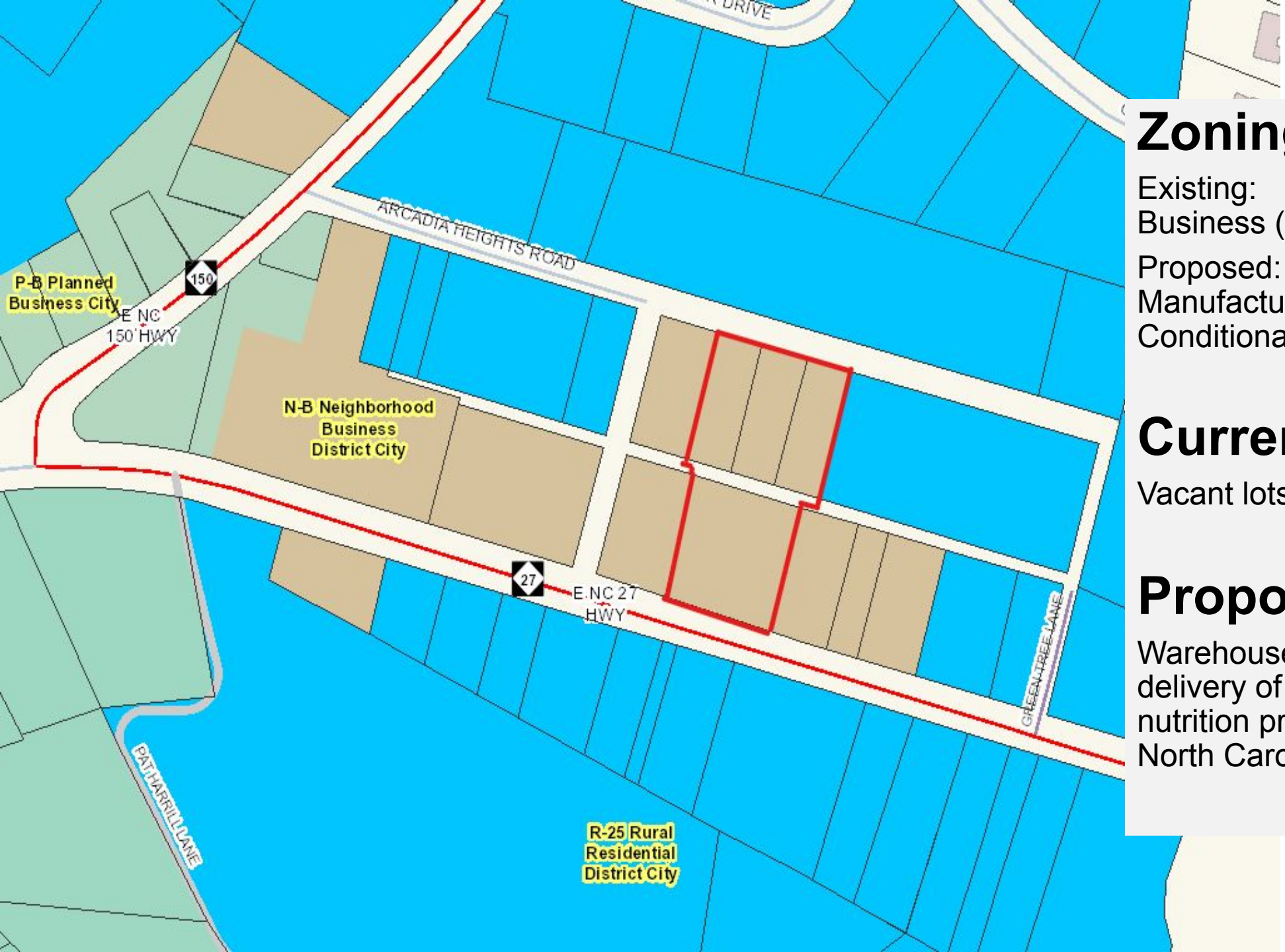
Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-1-2025
E NC 27 HWY
Parcels 87879, 23626, 26773, 24900



Zoning

Existing: Neighborhood Business (NB)

Proposed: General Manufacturing and Commercial Conditional District (GMC-CD)

