



Lincolnton NC

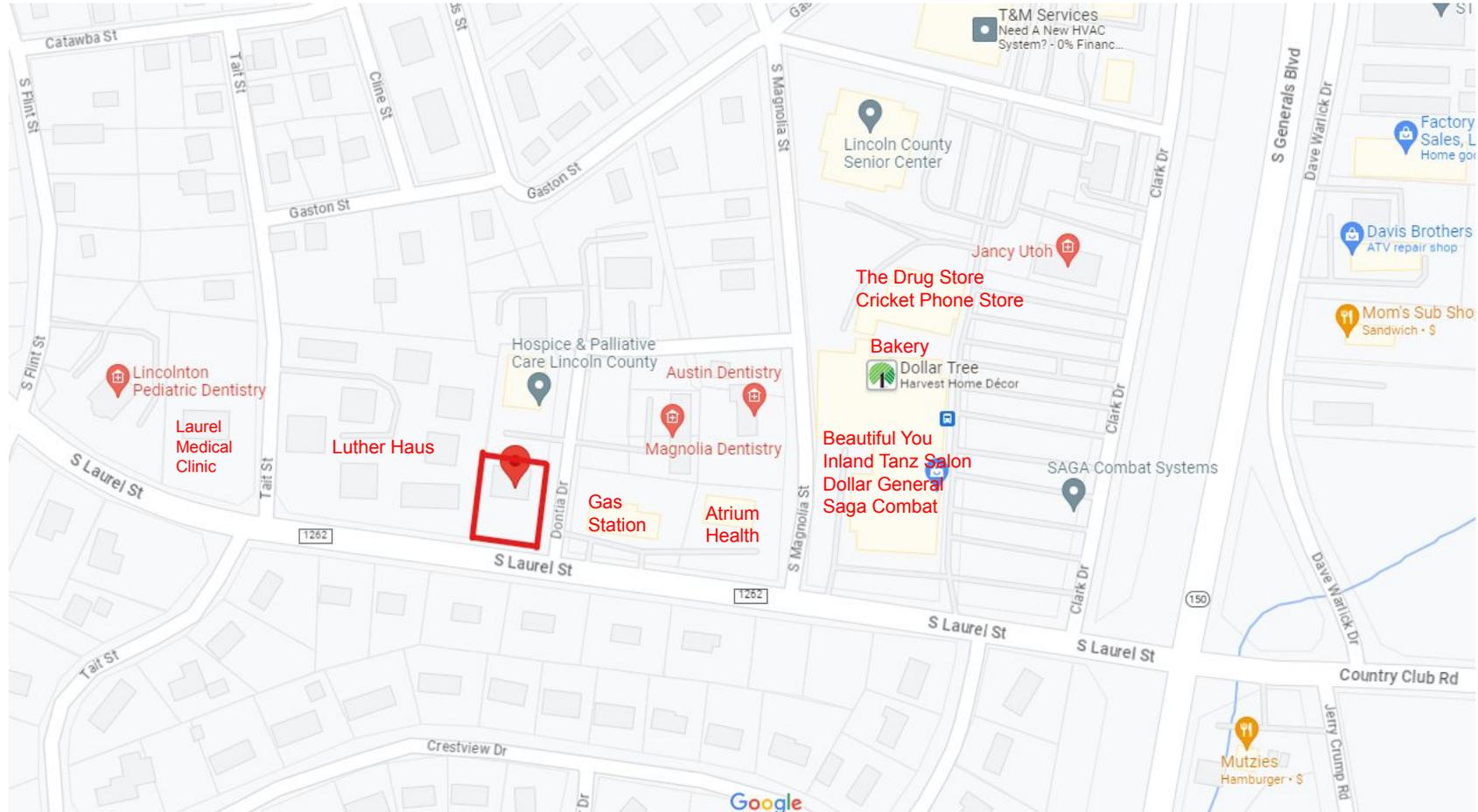
Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
ZMA-4-2023
849 S. Laurel Street
PID 17504

PROJECT AREA



ADJACENT USES



SITE INFO AND BACKGROUND

Site Summary:

- 2,594 SF building
- Built in 1973
- Current owner purchased February 2022

Previous Uses:

- 7 Eleven gas station
- Church
- Medical Office

Planning Department:

- Some uses may require screening between residential and commercial properties
- New tenants would require permits from both City of Lincolnnton and Lincoln County



STREET VIEWS



O-I Permitted Uses*

- Barber shop/beauty shop
- Bed and breakfast inns
- Cemeteries as a principal use
- Daycare centers
- Florist
- Food catering service
- Funeral homes
- Gift shop having less than 2,500 square feet of gross floor area
- Libraries
- Two-family dwellings
- Office buildings containing 5,000 square feet or less of gross floor area
- Hospitals
- Optician
- Pharmacy
- Medical clinics

**complete permitted use lists attached at the end of report*

G-B Permitted Uses*

- Wide variety of retail uses that DO NOT ALLOW outdoor storage including: antique store, appliance store, arts and crafts, automobile and boat supply stores, clock shop, computer shop, clothing store, feed and seed, food store, garden center, hobby shop, etc.
- Most of the same uses listed under O-I
- Locksmith
- Laundromat
- Auto body shop or automobile garage
- Alteration Shop
- Assembly hall
- Car wash
- Bowling alley
- Exterminator service
- Hotel/motel
- Tanning or fitness center
- Interior decorator
- Pawn Shop
- Skating rink

LAND USE PLAN COMPLIANCE

LAND USE PLAN

The land use plan shows the property in the mostly in the Neighborhood Business area with a portion in Institutional Office Planning Area.

Institutional-Office These planning areas are appropriate for new and/or expanded institutional uses and associated office developments. They are generally compatible with adjoining residential uses and can serve as transitional areas between more traditional retail and commercial areas and residential uses.

Planned Business The large majority of commercial uses (outside Downtown Lincolnton) are likely to occur in planned business areas. Planned business areas are designed to be the City's "destination shopping areas." They encompass most larger shopping centers and commercial areas along the City's major corridors. New developments are recommended to be compact in nature, with buildings oriented towards abutting public roads (as opposed to having large parking lots dominating the visual landscape from such roads) and with pedestrian accessibility both leading to and within the site being of high importance. Mixed-use residential/commercial developments are strongly encouraged where feasible and appropriate. "Power centers"- developments that contain a number of large retail outlets- are allowable only through a conditional rezoning and should be designed to ensure compatibility with surrounding areas.



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	

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

Case No. ZMA-4-2023
Applicant: Windfall Properties
Parcel ID#: 17504
Location: 849 S. Laurel Street
Request: Rezone from O-I to GB

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan but is reasonable in the following ways:

CONSISTENT: Work with the landlords of vacant and under-utilized commercial buildings to develop strategies for adaptive reuse (including the possibility of mixed commercial-residential use.)

REASONABLE: The rezoning is reasonable in that it will potential help a vacant and underutilized building have a new commercial use.

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. ZMA-4-2023
Applicant: Windfall Properties
Parcel ID#: 17504
Location: 849 S. Laurel Street
Request: Rezone from O-I to GB

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan.

INCONSISTENT: The rezoning would be inconsistent with the land use plan because it would

NOT REASONABLE: The proposed use is not viewed as desirable in the 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 O-I to GB
2. Approval of the statement of consistency for approval of the rezoning request
3. Amend the Land Use Map to show the area in the Planned Business Planning area and to include the neighboring gas station, Parcel ID 22132 in the Land Use map amendment

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