

MEMO TO: Lincolnnton Planning Board
FROM: City of Lincolnnton Planning Department
SUBJECT: ZMA-1-2023 – Application from JJW Properties requesting the rezoning of 0.403 acres from R-10 to R-8
DATE: February 21, 2023

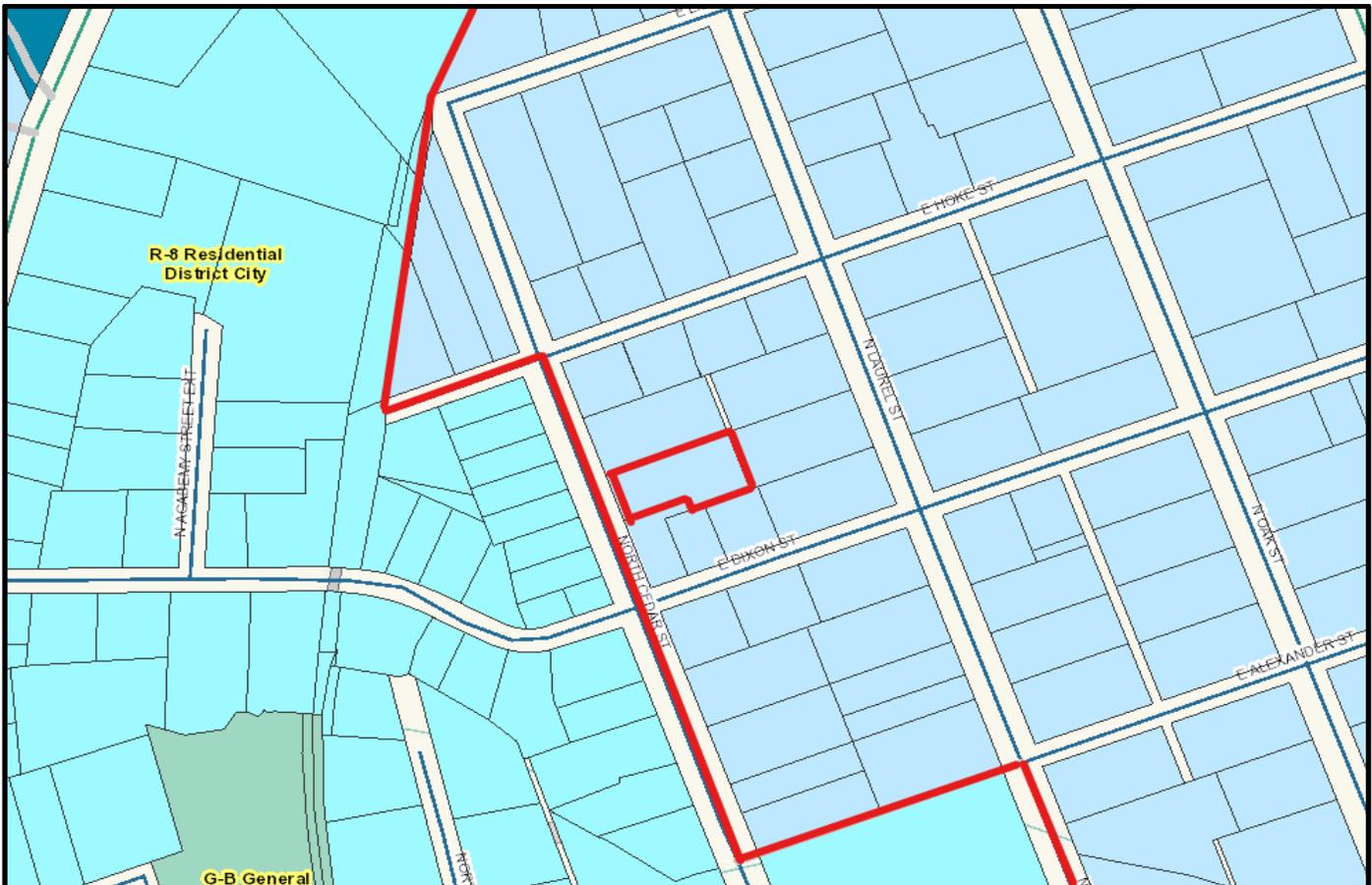
SITE AND AREA DESCRIPTION

The applicant is requesting a rezoning of a parcel totaling approximately 0.403 acres from the Residential-10 (R-10) district to the Residential-8 (R-8) district. The subject property is located at 710 N. Cedar Street. Properties to the north, south and east are R-10. Properties to the west are R-8.

