



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-11-2023
300 S. Poplar St

SUMMARY

Zoning

Existing: Residential Office (RO)

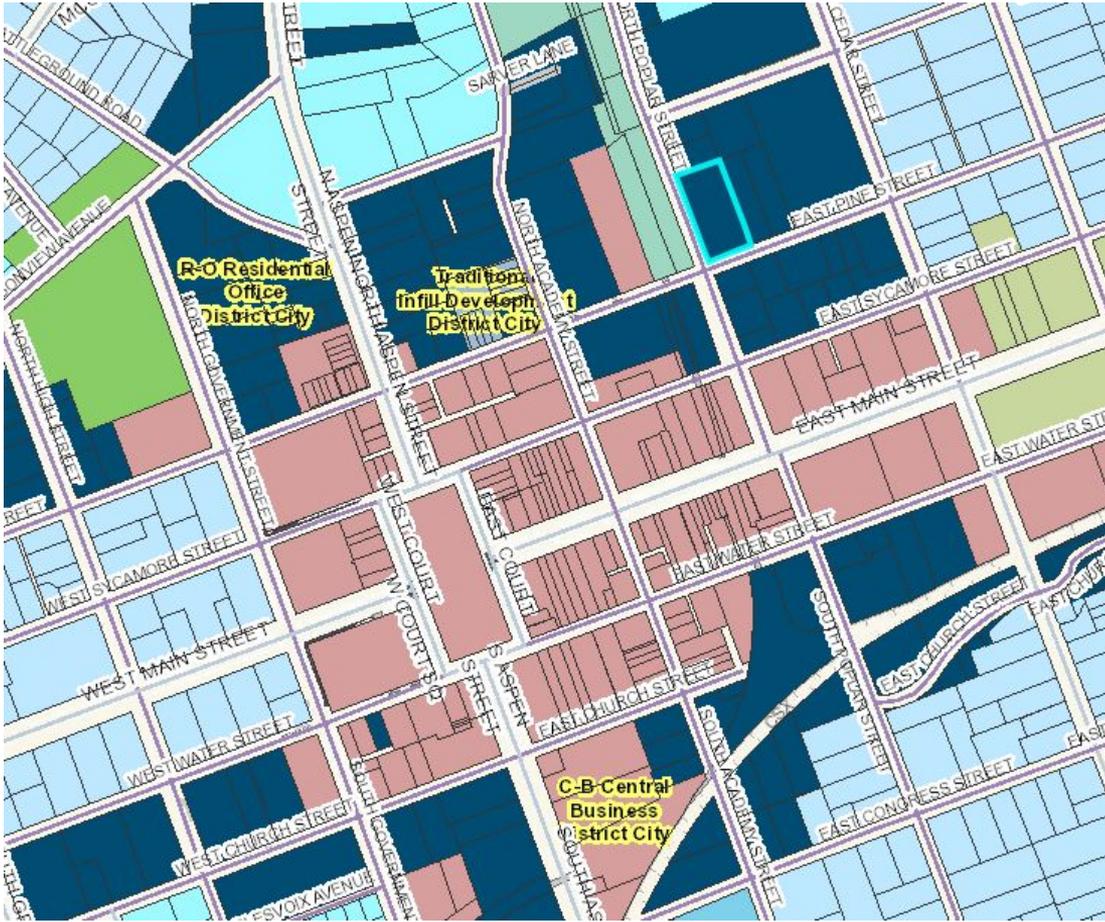
Proposed: Central Business (CB)

Current Use

Warehouse - storage

Proposed Use

Multi-Use gathering space (dining, retail and office)



