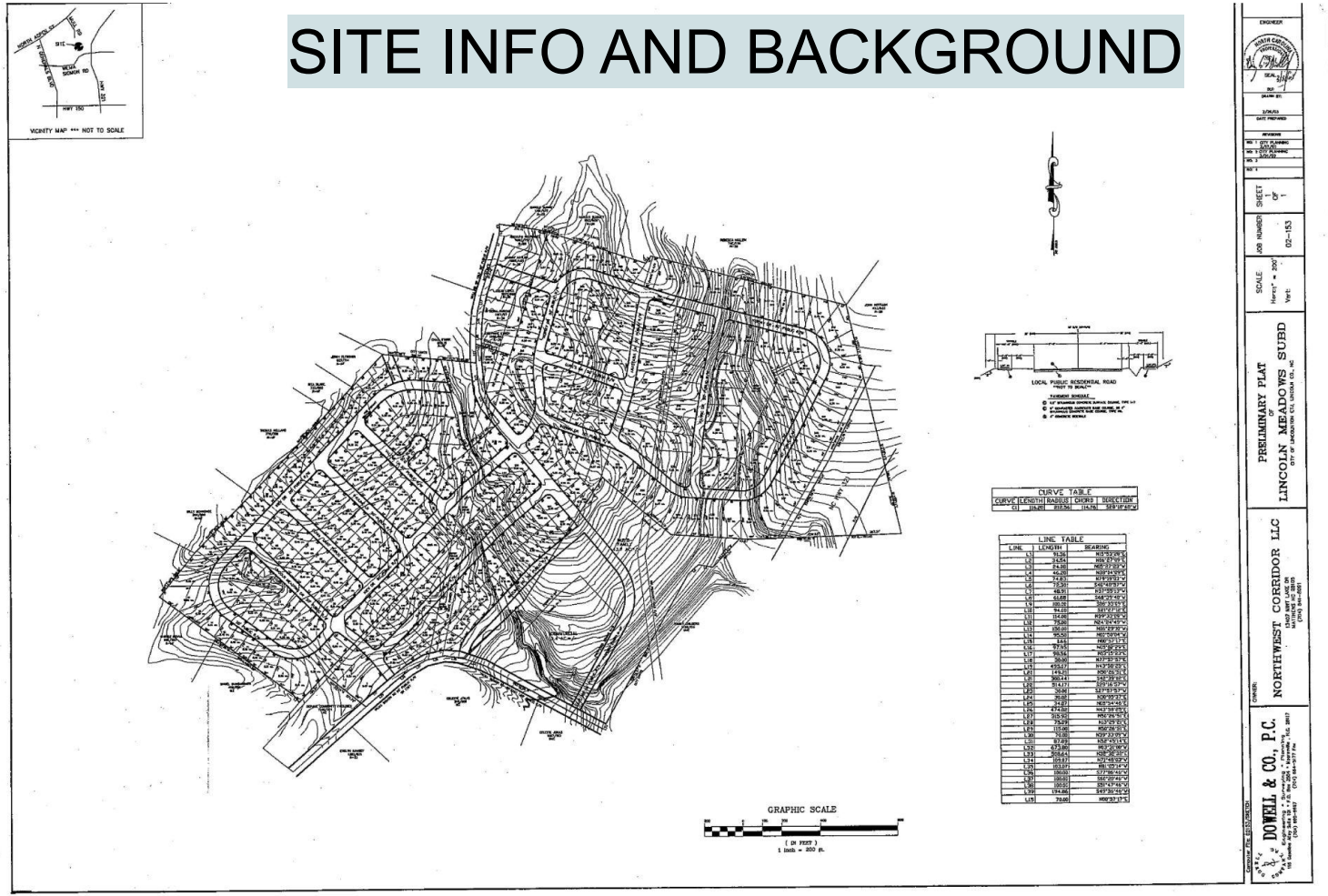


View from Wilma Sigmon Road

View from Mull Road

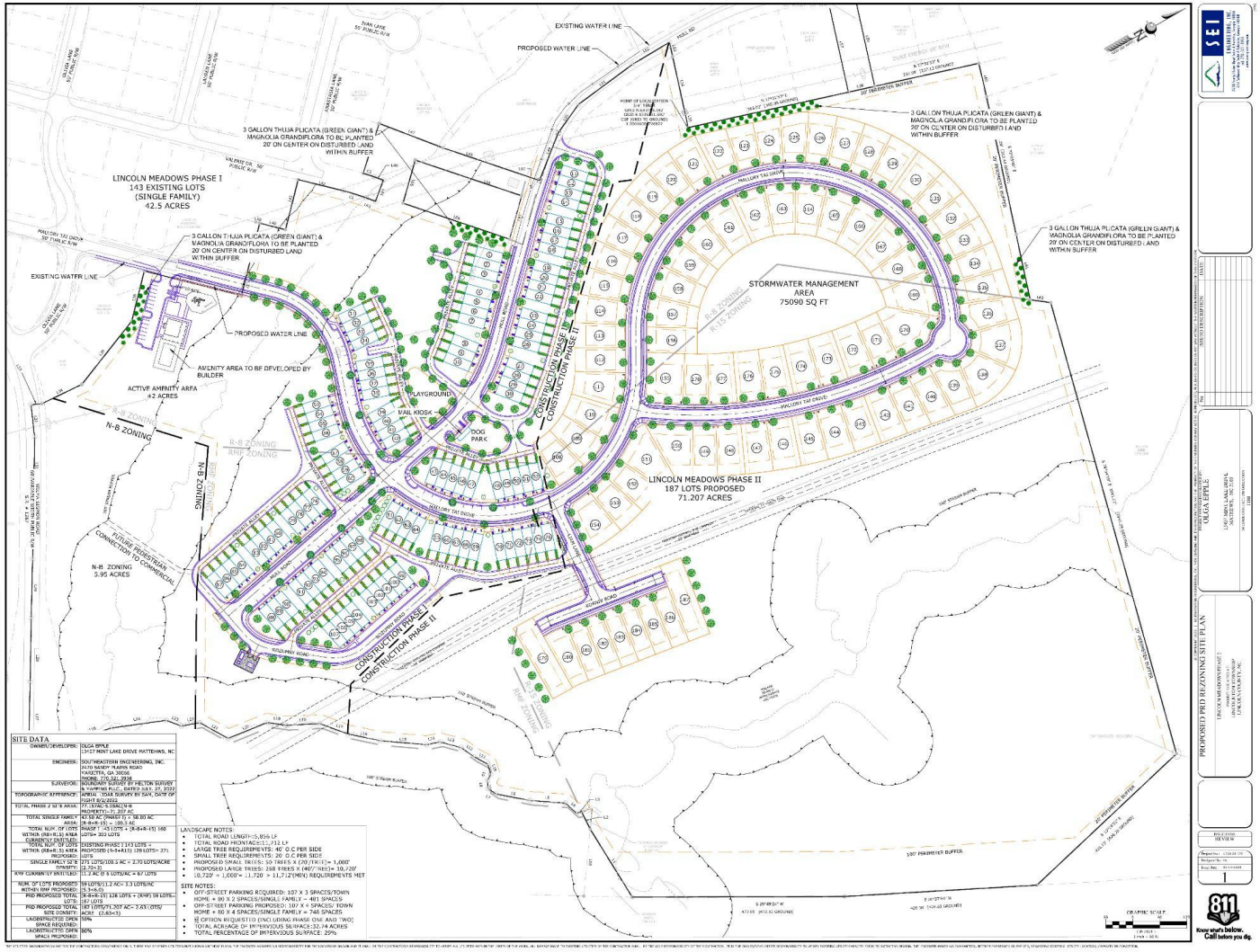


SITE INFO AND BACKGROUND



Overall plan for Phase I and II of Lincoln Meadows from 2003

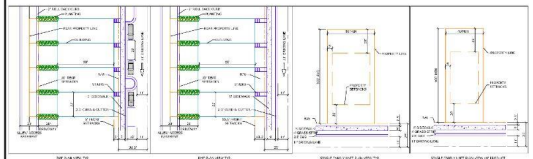
- 160 single family homes
- 67 multi family homes
- Very little open space



SITE PLAN

- 71.207 acres
- 107 multi family
- 80 Single Family dwellings
- Amenities areas will include pool, dog park, and playground
- New plan preserves a massive amount of open space
- Access from Mallory Tai and Mull Road

SITE PLAN



SITE PLAN LAYOUT DETAILS

OLGA EPPLE

2

Know what's below. Call before you dig.

