



# Lincolnton NC

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

Public Hearing Staff Analysis  
ZMA-2-2024  
442 Buffalo Shoals Road

# SUMMARY

## Zoning

Existing: Office Institutional (O-I)

Proposed: Residential 25 (R-25)

## Current Use

Single Family Dwelling

## Proposed Use

Single Family Dwelling



# PROJECT AREA



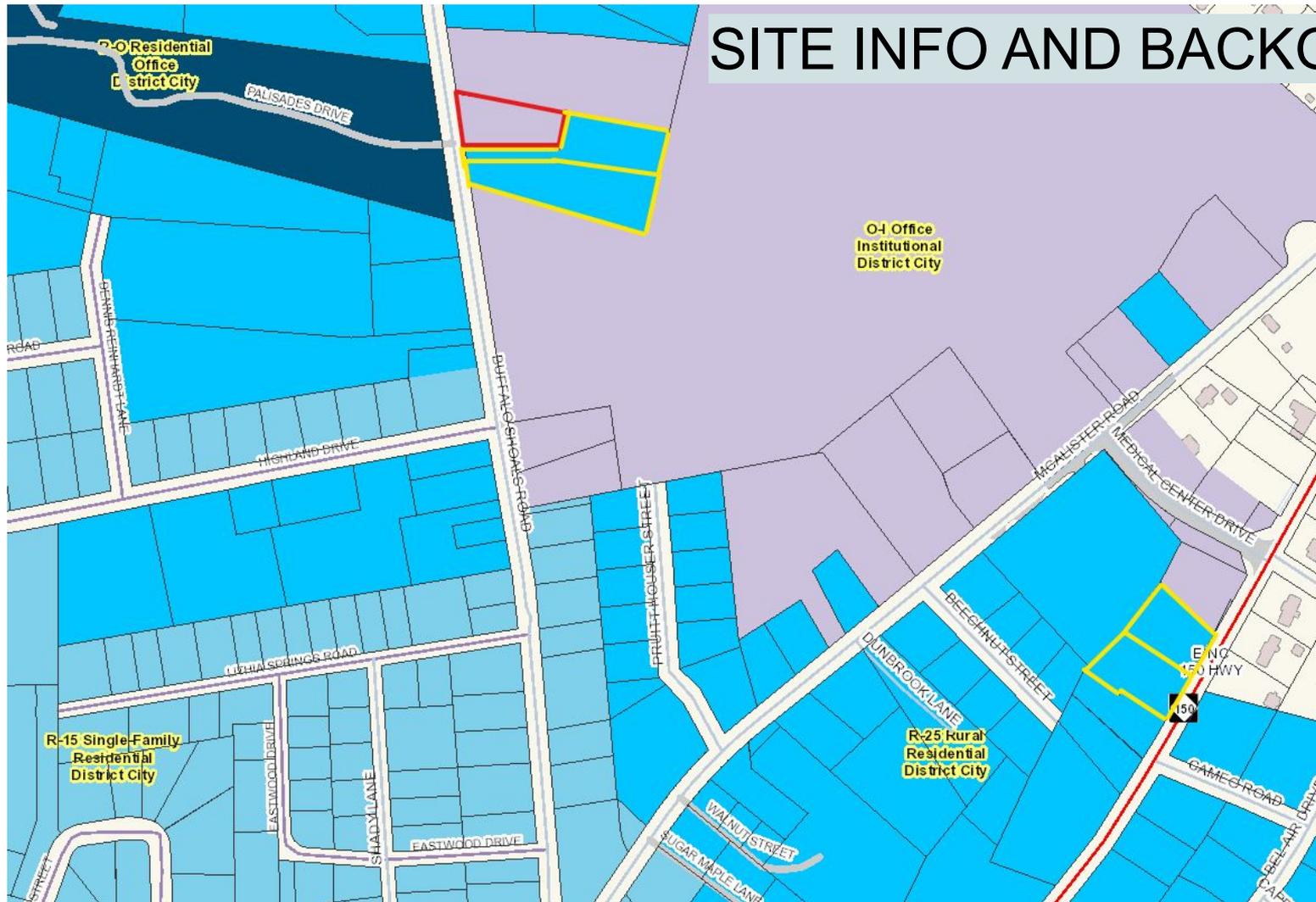
# STREET VIEWS





Google

# SITE INFO AND BACKGROUND



When the hospital was built, several property owners rezoned from R-25 to O-I to potentially sell their land. In the past several years, many of these property owners have requested to rezone back to R-25. The subject property is outlined in red, the four properties outlined in yellow were approved to rezone back to R-25 from O-I in previous years.



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

**Case No.** ZMA-2-2024  
**Applicant:** Ranya & Robert Brakefield  
**Parcel ID#:** 26134  
**Location:** 442 Buffalo Shoals Road  
**Request:** Rezone from O-I to R-25

Proposed Consistency and Reasonableness Statement:  
The Lincolnnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan.

**CONSISTENT:** Institutional Office Planning Areas are appropriate for new and/or expanded institutional uses and associated office developments. A single family dwelling would be more consistent in a Residential Suburban Planning Area.

**REASONABLE:** Rezoning would make the property more compatible with the surrounding area as well as making the Future Land Use Map more cohesive.

Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

# STATEMENTS

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

**Case No.** ZMA-2-2024  
**Applicant:** Ranya & Robert Brakefield  
**Parcel ID#:** 26134  
**Location:** 442 Buffalo Shoals Road  
**Request:** Rezone from O-I to R-25

Proposed Consistency and Reasonableness Statement:

The Lincolnnton Land Use Plan designates this property as part of the Institutional Office Planning Area. The proposed rezoning request **is not consistent** with the Lincolnnton Land Use Plan. However, **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 Office Institutional (O-I) to R-25
2. Approval of the statement of consistency for approval of the rezoning request
3. Amend the Future Land Use Map to show parcel ID 26134 in the Residential Suburban Planning Area