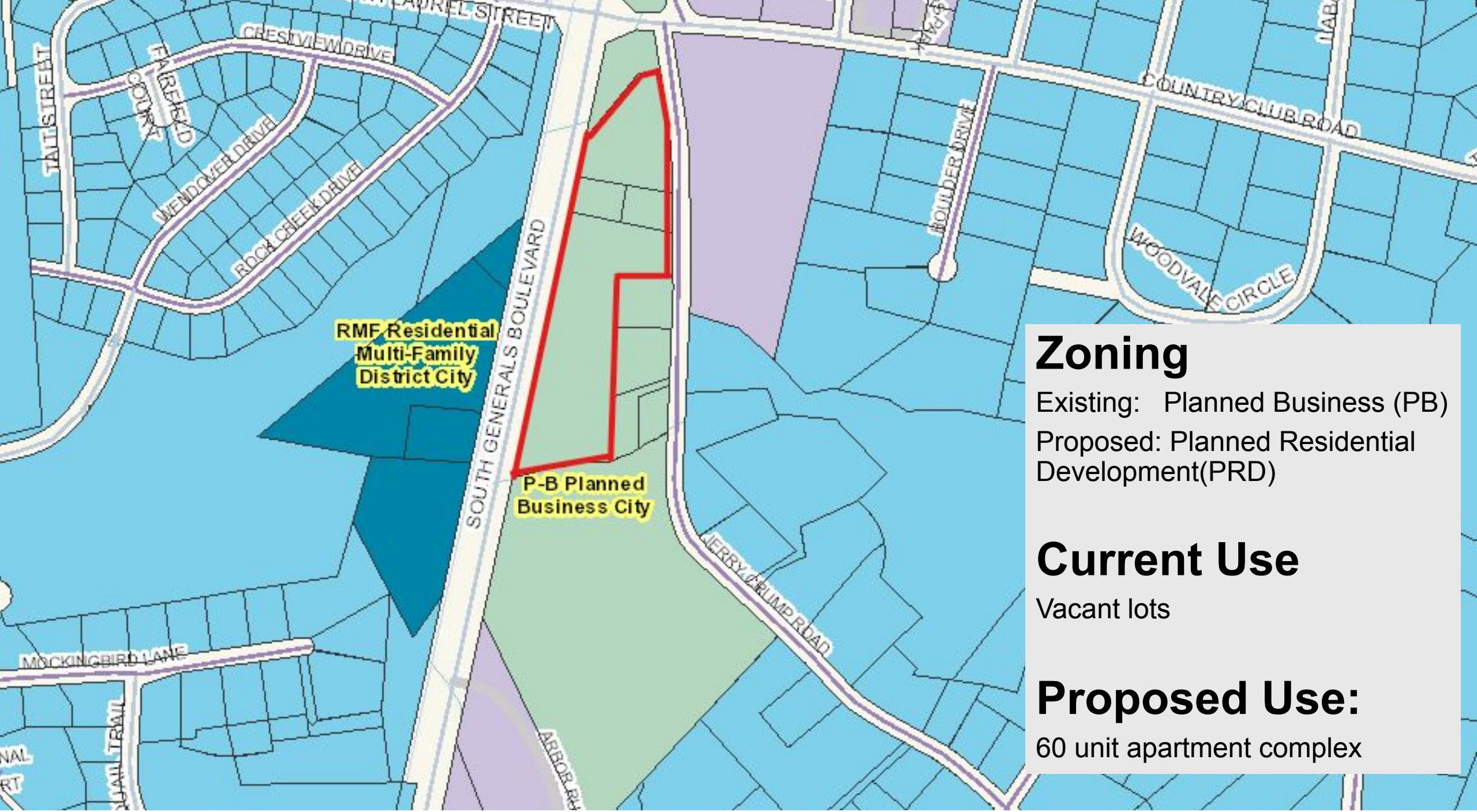
Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-3-2025
Jerry Crump Road
Parcels 55188, 18143, 18170, portion of 55187



Zoning

Existing: Planned Business (PB)

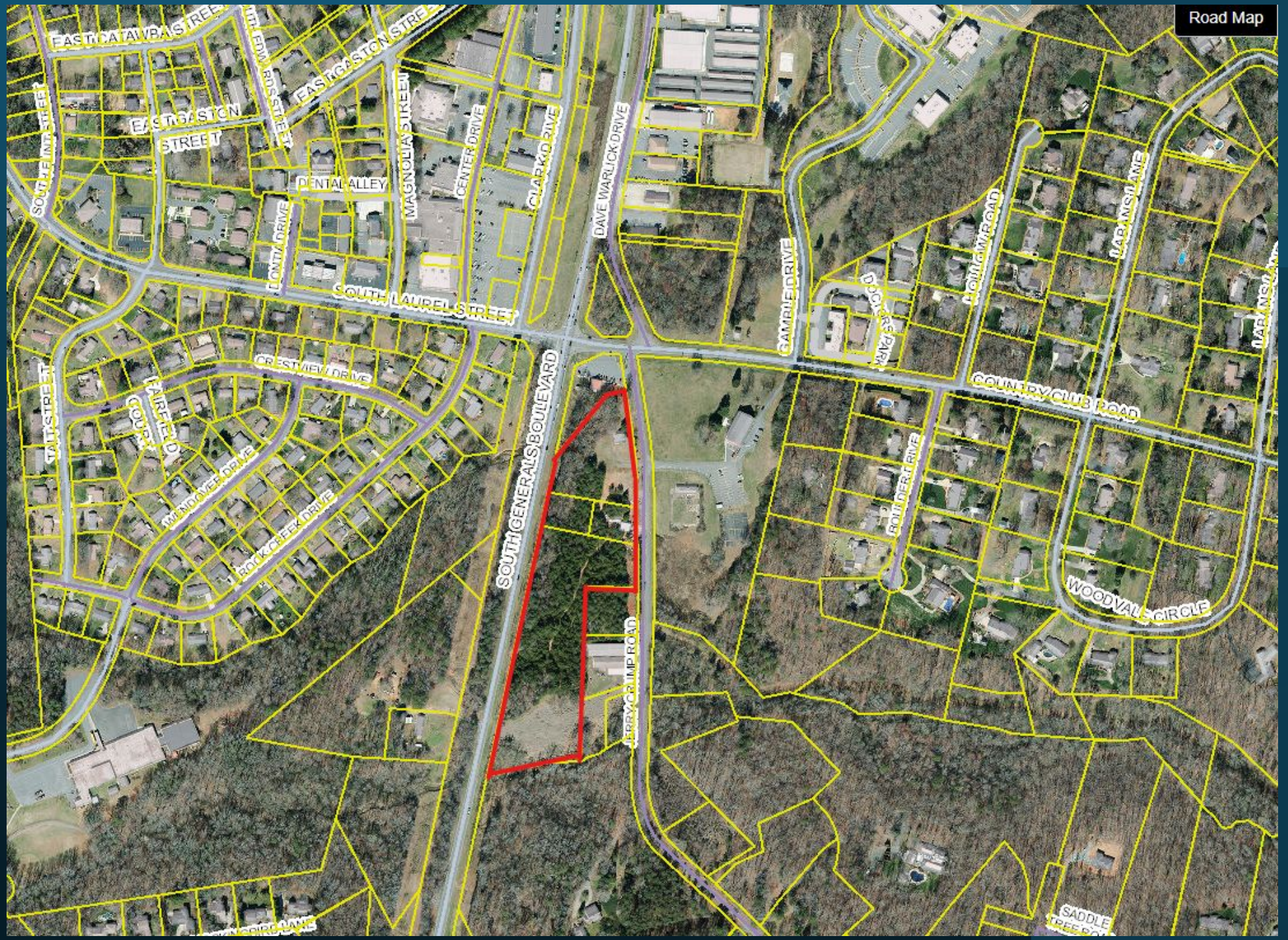
Proposed: Planned Residential Development(PRD)

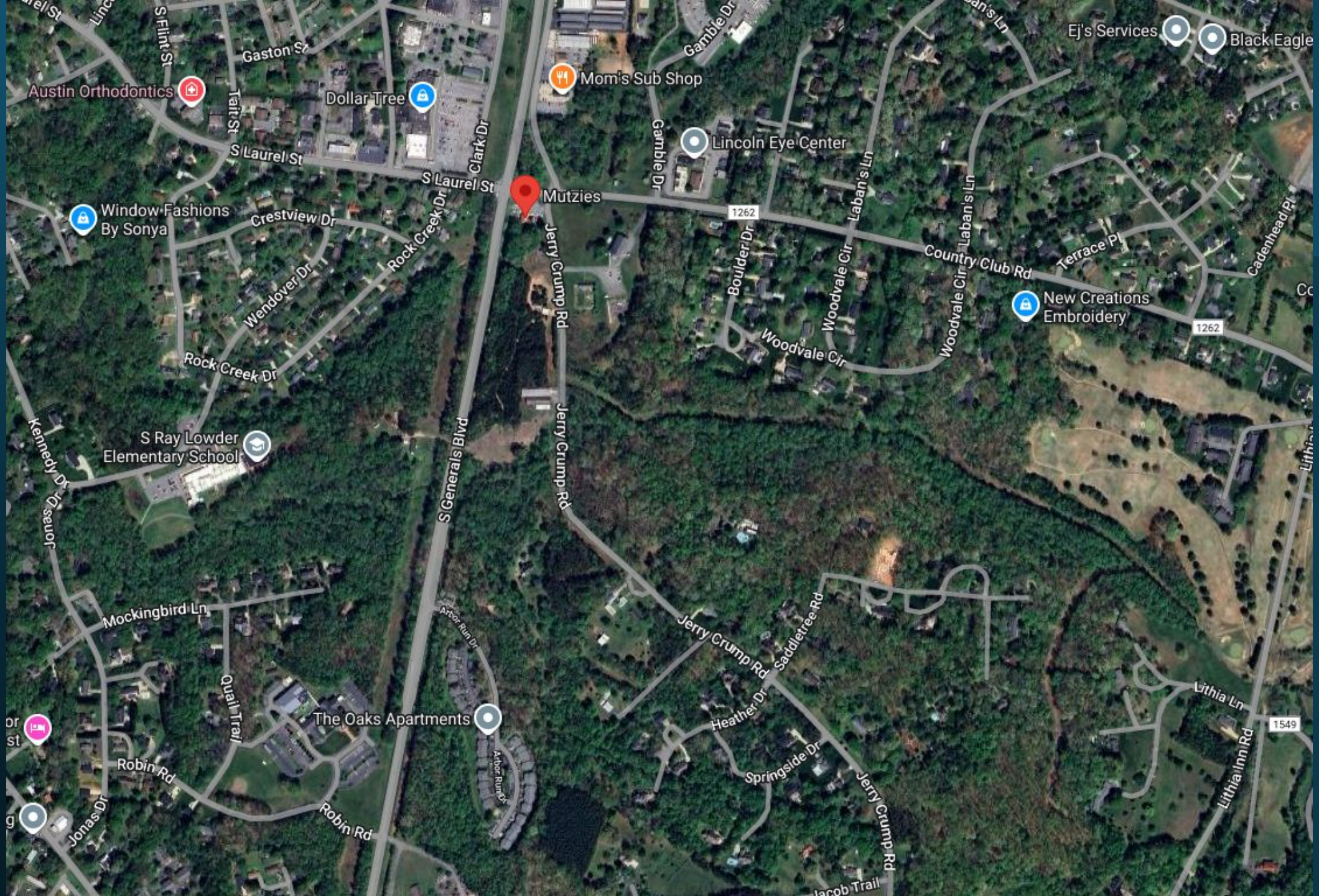
Current Use

Vacant lots

Proposed Use:

60 unit apartment complex


Road Map
EAST CATAWBA STREET
EAST KINGSTON STREET
EAST KINGSTON STREET
SOUTH LINE STREET
DENTAL ALLEY
LONTZ DRIVE
MAGNOLIA STREET
CENTER DRIVE
CLARK RD DRIVE
DAVE WARLICK DRIVE
SOUTH LAUREL STREET
GAMBRELL DRIVE
NOMA ROAD
MARINS LANE
FOREST VIEW DRIVE
TAITS STREET
LAUREL COURT
WINDOVER DRIVE
ROCK CREEK DRIVE
SOUTH GENERALS BOULEVARD
COUNTRY CLUB ROAD
ROBERT RIVE
WOODVALE CIRCLE
JERRY CRUMP ROAD
SADDLE


