

Lincolnton NC

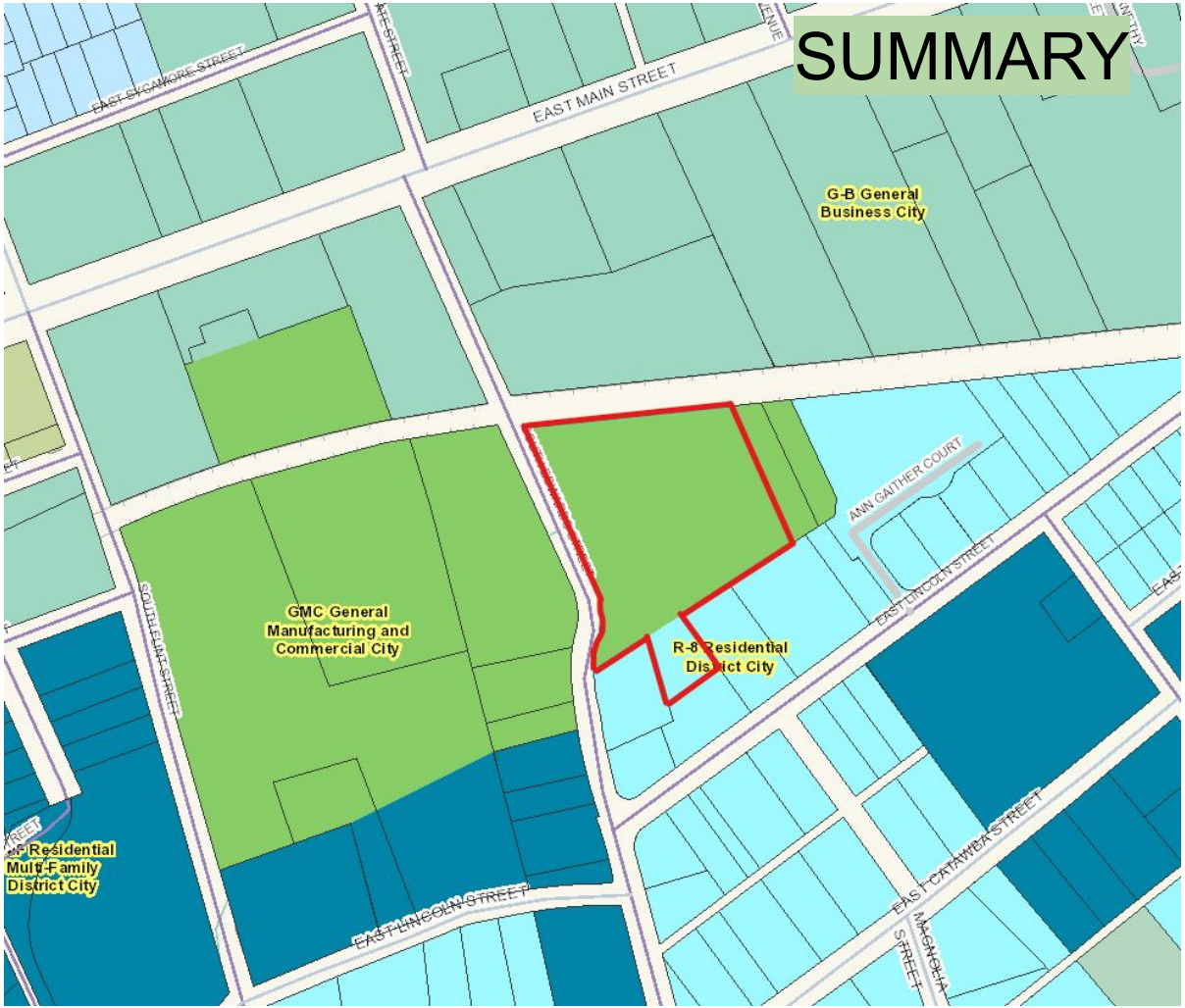
Near the City. Near the Mountains. Near Perfect.

