Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-4-2026
Jackson Drive, PIDs 01315, 75486, 857701

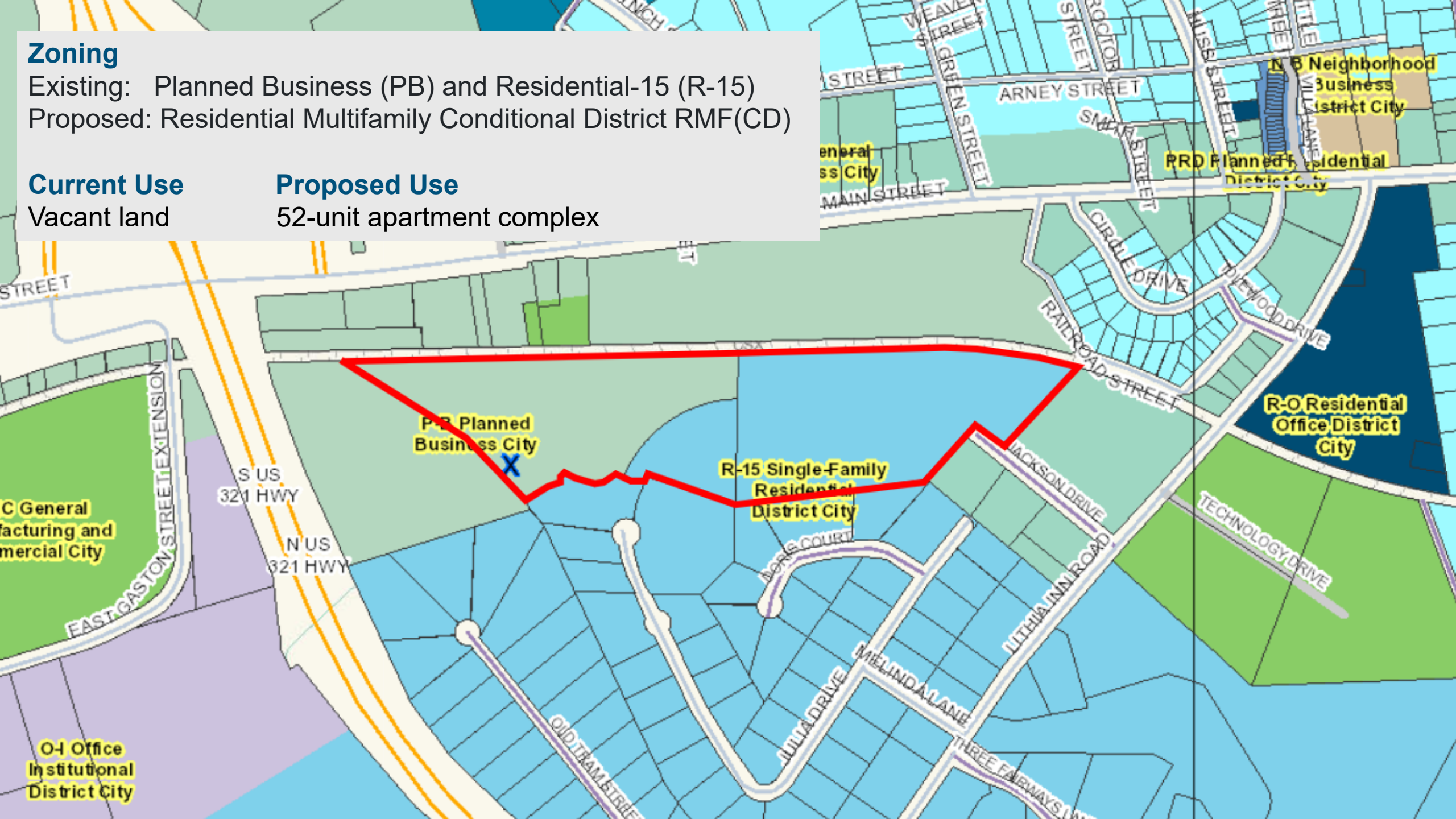
Planning Board – April 21, 2026

City Council – May 7, 2026

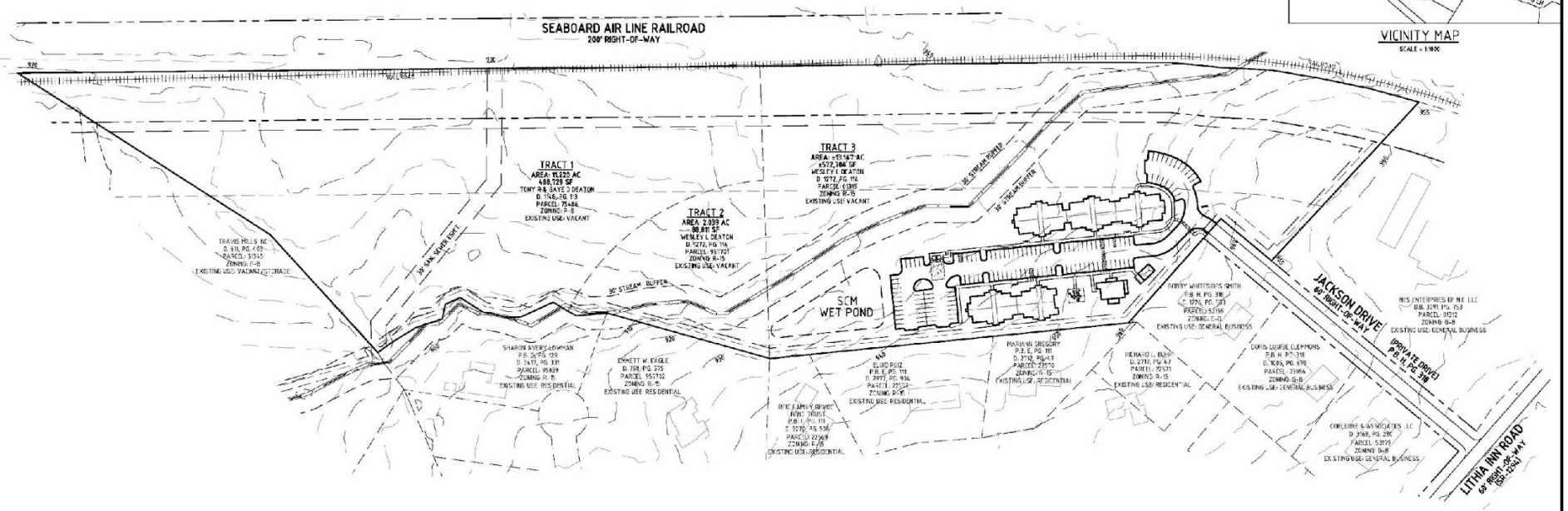
Zoning

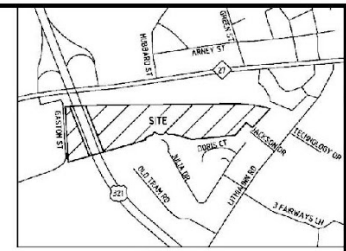
Existing: Planned Business (PB) and Residential-15 (R-15)
Proposed: Residential Multifamily Conditional District RMF(CD)

Current Use	Proposed Use
Vacant land	52-unit apartment complex




Click to begin
EAST MAIN STREET
FALFORD STREET
CIRCLEWOOD DRIVE
S US 321 HWY
N US 321 HWY
DORIS COURT
JACKSON DRIVE
LITHIA SPRINGS ROAD
TECHNOLOGY DRIVE
MELINDA LANE
THREE FAIRWAYS





VICINITY MAP
SCALE = 1"=100'

PARKING DATA

REQ. NCHFA PARKING	92 (1.75 SP/PER UNIT)
REQ. CITY PARKING	
ONE BEDROOM: 4	6 (1.5 SP/BEDROOM)
TWO BEDROOM: 20	40 (2.0 SP/BEDROOM)
THREE BEDROOM: 28	84 (3.0 SP/BEDROOM)
TOTAL REQUIRED:	130
PARKING PROVIDED:	130
HANDICAP PARKING	
