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

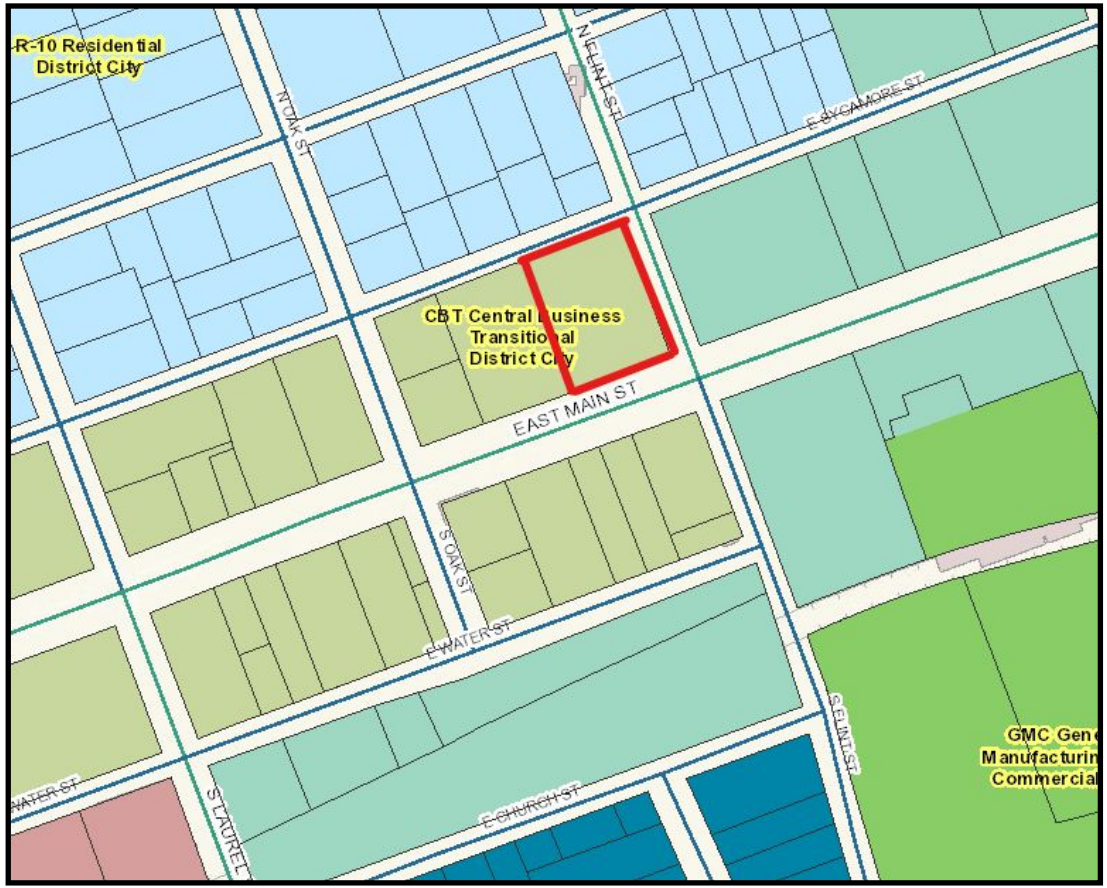
Existing: Central Business (CB)
Proposed: Transitional Infill Development (TID)

