



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-6-2023
1221 East Pine Street
PID 20471

SUMMARY

Location

1221 East Pine Street
PID 20471

Zoning

Existing: PB Proposed: R-8

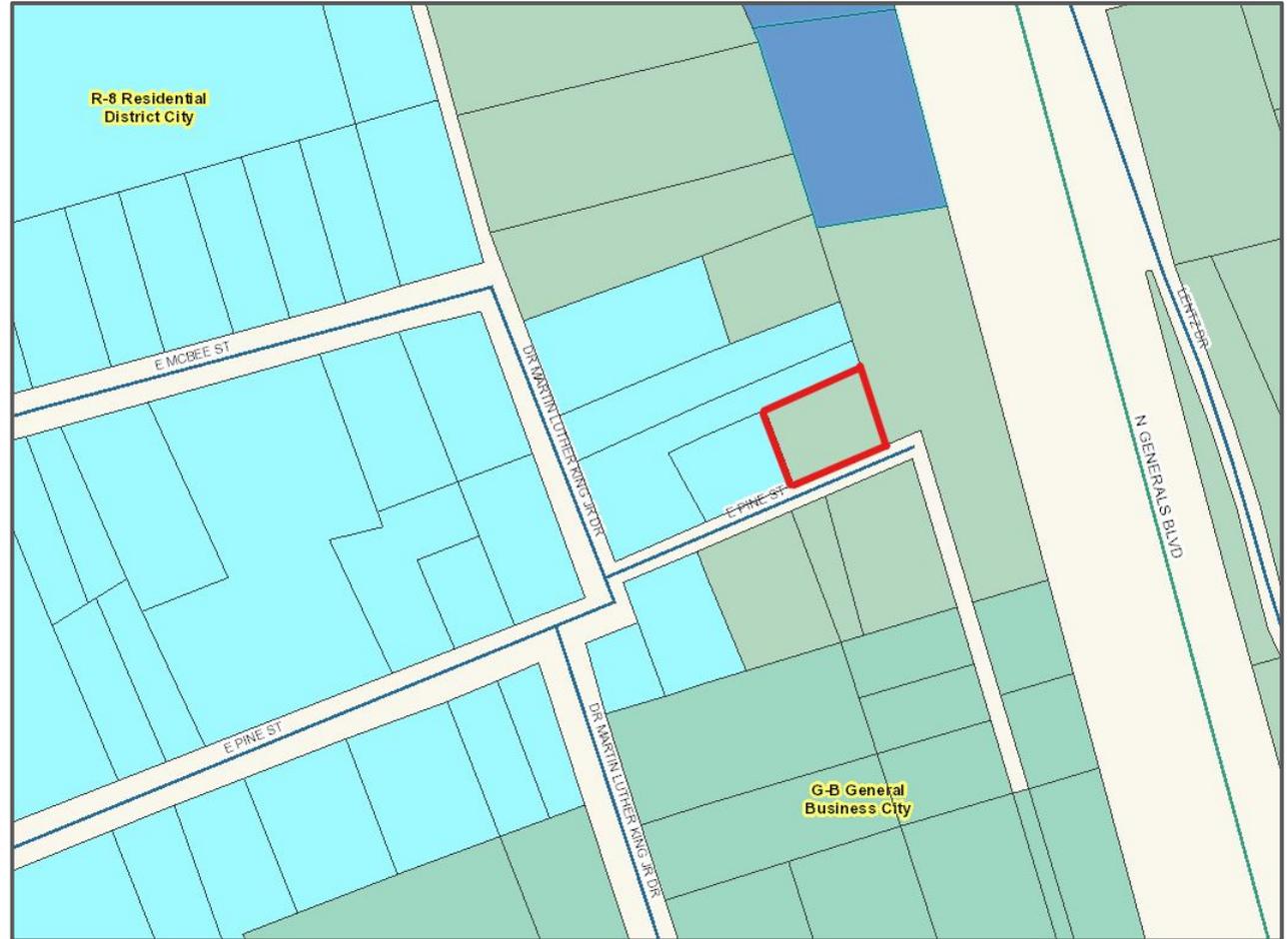
Use

Existing: The site is currently undeveloped.