STANDARD:	2 SPACES
VAN ACCESSIBLE:	7 SPACES

SITE INFORMATION

COMBINED SITE	
TOTAL AREA:	26.406 ACRES
TRACT 1	
TOTAL AREA:	11.220 ACRES
OWNER:	TONY R & GAYE D DEATON
ADDRESS:	LITHIA INN RD
DEED:	D. 1148, PG. 113
PARCEL:	75486
ZONING:	P-B
EXISTING USE:	VACANT
TRACT 2	
TOTAL AREA:	2.039 ACRES
OWNER:	WESLEY L DEATON
ADDRESS:	JULIA DR
DEED:	D. 1272, PG. 114
PARCEL:	957701
ZONING:	P-B
EXISTING USE:	VACANT/STORAGE
TRACT 3	
TOTAL AREA:	13.147 ACRES
OWNER:	WESLEY L DEATON
ADDRESS:	JACKSON DR
DEED:	D. 1272, PG. 114
PARCEL:	01315
ZONING:	R-15
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL - MULTI FAMILY
UNITS	52
UNIT DENSITY	2.76 UNITS PER ACRE

GENERAL NOTES

1. BOUNDARY INFORMATION TAKEN FROM EXISTING DEEDS.
2. LOCATION AND TOPOGRAPHIC INFORMATION TAKEN FROM EXISTING NC LIDAR.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF LINCOLNTON, LINCOLN COUNTY, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS AS APPLICABLE.

