

Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

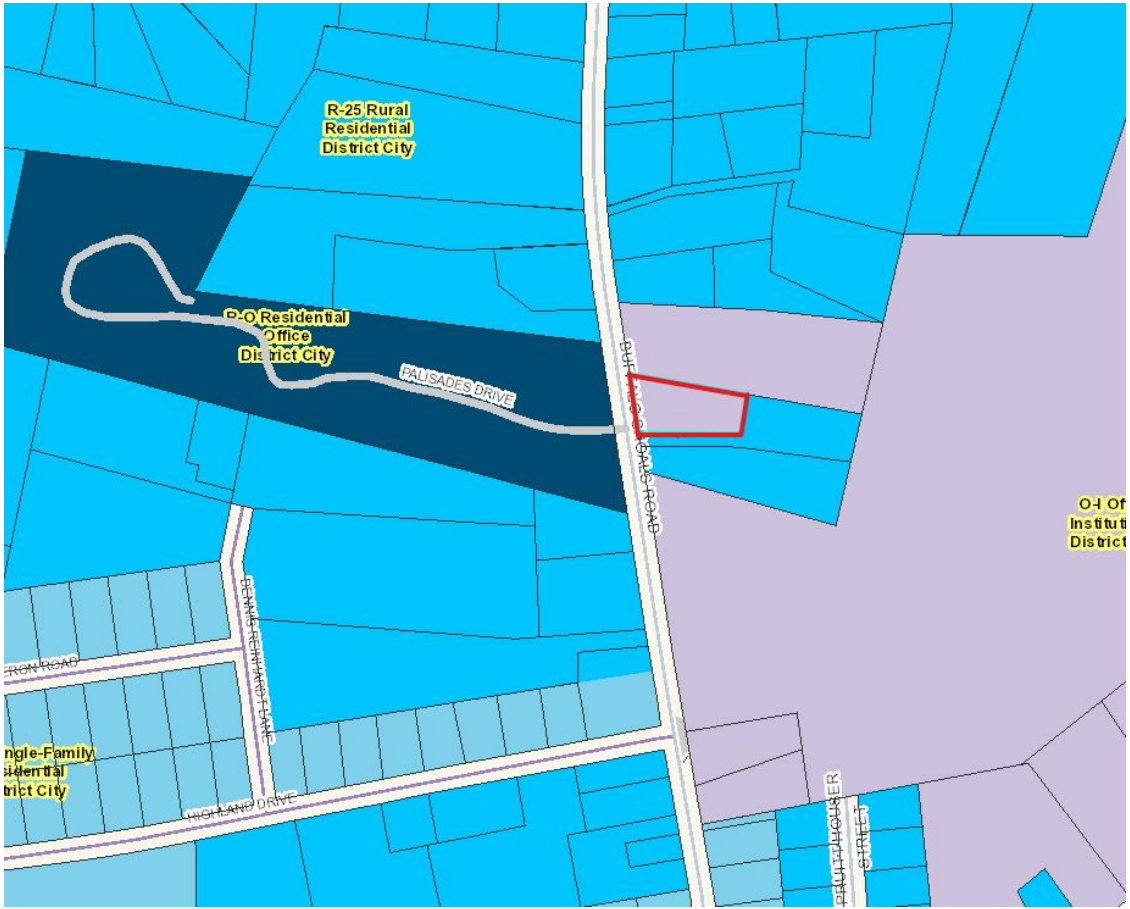
Public Hearing Staff Analysis
ZMA-2-2024
442 Buffalo Shoals Road

SUMMARY

Zoning
Existing: Office Institutional (O-I)
Proposed: Residential 25 (R-25)