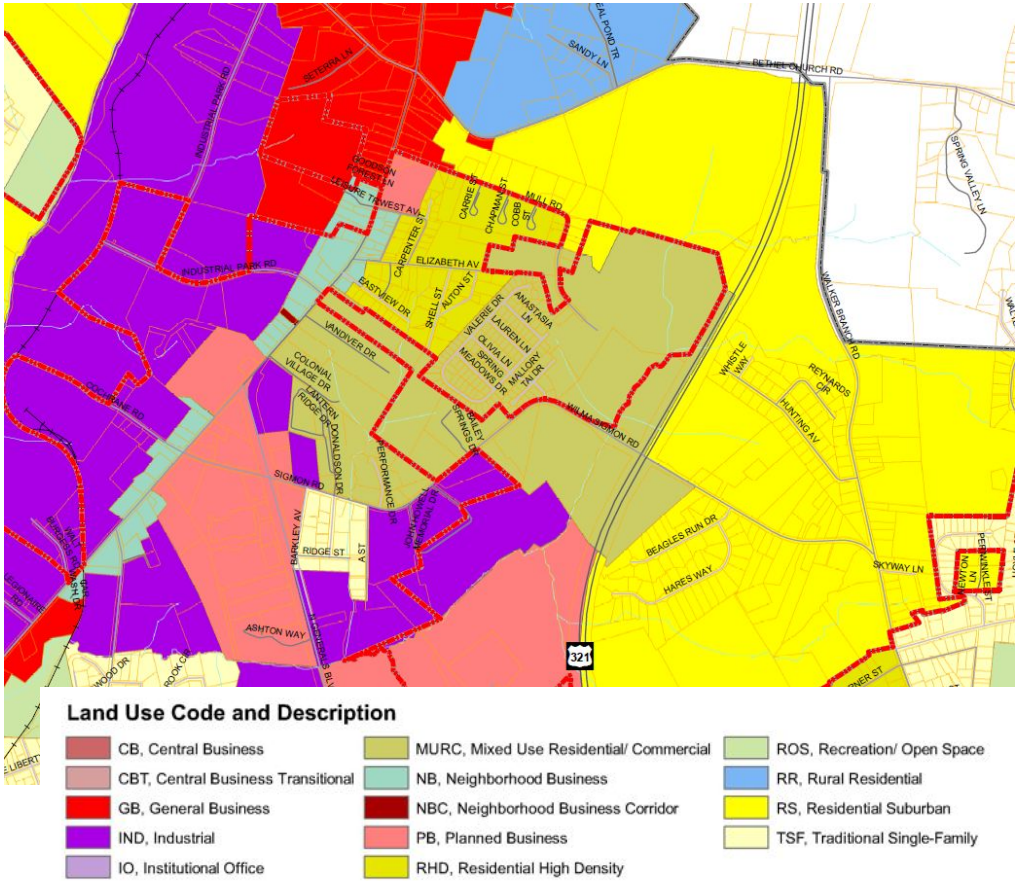
LAND USE PLAN COMPLIANCE

LAND USE PLAN

The land use plan shows the property in the mostly in the Neighborhood Business area with a portion in Mixed-Use Residential/Commercial Planning Area.

Mixed-Use Residential/Commercial These are planning areas in select, older portions of the City where true "urban villages" consisting of high-density residential uses (both single- and multi-family) and associated small-scale and pedestrian-oriented offices and retail uses may be located. The thrust behind these planning areas is to create areas in which persons are able to both live, work and shop. They are designed to emulate development patterns from the early and mid portions of the twentieth century when reliance on the automobile was not paramount. In order for such a concept to be feasible, an area of significant size must be so designated thus ensuring that there will be ample room for the variety of uses needed to create a "village."

Staff views this project as consistent with the Land Use Plan.



STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department

- Detailed landscaping and screening plan (including screening, street trees, etc.) will need to be provided.
- 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 Mull Road.
- The HOA is responsible for ongoing maintenance of the detention ponds and will make any necessary repairs to the ponds to ensure their continued effectiveness. Ongoing maintenance is to be in accordance with NC DEQ Stormwater Standards. These standards include but are not limited to, scheduled visual structure inspections and yearly inspection report to be submitted to the City of Lincolnton for review and compliance with the standards.
- All sides of the buildings are to include materials and design characteristics consistent with those on the front. Large expanses of blank walls will not be permitted.
- Building design is to be generally consistent with the quality, character, and fenestration portrayed in the renderings. Minor variations from the renderings that do not detract from the quality, character, and fenestration may be permitted.
- Building plans must be submitted to and approved by Lincoln County Inspections prior to development.

STAFF COMMENTS /CONDITIONS OF APPROVAL

Public Works

- Sidewalks on both sides of the street in the entire development as well as along both sides of Mallory Tai and Mull Road. Sidewalks constructed to City of Lincolnton specifications. Original approval included sidewalks in Phase I, this has not been completed. Complete sidewalks in Phase I as part of Phase II per the agreement
- Street trees are subject to NCDOT's Guidelines For Planting Within Highway Right-of-Way (should not be larger than 4 inch diameter).
- HOA will be responsible for maintaining private alleyways.

Utilities

- 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).
- The applicant will be responsible for making the utility connections.
- Developer will need to obtain a utility easement across Wilma Sigmon for gravity sewer. City will not approve a lift station.
- Developer to install electric service at their expense.

STAFF COMMENTS /CONDITIONS OF APPROVAL

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.

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.

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

Case No. CZ-3-2024
Applicant: Olga Epple
Parcel ID#: 17645, 01047 and a portion of 01049
Location: Wilma Sigmon Road, Mull Road and Hwy 321
Request: Rezone from R-8, R-15 and RMF to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. The proposed development is consistent and reasonable with the Land Use Plan in the following ways:

- The site has access to city utilities with available capacity.
- Additional home ownership opportunities are provided.
- Additional housing type choices are provided.
- Additional lot sizes are provided.

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

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

Case No. CZ-3-2024
Applicant: Olga Epple
Parcel ID#: 17645, 01047 and a portion of 01049
Location: Wilma Sigmon Road, Mull Road and Hwy 321
Request: Rezone from R-8, R-15 and RMF to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial. The proposed rezoning request **is consistent** with the Lincolnton 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-8, R-15 and RMF to PRD
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval