



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-13-2023
Edwards Street, PID 00621

Zoning

Existing: GMC and R-8

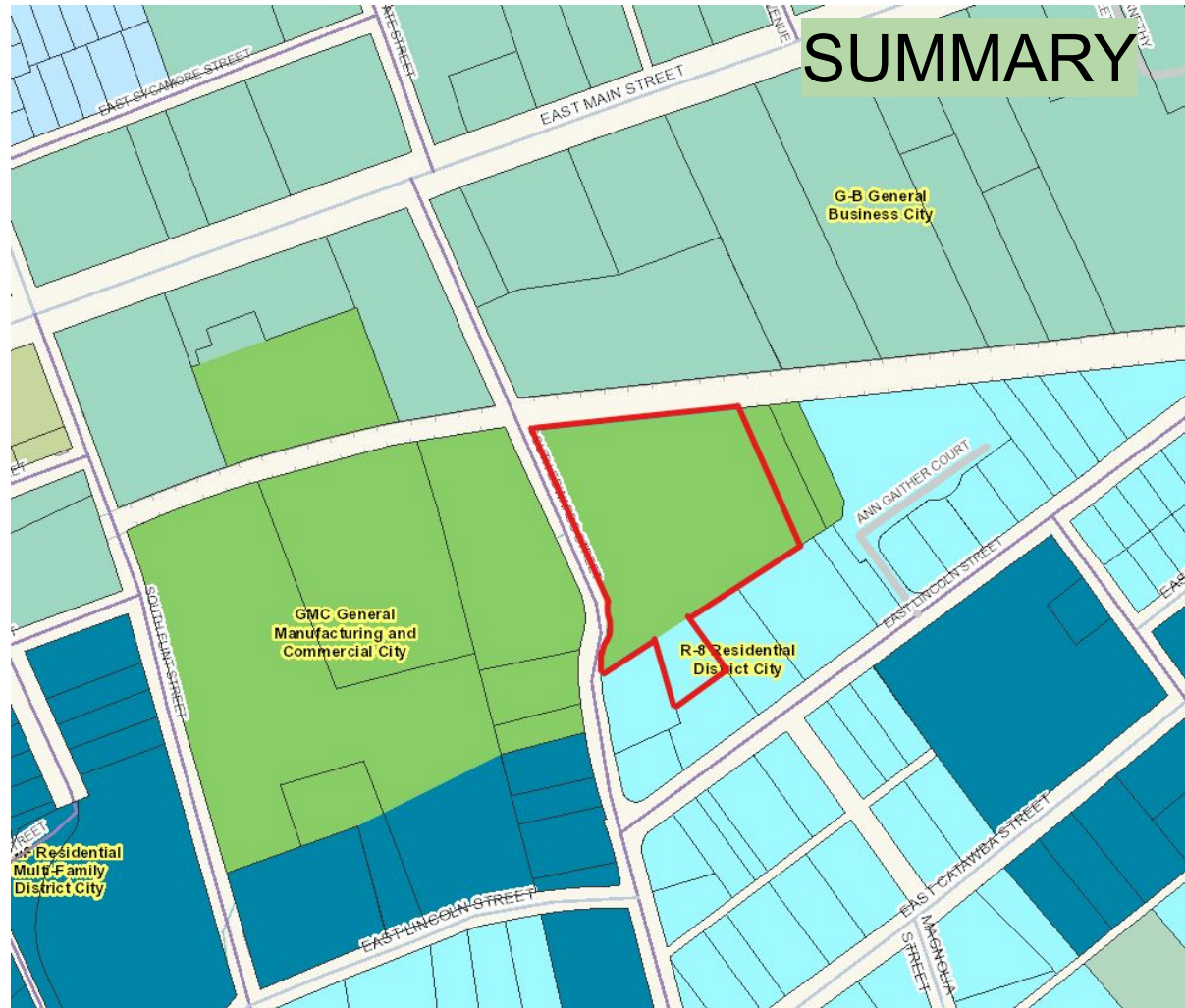
Proposed: Transitional Infill
Development (TID)

Current Use

Vacant land

Proposed Use

Housing



SUMMARY

[illegible]

STREET VIEWS



Looking South on Edwards Street



Looking North on Edwards Street



Aerial of adjacent properties and businesses

Google

KARE PARTNERS, LLC
PARCEL ID: 36331061189
DEED BOOK/PAGE: 3016/937
ZONING: R-8
CURRENT USE: COMMERCIAL

VETERANS VICTORY GARDEN
PARCEL ID: 3633140669
DEED BOOK/PAGE: 2435/375
ZONING: GNC
CURRENT USE: VACANT

JENNIFER M. ALVAREZ
PARCEL ID: 3633146410
DEED BOOK/PAGE: 2435/375
ZONING: GNC
CURRENT USE: VACANT

LINEBERGER PROPERTIES, INC.
PARCEL ID: 3633147483
DEED BOOK/PAGE: 3256/934
ZONING: R-8
CURRENT USE: VACANT

DOWNTOWN MINI STORAGE
PARCEL ID: 3633140753
DEED BOOK/PAGE: 3151/138
ZONING: GNC
CURRENT USE: VACANT

VERDARCT, LLC
PARCEL ID: 3633148561
DEED BOOK/PAGE: 3256/934
ZONING: R-8
CURRENT USE: VACANT

LINEBERGER PROPERTIES, INC.
PARCEL ID: 3633240599
DEED BOOK/PAGE: 3256/934
ZONING: R-8
CURRENT USE: VACANT

HESSED HOUSE OF HOPE, INC.
PARCEL ID: 3633240592
DEED BOOK/PAGE: 3256/934
ZONING: GNC
CURRENT USE: VACANT



APPLICANT INFORMATION:

JONATHAN HOYLE
1926 HWY. 73
IRON STATION, NC 28060

CONTACTS: JONATHAN HOYLE
(704) 578-6621
hoylecardons@gmail.com

PARCEL INFORMATION:

PARCEL ID #: 00621
PARCEL PIN #: 3633148753
OWNER: DOWNTOWN MINI STORAGE, LLC
ADDRESS: SOUTH EDWARDS STREET
LINCOLN, NC
LINCOLN COUNTY

TOTAL ACREAGE: 3.05 AC.
DEED BOOK: 3260 DEED PAGE: 636
EXISTING ZONING: GNC
PROPOSED ZONING: TD (CU)
PROPOSED USE: SINGLE FAMILY DETACHED
MINIMUM SETBACKS (TID):
FRONT YARD SETBACK (INTERNAL) 0' MIN.
SIDE YARD SETBACK 5' MIN.
REAR YARD SETBACK 20' MIN.
BUILDING / STRUCTURE TYPE:
CONVENTION CONSTRUCTION
BUILDING HEIGHT: MAX. 11'-20'
WATERSHED DISTRICT:
PROTECTED WATERSHED DISTRICT
FLOOD PLAIN: NOT IN A FLOOD ZONE

LEGEND:
1 EXISTING CORNER, TYPE NOTED
2 EX - IRON PIPE TIE
3 EX - IRON ROD TIE
4 CORNER SET TYPE NOTED
P.V. = PROPOSED VERTICAL CURVE
E = PROPERTY LINE
P.P. = POWER POLE
S = SETBACK LINE
P.W. = POWER LINE
E = EXISTENT
C.C.P. = CORRUGATED METAL PIPE
R.C.P. = REINFORCED CONCRETE PIPE



J. DAVID LEFORD, FLA

REGISTERED PROFESSIONAL ENGINEER
J. DAVID LEFORD, P.E.
2750 Madison Highway
Lincolnton, NC 28062



PLAN DATE: 10/18/23

DRAWN BY: JDL

CHECKED BY: JDL

REVISED:

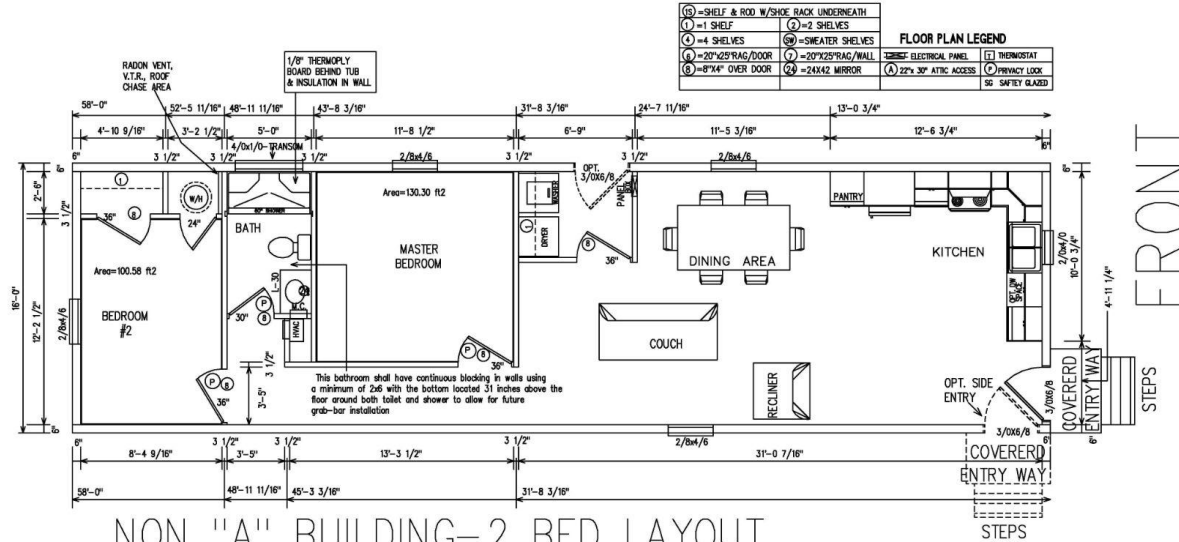
PRELIMINARY SITE PLAN
EDWARD STREET COTTAGES
SOUTH EDWARDS STREET, LINCOLN, NC

DRAWING NUMBER

S1

- 3.05 acres
- 13 units
- 2 bedroom/1 bath
- Approximately 900 SF units
- ADA compliant
- Will have a property manager
- For working individuals/families that are working but at or under current poverty level with proof of income/employment

REAR



NON "A" BUILDING-2 BED LAYOUT

58'-0"

855 SQ.FT. (INSIDE TO INSIDE WALLS)
928 SQ. FT. OUTSIDE THE WALLS
2 BED UNIT
6" EXT. WALLS
FOR INSULATION

16'-0"

LAND USE PLAN COMPLIANCE

The land use plan shows the property is mostly in the Industrial Planning Area with a portion in Traditional Single Family Planning Area.

Industrial 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.

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.

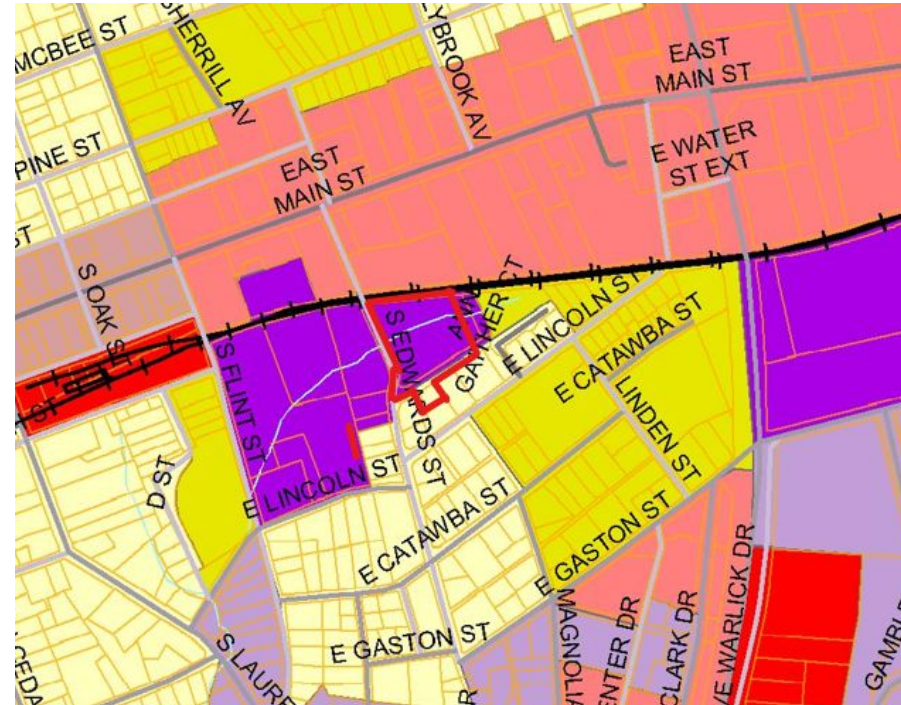
Staff recommends amending the FLUP to show this area in Residential High Density.

