



**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, kyarbro206@gmail.com; Jamel Farley, afarley2351@gmail.com;
Becky Burke, beckyburke940@gmail.com; Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net

Tuesday, July 18, 2017 Meeting

PRESENT: Änd Lynn, Becky Burke, Jerry Hoffman, Gene Poinsette, Kathryn Yarbrow, Jamel Farley, Worth Roberts

ABSENT: Rebecca Abernethy

Call to Order

Chairman Änd Lynn called the meeting to order and recognized that all members were present.

Approval of Minutes

Chairman Lynn asked the Board if there were any corrections or additions to the minutes of the June 20, 2017 meeting.

Motion: Gene Poinsette made a motion to accept the minutes as written and distributed. Jamel Farley seconded. Motion carried unanimously.

CUP-3-2017

Application from Bob Colvard requesting renewal of a conditional use permit issued in 2015 to construct mini warehouse units in the NB District. The subject property is located at the northwest corner of West NC Highway 150 and Hilltop Road. The address of the property is 944 West NC Highway 150 (Parcel ID 22706).

Mark Carpenter addressed the Board noting the following:

On April 1, 2010, the Lincoln City Council issued the original conditional use permit to Bob Colvard to construct a mini-warehouse complex (105 units) on property located at the northwest corner of West NC Highway 150 and Hilltop Road. The address of the property is 944 West NC Highway 150 (Parcel ID 22706).

The City Council extended the permit for 24 months in 2013 and 2015. The permit expired in June, 2017 and the applicant is asking for an additional 24 month extension.

Section 153.243 of the Lincolnton 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 2015, no activity has taken place and no building permits have been issued.

The owner has applied again for an extension asking that the permit be renewed and extended so that he would be allowed to building the mini warehouse units.

Staff 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 April, 1 2010 and extended in 2013 and 2015. Staff recommends that the permit be extended for a period of two (2) years. A copy of the conditions and approval are attached to this report.

There was discussion among the Board and Staff regarding the amount of time the application has been extended and whether there is a maximum, to which Staff feels that unless there are significant Ordinance changes, they see no issue with extending this particular application.

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

Chairman And Lynn asked the Board if there was any other business to be addressed, to which there was none.

Adjournment

Motion: Gene Poinsette made a motion to adjourn the meeting. Jerry Hoffman seconded. Motion carried unanimously.