Proposed: Two Family Residential

Request Summary

The applicant is requesting to change the zoning of the .139 acre parcel from Planned Business to Residential-8 to build a two family home.



PROJECT AREA



SITE INFO AND BACKGROUND

Site Summary

The subject property is vacant land. Land uses in the area include a mixture of residential and commercial uses. The property is surrounded by Planned Business and Residential-8 zoning.

Permitted Uses Under Current Zoning

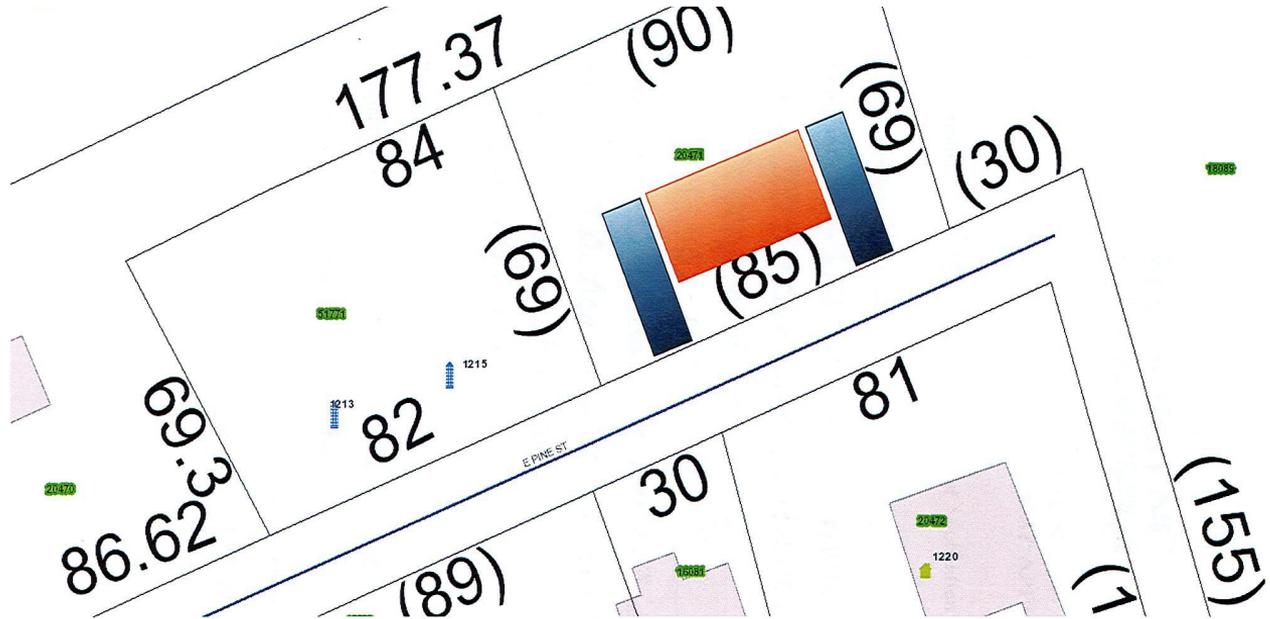
Retail stores, appliance/appliance repair shop, gas station, office building, second hand store, barber or beauty shop, laundry mat, dry cleaner. These are examples of permitted uses. There are over 82 permitted uses in the Planned Business zoning district. Permitted use means it does not come to council for approval.



STREET VIEWS



SITE PLAN



Depth of Duplex – 28 feet
Width of Duplex – 46 feet
Distance from Property Lines – Matched with Neighboring Lot 1213-1215 E Pine Street
Rear 29 feet
Sides 19 feet
Front 12 feet