Ej's Services
Black Eagle
Mom's Sub Shop
Austin Orthodontics
Dollar Tree
Lincoln Eye Center
Mutzies
Window Fashions By Sonya
New Creations Embroidery
S Ray Lowder Elementary School
The Oaks Apartments
S Flint St
Gaston St
Tait St
S Laurel St
Clark Dr
Gamble Dr
Laban's Ln
Crestview Dr
Rock Creek Dr
Wendover Dr
Jerry Crump Rd
Boulder Dr
Woodvale Cir
Country Club Rd
Terrace Pl
Cadenhead Pl
1262
Kennedy Dr
Jonas Dr
S Generals Blvd
Mockingbird Ln
Quail Trail
Arbor Run Dr
Saddletree Rd
Heather Dr
Springside Dr
Lithia Ln
Lithia Inn Rd
1549
Robin Rd
Jacob Trail

Uses Permitted By Right

(does **not** go City Council)

§ 153.116 P-B PLANNED BUSINESS DISTRICT.

(A) Permitted uses. The following uses shall be permitted by right.

(1) All uses permitted in § 153.113(A) of this chapter provided that the uses:

(a) Are limited to a maximum of 5,000 square feet of gross floor area;

(b) Contain only one principal building on the lot; and

(c) Contain no more than one principal use per principal building.

(d) The limitations in § 153.116(A)(1)(a) through (c) above shall not apply to development sites located 200 feet or more from residential land uses located in residential zoning districts.

(2) The prohibition of fuel sales for convenience stores as listed in § 153.113(A) of this chapter shall not apply to the PB District;

(3) Signs in accordance with §§ 153.160 through 153.172 of this chapter;

(4) Off-street parking and loading in accordance with §§ 153.185 through 153.188 of this chapter;

(5) Publicly operated alcohol beverage control (ABC) store.

(B) Uses subject to prescribed standards. The following uses are allowed upon the issuance of a zoning permit by the Zoning Administrator in accordance with §§ 153.255 through 153.259 of this chapter and subject to the associated below prescribed standards.

(1) Accessory apartments in commercial structures provided all building and fire codes are met provided all building and fire codes are met, living quarters do not exceed 30% of the total square footage of the structure and occupancy is limited to employees of the business located in the commercial structure on the premises; and

(2) Tattoo studio.

§ 153.113 C-B CENTRAL BUSINESS DISTRICT.

(A) Permitted uses. The following uses are permitted by right.

(1) Retail uses.

(a) Antique store;

(b) Appliance and appliance repair store;

(c) Arts and crafts store;

(d) Automobile and boat supply store;

(e) Bakeries (retail and wholesale);

(f) Bicycle store;

(g) Beauty supply store;

(h) Book and stationery store (excluding adult establishments);

(i) Box and gift-wrap store;

(j) Card (greeting) shop;

(k) Camera shop and film developing service depository and/or walk-in service developing lab;

(l) Catalog sales store;

(m) Clock shop;

(n) Clothing shop/department store;

(o) Computer service store;

(p) Convenience stores (no fuel sales);

(q) Copy service;

(r) Curtains, drape and other window treatments store;

(s) Delicatessen;

(t) Dressmaking shop;

(u) Drugstore;

(v) Dry cleaning (pick-up and delivery station);

(w) Dry goods shop;

(x) Electronics sales;

(y) Sign printing and manufacturing, outside of the downtown fire district and with no outdoor storage and with all activities conducted indoors;

(z) Florist and gift shop;

(aa) Floor covering, lighting, wallpaper, paint and window covering store;

(bb) Food store;

(cc) Formalwear sales and rental;

(dd) Furniture, rugs and other home furnishings store;

(ee) Furrier;
(ff) Hardware store (but not outdoor storage or enclosed lumber yards);
(gg) Hobby store;
(hh) Household goods shop;
(ii) Jewelry and jewelry repair shop;
(jj) Key shop;
(kk) Linen shop;
(ll) Luggage and leather shop;
(mm) Medical supply sales and rental store;
(nn) Music store including recordings of the various media, print music, sound and high fidelity equipment and supplies, and musical instruments sales and service;
(oo) Notion and fabric store;
(pp) Office buildings with a maximum gross floor area of 10,000 square feet;
(qq) Office supply, stationary office equipment;
(rr) Party rental shop;
(ss) Pet store;
(tt) Postal store;
(uu) Restaurant and auxiliary food catering service;
(vv) Second-hand shop;
(ww) Shoe store;
(xx) Shoe repair shop;
(yy) Sporting goods and trophy shop;
(zz) Tailor and alteration shop;
(aaa) Toy store;
(bbb) Variety and department store;
(ccc) Video rental and sales shop (excluding adult establishments); and
(ddd) Motorcycle sales with outdoor storage during business hours only.

