



**CITY OF LINCOLN
PLANNING BOARD
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BOARD MEMBERS: Änd Lynn, Chair, andmyynn@gmail.com; Worth Roberts, Vice-Chair, worth.roberts@charter.net;
Gene Poinsette, poinsetteg@charter.net; Kathryn Yarbrow, kathryny@charter.net; Jamel Farley, afarley2351@gmail.com;
Becky Burke, beckyburke@charter.net; Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, ravernethy21@bellsouth.net

Tuesday, January 17, 2017 Meeting

PRESENT: Änd Lynn, Becky Burke, Jerry Hoffman, Gene Poinsette, Kathryn Yarbrow, Worth Roberts, Rebecca Abernethy

ABSENT: Jamel Farley

Call to Order

Chairman Änd Lynn called the meeting to order and recognized that Jamel Farley was absent, while all other members were present.

Approval of Minutes

Chairman Lynn asked the Board if there were any corrections or additions to the minutes of the December 20, 2016 meeting.

Motion: Jerry Hoffman made a motion to accept the minutes as written and distributed. Kathryn Yarbrow seconded. Motion carried unanimously.

Election of Officers

Chairman Lynn asked the Board for nominations to fill the Vice Chair position on the Planning Board.

Nominations: Gene Poinsette nominated Worth Roberts and Kathryn Yarbrow seconded. The nomination carried unanimously.

Chairman Lynn asked the Board for nominations to fill the Chair position on the Planning Board.

Nominations: Becky Burke nominated Änd Lynn and Gene Poinsette seconded. The nomination carried unanimously.

CUP-1-2017

Application from Seven Eagles Building Group requesting the renewal of a conditional use permit to construct a 33-unit condominium complex on 5.25 acres in the CU-RMF district. The subject property is located on Lincoln Country Club property approximately 650 feet north of Country Club Road and approximately 450 feet east of Lithia Inn Road north of the driving range facility (Parcel ID 86678)

Mark Carpenter addressed the Board noting the following:

On December 14, 2014, the Lincoln City Council renewed a conditional use permit to Seven Eagle Building Group to construct a 33-unit condominium complex on property located on the Lincoln Country Club. The property is approximately 650 feet north of Country Club Road and approximately 450 feet east of Lithia Inn Road north of the existing driving range facility. (See attached site plan and GIS Map)

This permit has been renewed by the City Council on July 13, 2006, August 5, 2008, November 8, 2012, and December 14, 2014.

Section 153.243 of the Lincoln Unified Development ordinance states that the applicant shall have a period of twenty-four (24) months from the date of issuance of the conditional use permit to secure a building permit for the project. If the applicant shall fail to obtain a building permit within the time allowed, the Zoning Administrator shall notify the applicant of such finding, and within sixty (60) days of said notification, the Planning Board shall make a recommendation concerning rescinding or extending the conditional use permit to the City Council. The City Council, after having conducted a public hearing to consider the matter, may extend the life of the conditional use permit for a specified period of time.

Since the renewal of the conditional use permit in 2014, the current owner Seven Eagles Building Group has not acquired a building permit from the Lincoln County Inspections.

Seven Eagles Building Group is interested in pursuing the development of the site but needs additional time and would like to extend the conditional use permit an additional two years.

Conclusion and Recommendation

The applicant is not asking for any changes to the permit or the conditions attached to it by the City Council when it was approved originally on July 13, 2006. Staff recommends that the permit be extended for a period of two (2) years.

There was a brief discussion between Staff and the Planning Board regarding length of the current ownership of the property and the number of times renewal of the CUP has been requested.

Motion: Worth Roberts made a motion to approve. Gene Poinsette seconded. Motion carried unanimously.

MJS-1-2017

Application from Lincolnton Investments, LLC requesting approval of a major subdivision of approximately 22 acres of land at 350 North Generals Blvd. (Parcel ID 01278)

Mark Carpenter addressed the Board noting the following:

The applicants have submitted the attached preliminary plat for a major subdivision located at 350 North Generals Blvd. The subdivision will be made up of two (2) lots on approximately 22.00 acres of land.

The proposed subdivision is considered a major subdivision due to the entire tract being more than ten (10) acres of land. No new streets will be created.

Lot A is currently and will continue to be used for a warehouse/manufacturing use and Lot B will continue to be used for manufacturing.

Public water and sewer is already serving the subdivision. The only change will be a new property line to separate the property into two lots so that Lot B can be sold to the current occupant. A new 25 foot easement will be provided for ingress and egress and will follow the existing driveway. Road frontage is not required because this is part of an industrial park.

Conditions of Plat Approval

1. All certificates and information outlined in Section 153.385 of the Lincolnton Unified Development Ordinance must be addressed on the plat.
2. All requirements from Lincoln County Mapping should be addressed.
3. All Utility Easements must meet the requirement of the City Utilities Department.

Conclusion and Recommendation

The preliminary subdivision plat meets the requirements of the ordinance with the exception of the items listed earlier. The items listed earlier must be revised and submitted to Staff before a final plat can be approved. Staff recommends the approval of the preliminary plat on the condition that the items listed earlier are met before the final plat is approved.

There was a discussion between the Board and Staff clarifying the subdivision terms, the need for the subdivision and what changes would be made to the lots upon approval.

Motion: Becky Burke made a motion to approve with the required conditions. Gene Poinsette seconded. Motion carried unanimously.

Chairman Lynn welcomed the new members, Worth Roberts and Rebecca Abernethy to the Planning Board.

Adjournment

Motion: Kathryn Yarbrow made a motion to adjourn the meeting. Gene Poinsette seconded. Motion carried unanimously.

Becky Shaw