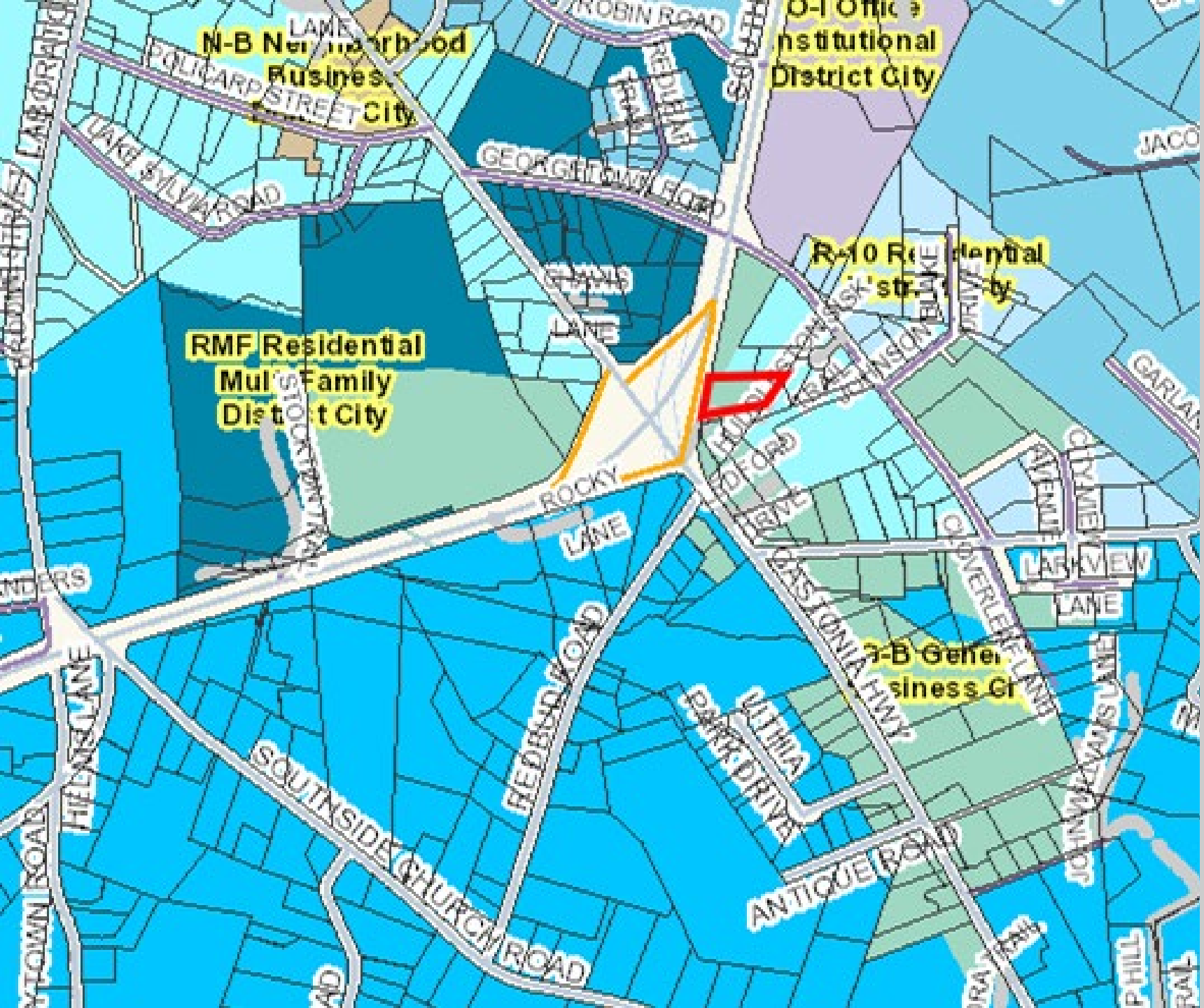


Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-5-2025
1271 Rocky Hill Lane, PID 00567



Zoning

Existing: General Business
Proposed: Planned Business(Conditional District)