(2) Services.
(a) Art and photography studios (excluding adult establishments);
(b) Automobile parking lot;
(c) Barber shop;
(d) Beauty shop;
(e) Community center;
(f) Commercial schools providing training in any of the arts, sciences, trades or professions, conducted indoors, with up to 100 enrolled students;
(g) Dry cleaning service;
(h) Essential services, Classes I and II;
(i) Exterminator service;
(j) Finance company;
(k) Film processing service;
(l) Fitness and tanning center (excluding adult establishments);
(m) Interior decorating service;
(n) Laundromat;
(o) Library;
(p) Museum;
(q) Newspaper office and broadcast media offices and studios only;
(r) Offices-business, professional, medical and public;
(s) Opticians and optical services;
(t) Permanent cosmetics;
(u) Post office;
(v) Public safety station;
(w) Rental of party, medical, office and household items;
(x) Sign printing and manufacturing, outside of the downtown fire district and with no outdoor storage and with all activities conducted indoors;
(y) Signs in accordance with §§ 153.160 through 153.172 of this chapter;
(z) Theaters, auditoriums and public or private nonprofit cultural arts facilities (performance, education, and/or exhibit) excluding adult establishments; and
(aa) Travel agency.

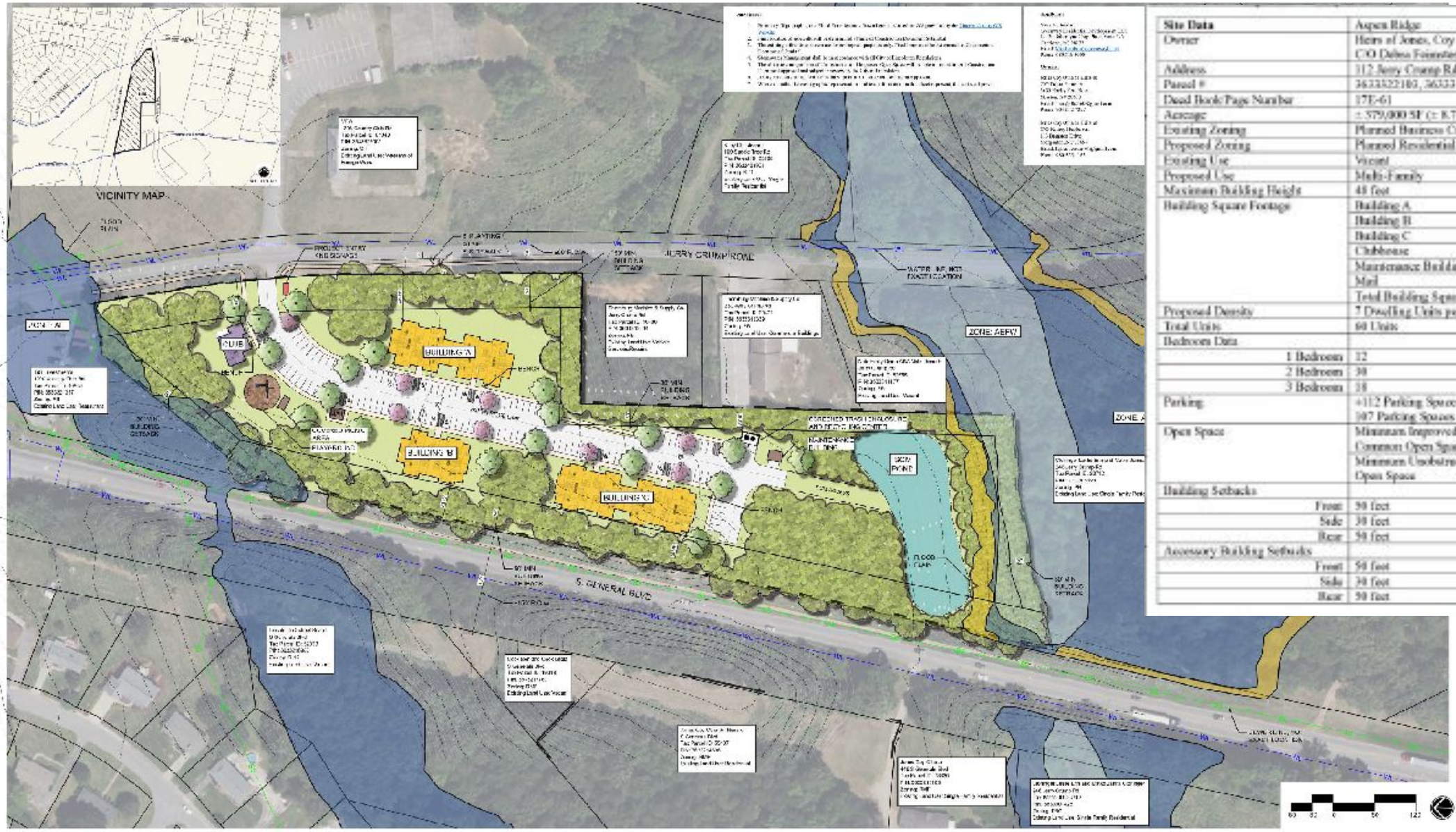
(3) Other. Accessory apartments in commercial structures provided all Building and Fire Codes are met.