The applicant would like to rezone to R-8.

The subject property is vacant. Land uses in the area are primarily single-family.

CURRENT ZONING MAP



PERMITTED USES BY ZONING DISTRICT:

R-10 (Current Zoning)	R-8 (Proposed Zoning)
Single-family dwellings	Single-family dwellings
Day care centers, small group	Day care centers, small group
Customary home occupations	Customary home occupations
Family care homes	Family care homes
Essential services, Class I	Essential services, Class I
Accessory structures	Accessory structures
Publicly owned and operated outdoor recreation facility one acre or less in size and not containing a swimming pool.	Publicly owned and operated outdoor recreation facility one acre or less in size and not containing a swimming pool.
	Two Family Homes

LAND USE PLAN

The land use plan shows the property in the Traditional Single Family Planning Area. Neighboring properties are also in the Traditional Single Family.

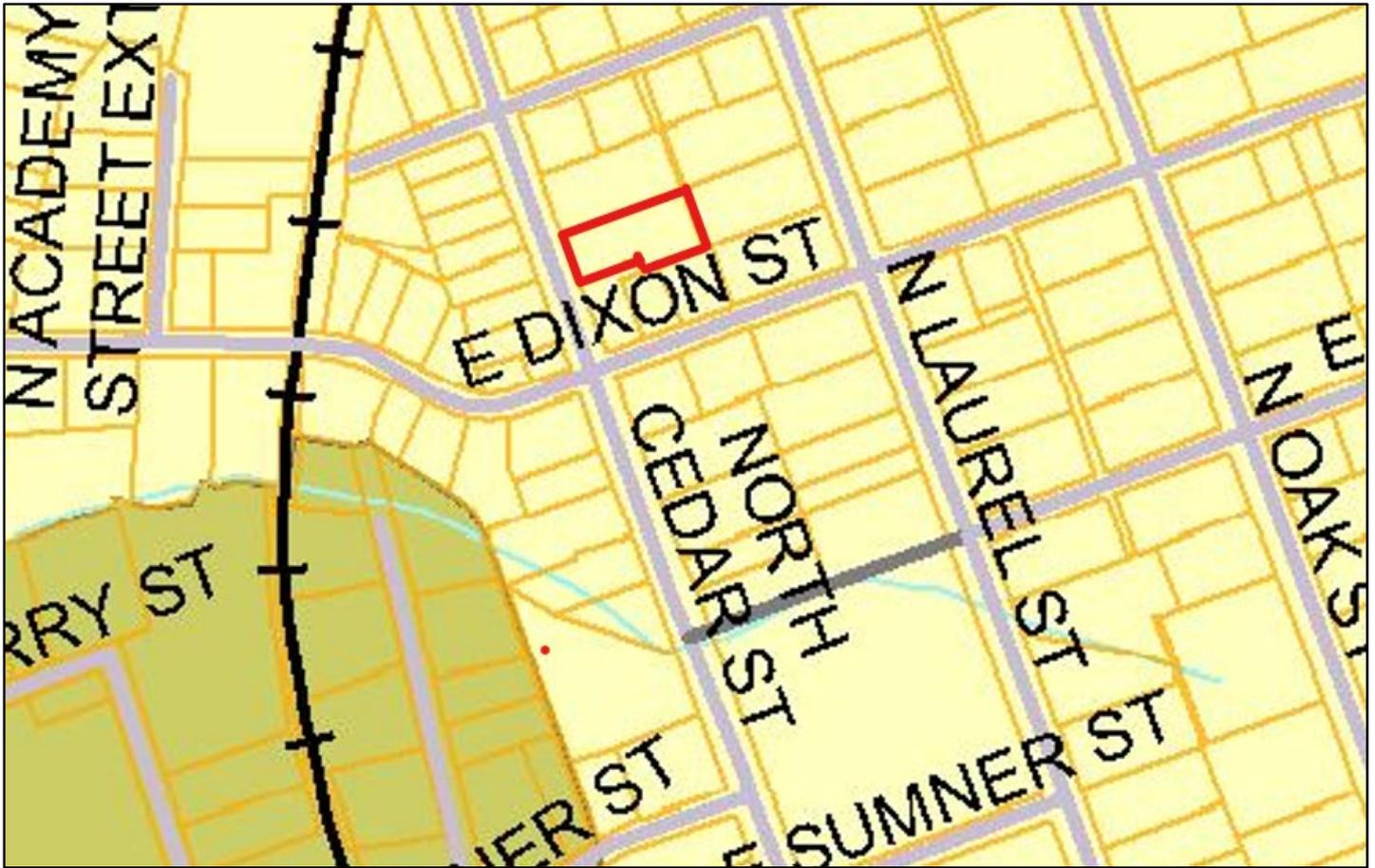
These planning areas will consist of single-family uses on smaller to medium sized lots in older established portions of the community. As these areas are primarily residential in character, they should be protected from encroachment of incompatible business and industrial development.