PROJECT AREA

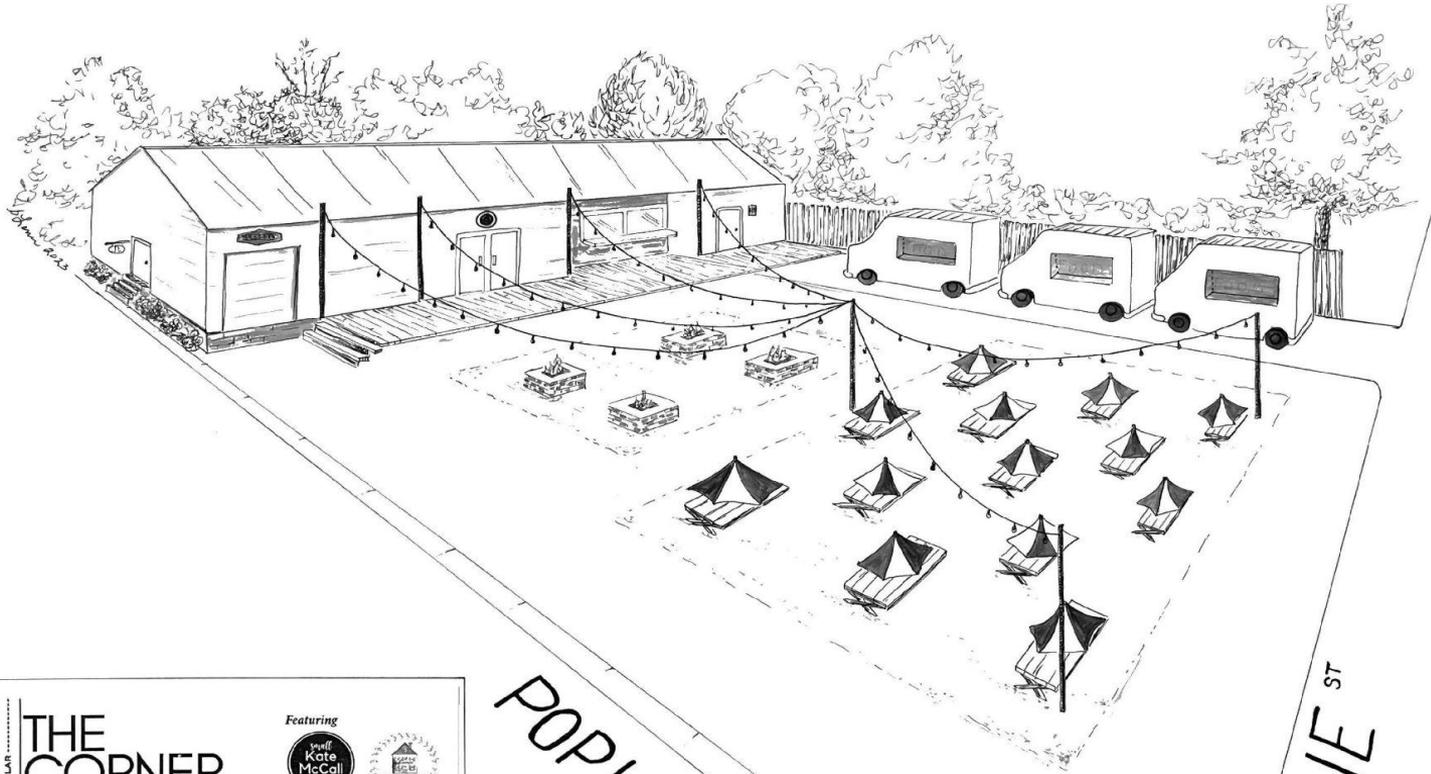


STREET VIEWS









POPLAR ST

THE CORNER LOT
LINCOLN, NC
EST. 2023

PINE ST

Featuring

Small Kate McCall

BRIGDEN CONSTRUCTION, INC.