Jerry Crump Rd
Google


FOR SALE
Google


Mutzies
Burgers
& Fries
Mutzies
Mutzies
State Rd 1001


State Rd 1001



Site Data	Aspen Ridge	
Owner	Heirs of Jones, Coy Otho SR. C/O Debra Feemster and Kathey Henderson	
Address	312 Jerry Crump Rd, S Generals Blvd, and Jerry Crump Rd.	
Parcel #	3633522103, 3633310882, 3633312860, and a portion of 3633214336	
Deed Book/Page Number	17E-61	
Acreage	± 379,000 SF (± 8.7 AC)	
Existing Zoning	Planned Business City (PSB) and Residential Multi-Family (RMF)	
Proposed Zoning	Planned Residential Development (PRD)	
Existing Use	Vacant	
Proposed Use	Multi-Family	
Maximum Building Height	40 feet	
Building Square Footage	Building A	±29,500 SF
	Building B	±35,500 SF
	Building C	±18,000 SF
	Clubhouse	±2,500 SF
	Maintenance Building	±500 SF
	Mail	±1,000 SF
	Total Building Square Footage	±87,000 SF
Proposed Density	7 Dwelling Units per Acre	
Total Units	60 Units	
Bedroom Data		
1 Bedroom	12	
2 Bedroom	30	
3 Bedroom	18	
Parking	±112 Parking Spaces Provided 107 Parking Spaces Required	
Open Space	Minimum Improved Common Open Space	30,000 SF Required 35,000 SF Provided
	Minimum Unobstructed Open Space	50% (± 4.5 AC) of site Required 50% (± 4.5 AC) of site Provided
Building Setbacks		
Front	50 feet	
Side	30 feet	
Rear	50 feet	
Accessory Building Setbacks		
Front	50 feet	
Side	30 feet	
Rear	50 feet	

cline | greenWAY RESIDENTIAL DEVELOPMENT, LLC

Parks / Player Architects + Planners

ASPEN RIDGE APARTMENTS

Lincolnton, North Carolina

Conceptual Site Plan

023280 | February 17, 2025

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Conditions of Approval

City Planning:

1. Parking spaces need to be 9’ x 19’ in accordance with ordinance requirements.
2. A complete set of final civil drawings, including a detailed landscape, must be submitted. The drawings must also comply with any applicable federal and state requirements and any additional federal, state, county, and/or city policies and ordinances and be approved by all departments.
3. Need a plan meeting ordinance requirements for screening, landscaping and parking lot landscaping to be reviewed during site plan approval. Any newly planted trees for landscaping or screening cannot be located under utility lines.
4. Plan needs to show any existing wooded areas that are to remain.
5. Exact impervious surface amounts must be shown on the plan, not to exceed 70% of the site.
6. Remaining vegetated buffers on the property are preserved in accordance with local water supply watershed protection requirements

Lincoln County Erosion Control – Danielle Rudisill

1. All offsite land disturbance should be shown on EC plans. Also, provide permission letters for any parcels with offsite work that is NOT within NCDOT right of way.
2. NCDOT driveway permit approvals are required for EC approval. (If applicable.)
3. All slopes must be benched.
4. Provide stormwater plans along with the EC plans.
5. EC plan MUST BE NCG01 compliant.

