



**CITY OF LINCOLNTON  
PLANNING BOARD  
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**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); Jamel Farley, [afarley2351@gmail.com](mailto:afarley2351@gmail.com); Becky Burke, [beckyburke940@gmail.com](mailto:beckyburke940@gmail.com); Jerry Hoffman, [jlskhoffman@charter.net](mailto:jlskhoffman@charter.net); Rebecca Abernethy, [rabernethy21@bellsouth.net](mailto:rabernethy21@bellsouth.net); Greg McBryde, [Gregory.Mcbryde@gmail.com](mailto:Gregory.Mcbryde@gmail.com)

**Tuesday, February 19, 2019 Meeting**

**Present:** Änd Lynn, Worth Roberts, Gene Poinsette, Becky Burke, Jerry Hoffman, Jamel Farley, Rebecca Abernethy and Greg McBryde

**Absent:** n/a

**Call to Order**

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

**Approval of Minutes**

Chairman Änd Lynn asked the Board if there were any additions or corrections to the minutes of the January 15, 2019 meeting.

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

**MJS-1-2019** – Application from Piedmont Companies, Inc. requesting the approval of a major subdivision for 13 townhomes at 112 West Pine Street (PID 21017).

Brett Hicks addressed the Board noting the following:

The applicant has submitted the attached preliminary plat for a major subdivision located at 112 West Pine Street (PID 21017). The subdivision will be made up of fourteen (14) lots on approximately 0.933 acres of land. There will be thirteen (13) building lots and the common area.

The proposed subdivision is considered a major subdivision due to the creation of more than ten (10) lots. No new streets will be created.

Lots 1-13 will be used for the development of individual townhomes. Lot 14 will be used for the development of common area, comprised of parking and natural areas.

The site will be served by City water and sewer. The new townhomes will front on both North Aspen Street and West Pine Street. There will be twenty-nine (29) parking spaces behind the townhomes. Ingress and egress to the property will be from both North Aspen Street and West Pine Street.

#### CONDITIONS OF PLAT APPROVAL

1. All certificates and information outlined in Section 153.385 of the Lincoln 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.

#### CONCLUSIONS

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.

#### RECOMMENDATION

Approve the preliminary plat on the condition that the items listed earlier are met before the final plat is approved.

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

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

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Jean Derby