Current Use

Vacant lots

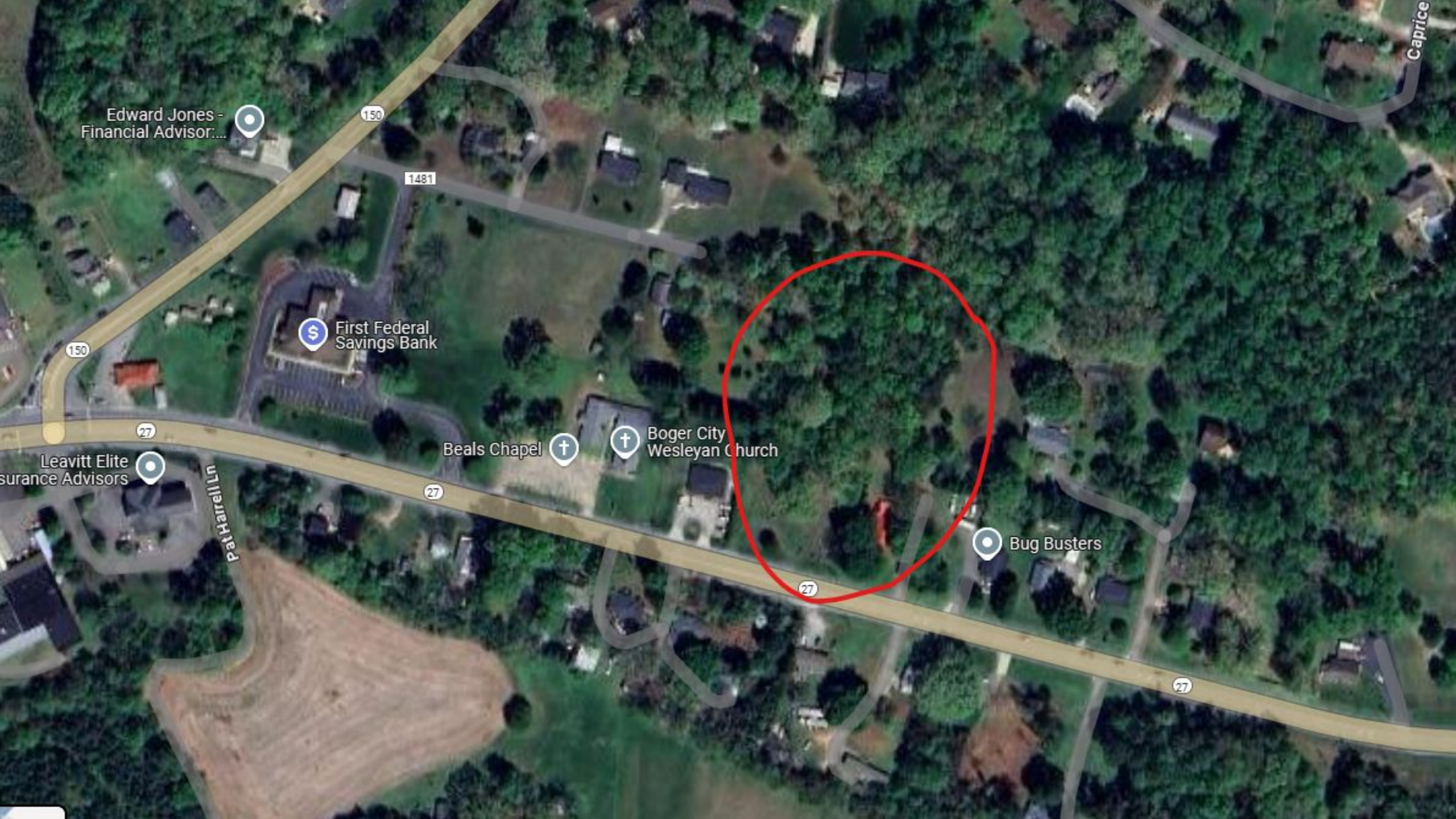
Proposed Use:

Warehouse for storage and delivery of incontinence and nutrition products throughout North Carolina.