City Water Resources- Todd Elmore

1. Connect to sewer S. Generals Blvd.
2. Connect to water to the 12" line on S. Generals but will need an encroachment agreement with NCDOT or connect on Jerry Crump to a smaller water line 8"
3. Can do 4", 6" or 8" line but will need a master meter

Conditions of Approval

NCDOT - Travis Jordan

1. No NCDOT Driveway permit required, no offsite improvements warranted

Lincolnton Fire Department - Gary Stevenson

Prior to a CERTIFICATE OF OCCUPANCY being approved by the City fire marshal's office the following shall be met.

1. Building construction plans shall include available water supply and Hydrant proximity. (Shall not exceed 400ft) from any building). Sprinkler and alarm system contractors shall submit plans to, and obtain installation permits from, the City Fire Marshal's Office, prior to beginning work. [NOTE] sprinkler systems are required.
2. Building construction plans shall include compliance with Appendix D of the North Carolina State Fire Code
3. Building construction plans shall reflect compliance with the North Carolina State Fire Code.
4. Hydrants need to be 100' of FDC
5. Fire and domestic water lines need to be separate

City Public Works – Nathan Eurey

1. Would need a private provider for solid waste
2. Requires a driveway permit from the City
3. Sidewalks to meet city standards installed on Jerry Crump and S. Generals
4. Owner to maintain detention pond

NOTE: Conditional zoning has an expiration date of five years from the date of approval. Any adjustments to the conditions of approval that do not affect the overall layout of the site plan and that are technical in nature can be approved by the department making the comment/condition.

