

Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-2-2022A
Piedmont Companies
North Generals Blvd, Parcel IDs 80962 and 52992

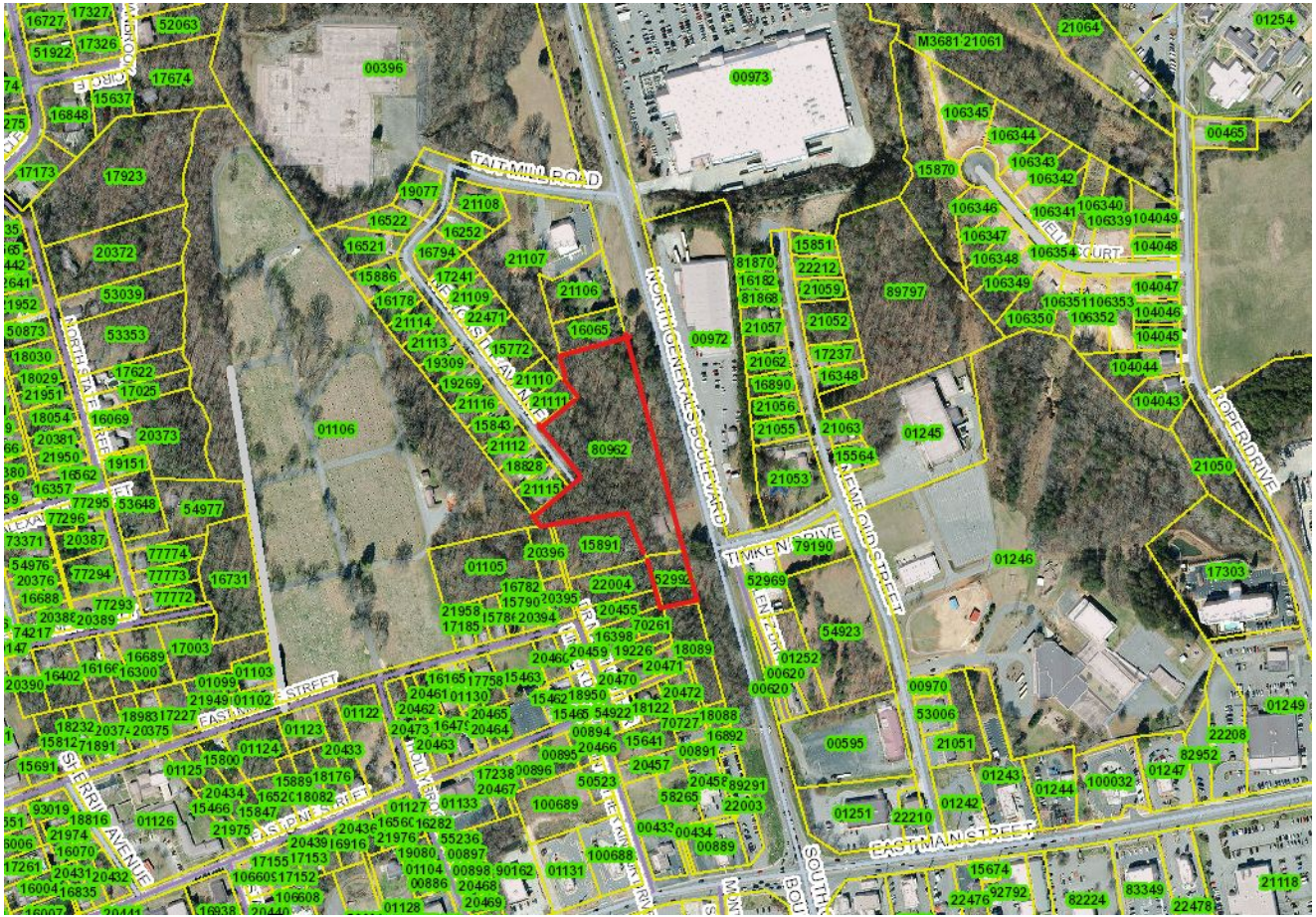
SUMMARY

Background: The subject property is 5.87 acres in size and is located on the west side of N. Generals Boulevard directly across from the intersection of Timken Drive and North Generals Blvd. (Parcel IDs 80962 and 52992).

On June 2, 2022, City Council approved a conditional rezoning to Planned Residential Development to allow for 52 townhomes.

