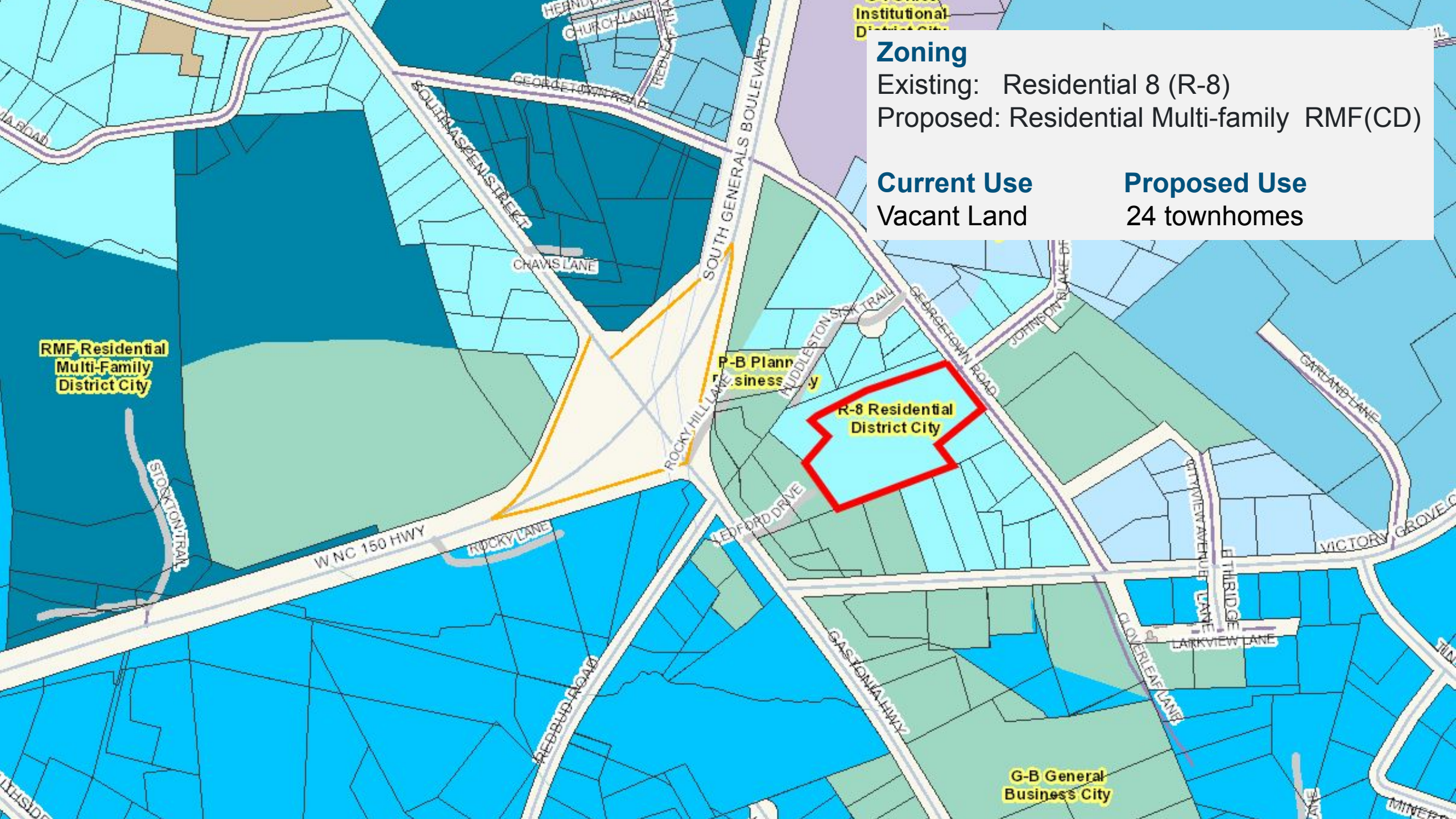
Lincolnton NC

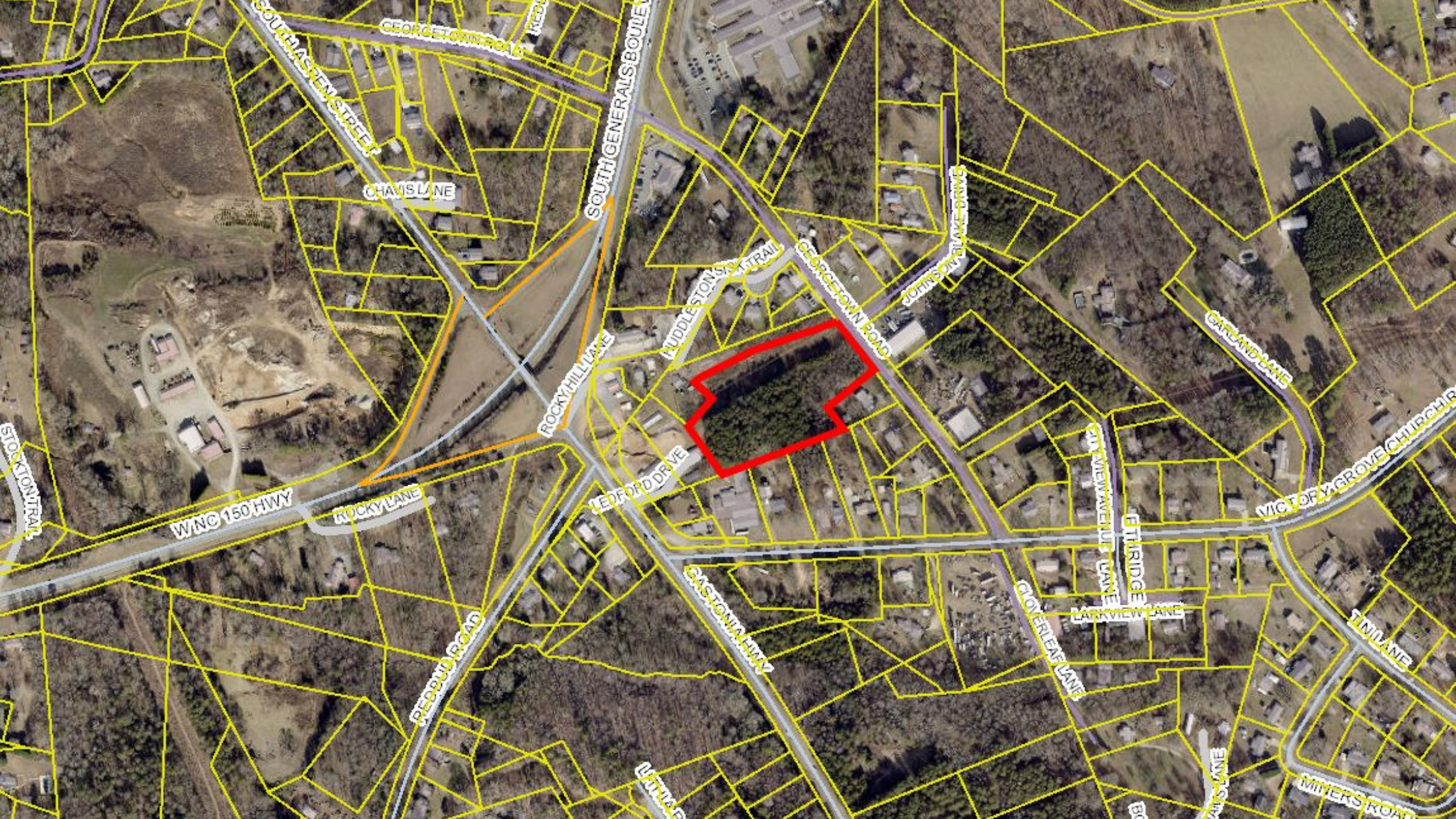
Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-1-2026
Georgetown Road, PID 80964

Planning Board - March 17, 2026

City Council - April 2, 2026


Zoning
Existing: Residential 8 (R-8)
Proposed: Residential Multi-family RMF(CD)
Current Use
Vacant Land
Proposed Use
24 townhomes
RMF Residential Multi-Family District City
R-8 Residential District City
G-B General Business City
SOUTH GENERALS BOULEVARD
SOUTH SPENCER STREET
CHAVIS LANE
GEORGETOWN ROAD
ROCKY HILL LANE
ROCKY LANE
W NC 150 HWY
STOCKTON TRAIL
LEDFORD DRIVE
REDBUD ROAD
GASTONIA HWY
CLOVERLEAF LANE
VICTORY GROVE
GARLAND LANE
LARKVIEW LANE
Institutional