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



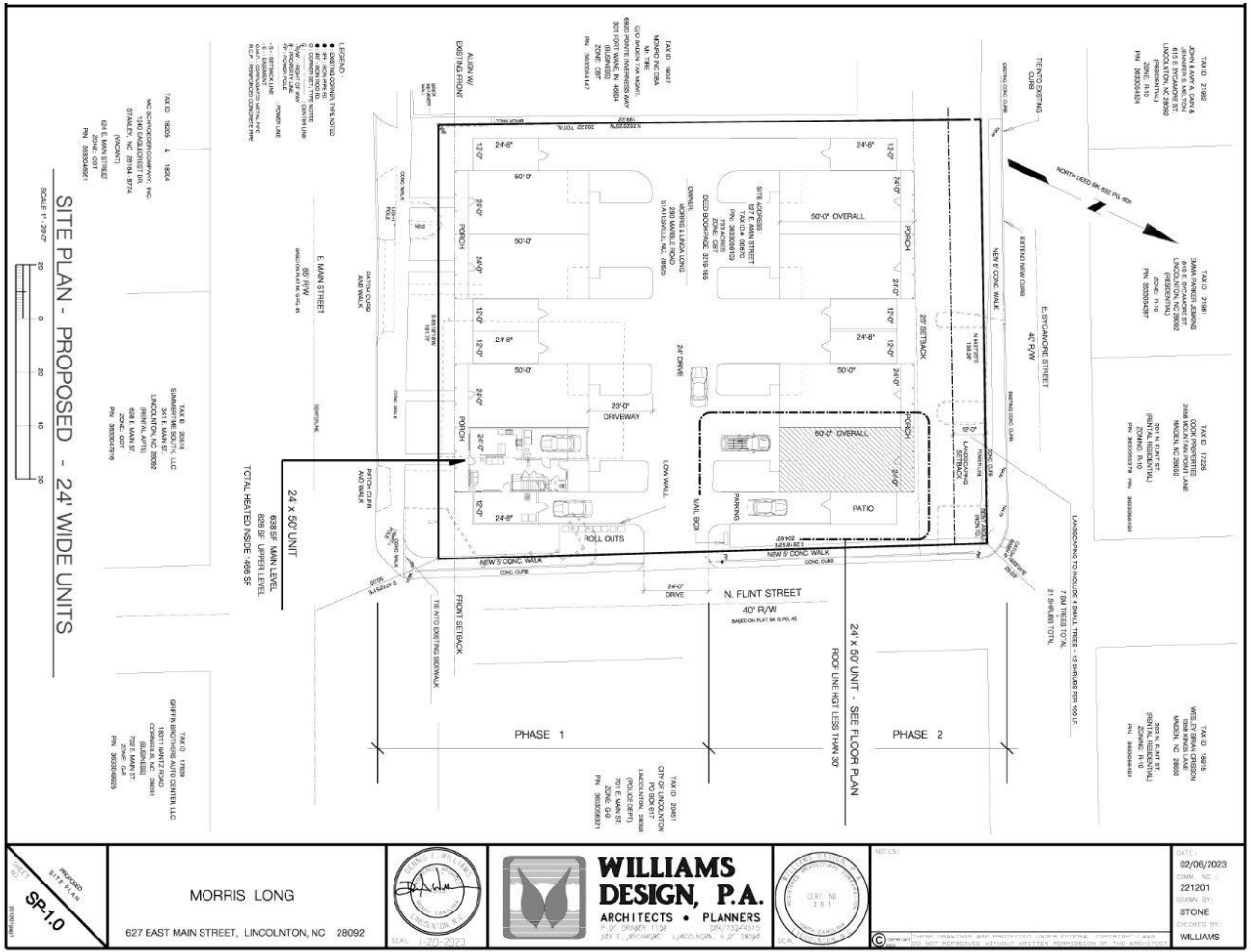
PROJECT AREA



STREET VIEWS



SITE PLAN

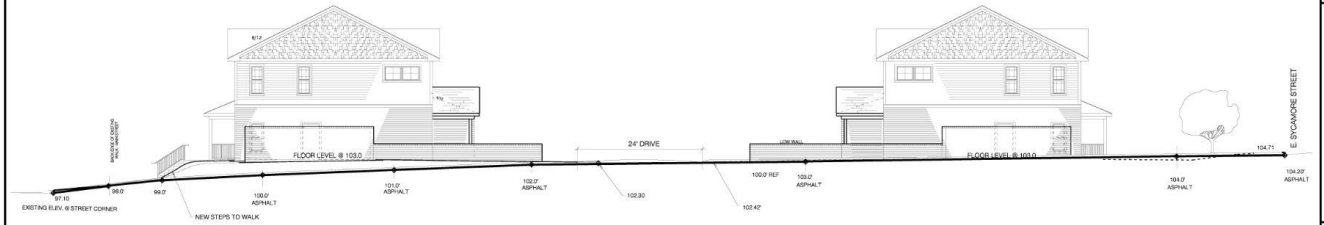


- 4 - 2 unit buildings
- 4 units will front East Main Street and 4 units will face East Sycamore
- 2 bedroom/2.5 bathroom units
- 1 car rear loaded garage and three parking spaces per unit (ordinance only requires 2)
- Exterior will be a combination of brick and hardie board
- Each unit will have a side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



