Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-5-2026
E. Pine Street, PIDs 18122, 16081, 20472

Planning Board - May 19, 2026

City Council - June 4, 2026

Zoning

Existing: Planned Business

Proposed: Residential-8 Conditional District

Current Use

Dilapidated homes

Proposed Use

Three new duplexes on three newly created lots, with adjustments made to the lot sizes and widths.



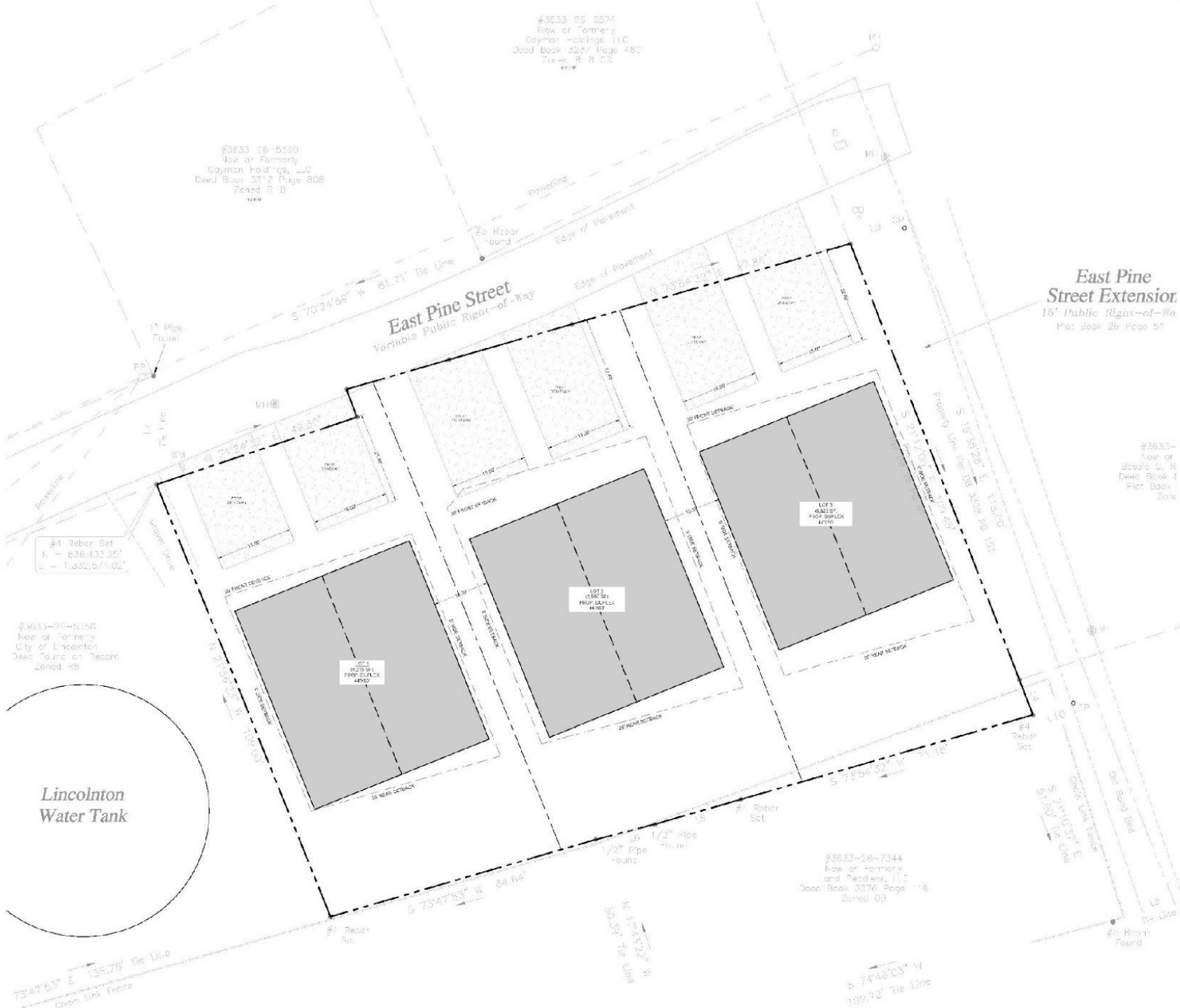


Issues with current Planned Business zoning:

- Business in a residential area
- There is a stream that would make it difficult to connect to land on N. Generals
- Not enough room for adequate business parking

Benefits of rezoning to a residential district:

- More in harmony with the neighborhood
- Less traffic impacts
- Better suited to the land



