



# Lincolnton NC

**Near the City. Near the Mountains. Near Perfect.**

Public Hearing Staff Analysis  
CZ-2-2024  
627 East Main Street, PID 00670

# SUMMARY

## Zoning

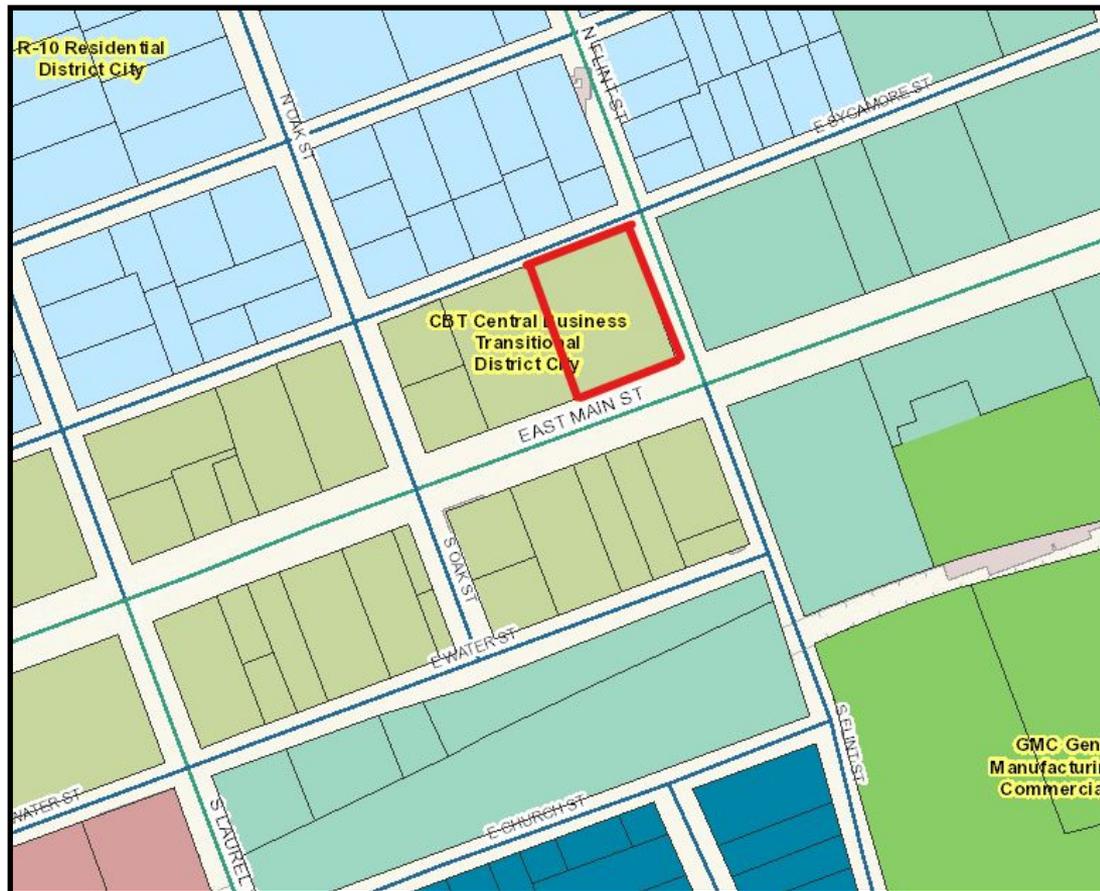
Existing: Central Business (CB)  
Proposed: Transitional Infill Development (TID)

## Current Use

Vacant Lot formerly the Lincolnton Police Department

## Proposed Use

Morris Long is requesting a conditional district rezoning of 0.733 acres for the purpose of creating four duplex residential units



# PROJECT AREA



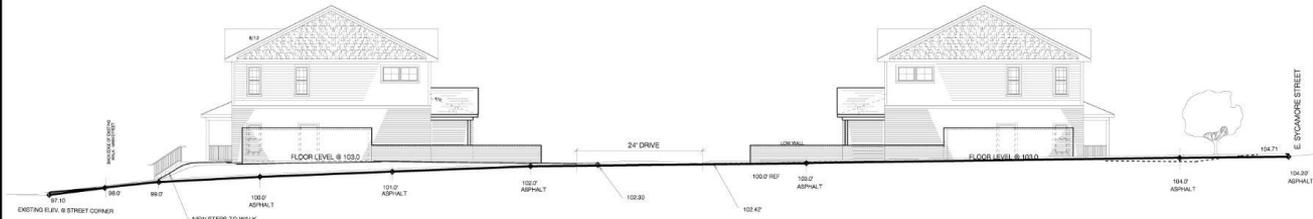
# STREET VIEWS



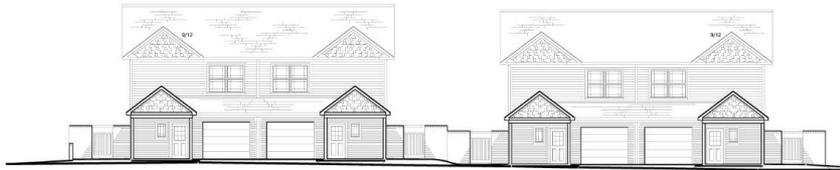




FRONT ELEVATIONS FM. MAIN STREET  
SCALE 1/8" = 1'-0"



SIDE ELEVATIONS FM. FLINT STREET  
SCALE 1/8" = 1'-0"



REAR ELEVATIONS FM. DRIVE - TOWARDS MAIN STREET  
SCALE 1/8" = 1'-0"