GRAPHIC SCALE
0 50' 100' 200' 300' 400'
1" = 100'

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
431 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 31302 Charlotte, NC 28231-1302
Phone: 336-275-0431 Fax: 336-275-3178
Web: www.borum-wade.com
N.C. License #: C-0865

SEALS:

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PROJECT:

GRACELEIGH POINT
MULTIFAMILY APARTMENTS

SITE INFORMATION

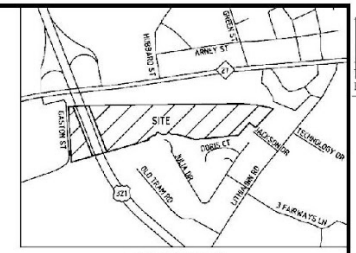
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OWNER/DEVELOPER:
WYN
FOR
5614 RIVE
JAMESTOWN,
CONTACT
PHONE: 33

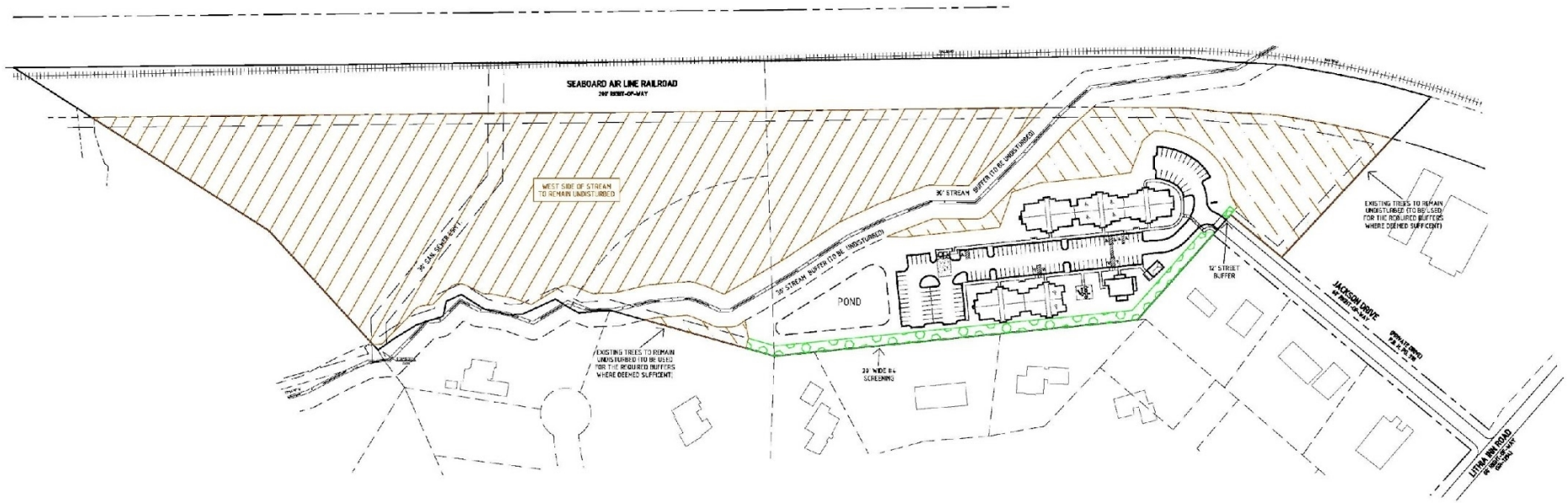
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PLAN SHEET NO.
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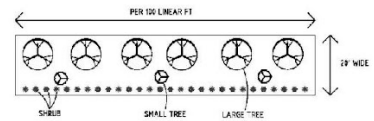
VICINITY MAP
SCALE = 1"=1000'



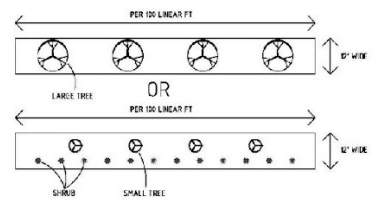
LANDSCAPING BUFFERS

	20' WIDE #4 BUFFER	12' WIDE STREET BUFFER
PER 100 LINEAR FT.	6 LARGE TREES 3 SMALL TREES 26 SHRUBS	4 LARGE TREES OR 6 SMALL TREES 12 SHRUBS