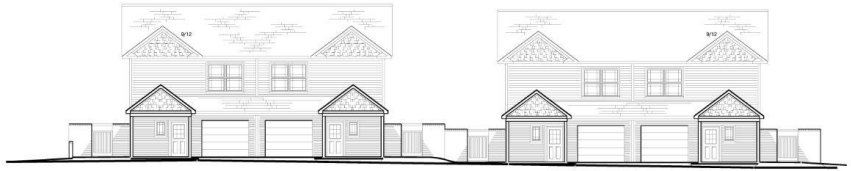
FRONT ELEVATIONS FM. MAIN STREET

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

PROPOSED ELEVATIONS

A-1.0

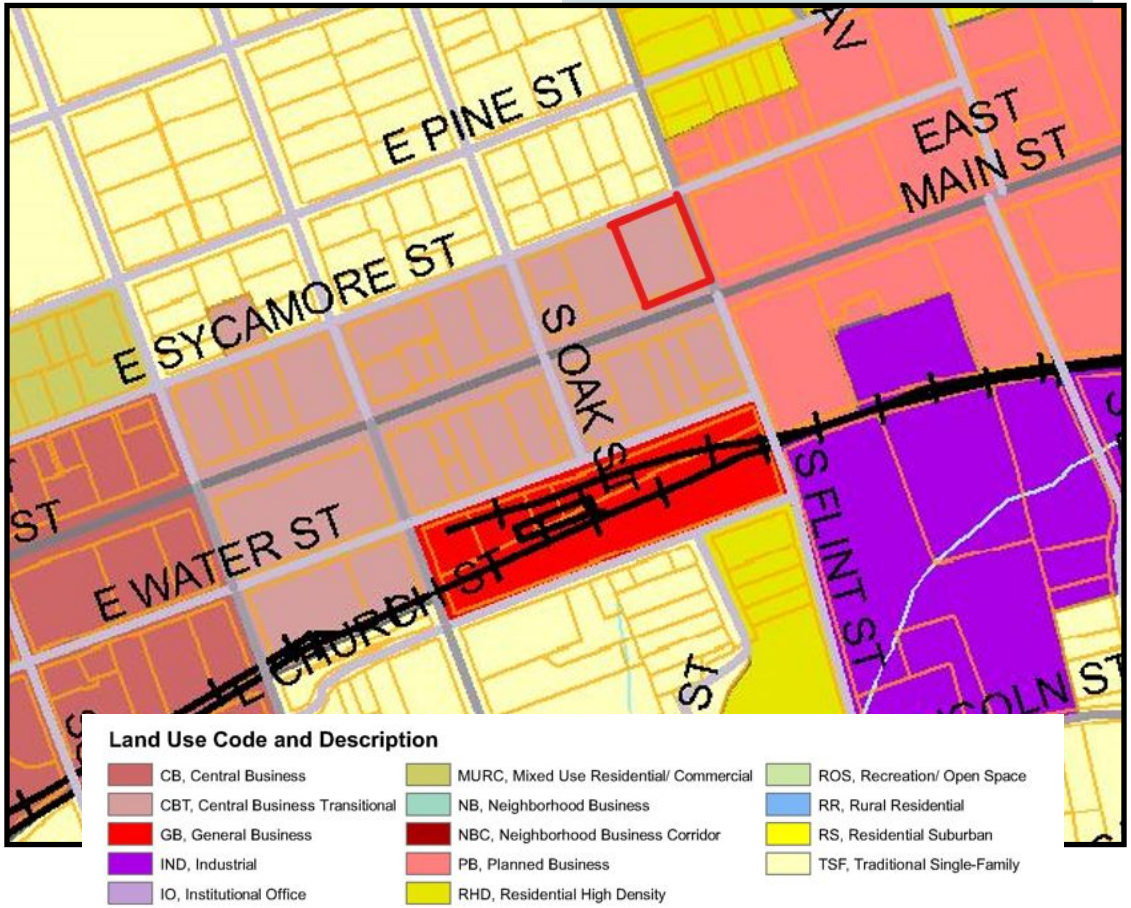


LAND USE PLAN COMPLIANCE

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 VOTE

Planning board voted 5-2 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.