Proposed Changes:

- Reduced number of units
- Reduced front set back
- Reconfiguration of layout

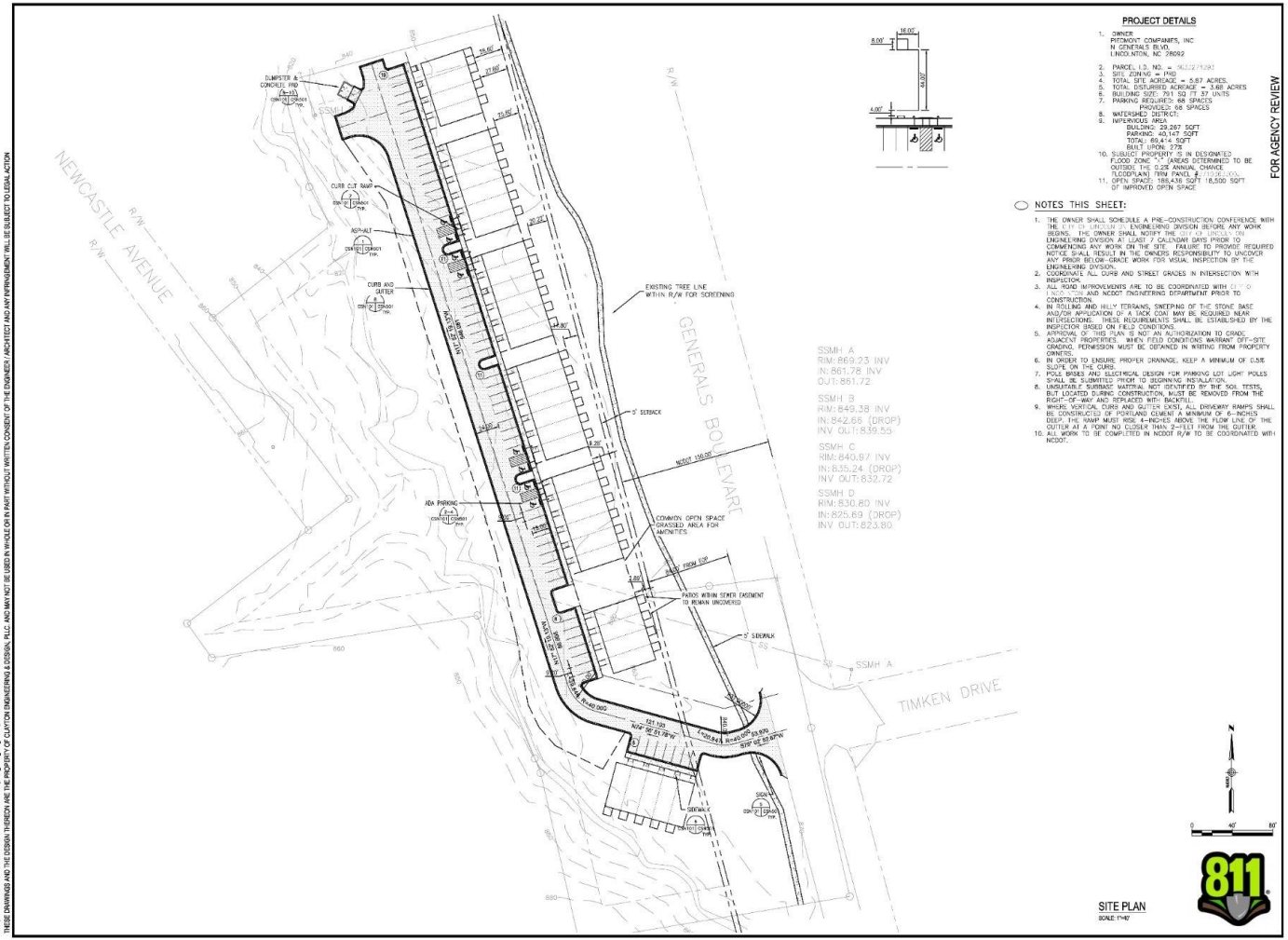


STREET VIEWS




US-321 BUS
Google


WHY PAY MORE?
259



SITE PLAN

- Adjusted plan will allow placement of the sewer line in the access drive further away from the units and out of the walkways/parking spaces for easier accessibility and less costly maintenance.
- Completed townhomes will be further away from the view of the Newcastle Avenue residents.
- Total units in the development have been reduced from the fifty-two (52) townhomes approved to thirty-seven (37) townhomes.
- Reduction in the number of units will have less impact on traffic in the area.
- Slopes and positive drainage will be greatly improved for the site and surrounding properties.