20' WIDE #4 BUFFER



12' WIDE STREET BUFFER



SITE INFORMATION

COMBINED SITE

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GRAPHIC SCALE

0 50' 100' 200' 300' 400'

1" = 100'

BWA Engineers Planners Surveyors
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621 Eugene Court, Suite 200, Greensboro, NC 27401-2713
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Web: www.borum-wade.com
N.C. License #: C-0468

STAMP:

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

PROJECT:

GRACELEIGH POINT
MULTIFAMILY APARTMENTS

JACKSON DRIVE
LINCOLNTON TOWNSHIP, LINCOLN COUNTY
LINCOLNTON, NORTH CAROLINA

OWNER/DEVELOPER:

WYNNEFIELD FORWARD
5614 RIVERDALE DRIVE
JAMESTOWN, NORTH CAROLINA
CONTACT: DAVIS RAY
PHONE: 336-625-7641

DRAWN BY: BLW

DATE: APRIL 13, 2026

REVISIONS:

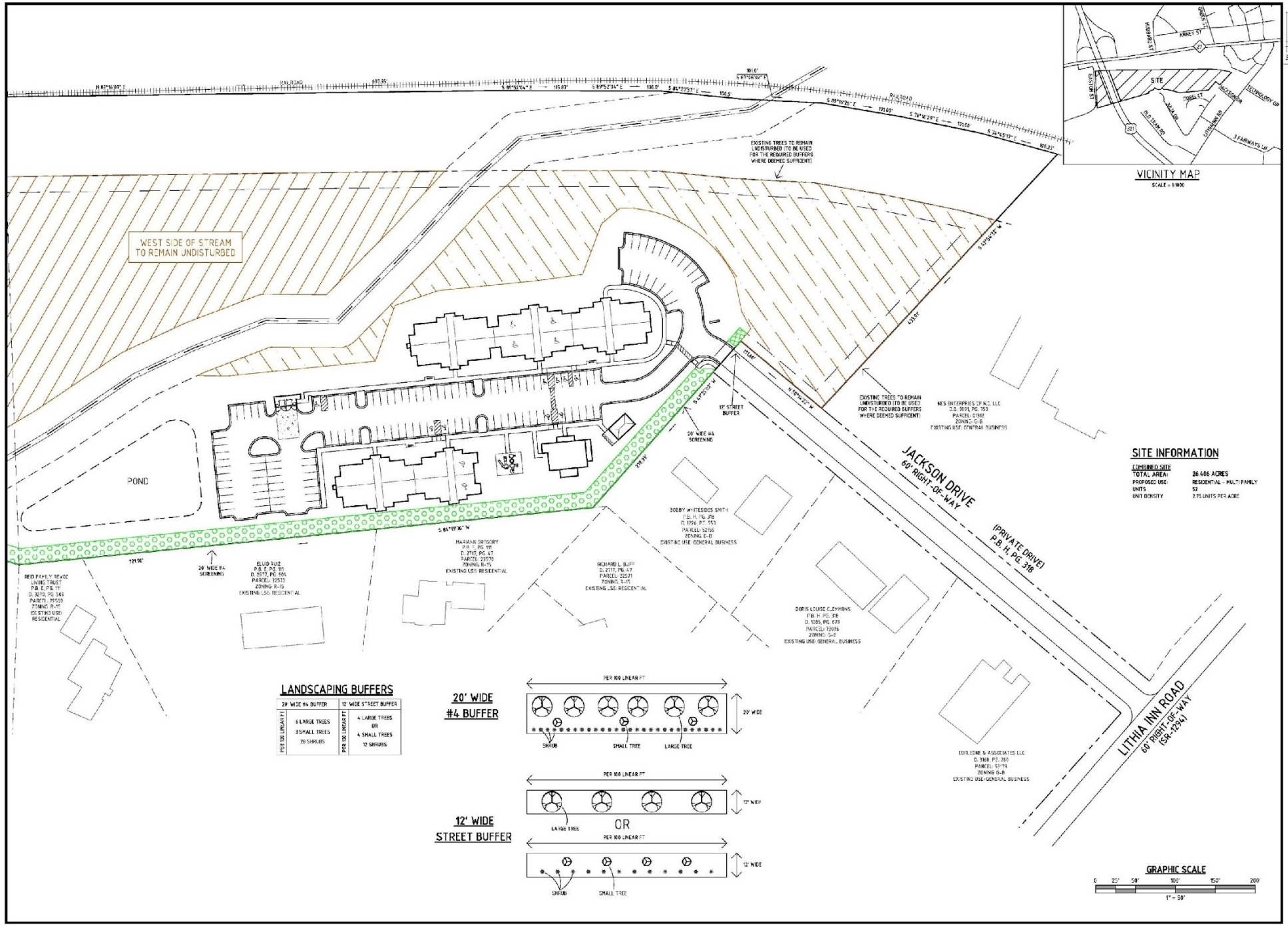
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CONCEPTUAL LANDSCAPING PLAN
OVERALL

FILE NO.: T:\Projects\Lincolnton-Township\L-Landscape\Plan

DRAWING SCALE: 1"=100'

PLAN SHEET NO.

L-1



BWA Engineers Planners Surveyors
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631 Eugene Court, Suite 100, Greensboro, NC 27401-2711
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Phone: 336-275-0671 Fax: 336-275-3719
Web: www.burum-wade.com
N.C. License #: C-0880

SEALS:

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PROJECT:

GRACELEIGH POINT MULTIFAMILY APARTMENTS

JACKSON DRIVE
LINCOLNTON TOWNSHIP, LINCOLN COUNTY
LINCOLNTON, NORTH CAROLINA

OWNER/DEVELOPER:

WYNNEFIELD FORWARD
5614 RIVERDALE DRIVE
JAMESTOWN, NORTH CAROLINA
CONTACT: DAVIS RAY
PHONE: 336-625-7647

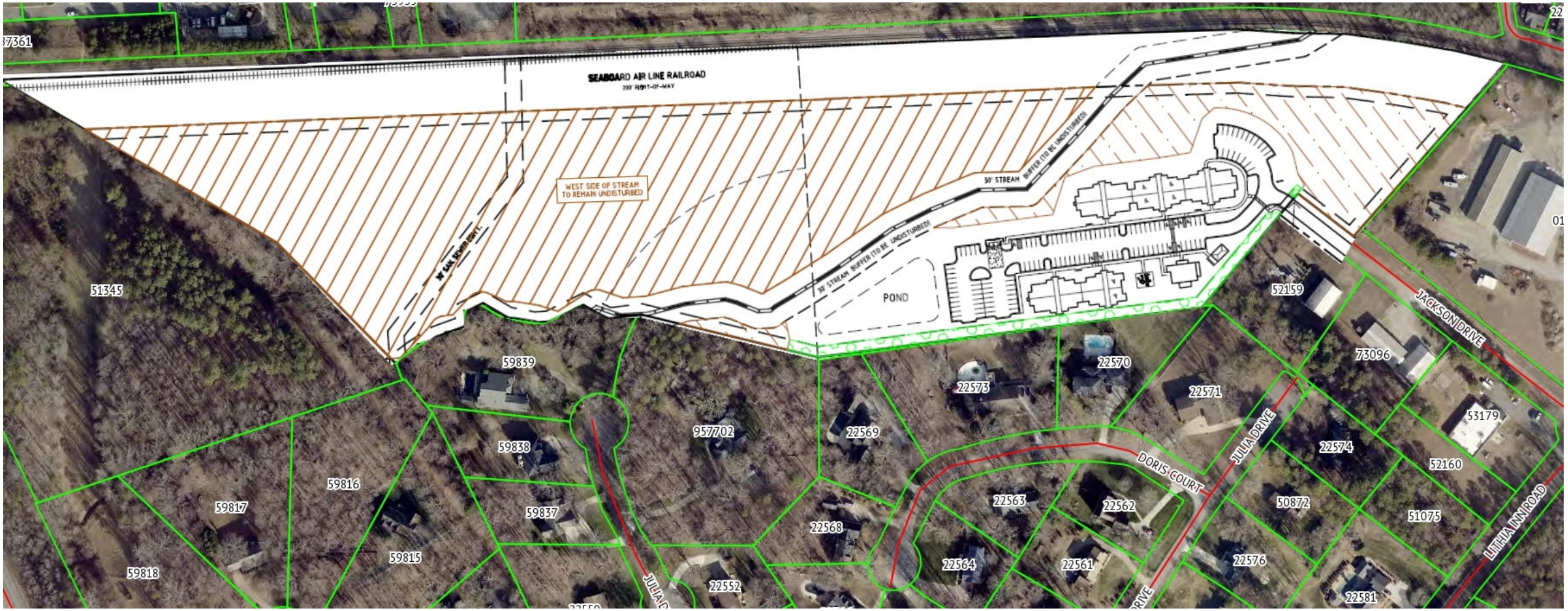
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REVISIONS:

SHEET TITLE:

CONCEPTUAL LANDSCAPING PLAN

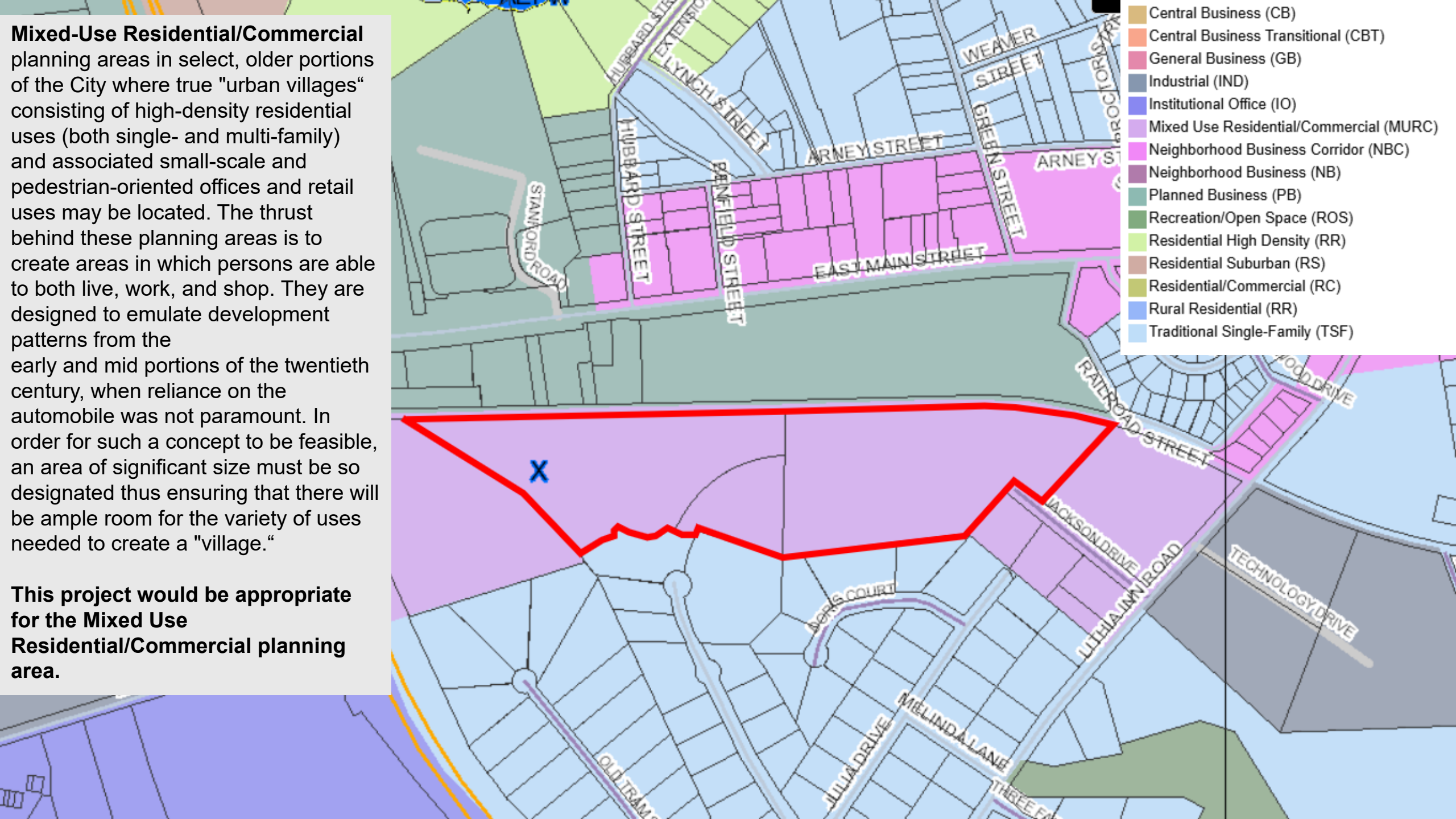
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PLAN SHEET NO.

