



**CITY OF LINCOLNTON
PLANNING BOARD
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BOARD MEMBERS: Änd Lynn, Chair, andmlynn@gmail.com; Worth Roberts, Vice-Chair, worth.roberts@charter.net;
Gene Poinsette, poinsetteg@charter.net; Jamel Farley, afarley2351@gmail.com; Becky Burke, beckyburke940@gmail.com;
Jerry Hoffman, jlskhoffman@charter.net; Rebecca Abernethy, rabernethy21@bellsouth.net; Greg McBryde, Gregory.Mcbryde@gmail.com

Tuesday, January 15, 2019 Meeting

Present: Änd Lynn, Worth Roberts, Gene Poinsette, Becky Burke, Jerry Hoffman, Greg McBryde

Absent: Jamel Farley, Rebecca Abernethy

Call to Order

Chairman Änd Lynn called the meeting to order and recognized Jamel Farley and Rebecca Abernethy were absent.

Approval of Minutes

Chairman Änd Lynn asked the Board if there were any additions or corrections to the minutes of the December 18, 2018 meeting.

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

Election of Officers:

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

Nominations: Worth Roberts nominated Änd Lynn and Jerry Hoffman seconded. The nomination carried unanimously.

Chairman Änd Lynn asked the Board for nominations to fill the Vice Chair position on the Board of Adjustment.

Nominations: Becky Burke nominated Worth Roberts and Jerry Hoffman seconded. The nomination carried unanimously.

ZMA-1-2019- Application from Bonnie Ball requesting the rezoning of approximately 0.838 acres of land from Office Institutional (O-I) to Rural Residential (R-25).

Brett Hicks addressed the Board noting the following:

The subject property is developed with a single family residence. Land uses in the area include single family homes along Highway 150. The new hospital and other medical uses are located along Medical Center Drive.

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of a parcel totaling approximately 0.83 acres from the Office Institutional (O-I) district to the Rural Residential (R-25) district. The subject property is located on the north side of East NC 150 Highway approximately 370 feet west of Medical Center Drive at 2511 East Highway 150.

The subject property and properties to the northeast are zoned O-I. The property included in this application (ZMA-1-2019) and the property included in application ZMA-2-2019 were rezoned from R-25 to O-I in 2009 at the request of the property owners at that time. Surrounding properties are zoned single family residential.

LAND USE PLAN

The originally adopted Lincolnton Land Use Plan designated the subject property and all surrounding properties along this section of East Highway 150 as a Residential Suburban Planning Area. With the 2009 rezoning of the site from R-25 to O-I, the Land Use Plan was amended to designate the property within an Institutional / Office Planning Area.

COMPLIANCE WITH LAND USE PLAN

The Land Use Plan designates the subject property as an Institutional / Office Planning area. Therefore, the proposed rezoning request is not consistent with the Land Use Plan.

However, staff views the request as consistent with the spirit and intent of the Land Use Plan's original designation of the area as a Residential Suburban area and with the character of the surrounding community.

STAFF RECOMMENDATION

Staff recommends the following two actions:

1. Recommend approval of rezoning of the property from O-I to R-25.
2. Amend the land use plan to show the property in the Residential Suburban Planning Area.

After a brief discussion, Chairman And Lynn asked if there was a motion.

Motion: Worth Roberts made a motion to approve. Becky Burke seconded. Motion carried unanimously.

ZMA-2-2019- Application from Candance Heavner requesting the rezoning of approximately 0.732 acres of land from Office Institutional (O-I) to Rural Residential (R-25).

Brett Hicks addressed the Board noting the following:

The subject property is developed with a single family residence. Land uses in the area include single family homes along Highway 150. The new hospital and other medical uses are located along Medical Center Drive.

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of a parcel totaling approximately 0.732 acres from the Office Institutional (O-I) district to the Rural Residential (R-25) district. The subject property is located on the north side of East NC 150 Highway approximately 250 feet west of Medical Center Drive at 2523 East Highway 150.

The subject property and properties to the northeast are zoned O-I. The property included in this application (ZMA-2-2019) and the property included in application ZMA-1-2019 were rezoned from R-25 to O-I in 2009 at the request of the property owners at that time. Surrounding properties are zoned single family residential.

LAND USE PLAN

The originally adopted Lincolnton Land Use Plan designated the subject property and all surrounding properties along this section of East Highway 150 as a Residential Suburban Planning Area. With the 2009 rezoning of the site from R-25 to O-I, the Land Use Plan was amended to designate the property within an Institutional / Office Planning Area.

COMPLIANCE WITH LAND USE PLAN

The Land Use Plan designates the subject property as an Institutional / Office Planning area. Therefore, the proposed rezoning request is not consistent with the Land Use Plan.

However, staff views the request as consistent with the spirit and intent of the Land Use Plan's original designation of the area as a Residential Suburban area and with the character of the surrounding community.

STAFF RECOMMENDATION

Staff recommends the following two actions:

1. Recommend approval of rezoning of the property from O-I to R-25.
2. Amend the land use plan to show the property in the Residential Suburban Planning Area.

After a brief discussion, Chairman Änd Lynn asked if there was a motion.

Motion: Worth Roberts made a motion to approve. Becky Burke seconded.
Motion carried unanimously.

Chairman Änd 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. Beck Burke seconded.
Motion carried unanimously.

Jean Derby