



# Lincolnton NC

**Near the City. Near the Mountains. Near Perfect.**

Public Hearing Staff Analysis  
CZ-10-2023  
W. Main Street Ext.  
PIDs 71202 and 104070

# SUMMARY

## Zoning

Existing: R-10

Proposed: Transitional Infill Development (TID)

## Use

Current Use: Residential

Proposed Use: Residential

## Request Summary

Applicant is requesting a conditional zoning from R-10 to TID for the purpose of constructing 8 townhomes.





# STREET VIEWS





# LAND USE PLAN COMPLIANCE

The land use plan shows the property in the mostly in the Neighborhood Business area with a portion in Traditional Single Family Planning Area.

**Neighborhood Business.** These planning areas are for small business clusters that cater to the needs of a relatively small trading area. Accordingly, they are appropriate for smaller-sized stores and establishments. Neighborhood business planning areas are designed to be compact in nature and located at key road intersections. New neighborhood business areas are also strongly encouraged for location in association with planned residential developments and/or new larger-sized subdivisions. Neighborhood business areas shall be located on at least two separate lots or a lot having an area of at least two acres.

### Traditional Single Family

These planning areas will consist of single-family uses on smaller to medium sized lots in older established portions of the community. As these areas are primarily residential in character, they should be protected from encroachment of incompatible business and industrial development.

**Mixed-Use Residential/Commercial** These are planning areas in select, older portions of the City where true "urban villages" consisting of high-density residential uses (both single- and multi-family) and associated small-scale and pedestrian-oriented offices and retail uses may be located. The thrust behind these planning areas is to create areas in which persons are able to both live, work and shop. They are designed to emulate development patterns from the early and mid portions of the twentieth century when reliance on the automobile was not paramount. In order for such a concept to be feasible, an area of significant size must be so designated thus ensuring that there will be ample room for the variety of uses needed to create a "village."

# LAND USE PLAN



Land Use Code and Description

|                                    |   |                                |
|------------------------------------|---|--------------------------------|
| CB, Central Business               | MURC, Mixed Use Residential/ Commercial | ROS, Recreation/ Open Space    |
| CBT, Central Business Transitional | NB, Neighborhood Business               | RR, Rural Residential          |
| GB, General Business               | NBC, Neighborhood Business Corridor     | RS, Residential Suburban       |
| IND, Industrial                    | PB, Planned Business                    | TSF, Traditional Single-Family |
| IO, Institutional Office           | RHD, Residential High Density           |                                |

# WSW-IVP

**WATERSHED DISTRICT:**  
Protected Watershed District

**IMPERVIOUS COVERAGE**  
Proposed Impervious Area:  
22,783 S.F.  
Total Site Area: 36,329 S.F.

Percentage Proposed  
Impervious **62.7%**

Use 10/70 Option For  
Compliance



# STAFF COMMENTS /CONDITIONS OF APPROVAL

**Planning Department** - Zoning be effective upon receipt of signed conditions of approval. Permits would need to be obtained from both City of Lincoln and Lincoln County.

**Fire** - Site plan meets appendix D, no comments.

**Public Works** - City would require a driveway permit. Sidewalks need to meet City standards including a depth of 6" at the driveway.

**Streets & Sanitation** - A driveway permit would be required. Make sure that sidewalks meet City requirements and are 6" deep at the driveway crossing area. If these are rentals a dumpster is required, if they are sold as individual units City will provide rollout trash containers.

**City Water/Sewer/Electric** -Coordinate with City Utilities and Electric Department.

**Soil and Erosion** - Will need approved soil and erosion plan prior to grading.

**Staff's Proposed Statement of Consistency  
and Reasonableness  
for **APPROVAL** of Application**

**Case No.** CZ-10-2023  
**Applicant:** Bob Lewis  
**Parcel ID#:** 71202 and 104070  
**Location:** W. Main Street Ext  
**Request:** Rezone from R-10 and NB to TID

**Proposed Consistency and Reasonableness Statement:**

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business and Traditional Single Family Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan however, the following strategies make it reasonable:

**CONSISTENT:** The rezoning is consistent with the land use plan because it will provide a variety of housing styles, densities and locations and encourage design and construction of alternative style housing and infill development.

**REASONABLE:** The rezoning is reasonable in that it provides for a compatible land use adjacent to single-family zoning.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

**Staff's Proposed Statement of Consistency and  
Reasonableness  
for **DENIAL** of Application**

**Case No.** CZ-10-2023  
**Applicant:** Bob Lewis  
**Parcel ID#:** 71202 and 104070  
**Location:** W. Main Street Ext  
**Request:** Rezone from R-10 and NB to TID

**Proposed Consistency and Reasonableness Statement:**

The Lincolnton Land Use Plan designates this property as part of the Neighborhood Business and Traditional Single Family Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

**INCONSISTENT:** This property is largely in the Neighborhood Business Planning area and is appropriate for smaller-sized stores and establishments.

**NOT REASONABLE:** The rezoning is not viewed as desirable in this area.

Therefore, **denial of the proposed amendment is reasonable and in the public interest.**

# STAFF RECOMMENDATIONS

## **Staff recommend the following action:**

1. Recommend approval of rezoning of the property from R-10 to Transitional Infill Development
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval
4. Land Use Map be amended to show this area in the Mixed Use Residential Commercial Planning Area

## **MOTION**

### **For approval of the request:**

- Motion to approve as recommended by staff

### **For denial of the request:**

- Motion to deny request for rezoning
- Motion to approve the statement of consistency for denial of request