Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-6-2026
1904 East Main Street, PIDs 22484 and 87361

Planning Board – June 16, 2026

City Council – June 25, 2026

Zoning

Existing: Planned Business Conditional Use(PB-CU)
Proposed: Planned Business Conditional District PB(CD)

Current Use

Fast Food Restaurant

Proposed Use

Fast Food Restaurant with amended site plan to restructure the parking lot to accommodate a dual-lane drive-thru



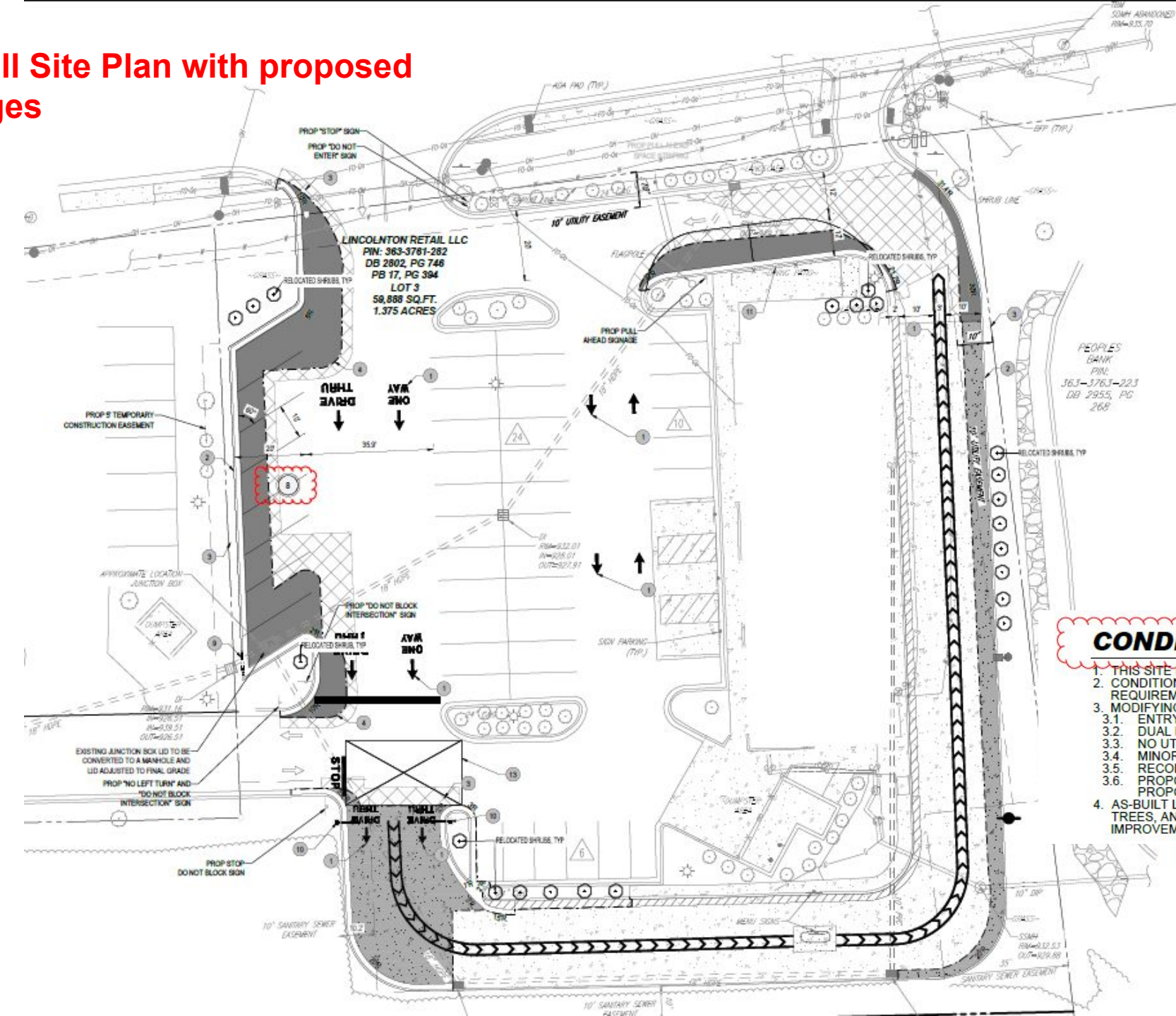

STANFORD ROAD
HUBBARD STREET
BENFIELD STREET
EAST MAIN STREET
S US 321 HWY
N US 321 HWY
EAST MAIN STREET
EASTGASTON STREET EXTENSION




NEW !
JALAPENO
RANCH CLUB


59266
EAST MAIN STREET
EAST MAIN STREET
91738
22484
22485
22487
01307
73935

Overall Site Plan with proposed changes



LEGEND

PROPOSED

- CONCRETE CURB & GUTTER
- PROP SAWCUT
- LIMITS OF WORK (LOW)
- LIMIT OF DISTURBANCE (LOD)
- PAVEMENT & ADA STRIPING
- CONCRETE PAVEMENT - DRIVE THRU
- TYPICAL MEDIUM DUTY ASPHALT PAVEMENT SECTION
- 1" MILL & OVERLAY

CONDITIONAL ZONING NOTES:

1. THIS SITE PLAN UTILIZES THE 10/70 WSW OPTION.
2. CONDITIONAL ZONING APPLICATION REQUESTING RELIEF FROM MINIMUM PARKING REQUIREMENTS FROM 67 SPACES DOWN TO 50.
3. MODIFYING EXTERIOR OF THE SITE. PROPOSED IMPROVEMENTS INCLUDE:
   - 3.1. ENTRY DRIVE AISLE WIDENING
   - 3.2. DUAL LAN DIRVE-THRU EXTENSION FROM ORDER POINT TO PICKUP
   - 3.3. NO UTILITY IMPROVEMENTS
   - 3.4. MINOR GRADING/DRAINAGE IMPROVEMENTS TO THE NE CORNER OF THE SITE
   - 3.5. RECOMBINATION PLAN TO REDUCE PERCENT IMPERIOUS AREA
   - 3.6. PROPOSED RELOCATION OF EXISTING VEGETATION IN CONFLICT WITH PROPOSED SITE IMPROVEMENTS
4. AS-BUILT LANDSCAPING PLANS SHOWING THE NUMBER OF LARGE TREES, SMALL TREES, AND SHRUBS WILL BE REQUIRED UPON COMPLETION OF SITE IMPROVEMENTS