Site Information

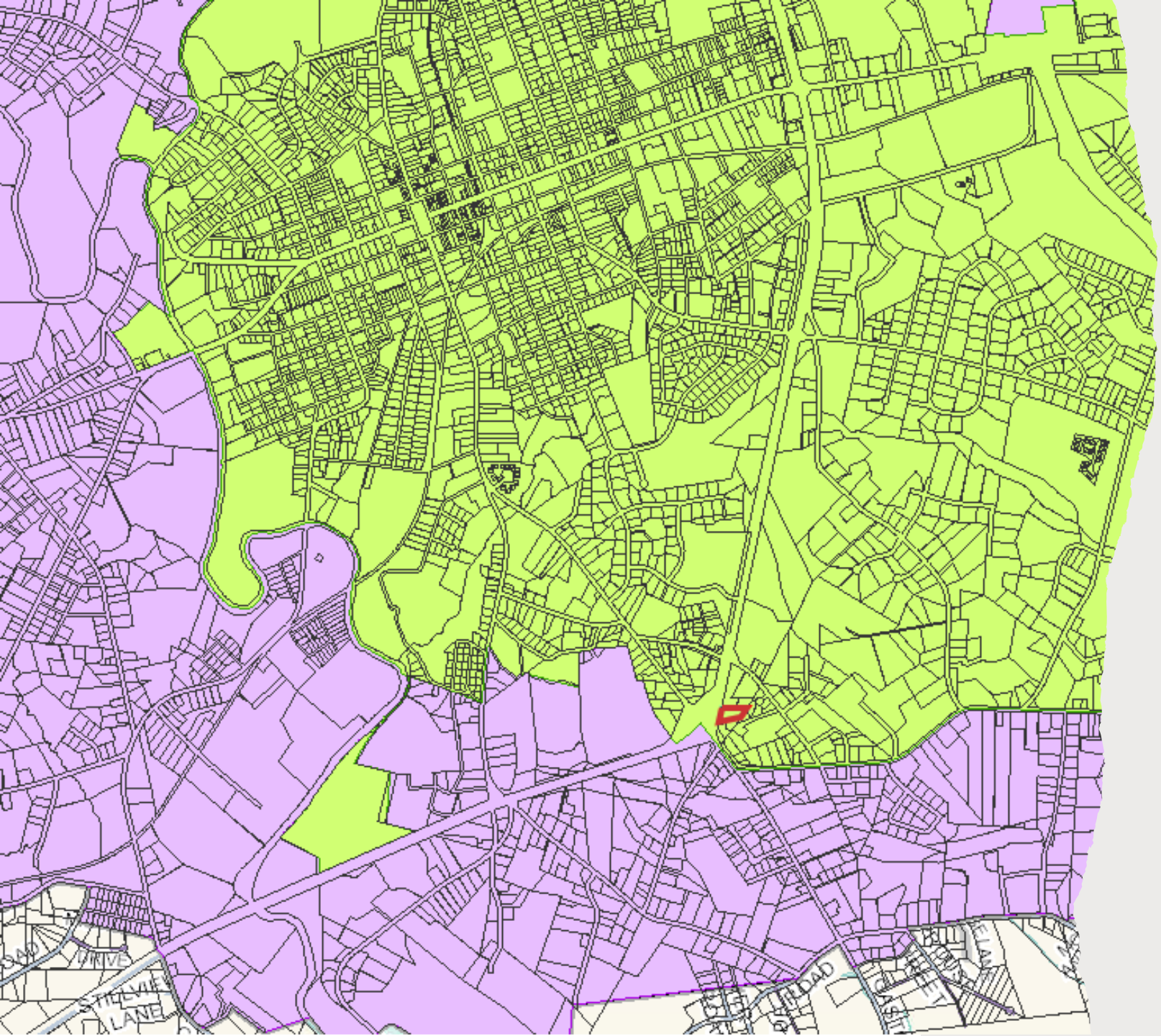
The subject property is 1.096 acres in size and located at 1271 Rocky Hill Lane (Parcel ID 00567). The surrounding properties comprise a mix of commercial, residential, and medical uses. Zoning districts in the immediate surrounding area are general business, office institutional, R-25, R-8, and residential multi family.

Previous Uses

Real estate office, auction, employment agency

Current and Proposed Uses

Currently, this building is vacant. The applicant is requesting to open a tattoo studio.



The City limits are in lime green and the ETJ is in purple.


CHAVIS LANE
SOUTH GENERALS BOUL
ROCKY HILL LANE
HUDDLESTON SISK TRAIL
GEORGETOWN ROAD
JOHNSON LAKE DRIVE
W NC 150 HWY
ROCKY LANE
LEDFORD DRIVE
VICTORY GROVE CHURCH ROAD
CASTONIA HWY
REDBUD ROAD
CLOVERLEAF LANE