ARCADIA HEIGHTS ROAD
E NC 150 HWY
150
E NC 27 HWY
27
PAT HARRILL LANE
GREENTREE LANE
CAPRICE CIRCLE




NC-27
Google


Edward Jones - Financial Advisor:...
150
1481
First Federal Savings Bank
150
27
Beals Chapel
Boger City Wesleyan Church
Leavitt Elite surance Advisors
Pat Harrell Ln
27
Bug Busters
27
27
Caprice


State Rd 1061

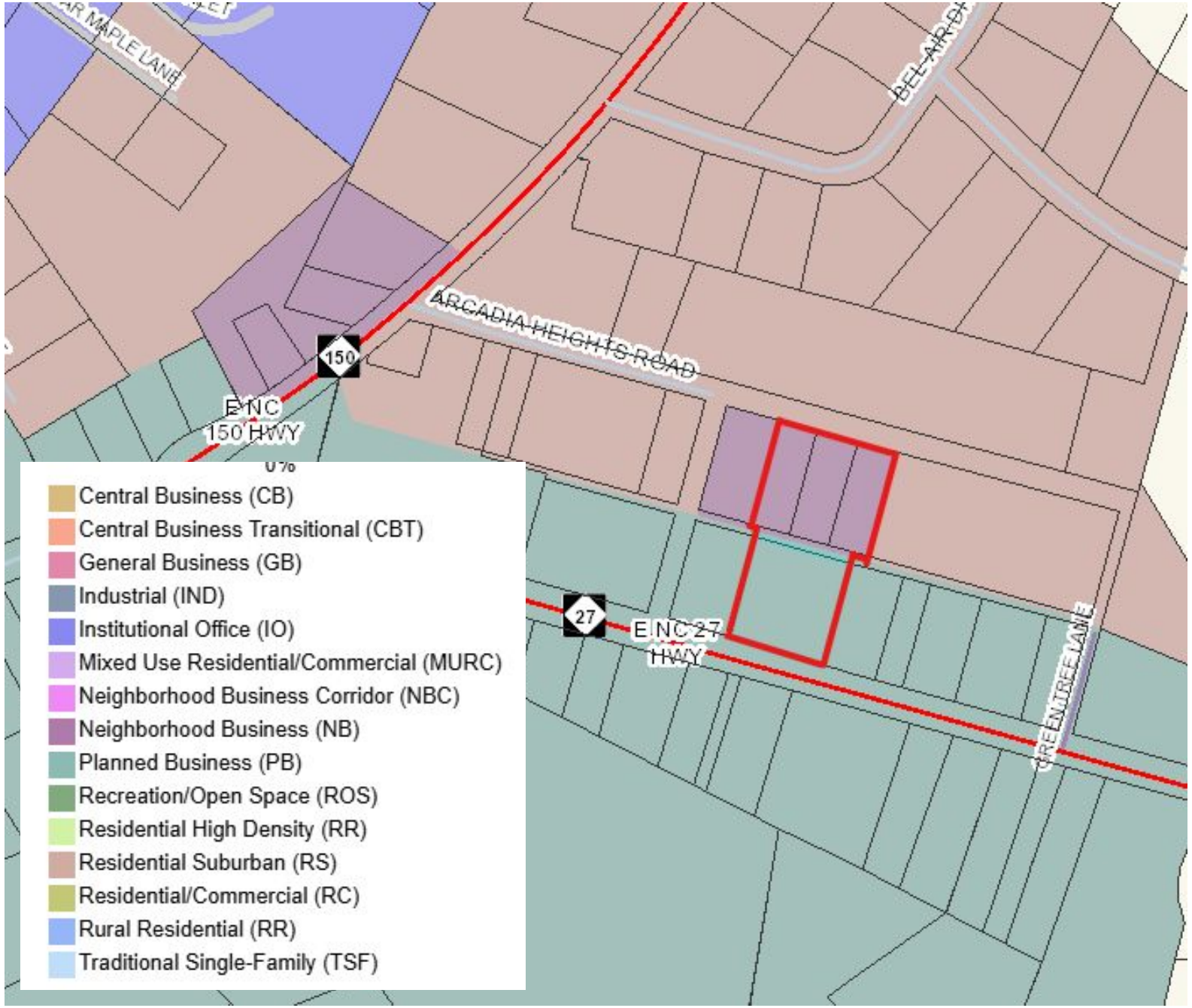
LAND USE PLAN COMPLIANCE

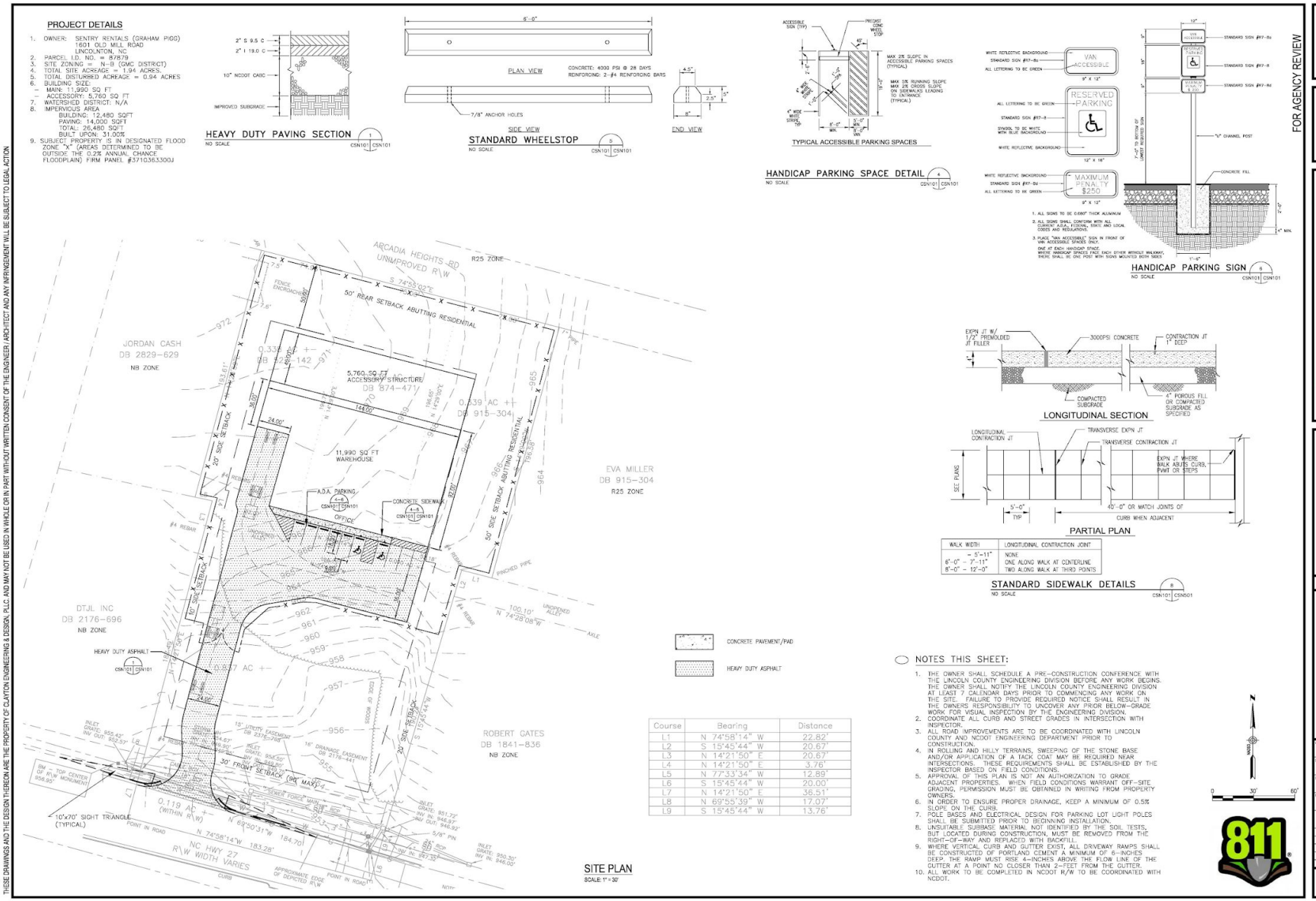
The land use plan shows the property in the **Neighborhood Business and Planned Business Planning Area**.

Neighborhood Business These planning areas are for small business clusters that cater to the needs of a relatively small trading area. Accordingly, they are appropriate for smaller-sized stores and establishments. Such areas are not designed to be Citywide commercial destination spots. Neighborhood business planning areas are designed to be compact in nature (as opposed to elongated strips along a thoroughfare) and located at key road intersections.

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.

Staff feels that this project is consistent with the Land Use Plan.





W:\Projects\2024\24107 - Pigg Sentry Warehouse\800 CAD\566.dwg/PAV 24107_CSN_101.dwg, 11/8/2025 7:48:08 AM, william clayton
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF CLAYTON ENGINEERING & DESIGN, PLLC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
CLAYTON ENGINEERING & DESIGN, PLLC No. P-1463

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 042324 WILLIAM S. CLAYTON 01/16/25

CLAYTON
ENGINEERING & DESIGN
1209 9TH AVE NE; PO BOX 2351 HICKORY, NC 28601

DANIEL & CAROLYN JONES
LINCOLNTON, NC
SENTRY DRUG STORAGE
CIVIL

CIVIL SITE PLAN

24107
12/12/2024
EMB
WSC
REVISIONS
NO. | DESCRIPTION | DATE

CSN101

Details

- 11,990 SF building
- 8 regular parking spaces
- 2 accessible parking spaces
- 1 loading dock
- 3-5 of employees
- Storage and distribution of medical supplies
- Hours are Monday – Friday
- 1 Tractor Trailer per month
- 5-6 box trucks per month

Service Providers:

Water: City of Lincolnton
Sewer: Private
Electric: Duke Energy
Solid Waste: Private Vendor
Police: Lincoln County Sheriff
Fire: Lincolnton Fire Department

Conditions of Approval

City Planning:

1. Front setback needs to be corrected to show 50'. Plan shows 30'.
2. Left side setback needs to be corrected to show 20'. Plan shows 10'.
3. Parking spaces need to be 9' x 19' per ordinance requirements. Plan shows 9' x 18'. Need parking calculations showing one space per employee during the shift with greatest employment in addition to spaces to be used for vehicles used in the operation.
4. Alleyway must be legally closed prior to construction.
5. A recombination plat would need to be submitted for approval combining the 4 parcels into one parcel.
6. A complete set of final civil drawings, including a detailed landscape, must be submitted. The drawings must also comply with any applicable federal and state requirements and any additional federal, state, county, and/or city policies and ordinances and be approved by all departments.
7. Need a plan meeting ordinance requirements for screening, landscaping and parking lot landscaping to be reviewed during site plan approval. Any newly planted trees for landscaping or screening cannot be located under utility lines.
8. Plan needs to show any existing wooded areas that are to remain.
9. Building plans must be submitted and approved by Lincoln County Inspection prior to development.

Lincoln County Erosion Control – Danielle Rudisill

1. Provide an Erosion Control plan and a copy of the NCDOT driveway approval with the Erosion Control application to our office

Conditions of Approval

NCDOT - Travis Jordan

1. Applicant will need to obtain a driveway permit and an encroachment agreement for utilities
2. Dimensions for turn radius need to be labeled
3. Driveway from the road needs to be straight as far as possible (at least 50'-75')

Lincolnton Fire Department - Gary Stevenson

1. Meet the requirements of Appendix D of the North Carolina State Fire Code.
2. An approved water supply for fire protection shall be made available before combustible materials arrive on the site. The water supply shall be approved by the City of Lincolnton Fire Marshal. Section # 3312 of the North Carolina State Fire Code.

City Public Works – Nathan Eurey

1. No comments - property is in the ETJ

City Water Resources- Todd Elmore

1. Will need a water line extension permit from NCDEQ
2. Will install water line to connect to the existing water line in front of 2863 E NC 27 Hwy

NOTE: The conditional zoning has an expiration date of 5 years 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-1-2025
Applicant: William Clayton and Buddy Pigg
Parcel ID#: 87879, 23626, 26773, 24900
Location: E. NC 27 Hwy, Lincolnton
Request: Rezone from NB and GMC(CD)

Proposed Consistency and Reasonableness Statement:

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

CONSISTENT:
- It expands commercial development along E NC 27 Hwy

REASONABLE:
- Developing vacant land that is currently underutilized
- Reusing an existing property that is commercially zoned

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

Case No. CZ-1-2025
Applicant: William Clayton and Buddy Pigg
Parcel ID#: 87879, 23626, 26773, 24900
Location: E. NC 27 Hwy, Lincolnton
Request: Rezone from NB and GMC(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Industrial 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.**

Staff recommend the following actions:

1. Recommend approval of rezoning of the property from NB to GMC(CD)
2. Approve the statement of consistency and reasonableness for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval

MOTIONS FOR PUBLIC HEARING

For approval of request:

- Motion to approve as recommended by staff.

For denial of request:

- Motion to deny request for rezoning.
- Motion to approve statement of consistency for denial of request.