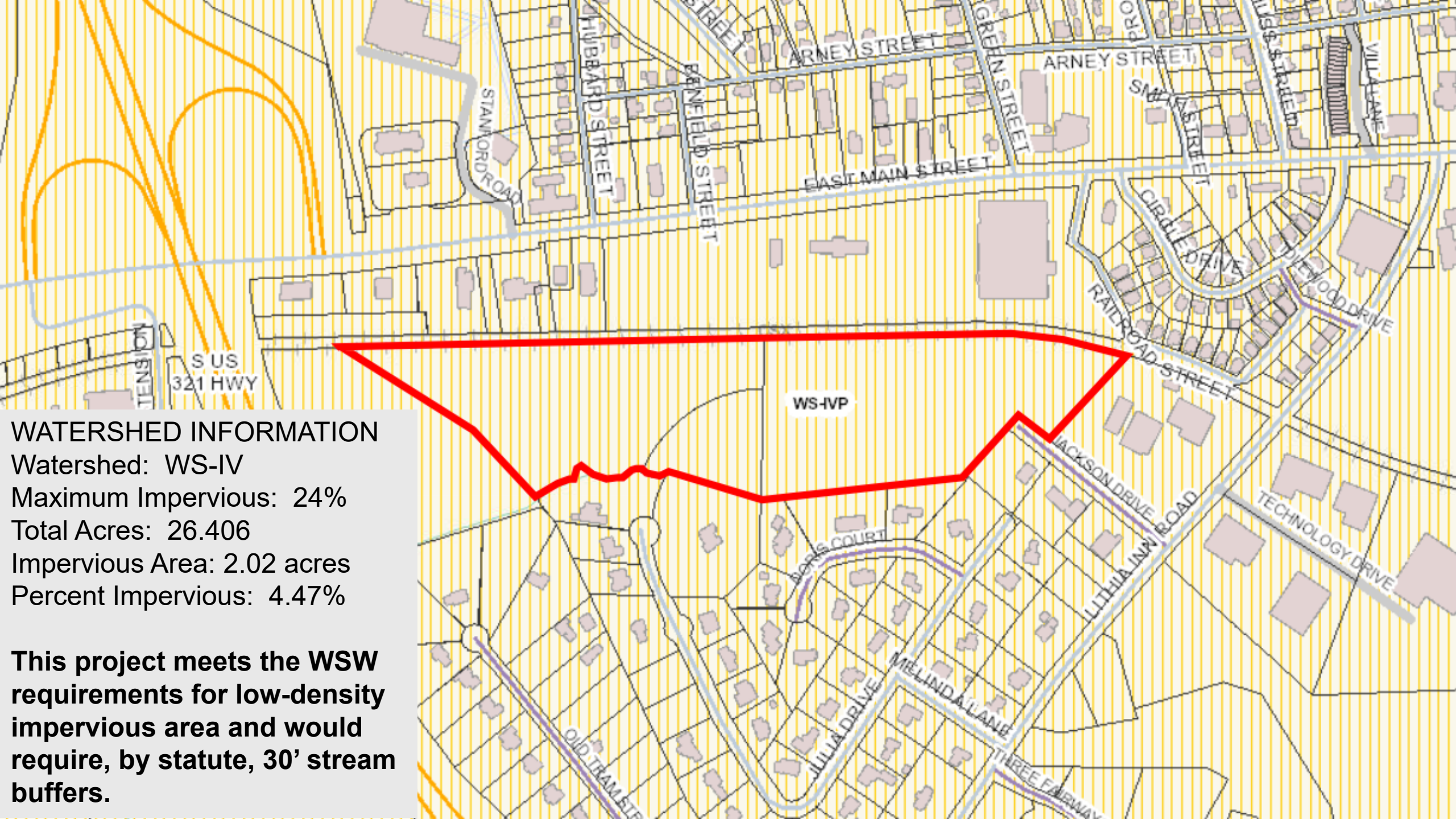
L-2


SEABOARD AIR LINE RAILROAD
200' RIGHT-OF-WAY
WEST SIDE OF STREAM TO REMAIN UNDISTURBED
30' STREAM BUFFER (TO BE UNDISTURBED)
30' STREAM BUFFER (TO BE UNDISTURBED)
POND
51345
59839
59838
59816
59817
59837
59815
59818
9577702
22569
22573
22570
22571
52159
73096
JACKSON DRIVE
53179
22574
52160
DORIS COURT
JULIA DRIVE
22563
22562
50872
22568
51075
LITHIA INN ROAD
22564
22561
22576
22552
22581

Mixed-Use Residential/Commercial planning areas in select, older portions of the City where true "urban villages“ consisting of high-density residential uses (both single- and multi-family) and associated small-scale and pedestrian-oriented offices and retail uses may be located. The thrust behind these planning areas is to create areas in which persons are able to both live, work, and shop. They are designed to emulate development patterns from the
early and mid portions of the twentieth century, when reliance on the automobile was not paramount. In order for such a concept to be feasible, an area of significant size must be so designated thus ensuring that there will be ample room for the variety of uses needed to create a "village.“

This project would be appropriate for the Mixed Use Residential/Commercial planning area.





WATERSHED INFORMATION
Watershed: WS-IV
Maximum Impervious: 24%
Total Acres: 26.406
Impervious Area: 2.02 acres
Percent Impervious: 4.47%

This project meets the WSW requirements for low-density impervious area and would require, by statute, 30' stream buffers.

