

Lincolnton NC

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

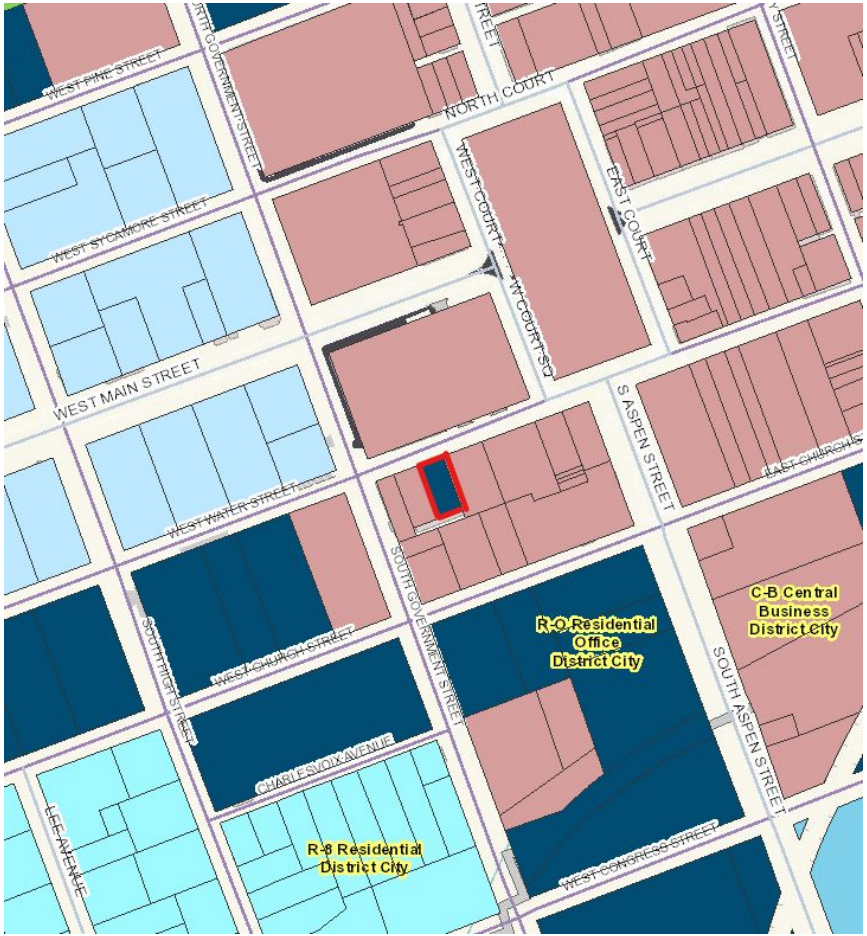
SUMMARY

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.




PROJECT AREA
WEST MAIN STREET
W COURT SQ
SOUTH COURT
EAST COURT
SOUTH ASPEN STREET
EAST CHURCH STREET
WEST WATER STREET
SOUTH GOVERNMENT STREET
WEST CHURCH STREET
SOUTH ASPEN STREET

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



STATEMENTS

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

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 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. 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