Aerial showing power line right of way
15891
80962

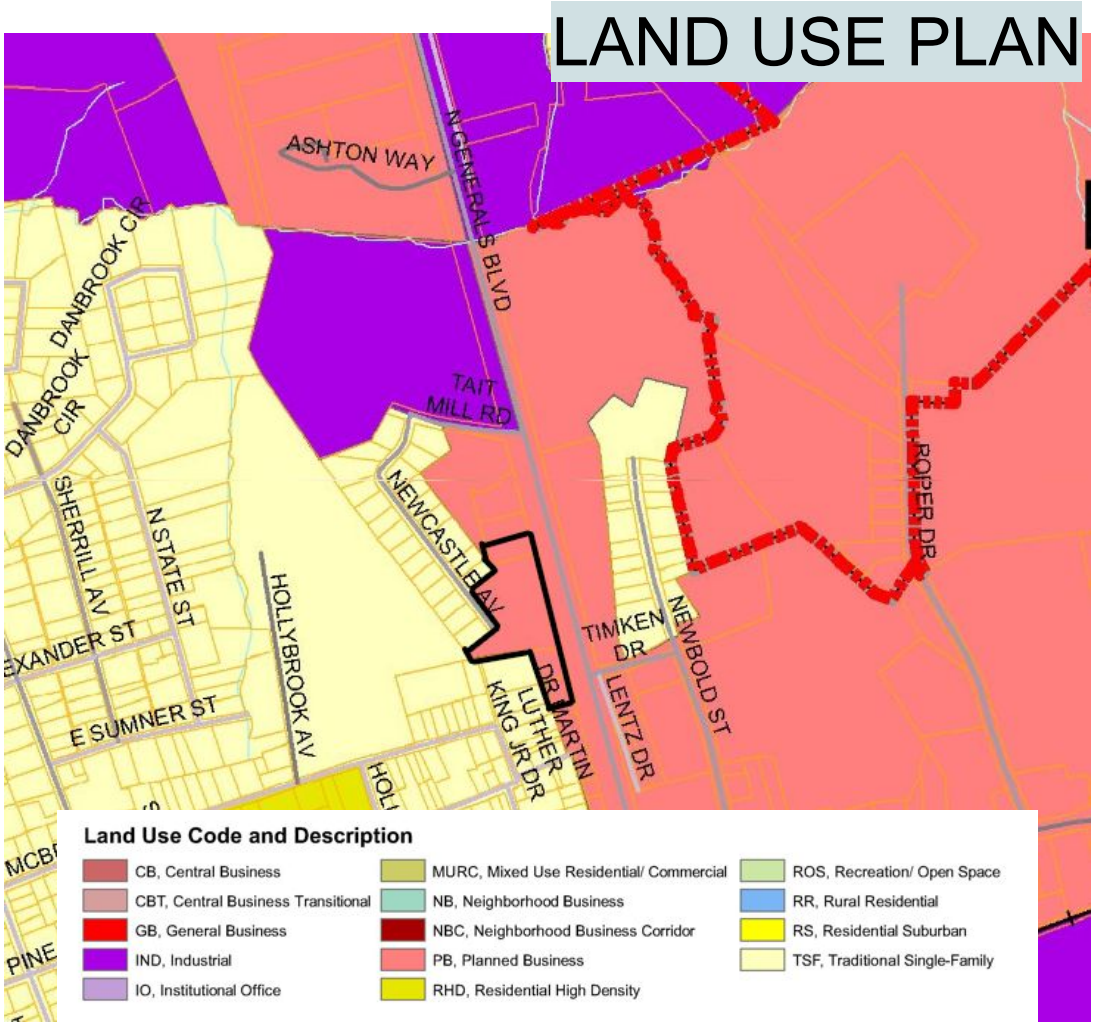



ZONING PUBLIC
HEARING NOTICE
Z
FOR ADDITIONAL
INFORMATION
736-8930

LAND USE PLAN COMPLIANCE

The Land Use Plan shows the property in the Planned Business area. Planned Business areas are designed to be the City's destination shopping areas and encompass most larger shopping centers and commercial areas along the City's major corridors. Mixed-use residential/commercial developments are strongly encouraged. Additionally, well-designed residential development interspersed along N. Generals Boulevard will create pockets of mixed use development, break up long strips of commercial development and help to reduce automobile dependency.

Staff views the request as consistent with the Land Use Plan.



STAFF COMMENTS /CONDITIONS OF APPROVAL

****All Conditions of Approval from CZ-4-2022 will apply in addition to the following comments:**

Planning Department - All boundaries and setbacks need to be shown on plan. Show distance between buildings (25' required per PRD).

City Water/Sewer - When moving the sewer line, a bypass will need to be installed. Sewer has to remain in use while under construction.

Soil and Erosion - All slopes will need to be benched according to state standards or retaining walls installed.

NCDOT - No issues with reduction of front setback.

STATEMENTS

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

Case No. CZ-4-2022A
Applicant: Piedmont Companies
Parcel ID#: 52992 and 80962
Location: N. Generals Blvd.
Request: Amend previously approved site plan

Proposed Consistency and Reasonableness Statement:

Planned Business areas are designed to be the City's destination shopping areas and encompass most larger shopping centers and commercial areas along the City's major corridors. Mixed-use residential/commercial developments are strongly encouraged. Additionally, well-designed residential development interspersed along N. Generals Boulevard will create pockets of mixed use development, break up long strips of commercial development and help to reduce automobile dependency.

Staff views the request as consistent with the Land Use Plan.

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-4-2022A
Applicant: Piedmont Companies
Parcel ID#: 52992 and 80962
Location: N. Generals Blvd.
Request: Amend previously approved site plan

Proposed Consistency and Reasonableness Statement:

The proposed rezoning request is viewed as consistent with the Lincolnton Land Use Plan. However, the proposed residential use is not viewed as desirable in this commercial area. It would be preferable to continue with commercial type used in the area. Therefore, denial of the proposed amendment is reasonable and in the public interest.

**This is an amendment to the site plan, these are the statements that were used for the original conditional zoning case*

STAFF RECOMMENDATIONS

Staff recommends the following action:

1. Recommend approval of amending the site plan as presented
2. Approval of the statement of consistency for approval of the amended plan
3. Zoning be effective upon receipt of signed conditions of approval