321
S Aspen S



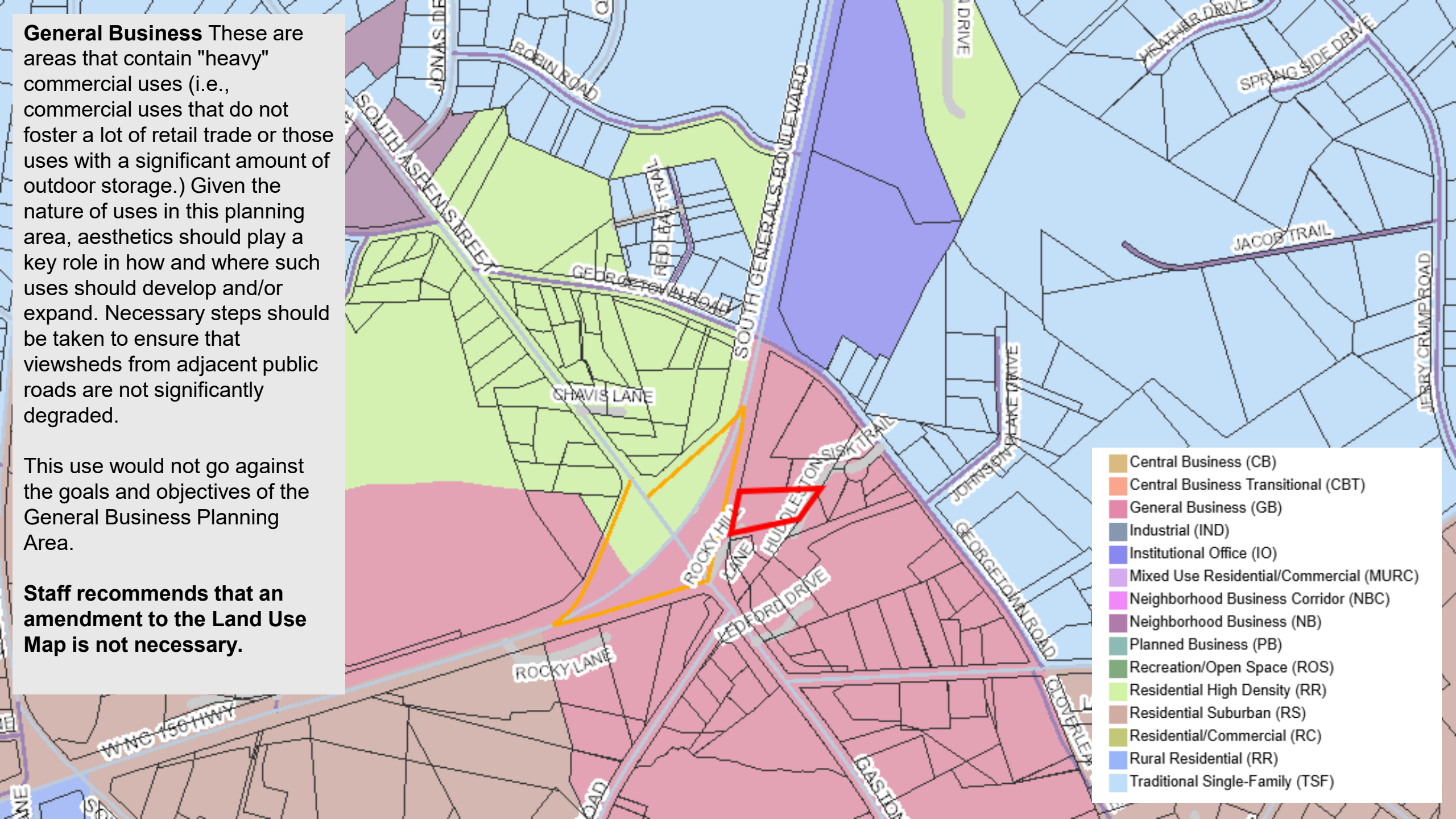
Commercial building with nine total offices, reception area, conference room, kitchen, and two bathrooms. The building is along the exit ramp connecting Business Route 321 North to the 150 bypass.



General Business These are areas that contain "heavy" commercial uses (i.e., commercial uses that do not foster a lot of retail trade or those uses with a significant amount of outdoor storage.) Given the nature of uses in this planning area, aesthetics should play a key role in how and where such uses should develop and/or expand. Necessary steps should be taken to ensure that viewsheds from adjacent public roads are not significantly degraded.

This use would not go against the goals and objectives of the General Business Planning Area.

Staff recommends that an amendment to the Land Use Map is not necessary.



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

Case No. CZ-5-2025
Applicant: Shawna Moore
Parcel ID#: 00567
Location: 1271 Rocky Hill Lane
Request: Rezone from GB and PB(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the General Business Planning Areas. The proposed rezoning request **is consistent** and reasonable with the Lincolnton Land Use Plan in the following ways.

CONSISTENT:
•Work with the landlords of vacant and underutilized commercial buildings to develop strategies for adaptive reuse
•Continue to encourage the reuse of existing commercial zoned properties rather than the development of greenfields.

REASONABLE:
•In that the rezoning of a vacant building follows strategies from the Land Use Plan for adaptive reuse and to reduce commercial sprawl along our thoroughfares.

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

Case No. CZ-5-2025
Applicant: Shawna Moore
Parcel ID#: 00567
Location: 1271 Rocky Hill Lane
Request: Rezone from GB and PB(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the General Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. This use is not desirable in the area and, therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Planning Board Vote:
7-0 in favor of approving conditional rezoning

Planning Board recommends the following actions for approval:

- Approve the rezoning of the property from General Business to Planned Business(CD)
- Approve the statement of consistency and reasonableness for approval of the rezoning request

MOTIONS FOR PUBLIC HEARING

For approval of the request:

- Motion to approve as recommended by Planning Board

For denial of request:

- Deny the rezoning of the property from General Business to Planned Business(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request