Current Use
Single Family Dwelling

Proposed Use
Single Family Dwelling



PROJECT AREA

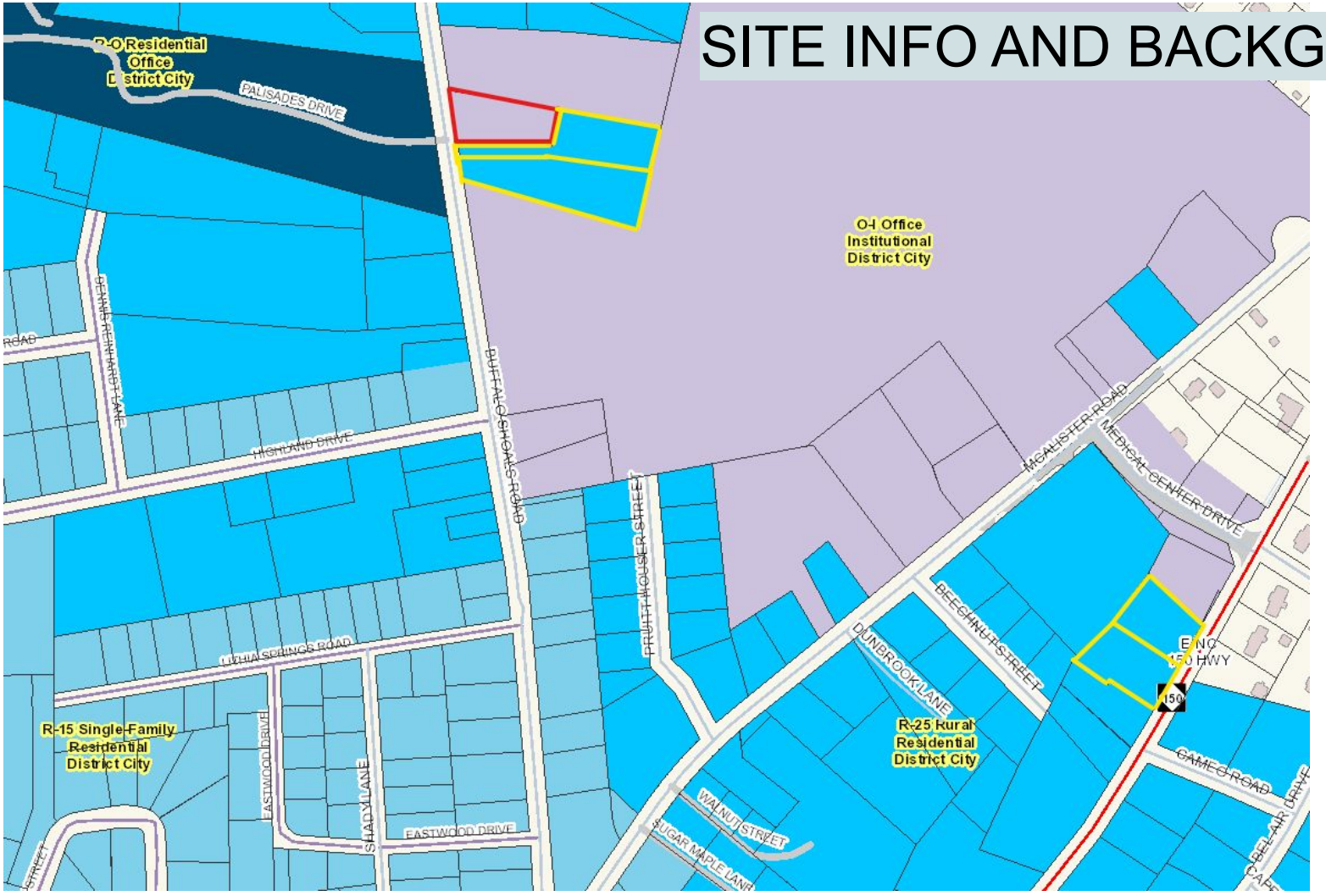


STREET VIEWS




Buffalo Shoals Rd
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SITE INFO AND BACKGROUND



When the hospital was built, several property owners rezoned from R-25 to O-I to potentially sell their land. In the past several years, many of these property owners have requested to rezone back to R-25. The subject property is outlined in red, the four properties outlined in yellow were approved to rezone back to R-25 from O-I in previous years.