SITE DATA

TAX PARCEL ID:	18122, 16081, 20472
ADDRESS:	1210, 1216, 1220 E PINE ST, LINCOLNTON, NC
SITE AREA :	19,827 SF
EXISTING ZONING:	P-B
EXISTING USE:	RESIDENTIAL
PROPOSED ZONE:	R-8 (CD)
PROPOSED USE:	RESIDENTIAL

DEVELOPMENT STANDARDS

PROPOSED DWELLING UNITS:	6
PROPOSED SETBACKS:	
FRONT YARD SETBACK:	30'
SIDE YARD SETBACKS:	5'
REAR YARD SETBACK:	25'
MIN. LOT SIZE:	6,000 SF
MIN. LOT WIDTH:	55'
MAX. BLDG HEIGHT:	35'
PARKING :	2 SPACES/DU MIN.

4. SITE PLAN CONFORMANCE: ALL BUILDINGS, DRIVEWAYS, PARKING AREAS, SETBACKS, AND IMPROVEMENTS SHALL BE CONSTRUCTED SUBSTANTIALLY IN ACCORD WITH THE APPROVED SITE PLAN, BUT MAY BE MADE ONLY AS REQUIRED APPROVAL OF AN AMENDED SITE PLAN AND/OR MODIFICATION OF CONDITIONS BY THE CITY COUNCIL OR PLANNING DIRECTOR AS APPLICABLE PER THE UNIFIED DEVELOPMENT ORDINANCE.

5. PARKING AT ADDRESS "DEFERRED" PARKING SHALL BE PROVIDED AT A MINIMUM OF 2 SPACES PER DWELLING UNIT. ALL PARKING AND DRIVEWAYS SHALL BE PAVED AND LOCATED AS GENERALLY SHOWN. SHARED OR INDIVIDUAL DRIVEWAYS SHALL COMPLY WITH APPLICABLE ACCESS STANDARDS.

6. BUFFERING AND SCREENING: NO ADDITIONAL BUFFERING OR SCREENING IS REQUIRED BEYOND STANDARD RESIDENTIAL REQUIREMENTS UNLESS OTHERWISE CONDITIONED. EXISTING VEGETATION SHALL BE PRESERVED IN ITS FEASIBLE.

7. UTILITIES AND INFRASTRUCTURE: ALL DEVELOPMENT SHALL CONNECT TO PUBLIC WATER AND SEWER. ANY REQUIRED EASEMENTS, STORMWATER MANAGEMENT IMPROVEMENTS SHALL BE INSTALLED PER CITY STANDARDS AND SHOWN ON CONSTRUCTION DRAWINGS.

8. BINDING EFFECT: THESE CONDITIONS RUN WITH THE LAND AND ARE BINDING ON THE DEVELOPER AND ANY FUTURE OWNERS, HEIRS, OR SUCCESSORS. THE APPROVED SITE PLAN IS INCORPORATED BY REFERENCE AS A CONDITION OF THE REZONING.

