



**CITY OF LINCOLNTON
PLANNING BOARD
PO DRAWER 617, LINCOLNTON, NC 28092
www.ci.lincolnton.nc.us**

BOARD MEMBERS: Änd Lynn, Chair, andmyynn@gmail.com; Worth Roberts, Vice-Chair, worth.roberts@charter.net;
Gene Poinsette, poinsetteg@charter.net; Kathryn Yarbrow, kyarbrow206@gmail.com; Jamel Farley, afarley2351@gmail.com;
Becky Burke, beckyburke940@gmail.com; Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net

Tuesday, August 15, 2017 Meeting

PRESENT: Änd Lynn, Becky Burke, Kathryn Yarbrow, Worth Roberts

ABSENT: Jerry Hoffman, Gene Poinsette, Jamel Farley, Rebecca Abernethy

Call to Order

Chairman Änd Lynn called the meeting to order and recognized the members who were present and those who were absent.

Approval of Minutes

Chairman Lynn asked the Board if there were any corrections or additions to the minutes of the July 18, 2017 meeting.

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

CUP-5-2017

Application from Roberta Borden Wilson requesting a conditional use permit to operate an Indoor/outdoor venue (weddings, rehearsal dinners, dinner parties, graduation parties, birthday parties, retirement parties, bridal showers, baby showers, luncheons and similar uses) in the Residential-15 (R-15) District. The subject property is located at 1200 General Hoke Drive (Parcel ID 15867).

Mark Carpenter addressed the Board and read a letter from Ms. Roberta Borden Wilson, withdrawing her request for a conditional use permit.

ZMA-2-2017

Mark Carpenter addressed the Board and presented the following:

The applicant is requesting the rezoning of approximately 1.00 acre of land from Residential-25 (R-25) to Planned Business (PB) District. The subject property is located on the west side of West NC 150 Highway approximately 500 feet south of the intersection of West NC 150 Highway and West NC 27 Highway (Parcel ID 21438). See attached map.

The land is currently a vacant wooded lot. Zoning surrounding the site is a mixture of Planned Business (PB), and Residential-25 (R-25). Uses surrounding the site are a mixture of residential uses and commercial uses.

COMPLIANCE WITH THE LAND USE PLAN

The Lincolnton Land Use Plan shows the property in the Residential Suburban Planning Area. The rezoning of the property to Planned Business (PB) District would not be in compliance with the land use plan. However, there is currently Planned Business zoning to the east and north of this property. Staff feels that the lot being on a major thoroughfare with current commercial uses around it would warrant an amendment to the land use plan for this property.

STAFF RECOMMENDATION

Staff recommends rezoning the property to the PB District as requested by the applicant. Also, the land use plan should be changed to show this property in the Planned Business planning area.

Joan Avery addressed the Board on behalf of her daughter, Danielle Avery, who was out of town. She read a letter from her daughter, in which Danielle stated that she is against this request and desired for it to remain residential.

Joan Avery stated that she is concerned about an increase of lights and noise that the possible additional commercial property could create and expressed a concern regarding water pressure issues already experienced in the neighboring residential community and the additional strain that a commercial property could create with the water pressure.

Ronald Burke stated that the parcel that could be rezoned is within fifty-one feet of the back of his property. He expressed concerns about how busy the road already is with traffic and lights. He stated that he also desires for the property to remain residential.

Floyd Dean, the applicant, addressed the Board. He stated that he made significant effort to contact the neighbors surrounding the parcel and that he had made at least ten attempts to speak with Ms. Danielle Avery. He said that if he had spoken with her, he would have relayed his offer to build a six foot privacy fence between Ms. Avery's lot and the lot to be rezoned. If the lot is rezoned, he hopes to build a duplex or triplex that would be aesthetically fitting with the

surrounding neighborhood and that he hoped to bring in a creamery or deli. He does not intend to bring in any businesses that would be high impact or attract a large amount of traffic.

Becky Burke spoke that she had many neighbors contact her in opposition to this rezoning. She would like to see that lot remain residential.

With no further comments, Chairman And Lynn asked the Board if there was a recommendation and motion.

Motion: Worth Roberts made a motion to deny the rezoning. Kathryn Yarbrow 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: Worth Roberts made a motion to adjourn the meeting. Kathryn Yarbrow seconded. Motion carried unanimously.