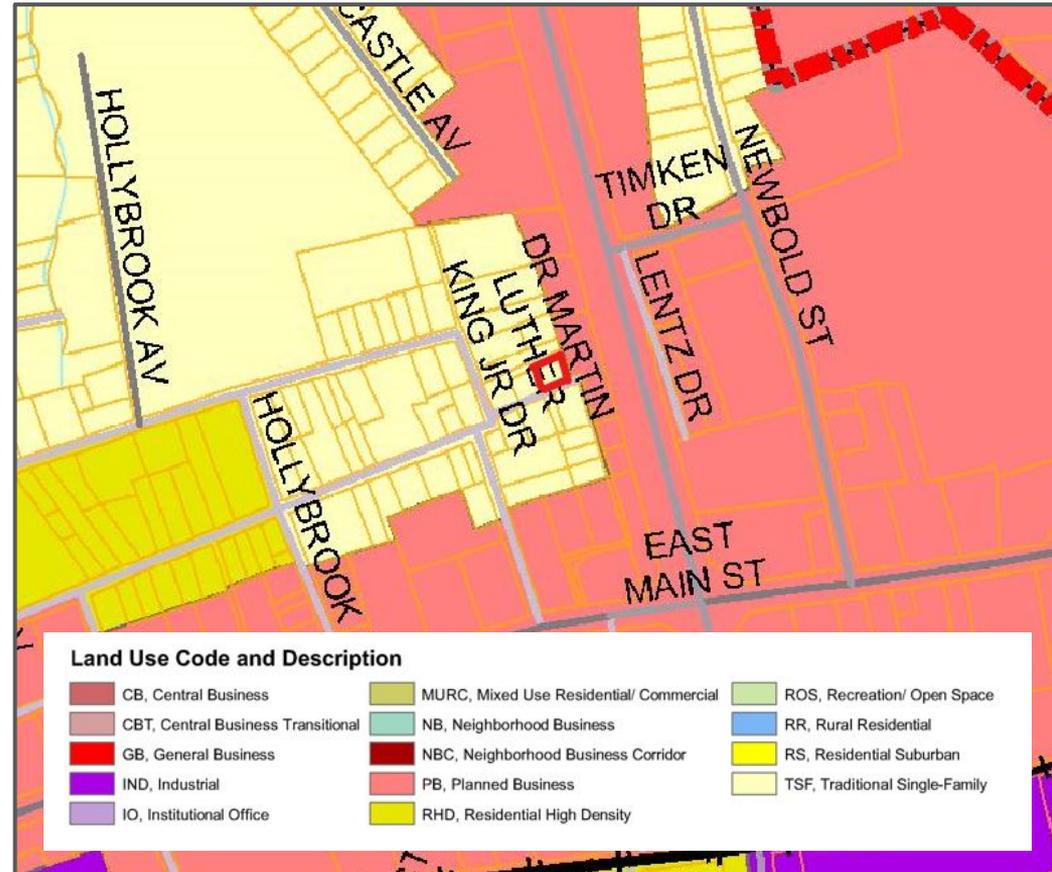
LAND USE PLAN

LAND USE PLAN COMPLIANCE

The land use plan shows the property in the Traditional Single Family Planning Area.

These planning areas 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.

When you look at the current zoning versus the land use map, there are multiple residential properties in this area that are zoned GB but in the Traditional Single-Family Planning Area. The current zoning is not consistent with the Land Use Plan. However, if the property were rezoned to a residential use, it would then be consistent with the Land Use Plan.



STAFF COMMENTS

Planning Department

- On the front setback, they will need to push it back to 15 feet.
- Coordinate with City Electric Department for pole setup/mark property lines
- Coordinate with Utility Billing for purchase of connections
- Driveway permit required with the City of Lincoln

Fire

- No comments

Public Works

- No comments

NCDOT

- No comments

Soil and Erosion

- No comments

STATEMENTS

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

Case No. CZ-6-2023
Applicant: Carolina Elite Builders
Parcel ID#: 20471
Location: 1221 East Pine Street
Request: Rezone from PB 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 consistent** with the Lincolnton Land Use Plan.

The property is currently zoned Planned Business. A commercial use is not consistent with the Land Use Plan. Rezoning to R-8 would make it consistent.

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-6-2023
Applicant: Carolina Elite Builders
Parcel ID#: 20471
Location: 1221 East Pine Street
Request: Rezone from PB 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 consistent** with the Lincolnton Land Use Plan. However, the proposed use is not viewed as desirable in the area and therefore, **denial of the proposed amendment is reasonable and in the public interest.**

STAFF RECOMMENDATIONS

Planning Board Vote:

7-0 in favor of approval

Staff recommend the following action:

1. Recommend approval of rezoning of the property from PB to R-8
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval