Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
ZMA-2-2025
Carolina Mill Circle, PID 53616



Zoning

Existing: GMC

Proposed: Residential 25 (R-25)

Current Use

Vacant lot

Site Information

This is a 21.586-acre lot located on Carolina Mill Circle. Adjacent properties are a mix of GMC, R-8 and R-25.

§ 153.315 AMENDMENTS TO TEXT AND MAP.

Except for conditional rezonings, neither the Planning Board nor the City Council shall evaluate a rezoning petition based on any specific proposal for the use or development of the property. The petitioner shall refrain from using any graphic materials or descriptions before either body except for those that would apply to any use permitted in the requested zoning district.


R&R
POWDER
COATING


Carolina Ave


Carolina Mill
Google


Carolina


SOUTH GROVE STREET EXTENSION
CAROLINA MILLS CIRCLE
CAROLINA MILLS CIRCLE
MILL LANE
564
569
902
30


AEFW
SHAX
MILLS CIRCLE
CAROLINA
MILLS CIRCLE
CAROLINA
WHITE STREET
QUAYS STREET
MASSAPONAX ROAD
CARBONATON ROAD

§ 153.117 GMC GENERAL MANUFACTURING AND COMMERCIAL DISTRICT (Current District)

(A) Permitted uses. The following uses are permitted by right.

(1) Manufacturing, refining, processing or assembly of goods or products;
(2) Agriculture equipment, sales and service;
(3) Assembly halls, coliseums and ballrooms;
(4) Auction houses, indoors, excluding livestock;
(5) Automobile parking lots;
(6) Automobile painting, upholstering, repairs, reconditioning and body work;
(7) Automobile sales;
(8) Automobile service stations;
(9) Automobile wash establishments;
(10) Bail bond service;
(11) Bookbinding shops;
(12) Building materials and lumber sales;
(13) Cabinet, woodworking and upholstery shops;
(14) Commercial schools and schools providing training in any of the arts, sciences, trades and professions;
(15) Contractors storage and equipment yards;
(16) Convenience stores;
(17) Domestic violence shelter;
(18) Dry cleaning and laundry plants;
(19) Electric, plumbing, heating ventilating and air conditioning and construction supply houses;
(20) Essential services, Class I and II;
(21) Farm equipment sales and service;
(22) Financial institution;
(23) Florist, wholesale;
(24) Food catering service and food vending supply;
(25) Freezer lockers;
(26) Government facilities not otherwise listed (excluding jails, prisons and similar penal institutions);
(27) Greenhouses and horticultural nurseries;
(28) Ice plants;
(29) Laboratories: dental, medical, optical and research;
(30) Machinery repair;
(31) Manufactured home and recreational vehicle sales and service;
(32) Moving and storage facilities (including mini-warehouses);
(33) Office-business, medical, optical and professional;
(34) Passenger bus terminal;
(35) Photo processing laboratories;
(36) Postal and parcel service processing facility;
(37) Post office;
(38) Product distribution plants;
(39) Public safety stations;
(40) Railroad terminals and yards;
(41) Recycling terminals and yards;
(42) Recycling sorting facility;
(43) Restaurants, including fast-food restaurants;
(44) Retail: all uses permitted in § 153.113(A);
(45) Roofing manufacturing, repair and installation facilities;
(46) Sign painting and manufacturing shops;
(47) Slaughterhouse/abattoir;
(48) Tin and sheet metal shops;
(49) Tire recapping shops;
(50) Towers and antennas 50 feet or less in height;
(51) Truck sales and repair;
(52) Trucking terminals;
(53) Union halls, fraternal and civic organization meeting facility;
(54) Vehicular and equipment outdoor storage (as a principal use) not for retail sales where:
(a) The items are owned and/or operated by the owner of the lot upon which they are located; and
(b) The items are in operating condition or intended to be operated.
(55) Warehouses, including mini-warehouses;
(56) Wholesaler, jobbers, bulk warehouses;
(57) Accessory outlet store, provided that parking for the store shall be computed separately from the principal use and reserved for those purpose

§ 153.105 R-25 RURAL RESIDENTIAL DISTRICT (Proposed District)

(A) Permitted uses. The following uses are permitted by right. The following uses are allowed upon the issuance of a zoning permit by the Zoning Administrator in accordance with §§ 153.255 through 153.256.

(1) Single-family dwellings;
(2) Two-family dwellings;
(3) Manufactured homes, Class A;
(4) Agriculture uses;
(5) Family care homes;
(6) Day care centers, small group;
(7) Customary home occupations in accordance with § 153.045 of this chapter;
(8) Essential services, Class I;
(9) Churches with a maximum sanctuary seating capacity of not greater than 500 seats. Customary accessory uses shall also be permitted. Church owned and maintained cemeteries as an accessory use are permitted;
(10) Publicly owned and operated outdoor recreation facilities which are one acre or less in area. No facility shall contain a swimming pool or indoor community center or meeting facility;
(11) Private recreation facilities constructed pursuant to a permit authorizing the construction of some residential development and intended primarily for the use and enjoyment of the residents thereof;
(12) Public and private elementary and secondary schools and private schools district administrative offices where located on the same parcel as a school;
(13) Stands for the in-season sale of produce out of a home garden located on the premises where the produce is being sold;
(14) Accessory structures in accordance with § 153.057 of this chapter;
(15) Signs in accordance with §§ 153.160 through 153.172 of this chapter;
(16) Off-street parking in accordance with §§ 153.185 through 153.188 of this chapter; and
(17) Private residential quarters provided there is sufficient off-street parking to accommodate the private residential quarters in addition to the spaces required for the principal dwelling.