SITE NOTES

1. SEE SURVEY FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINER PROPERTIES, ZONING AND USE.

PROJECT
E PINE ST RESIDENCES

1210, 1216+ 1220 E PINE ST
LINCOLNTON, NC

PROJECT NUMBER
25002

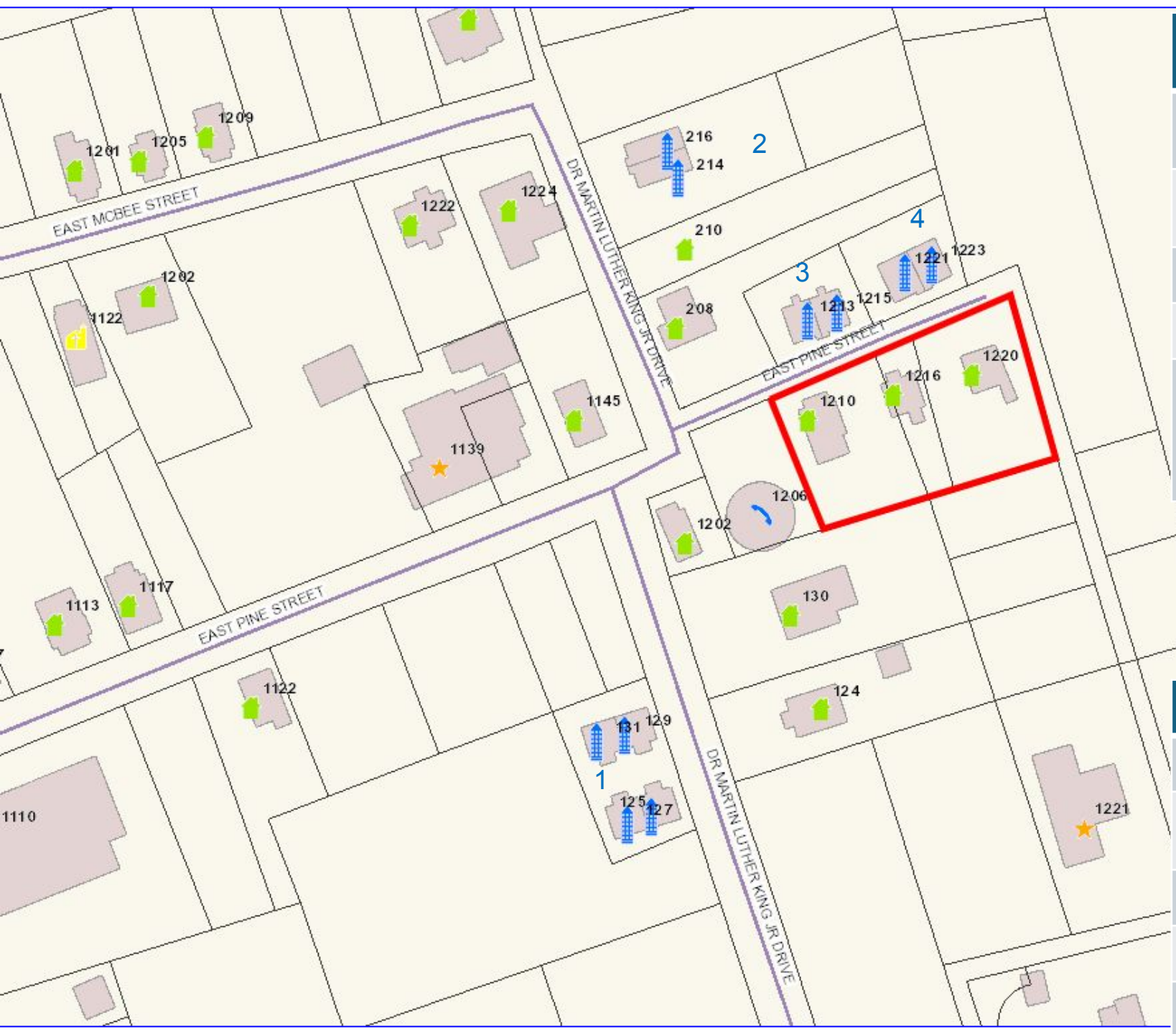
DATE
04.03.2026

SUBMITTAL
REZONING

REVISIONS

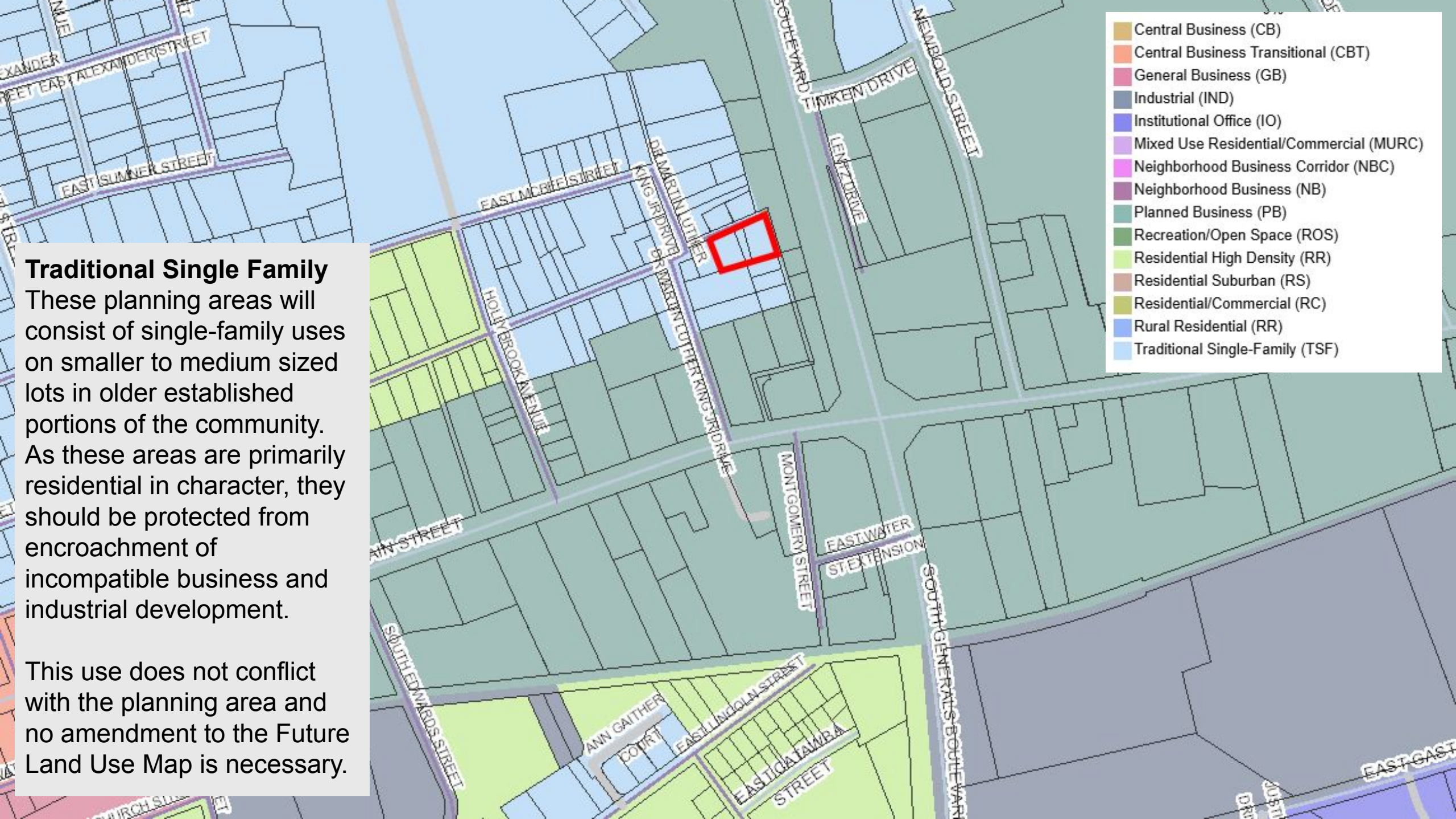
NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: CBW
DRAWN BY: CBW
CHECKED BY: CBW