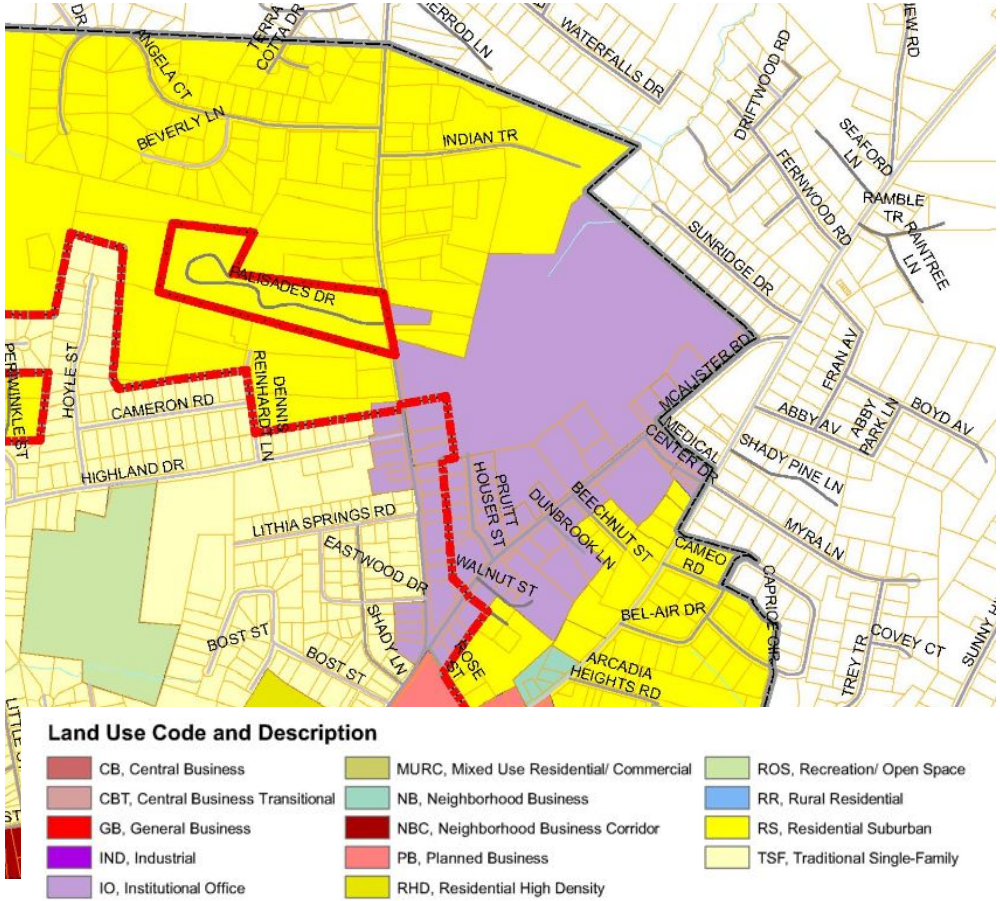
LAND USE PLAN COMPLIANCE

LAND USE PLAN

The land use plan shows the property in the **Institutional Office Planning Area. However, you can see that it is surrounded by the Residential Suburban Planning area and would be better suited to that area.**

Institutional-Office These planning areas are appropriate for new and/or expanded institutional uses and associated office developments. They are generally compatible with adjoining residential uses and can serve as transitional areas between more traditional retail and commercial areas and residential uses.

Residential Suburban These planning areas are primarily single-family in character and where the primary development pattern should continue to be single-family dwellings. Such areas currently have public water and sewer, or are likely to have such facilities within the next twenty years. Most new single-family residential development within Lincolnton is likely to occur in such areas. Thus, proactive planning is strongly encouraged. This includes ensuring that developments be connected to existing and proposed greenways, and that sites be set aside for new school facilities and other essential services (i.e., police and fire stations) as needed. Pedestrian accessibility to existing and planned schools is a high priority for such areas. As a means of promoting mixed-use development, larger subdivisions that border major or minor thoroughfares are encouraged to contain neighborhood retail uses.



STATEMENTS

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

Case No. **ZMA-2-2024**
Applicant: **Rayna & Robert Brakefield**
Parcel ID#: **26134**
Location: **442 Buffalo Shoals Road**
Request: **Rezone from O-I to R-25**

Proposed Consistency and Reasonableness Statement:
The Lincolnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

CONSISTENT: Institutional Office Planning Areas are appropriate for new and/or expanded institutional uses and associated office developments. A single family dwelling would be more consistent in a Residential Suburban Planning Area.

REASONABLE: Rezoning would make the property more compatible with the surrounding area as well as making the Future Land Use Map more cohesive.

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-2-2024**
Applicant: **Rayna & Robert Brakefield**
Parcel ID#: **26134**
Location: **442 Buffalo Shoals Road**
Request: **Rezone from O-I to R-25**

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan. However, **denial of the proposed amendment is reasonable and in the public interest.**

PLANNING BOARD RECOMMENDATIONS

Planning Board Vote:

6-0 in favor or approval

Planning Board recommend the following action:

1. Recommend approval of rezoning of the property from Office Institutional (O-I) to R-25
2. Approval of the statement of consistency for approval of the rezoning request
3. Amend the Future Land Use Map to show parcel ID 26134 in the Residential Suburban Planning Area

MOTIONS

MOTION

For approval of the request:

- Motion to approve as recommended by Planning Board

For denial of the request:

- Motion to deny request for rezoning

- Motion to approve the statement of consistency for denial of request