Conditions of Approval

City Planning:

1. Buildings cannot exceed 40'; if they are taller than 40', you need to request relief from the ordinance requirements as part of your conditional zoning.
2. Legal documentation would need to be submitted showing the parcels have legal access to Jackson Drive prior to any permits being issued for these parcels.
3. The interior street and Jackson Drive would need to meet all NCDOT standards and Fire code regulations.
4. Screening is required on all project boundaries. Suggest not clear-cutting in the 20' buffer area. Existing trees can count towards screening requirements. Any deficiencies can be supplemented with plantings to meet ordinance requirements. Additionally, will need a berm with plantings, or a tall privacy fence with plantings, to accommodate the topography and effectively screen from single-family residential.
5. Large trees required by ordinance for screening would be 15' tall at time of planting.

City Water Resources- Todd Elmore

1. Will require an 8" meter, 8" waterline for domestic.
2. The fire protection sprinkler line (6") requires a separate connection, must be metered, and requires a detection meter.
3. Inside lines will be privately owned and not maintained by the City of Lincolnton.
4. Recommend running the gravity sewer across the back of the property, behind KFC on the apartment side of the railroad tracks, or to the pump station to pump across Lithia Inn Rd. However, Lithia Inn will require a road bore.
5. See Gary Stevenson and David Ramsey's comments for more information regarding water.

City Public Works – Nathan Eurey

1. No solid waste collection service is provided by the City.
2. Sidewalks to conform to City standards, with no clean-outs or utility boxes located within the sidewalk.
3. The City will not be responsible for the maintenance of the wet pond.
4. Jackson Drive will need to be brought up to state road standards.
5. City will not accept Jackson Drive, nor the interior street of the project, as City Streets.

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.

Conditions of Approval

Lincolnton Fire Department - Gary Stevenson

1. Follow Appendix D
2. Need hydraulic calculations for water availability
3. Will require a fire protection sprinkler system. Separate lines are required for the fire protection sprinkler system and the domestic line
4. 8” line for hydrants if dead end, 6” if looped, can tap domestic lines on hydrant but not sprinkler line
5. Building construction plans shall include available water supply and hydrant proximity. The water supply shall be verified (operational) prior to beginning vertical construction. (Fire hydrants shall not exceed 400ft from any building). Water supply and hydrants shall comply with both the fire code and city ordinances.
6. Building construction plans shall reflect compliance with the current version of the North Carolina State Fire Code.
7. The fire protection sprinkler system/alarm system contractor shall submit plans to and obtain an installation permit from the City of Lincolnton Fire Marshal’s office prior to beginning work.

Lincoln County Erosion Control – Danielle Rudisill

1. An approved erosion control permit from Lincoln County is required prior to grading.

NCDOT District Engineer – Travis Jordan

1. NCDOT will not require any permits or improvements for this site.

Business Services Director – David Ramsey

1. Water will require a master meter for the apartment complex

For City Council: Are there any additions to the Conditions of Approval?

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

Case No. CZ-4-2026
Applicant: Workforce Solutions, LLC
Parcel IDs#: 01315, 75486 and 957701
Location: Jackson Drive
Request: Rezone from PB and R-15 to RMF(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential Commercial planning area. The proposed rezoning aligns with the Land Use Plan and is consistent and reasonable in the following reasons:

1. **It promotes a healthy mix of well-maintained rental units that accommodate individuals across various income brackets.**
2. **It provides diversity in both the density and types of rental properties, including apartment complexes, individual rental units, duplexes, and single-family homes.**

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

Case No. CZ-4-2026
Applicant: Workforce Solutions, LLC
Parcel IDs#: 01315, 75486 and 957701
Location: Jackson Drive
Request: Rezone from PB and R-15 to RMF(CD)

Proposed Consistency and Reasonableness Statement:
The Lincolnton Land Use Plan designates this property as part of the Mixed-Use Residential Commercial planning area. The proposed rezoning request mostly aligns with this planning area**; however, it does not guarantee that the property will be developed in a manner that harmonizes with adjacent uses and the overall character of the neighborhood, as outlined in the Land Use Plan**. Therefore, denying the proposed amendment is reasonable and serves the public interest.

Planning Board Vote
5-1 in favor of recommending denial of the rezoning

Planning Board Recommendation:

- Deny the rezoning of the property from Planned Business (PB) and Residential-15 (R-15) to Residential Multifamily RMF(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request

For approval of the request:

- Approve the rezoning of the property from Planned Business (PB) and Residential-15 (R-15) to Residential Multifamily RMF(CD)
- Approve the Statement of Consistency and Reasonableness for Approval of the rezoning request

For denial of the request:

- Deny the rezoning of the property from Planned Business (PB) and Residential-15 (R-15) to Residential Multifamily RMF(CD) as recommended by the Planning Board.