	R-8 Requirements	Subject Properties
Lot widths	70’ for single family 80’ for two family	56’, 59’ and 56’
Front Setback	30’ from Street ROW	30’
Side Setback	10’	5’
Rear Setback	25’	25’
Lot Size	6000 SF for single family 12,000 SF for two family	6,215, 6,990, and 6,622

Lot size comparison	Lot Size in SF
Subject Properties	6,000 plus for each lot
Lot 1	9365.4 (4682.7 per duplex)
Lot 2	13,372.9
Lot 3	5488.6
Lot 4	6054.84



Traditional Single Family
These planning areas will consist of single-family uses on smaller to medium sized lots in older established portions of the community. As these areas are primarily residential in character, they should be protected from encroachment of incompatible business and industrial development.

This use does not conflict with the planning area and no amendment to the Future Land Use Map is necessary.

Conditions of Approval

City Planning:

1. The approval is site plan specific; any changes that do not meet the minor modification requirements would need to be approved by the City Council.
2. Will need to submit preliminary plat for approval. Lots will need to be recorded and shown on GIS prior to the issuance of zoning permits.

Lincoln County Erosion Control – Danielle Rudisill

1. Project is residential: Submit a single lot land disturbance permit for review and approval.

City Water Resources- Todd Elmore

1. Water and sewer utilities are accessible; however, existing taps are decommissioned, and payment for new connections is required.

City Public Services – Nathan Eurey/Brad Gates

1. Driveway permits required

2.No less than 15’ culverts under the driveway with a ditch or pipe, the ditch line with a catch basin every 50’ (no grates)

NOTE: Conditional zoning has a 5-year expiration date 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.

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

Case No. CZ-5-2026
Applicant: Adam Baranski
Parcel IDs: 18122, 16081, 20472
Location: E. Pine Street
Request: Rezone from PB to R-8(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Traditional Single Family Planning Areas and is consistent with the Land Use Plan

The rezoning is reasonable and **consistent** because:

1. To ensure that Lincolnton is a city comprised of well-planned, safe, residential development that offers housing choices that retain their value, and serve as a stimulus for further development.
2. Fulfilling the Plan's goal of increasing housing diversity and promoting infill development.

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

Case No. CZ-5-2026
Applicant: Adam Baranski
Parcel IDs: 18122, 16081, 20472
Location: E. Pine Street
Request: Rezone from PB to R-8(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Traditional Single Family Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. This area is planned for future commercial development and should be reserved for that purpose. Therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Staff recommends the following actions for approval:

- Approve the rezoning of the property from Planned Business to Residential 8(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 Staff

For denial of request:

- Deny the rezoning of the property from Planned Business to Residential 8(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request