Strategies included in the land use plan:

STRATEGY R-A2: Strongly encourage infill development in older portions of Lincolnton that will be in harmony with these areas' architectural characteristics.

STRATEGY R-A5: Maintain the unique single-family residential character of the City's existing "mill villages" and their viability as a source of quality affordable single-family housing. (NOTE: consider rezoning such areas from R-8 to R-10 or R-15 to eliminate the placement of duplex units).

FUTURE LAND USE MAP:



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	

COMPLIANCE WITH LAND USE PLAN

The Land Use Plan designates the subject property as a Traditional Single Family Planning Area. These Planning Areas are primarily single family in character. Therefore, the proposed rezoning request is not consistent with the Land Use Plan.

STAFF RECOMMENDATION

Staff recommends the following action:

1. Denial of the rezoning from R-10 to R-8
2. and approve the Proposed Statement of Consistency and Reasonableness for DENIAL of Application

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

Case No. ZMA-1-2023

Applicant: JJW Properties

Parcel ID#: 17871

Location: 710 N. Cedar Street

Request: Rezone from R-10 to R-8

Proposed Consistency and Reasonableness Statement:

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

However, the rezoning is **reasonable** in that the Land Use Plan states the following in reference to Residential Strategies:

STRATEGY R-A2: Strongly encourage infill development in older portions of Lincolnton that will be in harmony with these areas' architectural characteristics.

STRATEGY R-G1: Encourage mixed-use development (in a more urban manner) in areas other than Downtown.

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

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

Case No. ZMA-1-2023

Applicant: JJW Properties

Parcel ID#: 17871

Location: 710 N. Cedar Street

Request: Rezone from R-10 to R-8

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Residential Suburban Planning Area. Therefore, the proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan. Traditional Single Family 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.

STRATEGY R-A2: Strongly encourage infill development in older portions of Lincolnnton that will be in harmony with these areas' architectural characteristics.

STRATEGY R-A5: Maintain the unique single-family residential character of the City's existing "mill villages" and their viability as a source of quality affordable single-family housing. (NOTE: consider rezoning such areas from R-8 to R-10 or R-15 to eliminate the placement of duplex units).

The proposed rezoning request **is not reasonable** in that there are no duplexes in that area. All of the homes are single family homes. It would not fit with the character of the neighborhood.

Denial of the proposed amendment is reasonable and in the public interest.