Residential High-Density

Multi-family developments in such planning areas are encouraged, preferably in a clustered manner so as to preserve open space and to heighten pedestrian accessibility. Overall densities should be 6-8 units per acre, except as part of a planned residential development where higher densities are allowed. Physical and aesthetic compatibility with neighboring land uses in more developed portions of the community is of high importance.

While the rezoning is not consistent with the future land use map, strategies outlined in the Land Use Plan make this rezoning reasonable.

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	

STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department

- Prior to final approval, an engineered plan meeting all requirements for transitional infill development and UDO requirements must be submitted to and approved by staff.
- A maximum of 70% of the site can be impervious surface, due to water supply watershed restrictions. Detailed calculations must be given.
- Detailed landscaping and screening plan will need to be provided. Fencing along the northern boundary of project to provide protection from railroad corridor
- Building plans must be submitted and approved by Lincoln County Inspection prior to development.
- No portion of any structure can be located on the railroad right of way as determined by a boundary survey of the property showing the railroad right of way dimensions. Any use of the railroad right of way will require approval of CSX railroad prior to development.
- Deed Restrictions to be filed with Lincoln County Register of Deeds to protect the project parameters.

Fire

- City Fire Inspector will need to review and approve all plans prior to development.

Public Works

- A sidewalk constructed to City of Lincoln specifications and ADA must be constructed along the entire frontage along Edwards Street as well as both sides of any interior roads.
- Schedule pre-construction meeting prior to sidewalks being poured.

City Water/Sewer

- The City Utility Department is suggesting a master meter for the project.
- The property owner will be responsible for all utility lines within the project boundaries and to the tap.
- Coordinate with utilities to determine what size waterline would be needed.

Soil and Erosion

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

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

Case No. CZ-13-2023
Applicant: Jonathan Hoyle
Parcel ID#: 00621
Location: Edwards Street
Request: Rezone from GMC and R-8 to TID

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.

CONSISTENT: While the rezoning is not consistent with the future land use map, the following objective and strategies from the land use plan make it reasonable:

STRATEGY R-B1: Identify specific areas of the City for a mix of housing choices in order to promote affordability. OBJECTIVE C: Promote a healthy mix of well-maintained rental units for persons in a variety of income brackets. STRATEGY R-C1: Provide for variety in the density and construction types of rental property (apartment "complexes," individual rental units, duplexes, and single-family).

Therefore, **approval of the proposed amendment from Industrial to Residential High Density is reasonable and in the public interest.**

STATEMENTS

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

Case No. CZ-13-2023
Applicant: Jonathan Hoyle
Parcel ID#: 00621
Location: Edwards Street
Request: Rezone from GMC and R-8 to TID

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. Additionally, 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

Staff recommend the following action:

1. Recommend approval of rezoning of the property from GMC/R-10 to TID.
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. Amend Land Use Plan to show this area as well as Parcel IDs 20549, 20550 and 50008 in the Residential High Density Planning Area.