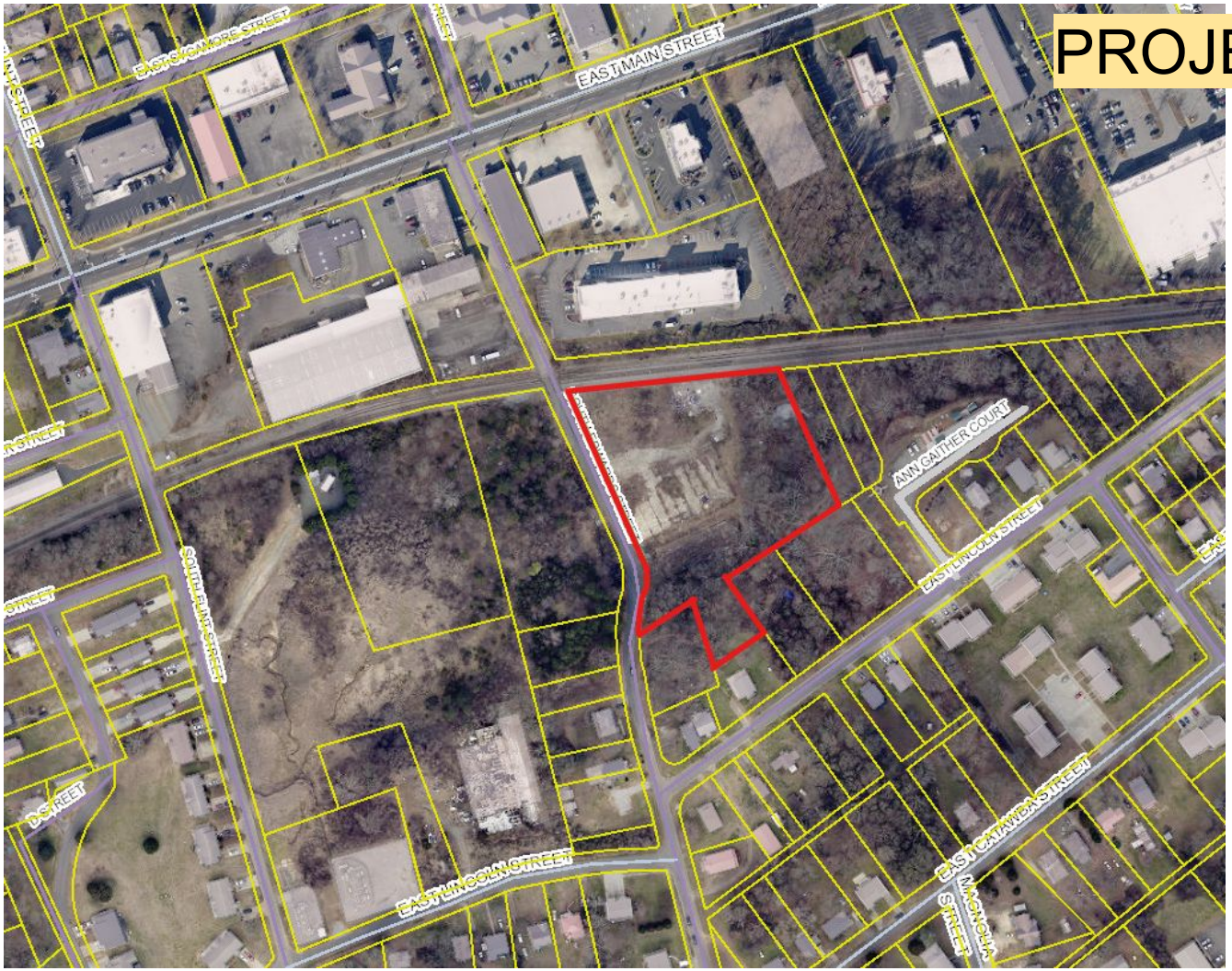
Public Hearing Staff Analysis
CZ-13-2023
Edwards Street, PID 00621

Zoning
Existing: GMC and R-8
Proposed: Transitional Infill Development (TID)

Current Use
Vacant land

Proposed Use
Housing




PROJECT AREA
EAST MAIN STREET
ANN GAITHER COURT
EAST LINCOLN STREET
SOUTH PLANT STREET
EAST CATAWBA STREET
MAGNOLIA STREET