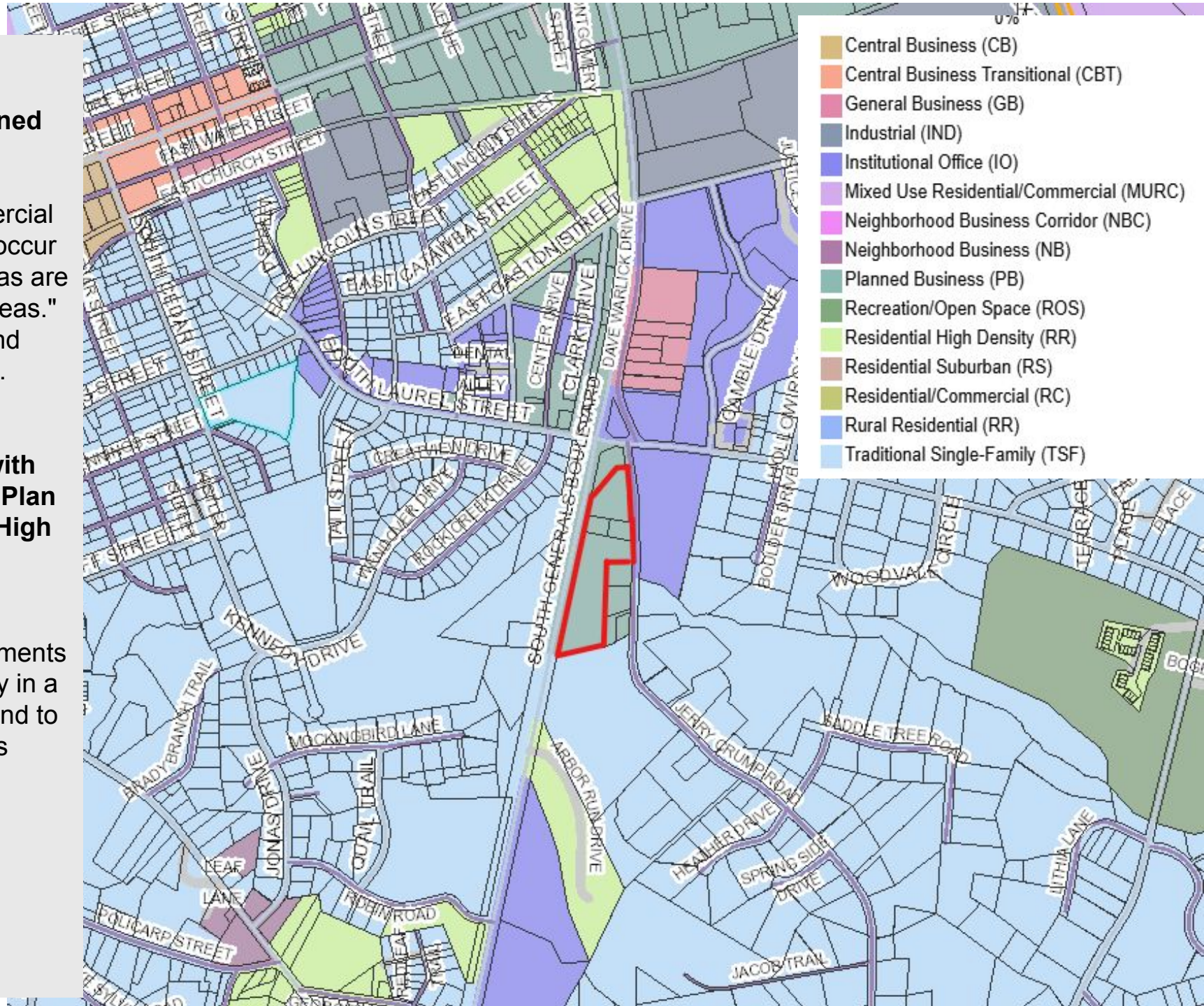
LAND USE PLAN COMPLIANCE

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

Planned Business - The large majority of commercial uses (outside Downtown Lincolnton) are likely to occur in planned business areas. Planned business areas are designed to be the City's "destination shopping areas." They encompass most larger shopping centers and commercial areas along the City's major corridors.

Staff feels that this project is not consistent with the Land Use Plan. If approved, the Land Use Plan would need to be amended to the Residential High Density Planning area.

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.



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

Case No. CZ-3-2025
Applicant: Greenway Residential
Parcel ID#: 55188, 18143, 18170, portion of 55187 Location: Jerry Crump Road
Request: Rezone from PB to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Areas The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan however the proposed rezoning from Planned Business to Residential High Density Planning area aligns with objectives outlined in the Land Use Plan to promote a diverse mix of well-maintained rental housing for various income levels. It also supports Land Use Plan strategies to allow different housing types, including apartments, duplexes, and individual rentals, increasing accessibility and affordability. Furthermore, it meets strategies to ensure development that complements the surrounding area through thoughtful design, building orientation, and parking considerations. The rezoning is both **reasonable and in the public interest**, addressing housing demand while maintaining community character.

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

Case No. CZ-3-2025
Applicant: Greenway Residential
Parcel ID#: 55188, 18143, 18170, portion of 55187 Location: Jerry Crump Road
Request: Rezone from PB to PRD

Proposed Consistency and Reasonableness Statement:
The request to rezone the subject property from Commercial to Residential is not consistent with the goals, objectives, and strategies outlined in the Land Use Plan. The property lies within a designated Planned Business Area, which is intended to serve as a destination shopping district and play a key role in supporting the city's long-term economic development.
The Commercial Land Use Plan strongly encourages:

- Maintaining commercial areas along key corridors;
- Supporting compact, pedestrian-friendly, and mixed-use developments;
- Preserving existing commercially zoned land rather than converting it to residential use;
- Concentrating commercial activity in well-planned areas to avoid sprawl and inefficient land use.

Allowing the rezoning of this property to residential use would undermine the City's vision for economic vitality, reduce available space for job-creating commercial uses, and fragment the cohesion of designated commercial corridors. Therefore, the proposed rezoning is **not reasonable nor in the public interest.**

For Approval, staff recommends the following actions:

1. Approval of rezoning of the property from PB to PRD
2. Approve the statement of consistency and reasonableness for approval of the rezoning request
3. Zoning is effective upon receipt of signed conditions of approval
4. The Future Land Use Map is to be amended to show the parcels in the Residential High Density Planning Area.

For Denial, staff recommends the following actions:

5. Denial of rezoning of the property from PB to PRD
6. Approve the statement of consistency and reasonableness for approval of the rezoning request