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



Duplexes on the left were built in 2022 and 2023 and were rezoned from Planned Business to R-8 and R-8(CD)









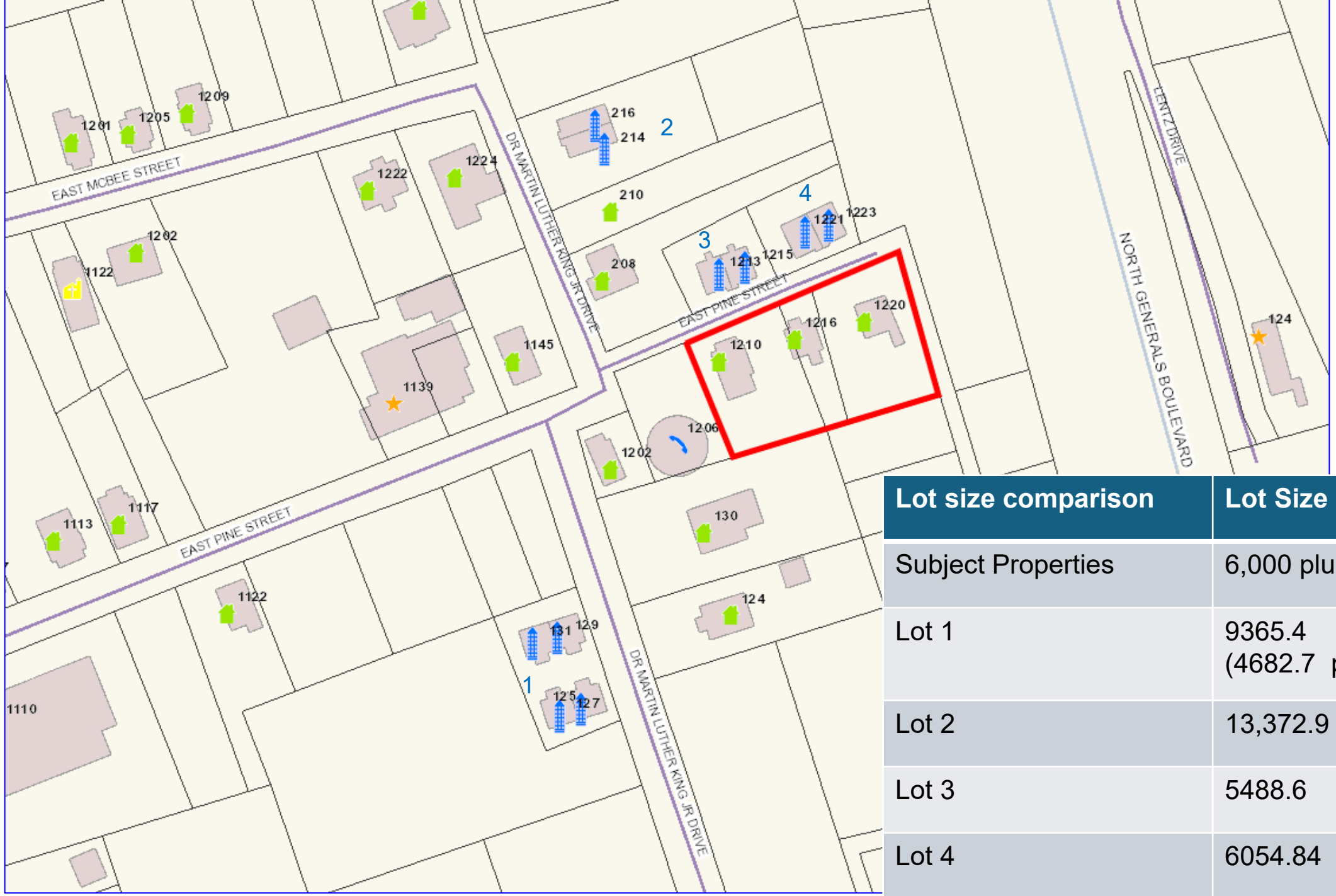
	R-8 Requirements	Subject Properties
Lot widths	70’ for single family 80’ for two family	56’, 59’ and 56’
Front Setback	30’ from Street ROW	30’
Side Setback	10’	5’
Rear Setback	25’	25’
Lot Size	6000 SF for single family 12,000 SF for two family	6,215, 6,990, and 6,622

SITE DATA

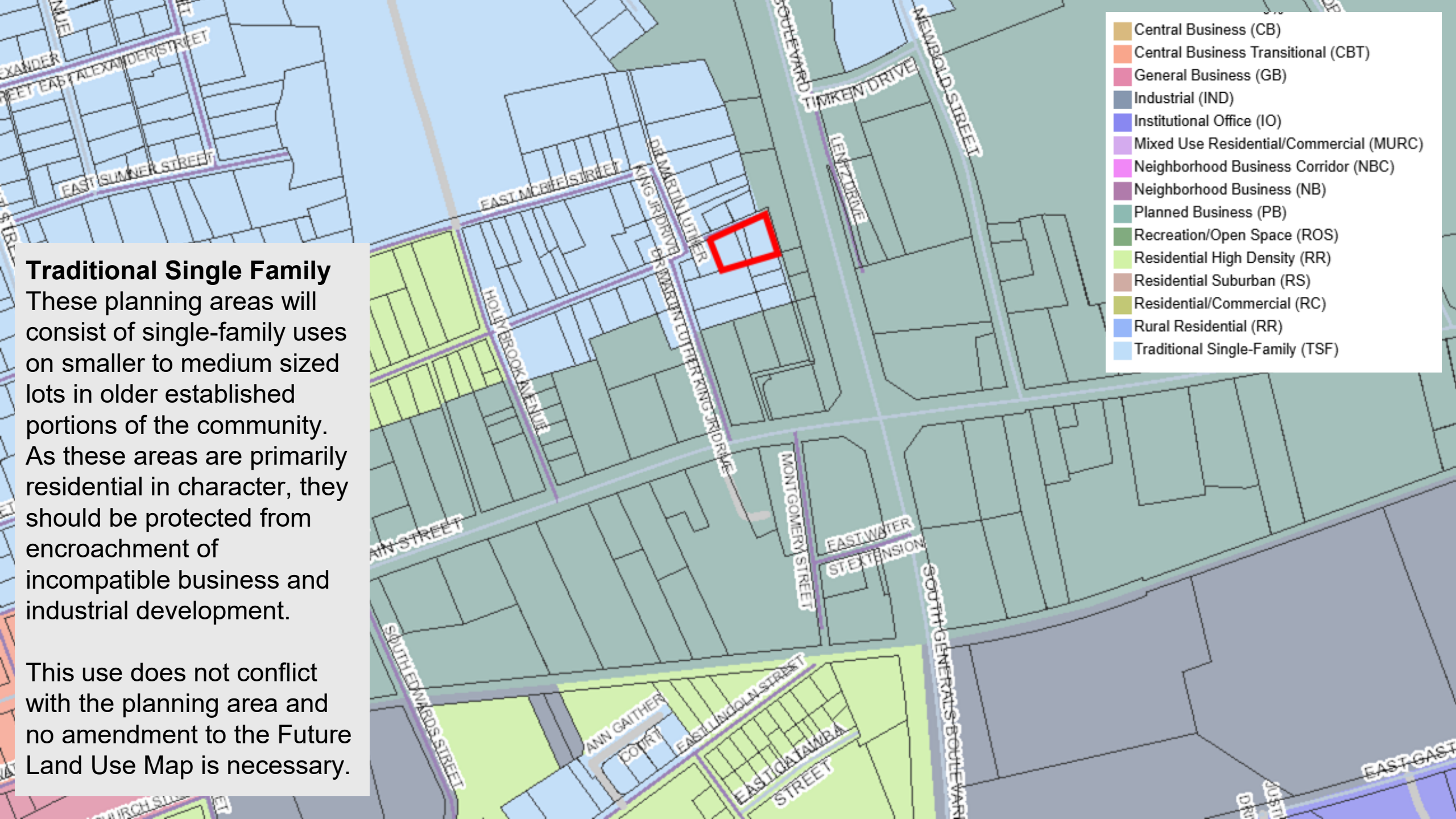
TAX PARCEL ID:	18122, 16081, 20472
ADDRESS:	1210, 1216, 1220 E PINE ST, LINCOLNTON, NC
SITE AREA :	19,827 SF
EXISTING ZONING:	P-B
EXISTING USE:	RESIDENTIAL
PROPOSED ZONE:	R-8 (CD)
PROPOSED USE:	RESIDENTIAL

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.



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. Any required utility connections, meters, and/or upgrades will be determined by the Water Resources Director and the Electric Utility Director. Any associated fees will be the responsibility of the developer.

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)

City Electric – Brent Turner

1. Contact the city electric prior to the start of construction.
2. The National Electric Code and the City of Lincolnton require a two-gang meter basis for duplexes. That means there will only be a feeder line run to each set.

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.**

Planning Board Vote:
6-0 in favor of recommending approval

Planning Board recommends the following actions:

- 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 the Planning Board

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