02/19/2023  
221201  
221201  
10:00 AM  
WILLIAMS

**WILLIAMS  
DESIGN, P.A.**  
ARCHITECTS • PLANNERS  
1017 LINDSEY LANE, SUITE 101  
DURHAM, NC 27705



MORRIS LONG  
627 EAST MAIN STREET, LINGUNTON, NC 26026

NO. 221201-0001  
A-10  
© 2023

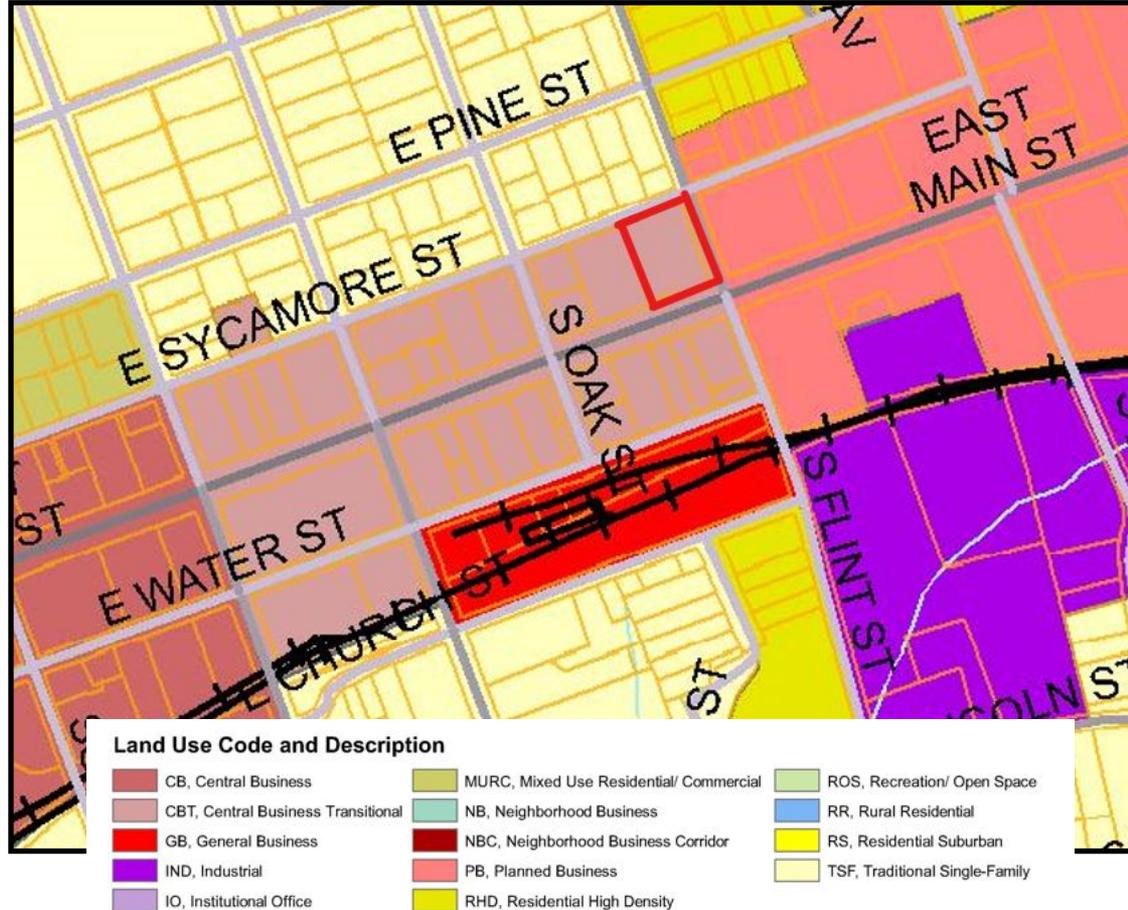


## LAND USE PLAN COMPLIANCE

The Land Use Plan shows the property in the Central Business District Transitional Area. This planning area lies adjacent to Downtown Lincoln and, in many ways, is an extension of "downtown" with office and retail uses prevailing. The major factor that differentiates the two areas is off-street parking. While traditional "downtown" uses have little if any on-site parking, the CBD transitional planning area is meant to accommodate off-street parking in the rear yard only. Thus, the dense development pattern found in downtown Lincoln is modified somewhat in CBD Transitional planning area. Accordingly, the CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.

**The rezoning of the property to the Transitional Infill Development (TID) is consistent with the intent of the land use plan.**

## LAND USE PLAN



# STAFF COMMENTS /CONDITIONS OF APPROVAL

## Planning Department

- Building plans must be submitted to and approved by Lincoln County Inspections prior to development.
- Windows and doors must be similar to CB Design Code Standards for downtown buildings.
- Building design is to be generally consistent with the quality, character and fenestration portrayed in the renderings. Minor variations from the renderings that do not detract from the quality, character and fenestration may be permitted.
- Landscaping along the length of Sycamore where it is across from Single Family Dwellings. Use Street Landscaping Standards 4 small trees, 12 shrub per 100 linear feet

## Fire

- The City Fire Inspector will need to review and approve all plans prior to development. For building height, ground to eave must be 30' or less. Building height of more than 30' would require the driveway width to be 26 feet.

## Public Works

- Coordinate with the City Electric Department on electric meters and conduit.
- Coordinate with the City on trash pick up.
- Move mailboxes to an interior location to prevent residents from stopping on N. Flint Street to pick up mail.
- Sidewalks constructed to City of Lincoln specifications must be constructed along North Flint and East Sycamore. Schedule a pre-construction meeting prior to pouring sidewalks

# STAFF COMMENTS /CONDITIONS OF APPROVAL CONT'D

## City Water/Sewer

- Coordinate Water and Sewer with the City Utilities Department. Water should be run on Sycamore and Sewer on N. Flint.
- If units are rentals they will need a 2" master meter.

## Electric

- Coordinate with electric on meter locations

## Soil and Erosion

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

## NC DOT

- NCDOT stated that with access only on North Flint St, they would not require a driveway permit. However they want to see the existing curb cuts along NC27, E Main St, be removed and curbing placed to match existing. This would be done through a 16.1A (Non-utility) encroachment agreement.

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

**Case No.** CZ-1-2023  
**Applicant:** Morris Long  
**Parcel ID#:** 00670  
**Location:** Intersection of East Main and N. Flint Street  
**Request:** Rezone from CBT to TID (CD) for the use of the property for 4 duplex units.

### Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan in the following ways:

- The CBD transitional planning area is meant to accommodate off-street parking in the rear yard only.
- The CBD Transitional planning area is an excellent venue for multi-family development where on-site off-street parking is of major concern.

- Encourage quality infill development. Build it so that it looks like it "fits in." Mixed-use type buildings are acceptable. Attract "people-oriented" uses (e.g., restaurants) downtown. Encouraging persons to live downtown Lincolnton is very much recommended.
- The City should continue its efforts to promote downtown living and also allow for additional and quality higher-density developments on the downtown periphery.

The proposed rezoning request **is reasonable** with the Lincolnton Land Use Plan in the following ways:

- The Land Use Plan strongly encourages residential development in the CBD Transitional Planning Area as a means of enhancing the vitality of downtown.

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-1-2023

**Applicant:** Morris Long

**Parcel ID#:** 00670

**Location:** Intersection of East Main and N. Flint Street

**Request:** Rezone from CBT to TID (CD) for the use of the property for 4 duplex units.

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Central Business 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.

The proposed rezoning request **is not reasonable** with the Lincolnton Land Use Plan in the following ways:

- The change in zoning is not reasonable as it will create development that is not desirable. A mixed use development or commercial development would be better suited to this property.

**Denial of the proposed amendment is reasonable and in the public interest.**

# STAFF RECOMMENDATIONS

## **PLANNING BOARD VOTE**

Planning board voted 5-2 in favor of the project with the condition that the front facade of the units on Main Street be brick veneer as opposed to a combination of brick and hardie board.

## **STAFF RECOMMENDATION**

Recommends the following actions:

- approval of the request for rezoning from CBT to the Transitional Infill Development (TID) 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.