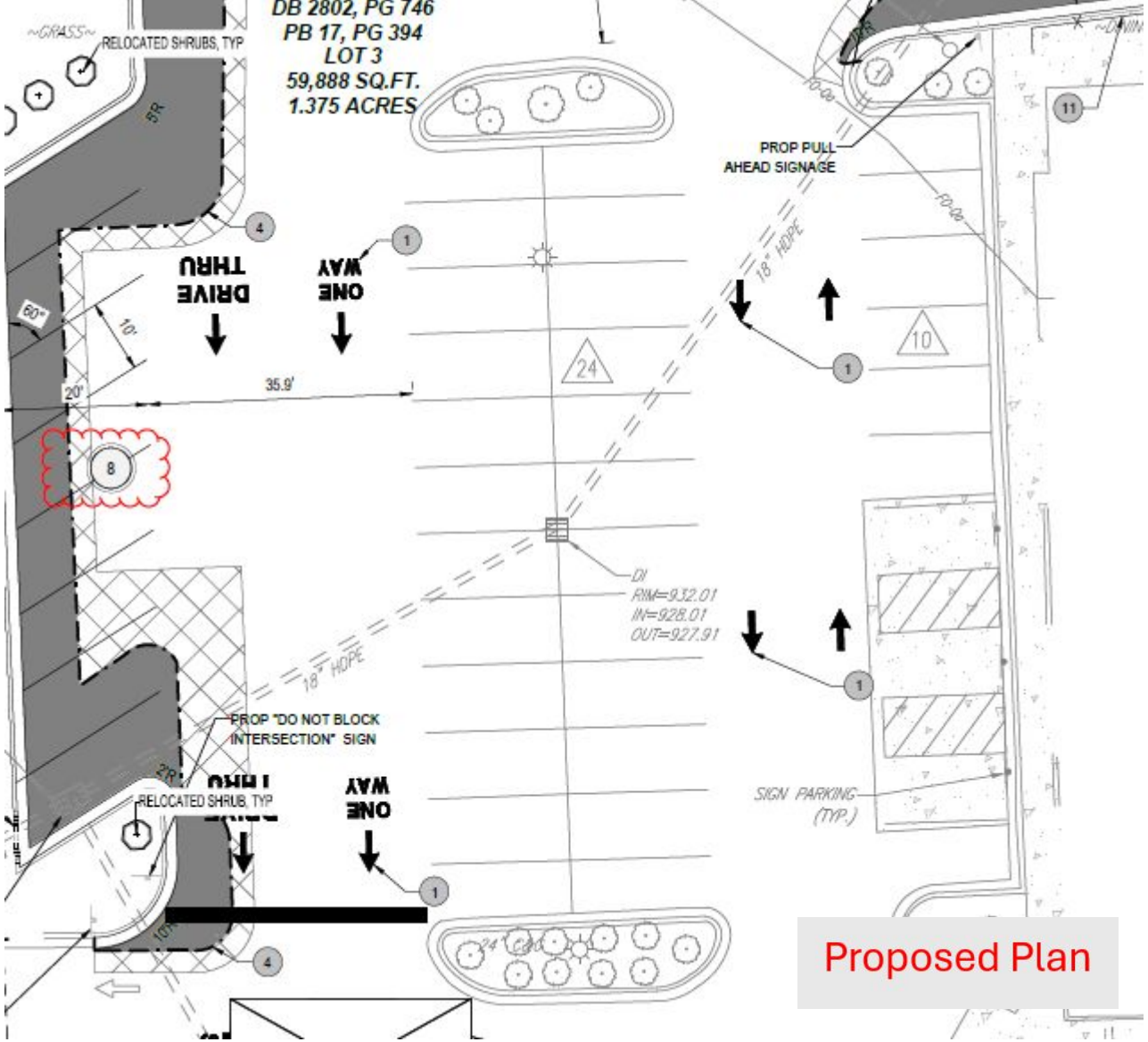


Current Conditions

- Chick-fil-A currently has 52 parking spaces. This plan proposes reducing the number of parking spaces to 48 and adding two pull-through spaces. As part of this request, they are seeking approval to reduce the total number of required parking spaces.



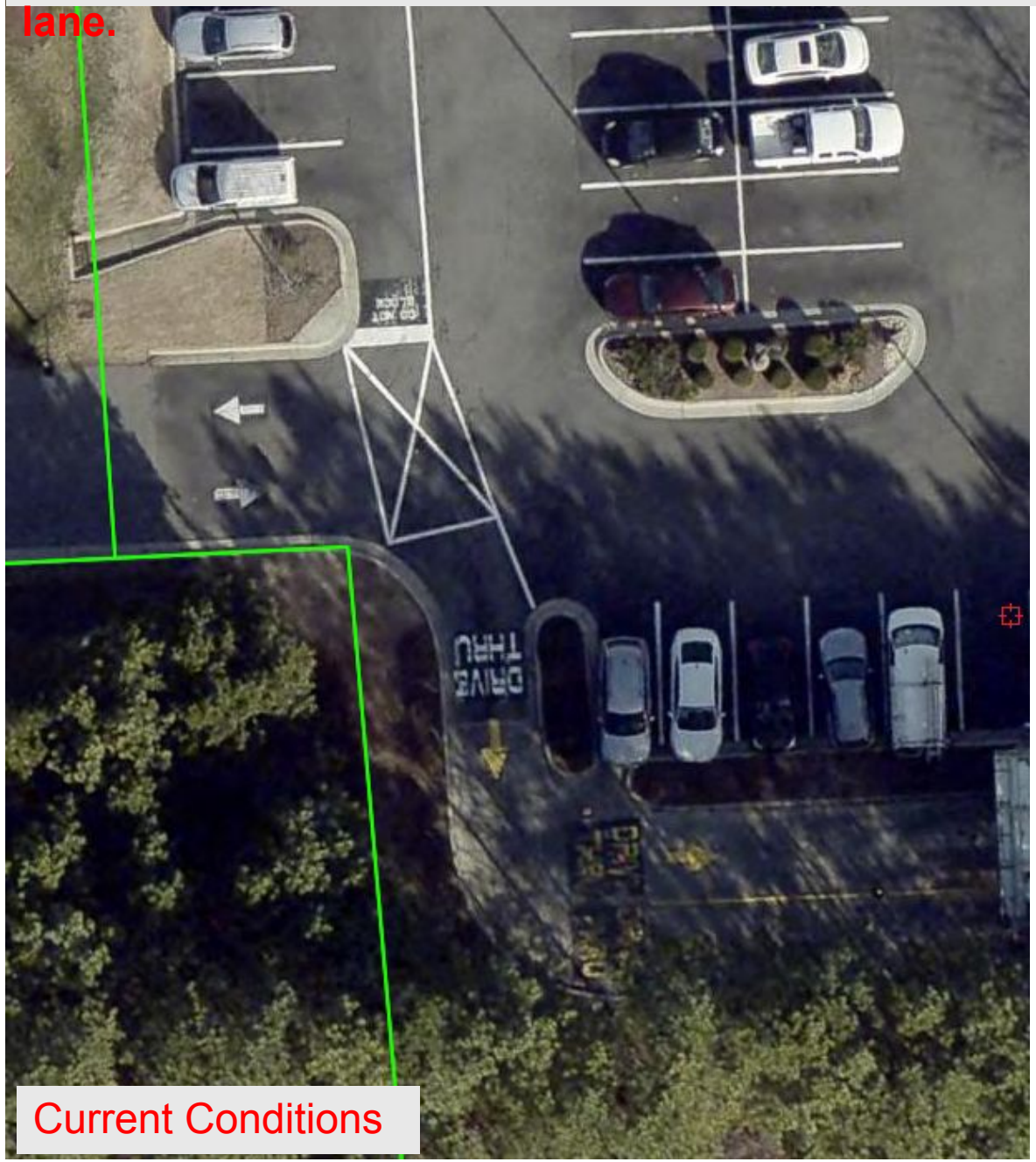
Current Conditions



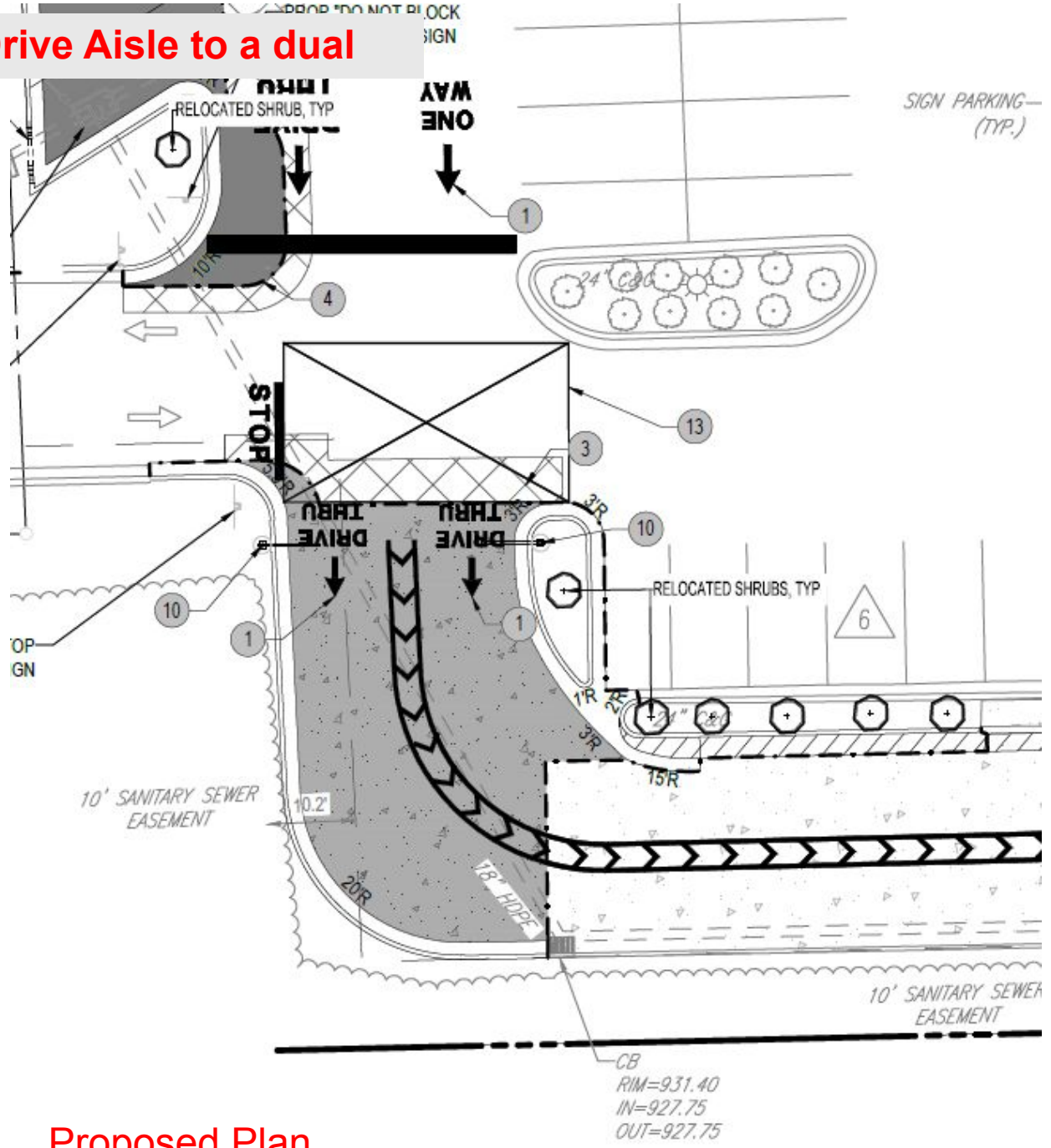
Proposed Plan

As part of the proposal, the plan is to convert 11 perpendicular parking spaces along the west property boundary into 8 angled spaces. This change will create a wider aisle for better accessibility. Initially, the proposal included 9 spaces, but the North Carolina Department of Transportation (NCDOT) requested removing one parking space closest to East Main Street to enhance safety.