SOUTH GENERALS BOULEVARD
CHAMS LANE
ROCKY HILL LANE
MIDDLETON CENTRAL
CLARKSTON ROAD
JOHNSON MILL ROAD
GARLAND LANE
W NC 150 HWY
ROCKY LANE
STOCKTON TRAIL
EDDIE DRIVE
VIGO GROVE CHURCH
PLEASANT VIEW AVENUE
LAKEVIEW LANE
ETTRIDGE LANE
GLOVER LEAF LANE
TINI LANE
MYERS ROAD
PECOUD ROAD
CATAWBA HWY

R-8 Residential District. This district is established to accommodate single-family dwellings on 6,000 minimum square foot lots and two-family dwellings on 12,000 minimum square foot lots. These districts are located where water and sewer are present. The district accommodates both single- and two-family residences.

(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;

(B) *Yard regulations.*

(1) *Minimum lot size.*

(a) Single-family dwelling: 6,000 square feet.

(b) Two-family dwellings: 12,000 square feet.

(2) *Minimum front yard setback (as measured from the edge of the street right-of-way line).*

(a) All residential uses: 30 feet.

(b) All other uses: 40 feet.

(3) *Minimum side yard setback (an additional 10 feet shall be provided on all side yards which abut a public street).*

(a) All residential uses: 10 feet.

(b) All other uses: 15 feet.

(4) *Minimum rear yard setback.* All uses: 25 feet.

(5) *Maximum building height.* All uses: 35 feet, except as provided in § 153.054 of this chapter.

RMF Residential Multi-Family District. This district is intended primarily as a residential district for the location of detached single-family dwellings, two-family dwellings, and multi-family dwellings along with their customary accessory uses to establish areas where development patterns are somewhat more dense than surrounding areas. A limited number of private and public community uses are allowed.

(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) Multi-family dwellings with additional requirements (see section (C) below);

(B) *Yard regulations.*

(1) *Minimum lot size.*

(a) Single-family dwelling: 8,000 square feet.

(b) Two-family dwellings: 12,000 square feet.

(c) Multi-family dwellings: minimum site size shall be 25,000 square feet but gross density shall not exceed 6 units per acre.

(2) *Minimum front yard setback (as measured from the edge of the street right-of-way line):*

(a) All residential uses: 30 feet.

(3) *Minimum side yard setback (an additional 10 feet shall be provided on all side yards which abut a public street).*

(a) Single- and two-family dwellings: 10 feet.

(b) Multi-family dwellings: 12 feet.

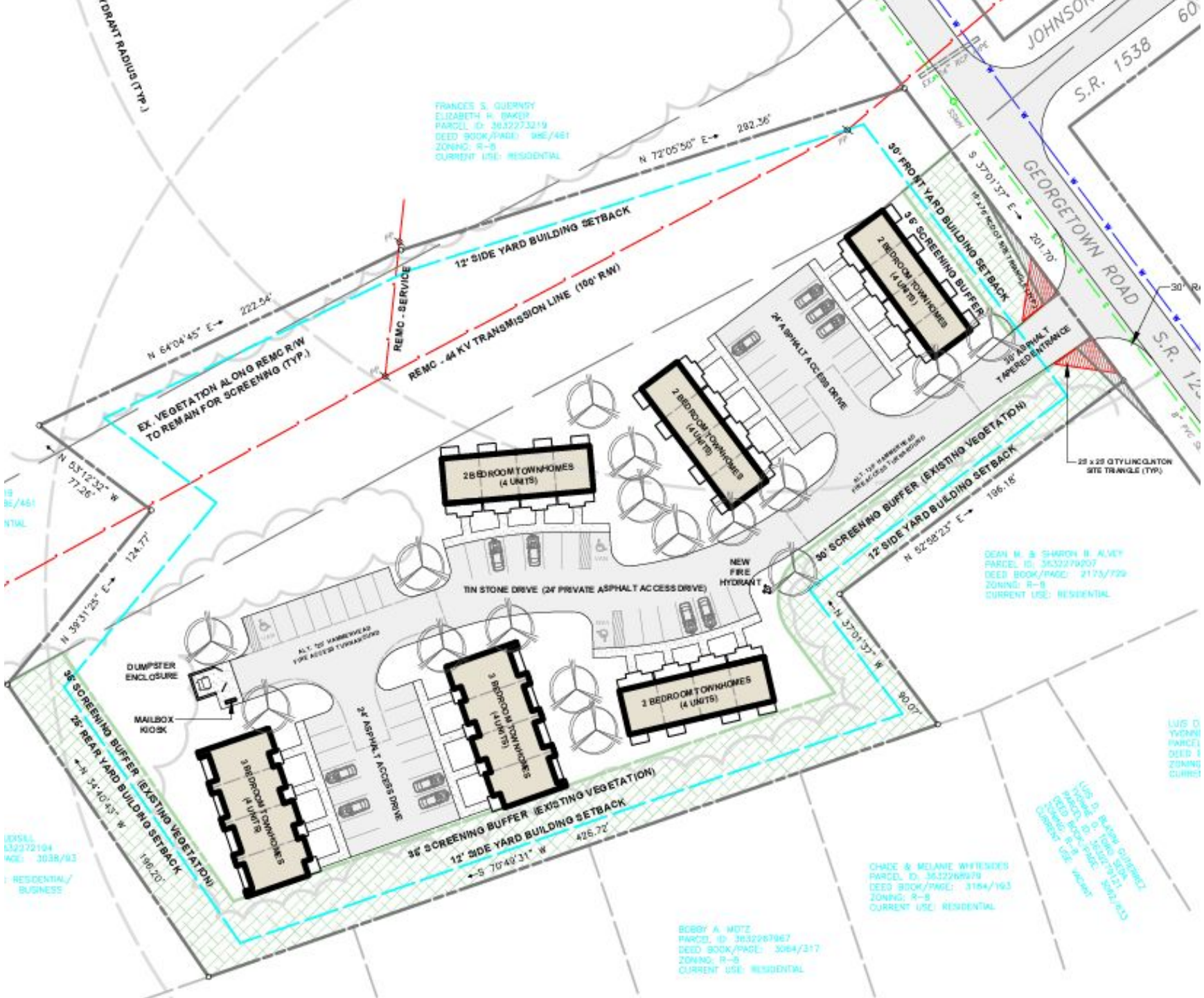
(4) *Minimum rear yard setback.* All uses: 25 feet.

(5) *Maximum building height.* All uses: 40 feet, except as provided in § 153.054 of this chapter.

By Right:
R-8, by right, would allow duplexes on 12,000 SF lots. On paper, the developer could potentially get 14 duplexes (28 doors).

Conditional Rezoning to RMF(CD):
Rezoning to RMF Conditional District would allow the developer a more creative and attractive layout than a road with 14 duplexes.

Zoning Districts - Most Restrictive to Least Restrictive
R-25 (most restrictive)
R-15
R-10
R-8
RMF
RO
OI
NB
PB
CBT
CB
GB
GMC



PARCEL INFORMATION:

PARCEL ID #: 80964
PARCEL PIN#: 3632276371
ADDRESS: GEORGETOWN ROAD
LINCOLNTON, NC
LINCOLN COUNTY
TOTAL ACREAGE: +/- 3.969 AC.
EXISTING ZONING: R-8
PROPOSED ZONING: RMF - CU
PROPOSED USE:
RESIDENTIAL TOWNHOMES
MINIMUM BUILDING SETBACKS (RMF):

FRONT YARD SETBACK	30' MIN.
SIDE YARD SETBACK	12' MIN.
REAR YARD SETBACK	25' MIN.

BUILDING / STRUCTURE TYPE:
STICK BUILT BUILDINGS W/ UPGRADES TO COMPLY WITH ANY UDO REQUIREMENTS IN THE RMF DISTRICT
UNIT NUMBER & DENSITY:

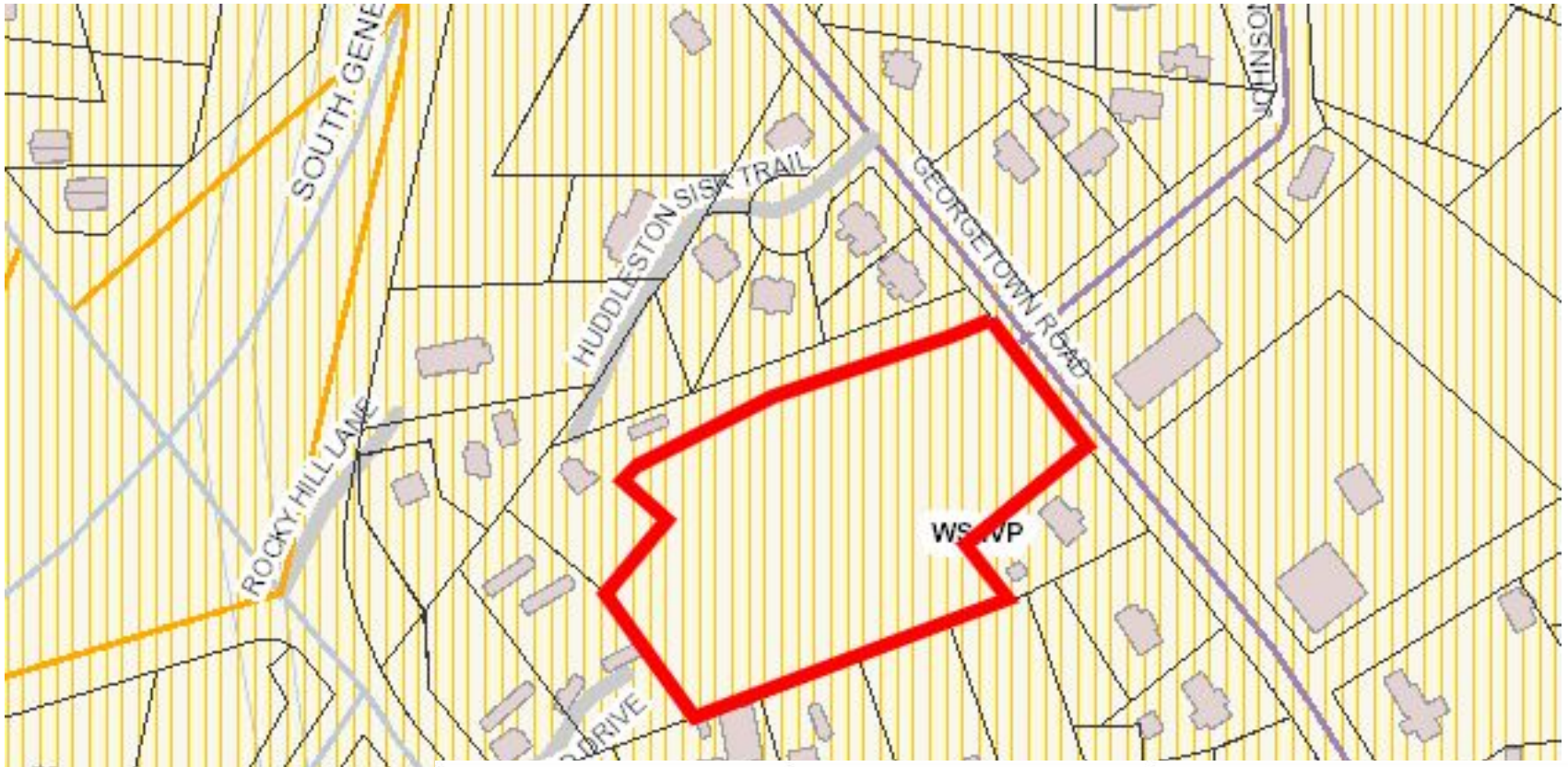
TOTAL NUMBER UNITS	24 UNITS
PARCEL ACREAGE	+/-3.969 AC
PROPOSED TOTAL DENSITY	6 UNITS/AC.

OFF-STREET PARKING:

2 BEDROOM UNITS	16 UNITS
(2 SPACES PER UNIT)	32 SPACES
3 BEDROOM UNITS	8 UNITS
(3 SPACES PER UNIT)	24 SPACES
REQUIRED NUMBER SPACES	56 SPACES
PROPOSED NUMBER SPACES	56 SPACES

Services Provided
Water - City
Sewer – City
Power – Duke or Rutherford
Fire - City
Police - City
Solid Waste – Private