POPLAR ST

PINE ST

LAND USE PLAN

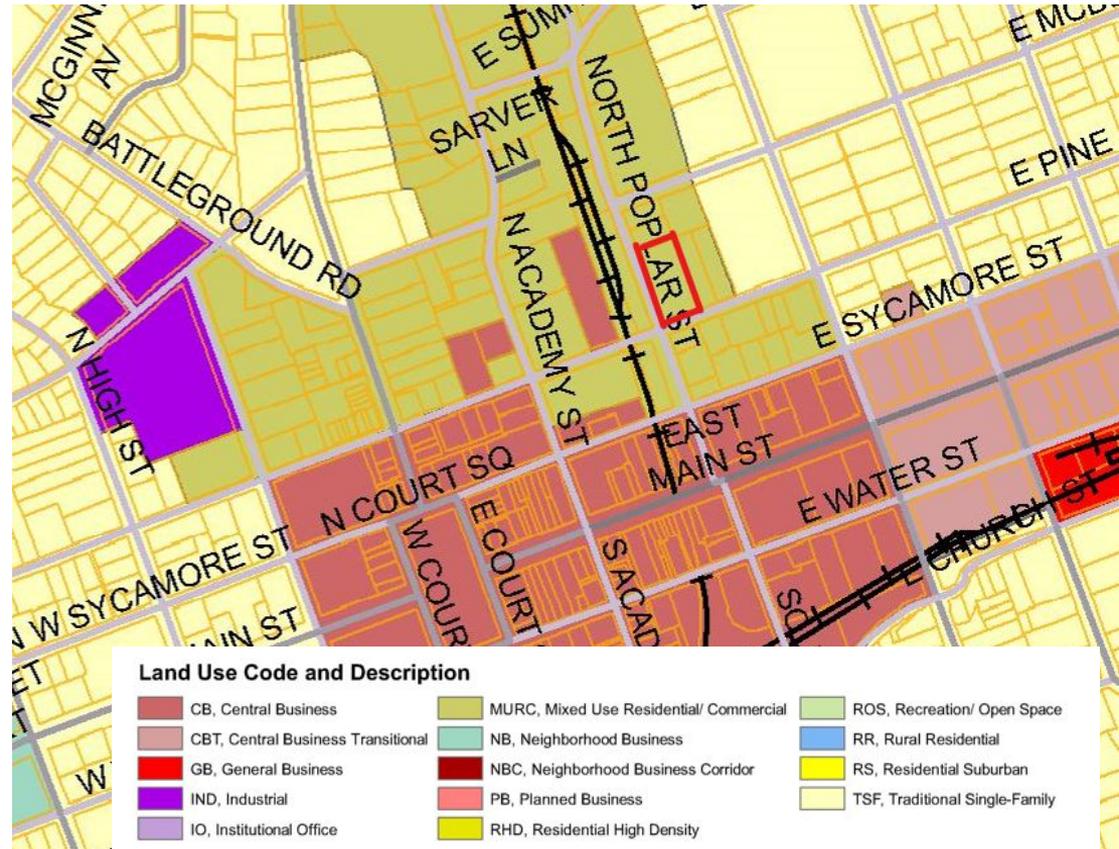
LAND USE PLAN COMPLIANCE

The land use plan shows the property in the mostly in the Neighborhood Business area with a portion in Traditional Single Family Planning Area.

Mixed-Use Residential/Commercial These are planning areas in select, older portions of the City where true "urban villages" consisting of high-density residential uses (both single- and multi-family) and associated small-scale and pedestrian-oriented offices and retail uses may be located. The thrust behind these planning areas is to create areas in which persons are able to both live, work and shop. They are designed to emulate development patterns from the early and mid portions of the twentieth century when reliance on the automobile was not paramount. In order for such a concept to be feasible, an area of significant size must be so designated thus ensuring that there will be ample room for the variety of uses needed to create a "village."

Consistency:

The proposed change in zoning from RO to CB is consistent with the Land Use Plan.



STAFF COMMENTS /CONDITIONS OF APPROVAL

Planning Department - Driveway needs to be 24' with a 15' asphalt/concrete apron.
Temporary Food Trucks only.

Public Works - Need a driveway permit and after January 1, 2024 will need to purchase rollout trash cans.

Soil and Erosion - If less than .4 acres are disturbed, applicant only needs a single lot permit. If more than 20,000 square feet are disturbed, need to submit a soil and erosion plan to Lincoln County.

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

Case No. CZ-11-2023
Applicant: Chris Brogden
Parcel ID#: 53652
Location: 300 N. Poplar Street
Request: Rezone from RO to CB

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Mixed-Use Residential/Commercial Planning Area. The proposed rezoning request is consistent with the Lincolnnton Land Use Plan.

CONSISTENT: It is consistent with the Land Use Plan Goal to promote Downtown Lincolnnton as the County's foremost and unique retail, service, cultural, governmental and mixed-use residential hub.

REASONABLE: It is reasonable because one of the strategies outlined in the plan is to 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.)

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-11-2023
Applicant: Chris Brogden
Parcel ID#: 53652
Location: 300 N. Poplar Street
Request: Rezone from RO to CB

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Mixed-Use Residential/Commercial Planning Area.

The proposed rezoning request **is consistent** with the Lincolnnton Land Use Plan but 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.**

PLANNING BOARD AND STAFF RECOMMENDATIONS

Planning Board vote:

5-0 in favor of approval

Staff recommend the following action:

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