Changes to the Drive-Thru Entrance: Widening Entry Drive Aisle to a dual lane.



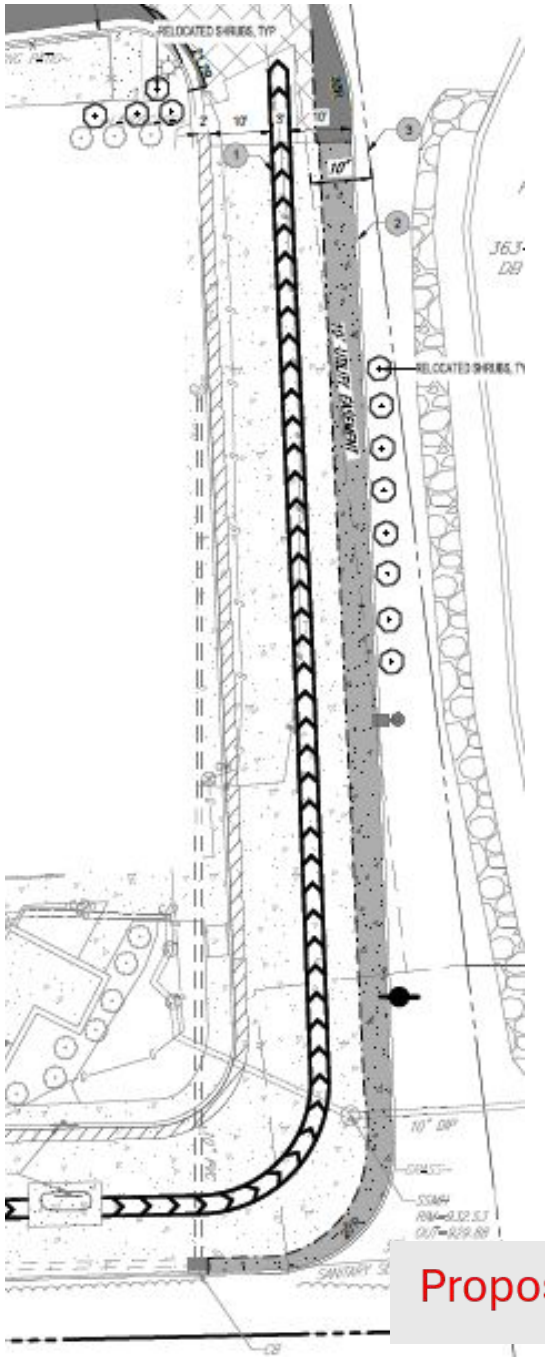
Current Conditions



Proposed Plan

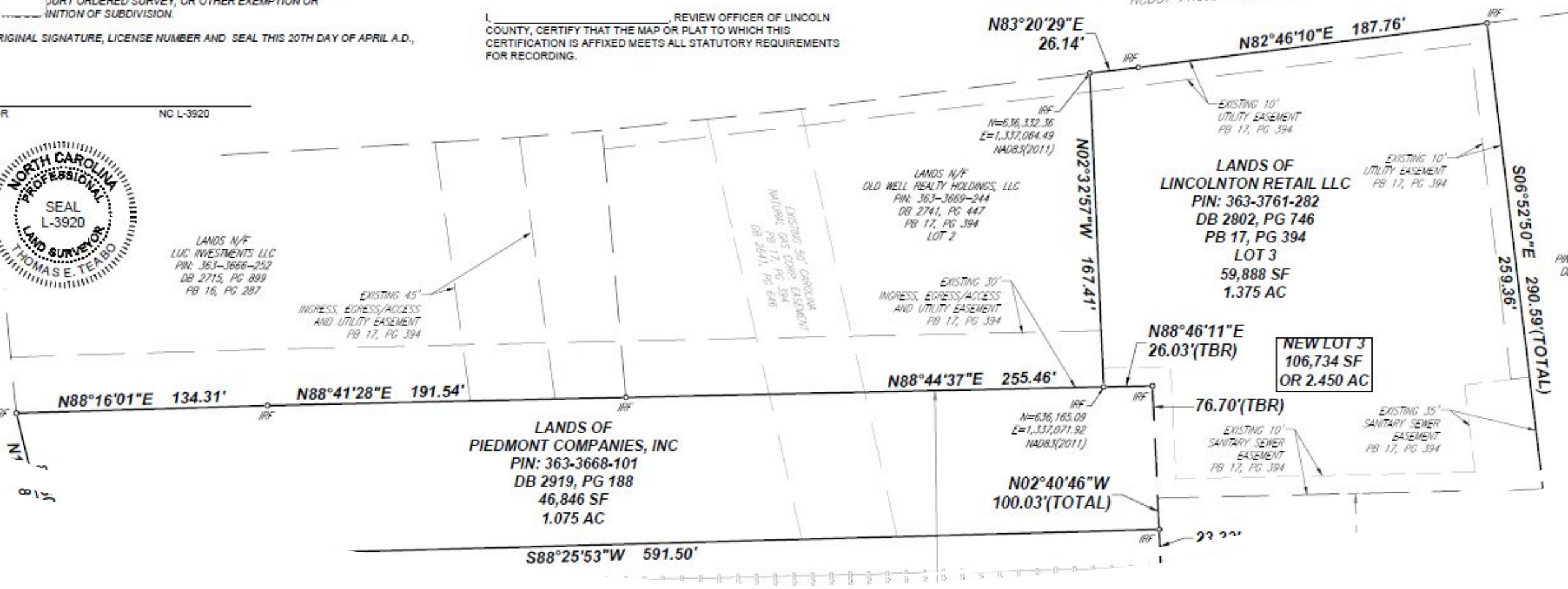


Current Conditions



Proposed Plan

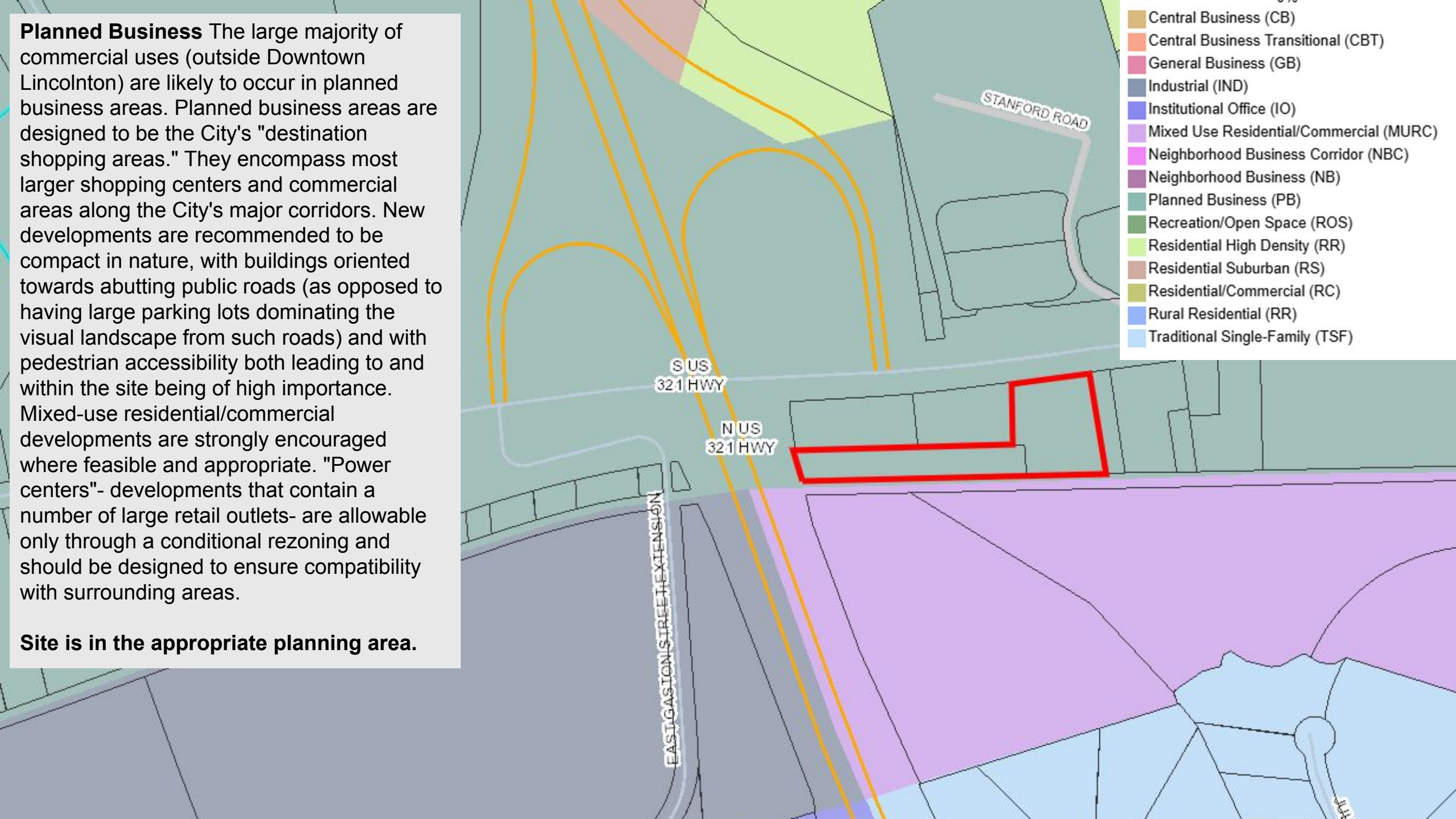
Dual Lane Drive-Thru Extension from the Order Point to Pick-Up
Currently, drivers merge into one lane after passing the order point. This plan proposes extending the concrete area eastward and using the existing striped zone to create a second lane.

