

MEMO TO: Mayor and City Council

FROM: City of Lincoln Planning Department

SUBJECT: CZ-4-2023-Application from Carolina Elite Builders, LLC requesting a Conditional District Rezoning from General Manufacturing and Commercial (GMC) District to Residential-25 Conditional District

DATE: June 29, 2023

SITE AND AREA DESCRIPTION

The applicant is requesting the rezoning of 10.637 acres of land from General Manufacturing Commercial (GMC) District to Residential-25 (R25-CD) Conditional District for the purpose of building 9 single family dwellings. The subject property is located at Burriss Boulevard at the intersection of S. Grove Street (Parcel ID 54844).

The subject property is vacant land. Land uses in the area include a mixture of residential and commercial uses. The property is surrounded by GMC and Residential-25 zoning.

CURRENT ZONING MAP



AERIAL VIEW



STREET VIEW

From S. Grove



From Burris

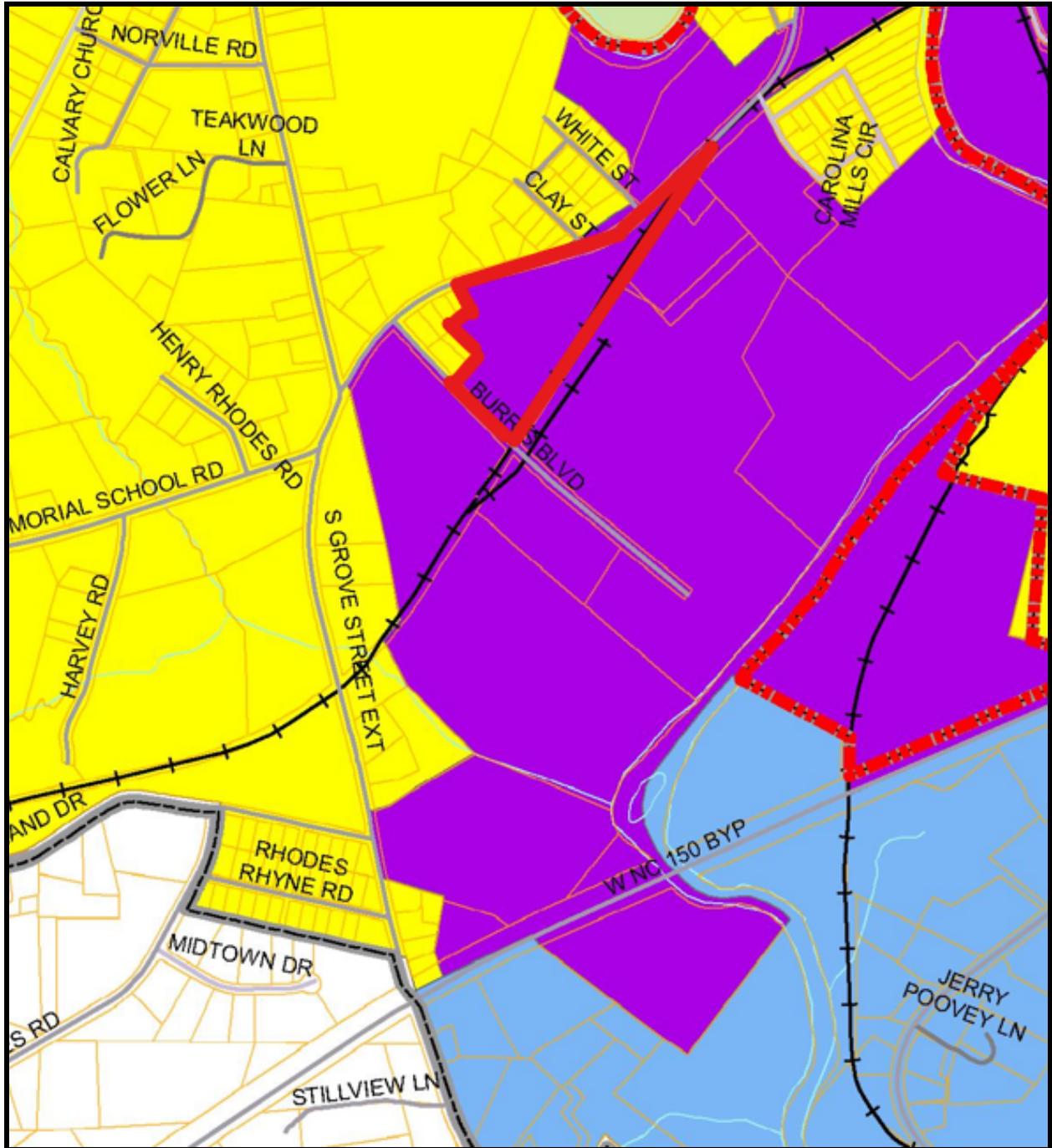




PROJECT DETAILS

- 9 lots ranging from .57 acres to 2.24 acres
- All single family homes
- City water and septic tanks

LAND USE PLAN COMPLIANCE



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	

The land use plan shows the property in the **Industrial Planning Area**.

These are areas in use or designated for future industrial/manufacturing use. As industrial uses play a vital role in the local economy, any such planning areas designated on the Future Land Use Map should be reserved for industrial uses and should be protected from encroachment from other uses. Industrial park development is encouraged. Industrial developments located along or in close proximity to the City's major thoroughfares should be developed so as to protect and enhance the viewsheds from these thoroughfares. Adaptive reuse of older manufacturing buildings (for both manufacturing and other compatible non-industrial uses) is also encouraged.

Residential Suburban These planning areas are primarily single-family in character and where the primary development pattern should continue to be single-family dwellings. Such areas currently have public water and sewer, or are likely to have such facilities within the next twenty years. Most new single-family residential development within Lincoln is likely to occur in such areas.

The proposed rezoning request would be inconsistent with the Land Use Plan. However, the area surrounding the property is primarily zoned for residential development and the owner is requesting to use it for residential purposes. Amending the Land Use Plan to Residential Suburban could be considered.

CONDITIONAL ZONING

Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. Any major modification or change in use would require approval by the City Council through a public hearing process.

STAFF REVIEW COMMITTEE

The Staff Review Committee had the following comments:

1. Erosion control plans must be submitted to and approved by Lincoln County Soil and Erosion prior to development.

PLANNING BOARD VOTE

5-0 in favor

STAFF AND PLANNING BOARD RECOMMENDATION

Staff recommends the following actions:

- approval of the request for rezoning from GMC to the R25-CD subject to the staff review committee comments being made conditions of approval,
- approval of the statement of consistency for approval of the rezoning request, and
- the rezoning being effective once the Zoning Administrator receives written agreement from the applicant and property owner with the conditions of approval
- Amend the Land Use Map to show the property in the Residential Suburban Planning Area

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

Case No. CZ-4-2023

Applicant: Carolina Elite Builders

Parcel ID#: 54844

Location: S. Grove Street

Request: Rezone from GMC to R25-CD

Proposed Consistency and Reasonableness Statement:

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

A large portion of the area surrounding the property is primarily zoned for residential development and the owner is requesting to use it for residential purposes

Land Use Plan states:

STRATEGY R-B2: Allow for a mix of lot sizes in individual zoning districts in order to promote affordability.

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. CZ-4-2023

Applicant: Carolina Elite Builders

Parcel ID#: 54844

Location: S. Grove Street

Request: Rezone from GMC to R25-CD

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan and **denial of the proposed amendment is reasonable and in the public interest.**