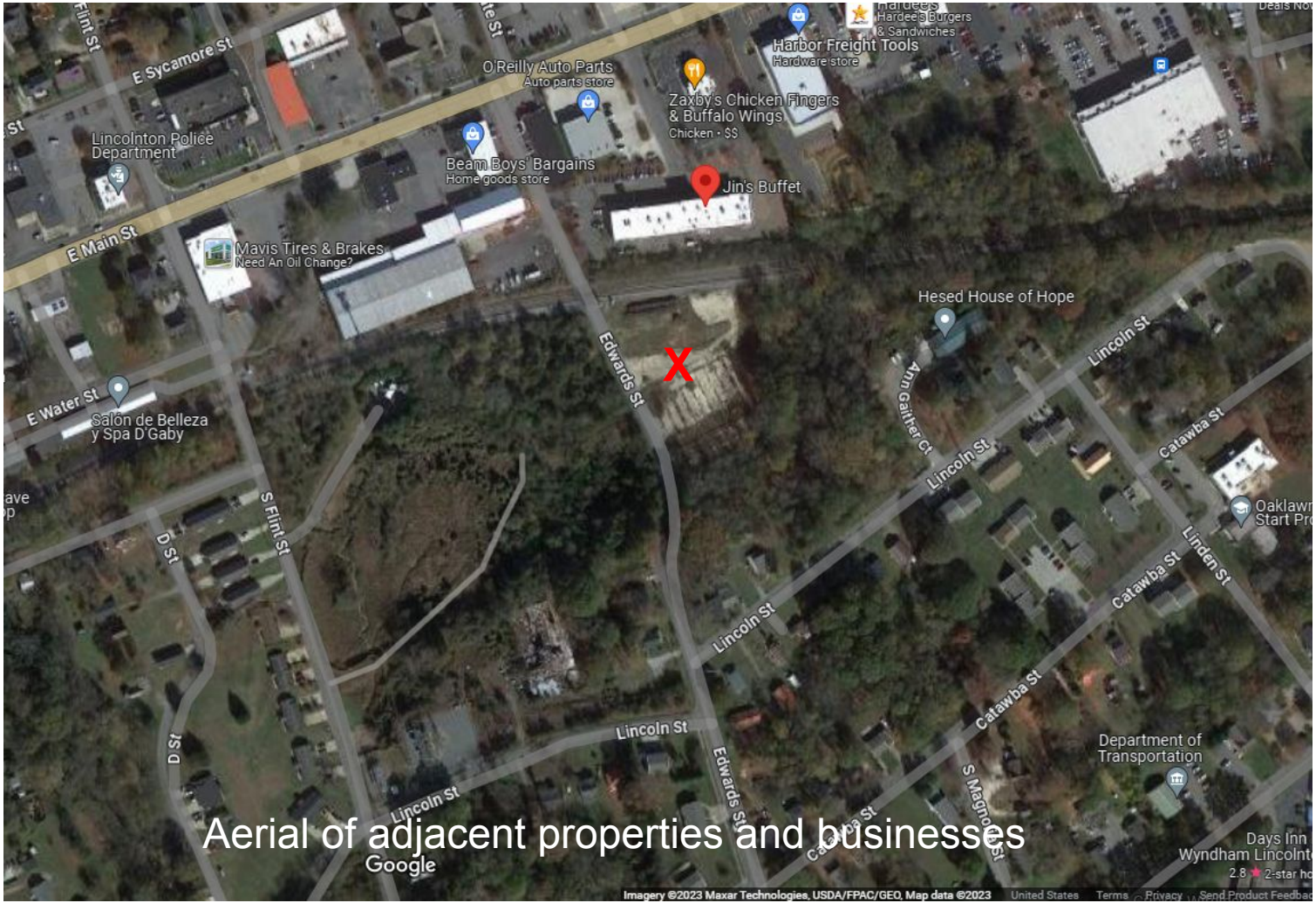
STREET VIEWS



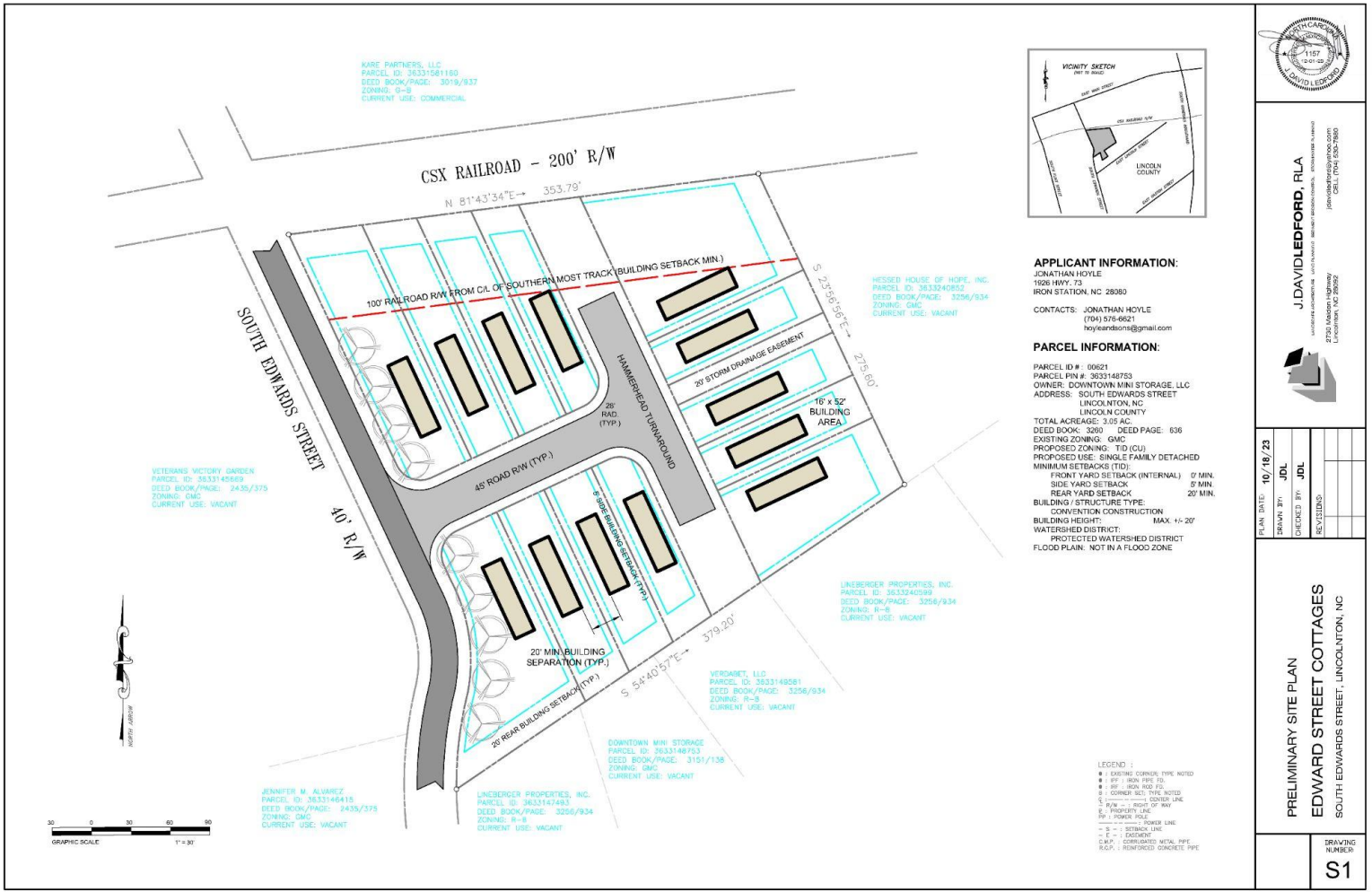
Looking South on Edwards Street



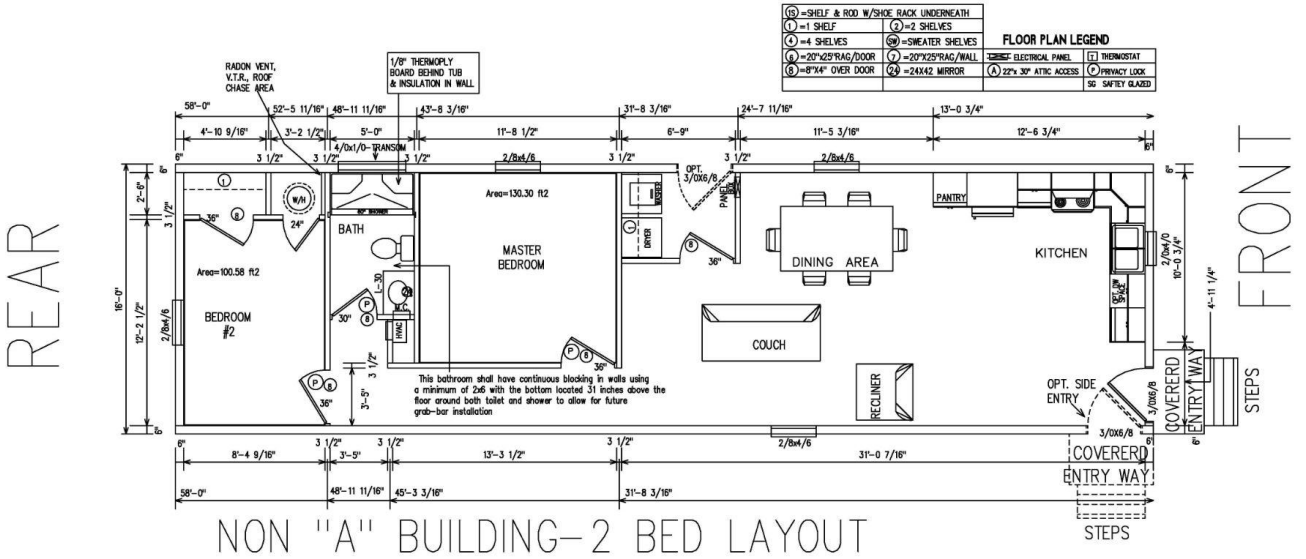
Looking North on Edwards Street



Aerial of adjacent properties and businesses



- 3.05 acres
- 13 units
- 2 bedroom/1 bath
- Approximately 900 SF units
- ADA compliant
- Will have a property manager
- For working individuals/ families that are working but at or under current poverty level with proof of income/ employment



NON "A" BUILDING–2 BED LAYOUT

58'–0"

855 SQ.FT. (INSIDE TO INSIDE WALLS)

928 SQ. FT. OUTSIDE THE WALLS

2 BED UNIT

6" EXT. WALLS FOR INSULATION

16'–0"

LAND USE PLAN COMPLIANCE

LAND USE PLAN

The land use plan shows the property in the mostly in the Industrial Planning Area with a portion in Traditional Single Family Planning Area.

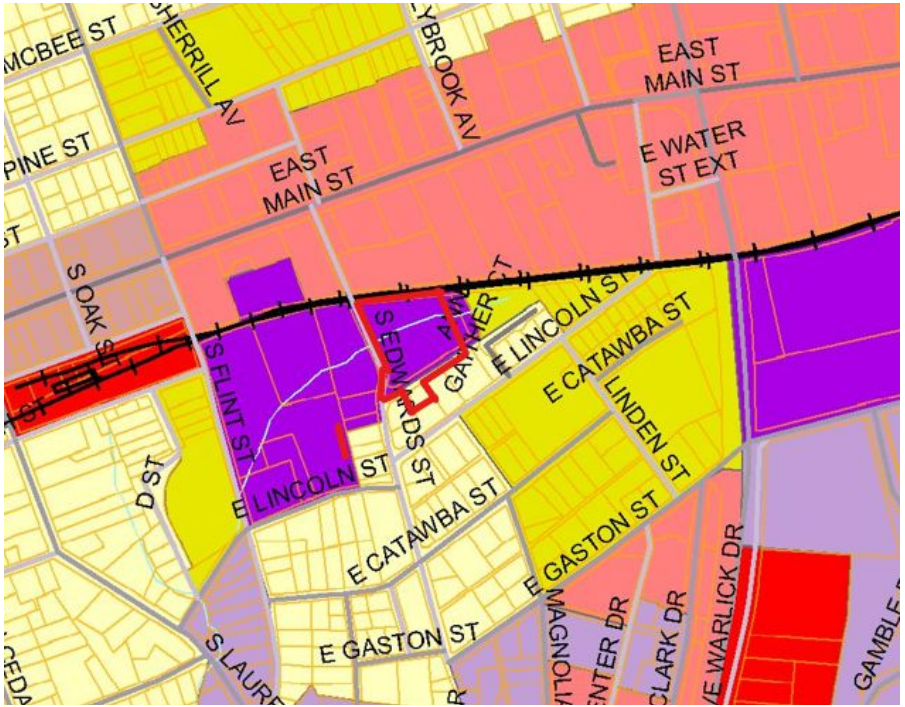
Industrial These are areas in use or designated for future industrial/manufacturing use. As industrial uses play a vital role in the local economy, any such planning areas designated on the Future Land Use Map should be reserved for industrial uses and should be protected from encroachment from other uses. Industrial park development is encouraged.

Traditional Single Family
These planning areas will consist of single-family uses on smaller to medium sized lots in older established portions of the community. As these areas are primarily residential in character, they should be protected from encroachment of incompatible business and industrial development.

Staff recommends amending the FLUP to show this area in Residential High Density.

Residential High-Density
Multi-family developments in such planning areas are encouraged, preferably in a clustered manner so as to preserve open space and to heighten pedestrian accessibility. Overall densities should be 6-8 units per acre, except as part of a planned residential development where higher densities are allowed. Physical and aesthetic compatibility with neighboring land uses in more developed portions of the community is of high importance.

While the rezoning is not consistent with the future land use map, strategies outlined in the Land Use Plan make this rezoning reasonable.



STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department

- Prior to final approval, an engineered plan meeting all requirements for transitional infill development and UDO requirements must be submitted to and approved by staff.
- A maximum of 70% of the site can be impervious surface, due to water supply watershed restrictions. Detailed calculations must be given.
- Detailed landscaping and screening plan will need to be provided.
- Building plans must be submitted and approved by Lincoln County Inspection prior to development.
- No portion of any structure can be located on the railroad right of way as determined by a boundary survey of the property showing the railroad right of way dimensions. Any use of the railroad right of way will require approval of CSX railroad prior to development.

Fire

- City Fire Inspector will need to review and approve all plans prior to development.

Public Works

- A sidewalk constructed to City of Lincolnton specifications and ADA must be constructed along the entire frontage along Edwards Street as well as both sides of any interior roads.
- Schedule pre-construction meeting prior to sidewalks being poured.

City Water/Sewer

- The City Utility Department is suggesting a master meter for the project.
- The property owner will be responsible for all utility lines within the project boundaries and to the tap.
- Coordinate with utilities to determine what size waterline would be needed.

Soil and Erosion

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

STATEMENTS

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

Case No. **CZ-13-2023**
Applicant: **Jonathan Hoyle**
Parcel ID#: **00621**
Location: **Edwards Street**
Request: **Rezone from GMC and R-8 to TID**

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 not consistent** with the Lincolnton Land Use Plan.

CONSISTENT: While the rezoning is not consistent with the future land use map, the following objective and strategies from the land use plan make it reasonable:
STRATEGY R-B1: Identify specific areas of the City for a mix of housing choices in order to promote affordability. OBJECTIVE C: Promote a healthy mix of well-maintained rental units for persons in a variety of income brackets. STRATEGY R-C1: Provide for variety in the density and construction types of rental property (apartment "complexes," individual rental units, duplexes, and single-family).

Therefore, **approval of the proposed amendment from Industrial to Residential High Density is reasonable and in the public interest.**

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

Case No. **CZ-13-2023**
Applicant: **Jonathan Hoyle**
Parcel ID#: **00621**
Location: **Edwards Street**
Request: **Rezone from GMC and R-8 to TID**

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 not 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 GMC/R-10 to TID.
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval
4. Amend Land Use Plan to show this area as well as Parcel IDs 20549, 20550 and 50008 in the Residential High Density Planning Area.