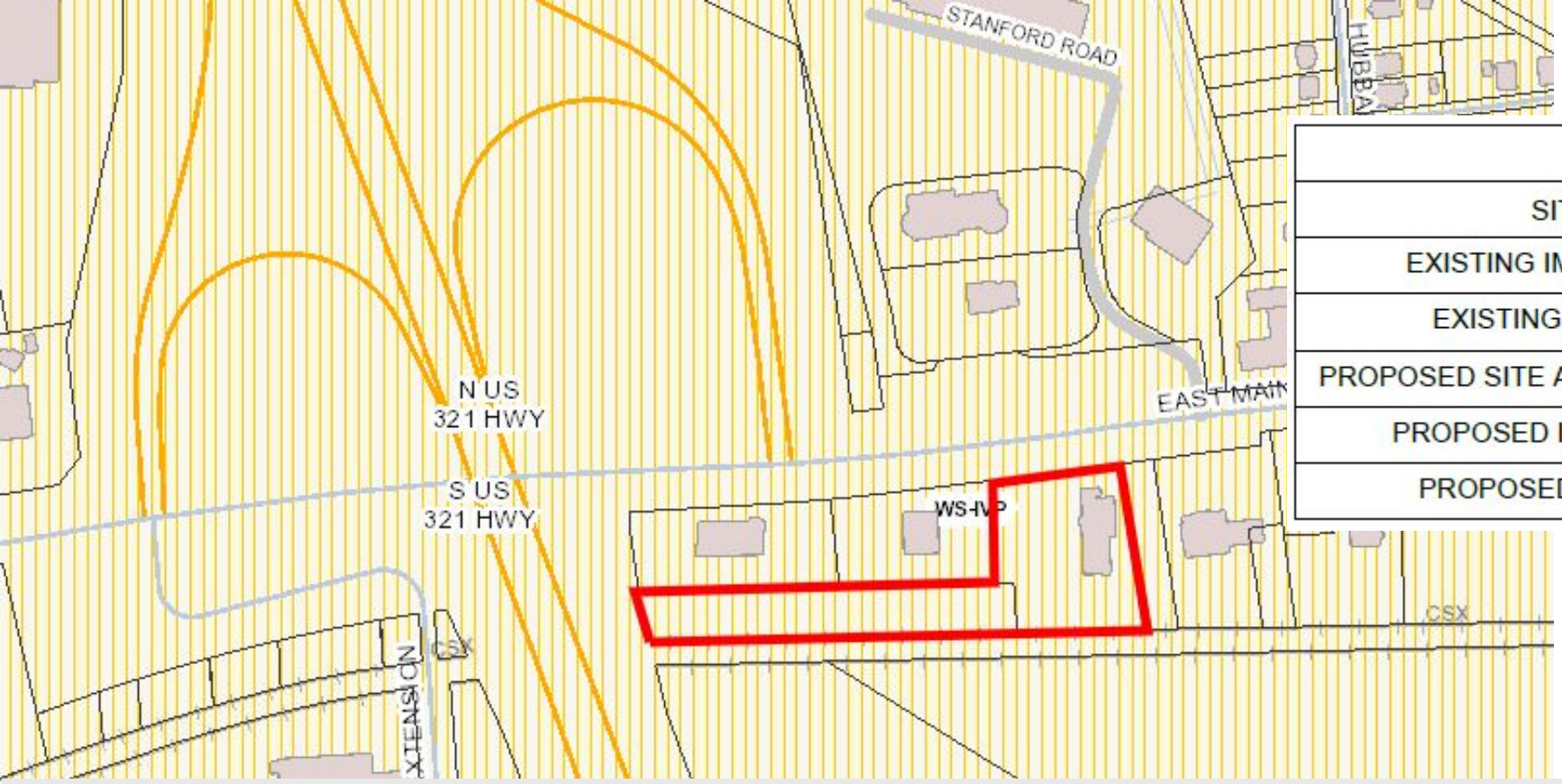


- Plat with proposed new lot lines
- This recombination will enable CFA to reduce its impervious area

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. New developments are recommended to be compact in nature, with buildings oriented towards abutting public roads (as opposed to having large parking lots dominating the visual landscape from such roads) and with pedestrian accessibility both leading to and within the site being of high importance. Mixed-use residential/commercial developments are strongly encouraged where feasible and appropriate. "Power centers"- developments that contain a number of large retail outlets- are allowable only through a conditional rezoning and should be designed to ensure compatibility with surrounding areas.

Site is in the appropriate planning area.





Watershed Water Supply

IMPERVIOUS AREA TABLE	
SITE AREA	1.375 AC
EXISTING IMPERVIOUS AREA	0.93 AC
EXISTING IMPERVIOUS %	67.6%
PROPOSED SITE AREA (RECOMBINATION)	2.45 AC
PROPOSED IMPERVIOUS AREA	0.99 AC
PROPOSED % IMPERVIOUS	40.4%

This plan utilizes the 10/70 option.

Ordinance Requirements:

3. *10/70 option*. Outside of WS-I Watersheds and the Critical Areas of WS-II, WS-III, and WS-IV watersheds, local governments may regulate new development under the "10/70 option" in accordance with the following requirements:

A. A maximum of 10% of the land area of a water supply watershed outside of the Critical Area and within a local government's planning jurisdiction may be developed with new development projects and expansions of existing development of up to 70% built-upon area.

B. In water supply watersheds classified on or before August 3, 1992, the beginning amount of acreage available under this option shall be based on a local government's jurisdiction as delineated on July 1, 1993. In water supply watersheds classified after August 3, 1992, the beginning amount of acreage available under this option shall be based on a local government's jurisdiction as delineated on the date the water supply watershed classification became effective. The acreage within the Critical Area shall not be counted towards the allowable 10/70 option acreage;

C. Projects that are covered under the 10/70 option shall comply with the low-density requirements set forth in division (D)(3)(c) above unless the local government allows high-density development, in which case the local government may require these projects to comply with the high-density requirements set forth in division (D)(3)(d) above;

D. The maximum built-upon area allowed on any given new development project shall be 70%;

Conditions of Approval

City Planning:

- Will need as-built landscaping plans showing the number of large trees, small trees, and shrubs
- The recombination plat must be recorded and mapped before any permits can be issued.
- All local, state, and federal regulations, including applicable environmental and health requirements, are fully complied with in the conduct of this operation or development.

Public Works - Brad Gates:

- At the northwest corner where the curb meets the sidewalk, there is a 1-2” lip around the curb that causes shallow standing water to accumulate during rain. This issue needs to be addressed to prevent the standing water.

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

Case No. CZ-6-2026
Applicant: CFA Lincolnton
Parcel ID#: 22484 and 87361
Location: 1904 East Main Street
Request: Rezone from PB-CU to PB (CD)

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 aligns with the goals set forth in the Planned Business Planning Area and the overall Land Use Plan. The proposed plan meets the Land Use objectives by providing off-street parking that enhances both vehicular and pedestrian safety while remaining user-friendly. Additionally, the City of Lincolnton Land Use Plan encourages the retention, modernization, and growth of existing businesses. By restructuring an established commercial site, we can help keep the city economically competitive. Furthermore, the rezoning is reasonable because it enhances the efficiency and accessibility of an existing business for the community. 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-6-2026
Applicant: CFA Lincolnton
Parcel ID#: 22484 and 87361
Location: 1904 East Main Street
Request: Rezone from PB-CU to PB (CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. However, the reduced parking does not meet the ordinance requirements.

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

If the Planning Board approves the request, the following need to be included in the motion:

- Approve the rezoning of the property from Planned Business Conditional Use to Planned Business Conditional District – PB(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 with Staff recommendations

For denial of request:

- Deny the rezoning of the property from Planned Business Conditional Use to Planned Business Conditional District – PB(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request