(B) Uses subject to prescribed standards.
(1) Cemeteries as a principal use (setbacks apply to both buildings and graves) provided primary vehicular access is not provided by a local residential road;
(2) Customary home occupations which meet all the criteria in § 153.045 provided however, if an accessory or outside storage building is used in connection with a home occupation it shall not exceed 800 SF and not more than one building shall be used and the building is located in the rear yard and not less than 50 feet from any property line.
(3) Auto hobbyist provided the use is screened from any abutting property located in a residential district in accordance with § 153.046;
(4) Churches having a sanctuary seating capacity in excess of 500 seats provided that primary vehicular access is not provided by a local residential road and the use is screened from any adjoining property located in a residential district
(5) Country clubs and privately-owned outdoor recreation facilities provided that go-cart tracks and outdoor vehicular racing facilities shall not be permitted provided that primary vehicular access is not provided by a local residential road and the use is screened from any adjoining property
(6) Publicly owned and operated outdoor recreation facilities in excess of one acre in area and/or containing a swimming pool, or indoor community center or meeting facility provided that primary vehicular access is not provided by a local residential road
(7) Bed and breakfast inns provided the use is screened from any abutting property located in a residential district
(8) Public safety stations provided that the use is screened
(9) Rest homes, nursing care facilities and continuing care communities provided that primary vehicular access is not provided by a local residential road and the use is screened from any adjoining property located in a residential district in accordance with § 153.046;
(10) Public schools administrative offices (freestanding) provided that primary vehicular access is not provided by a local residential road and the use is screened from any adjoining property located in a residential district in accordance with § 153.046;on towers subject standards.

Examples of Technical Review Committee comments from past potential commercial projects:

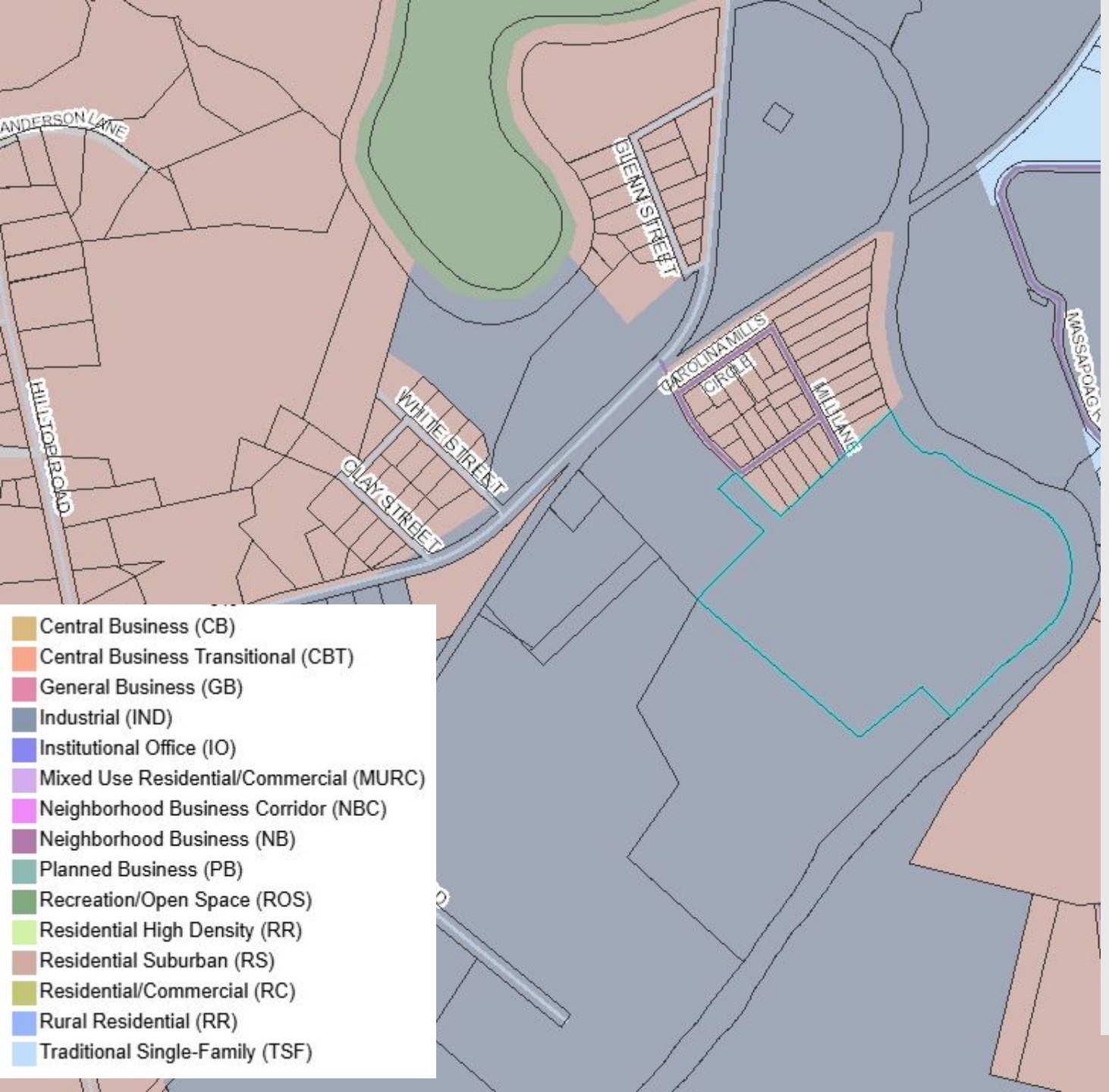
- The access road must be 26 ft wide and hold up to 40k lbs.
- Water line on S Grove St; Sewer line on Carolina Mill Cr
- Will likely need a pump for the sewer. Could do City water/septic tank
- Questionable soil
- Assess the flooding risk
- Maximize the 30ft entrance, possibly requiring neighboring properties permission

LAND USE PLAN COMPLIANCE

The land use plan shows the property in the **Industrial Planning Area**. These are areas in use or designated for future industrial/manufacturing use. As industrial uses play a vital role in the local economy, any such planning areas designated on the Future Land Use Map should be reserved for industrial uses and should be protected from encroachment from other uses. Industrial park development is encouraged. Industrial developments located along or in close proximity to the City's major thoroughfares should be developed so as to protect and enhance the viewsheds from these thoroughfares. Adaptive reuse of older manufacturing buildings (for both manufacturing and other compatible non-industrial uses) is also encouraged.

Staff views this rezoning as inconsistent with the Land Use Plan.
If this rezoning were approved

If the rezoning were to be approved the map would need to be amended to show this parcel in the **Residential Suburban Planning Area.** These planning areas are primarily single-family in character and where the primary development pattern should continue to be single-family dwellings. Such areas currently have public water and sewer, or are likely to have such facilities within the next twenty years. Most new single-family residential development within Lincolnton is likely to occur in such areas. Thus, proactive planning is strongly encouraged. This includes ensuring that developments be connected to existing and proposed greenways, and that sites be set aside for new school facilities and other essential services (i.e., police and fire stations) as needed. Pedestrian accessibility to existing and planned schools is a high priority for such areas. As a means of promoting mixed-use development, larger subdivisions that border major or minor thoroughfares are encouraged to contain neighborhood retail uses.



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

Case No. ZMA-2-2025
Applicant: Danny Boyd Dellinger Jr.
Parcel ID#: 53616
Location: Carolina Mill Circle
Request: GMC to R25

The Lincolnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan however it is reasonable and consistent with goals and strategies from the plan in the following ways:

CONSISTENCY:

- While the rezoning does not match the future land use map, the current road infrastructure does not adequately support high-intensity commercial or industrial operations. Limited road capacity and access constraints could create challenges for large-scale truck traffic, logistics, and business operations, making industrial or commercial uses less practical.

REASONABLENESS:

- Low-density residential zoning would be a more compatible use for the existing infrastructure and would help prevent potential traffic congestion and safety concerns associated with industrial activities.

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

Case No. ZMA-2-2025
Applicant: Danny Boyd Dellinger Jr.
Parcel ID#: 53616
Location: Carolina Mill Circle
Request: GMC to R25

The Lincolnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request is not **consistent** with the Land Use Plan in the following ways:

CONSISTENCY:

- The adopted land use plan prioritizes **preserving and revitalizing older industrial areas** by improving infrastructure and preventing business relocation to other areas. Rezoning this site to residential use would contradict this objective by reducing the amount of land available for industrial and commercial activities.

REASONABLENESS:

- The proposed rezoning is **not reasonable** because it conflicts with the city's goal of revitalizing industrial areas and preserving employment opportunities. The land use plan seeks to improve infrastructure and support economic growth in older industrial districts. Allowing this rezoning would undermine long-term economic sustainability and reduce the city's ability to retain and attract businesses.

For a Motion to Approve, staff recommends the following:

1. Approval of rezoning of the property from General Manufacturing and Commercial to Residential 25 District
2. Approve the statement of consistency for approval of the rezoning request
3. Amend the Future Land Use Map to show this area in the Residential Suburban Planning Area

For a Motion to Deny, staff recommends the following:

1. Denial of rezoning of the property from General Manufacturing and Commercial to Residential 25 District
2. Approval of the statement of consistency for denial of the rezoning request