



**CITY OF LINCOLN  
PLANNING BOARD  
PO DRAWER 617, LINCOLN, NC 28092  
[www.ci.lincolnton.nc.us](http://www.ci.lincolnton.nc.us)**

**BOARD MEMBERS:** Änd Lynn, Chair, [andmyynn@gmail.com](mailto:andmyynn@gmail.com); Worth Roberts, Vice-Chair, [worth.roberts@charter.net](mailto:worth.roberts@charter.net);  
Gene Poinsette, [poinsetteg@charter.net](mailto:poinsetteg@charter.net); Kathryn Yarbro, [kyarbro206@gmail.com](mailto:kyarbro206@gmail.com); Jamel Farley, [afarley2351@gmail.com](mailto:afarley2351@gmail.com);  
Becky Burke, [beckyburke940@gmail.com](mailto:beckyburke940@gmail.com); Jerry Hoffman, [jshkoffman@charter.net](mailto:jshkoffman@charter.net); Rebecca Abernethy, [rabernethy21@bellsouth.net](mailto:rabernethy21@bellsouth.net)

**Tuesday, June 20, 2017 Meeting**

**PRESENT:** Änd Lynn, Becky Burke, Jerry Hoffman, Gene Poinsette, Kathryn Yarbro, Worth Roberts, Rebecca Abernethy, Jamel Farley

**ABSENT:** None

**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 May 16, 2017 meeting.

*Motion:* Gene Poinsette made a motion to accept the minutes as written and distributed. Becky Burke seconded. Motion carried unanimously.

**CUP-3-2017**

Application from Hugo Leiva Coto requesting a conditional use permit to operate a venue for parties and social events (Weddings, Baptisms, Birthday Parties, etc...) in the Planned Business (PB) District. The subject property is located within the Northgate Shopping Center at 129 Vandiver Drive (Parcel ID 21614).

Mark Carpenter addressed the Board noting the following:

The applicant is requesting a conditional use permit to operate a venue for parties and social events in the PB District. Events could include weddings, baptisms, birthday parties, etc... The subject property is located within the Northgate Shopping Center at 129 Vandiver Drive.

## **SITE AND AREA DESCRIPTION**

The project will be using an existing space within the shopping center that is approximately 4,600 square feet and was formerly used as a church. The space would be open to accommodate various seating but would include a stage, kitchen, and required bathrooms.

The area around the shopping center is mostly commercial in nature with a few single family homes and the Colonial Village Apartments nearby.

## **COMPLIANCE WITH CONDITIONAL USE PERMIT APPLICATION REQUIREMENTS**

Section 153.236 of the Lincolnton Unified Development Ordinance requires that conditional use permit applications contain specific terms and meet specific conditions. The application meets all the requirements of that section.

## **OTHER CONDITIONAL USE PERMIT REQUIREMENTS**

Section 153.237 of the Lincolnton Unified Development Ordinance requires that the City Council make the following findings:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan, and
2. The use meets all required conditions and specifications, and
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity, and
4. The location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Lincolnton Land Use Plan and other plans for the physical development of the city as officially adopted by the City Council.

## **COMPLIANCE WITH SECTION 153.237**

1. It does not appear that the use will endanger the public health or safety.
2. The proposed use meets all required conditions and specifications.
3. The use does not appear to be one that will have any negative impacts on the value of adjoining or abutting properties.
4. The use is in conformity with the Lincolnton Land Use Plan.

## **STAFF REVIEW COMMITTEE COMMENTS**

The Staff Review committee met on June 13, 2017 to consider this application and made the following comments:

1. If alcohol is to be served on site on requirements as outlined by the State ABC Commission must be met and all permits obtained.
2. A Change of Tenant Permit must be approved by the Lincoln County Inspections Department.
3. If the kitchen is used for commercial purposes a grease trap must be put in meeting all the City of Lincolnton and State Building Code Standards.
4. Any permits required by the Lincoln County Environmental Health Department must be obtained prior to opening.

## **STAFF RECOMMENDATION**

Recommend approval of the permit provided that all Staff Review Committee comments be addressed and complied with.

There was discussion among the board.

*Motion:* Gene Poinsette made a motion to approve the CUP. Jamel Farley 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:* Jamel Farley made a motion to adjourn the meeting. Becky Burke seconded. Motion carried unanimously.