Watershed Water Supply

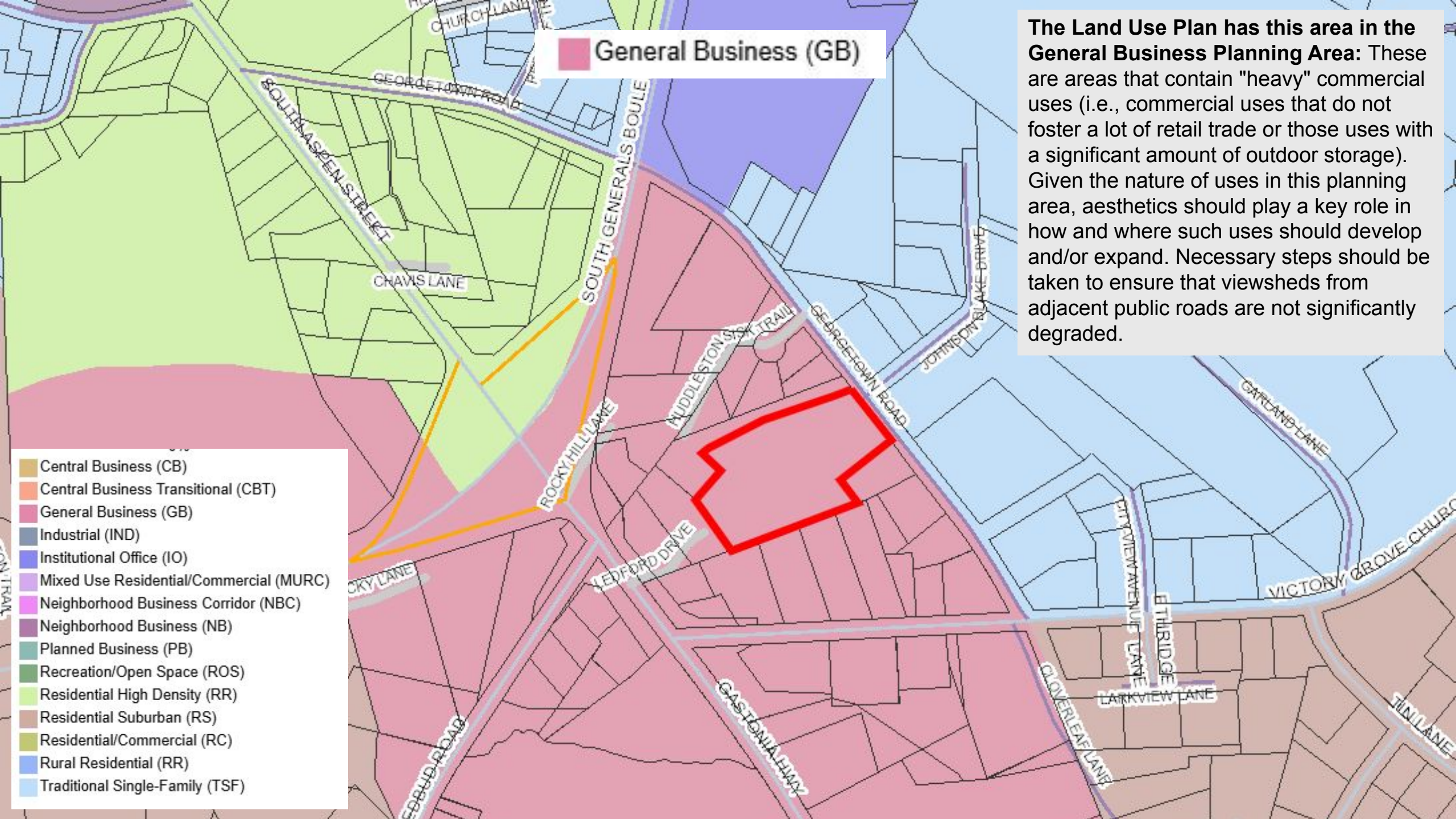


Proposed Impervious Area:

WATERSHED DISTRICT:	
WS-IV PROTECTED WATERSHED	
36% MAX. IMPERVIOUS AREA	
PROPOSED IMPERVIOUS COVERAGE	
PROPOSED BUILDINGS	14,144 S.F.
ASPHALT PAVING	30,962 S.F.
CONCRETE PAVING & SIDEWALK	4,339 S.F.
TOTAL IMPERVIOUS COVERAGE	49,445 S.F.
TOTAL SITE AREA (3.969 AC.)	172,890 S.F.
% IMPERVIOUS COVERAGE	28.6%

Ordinance Requirements:

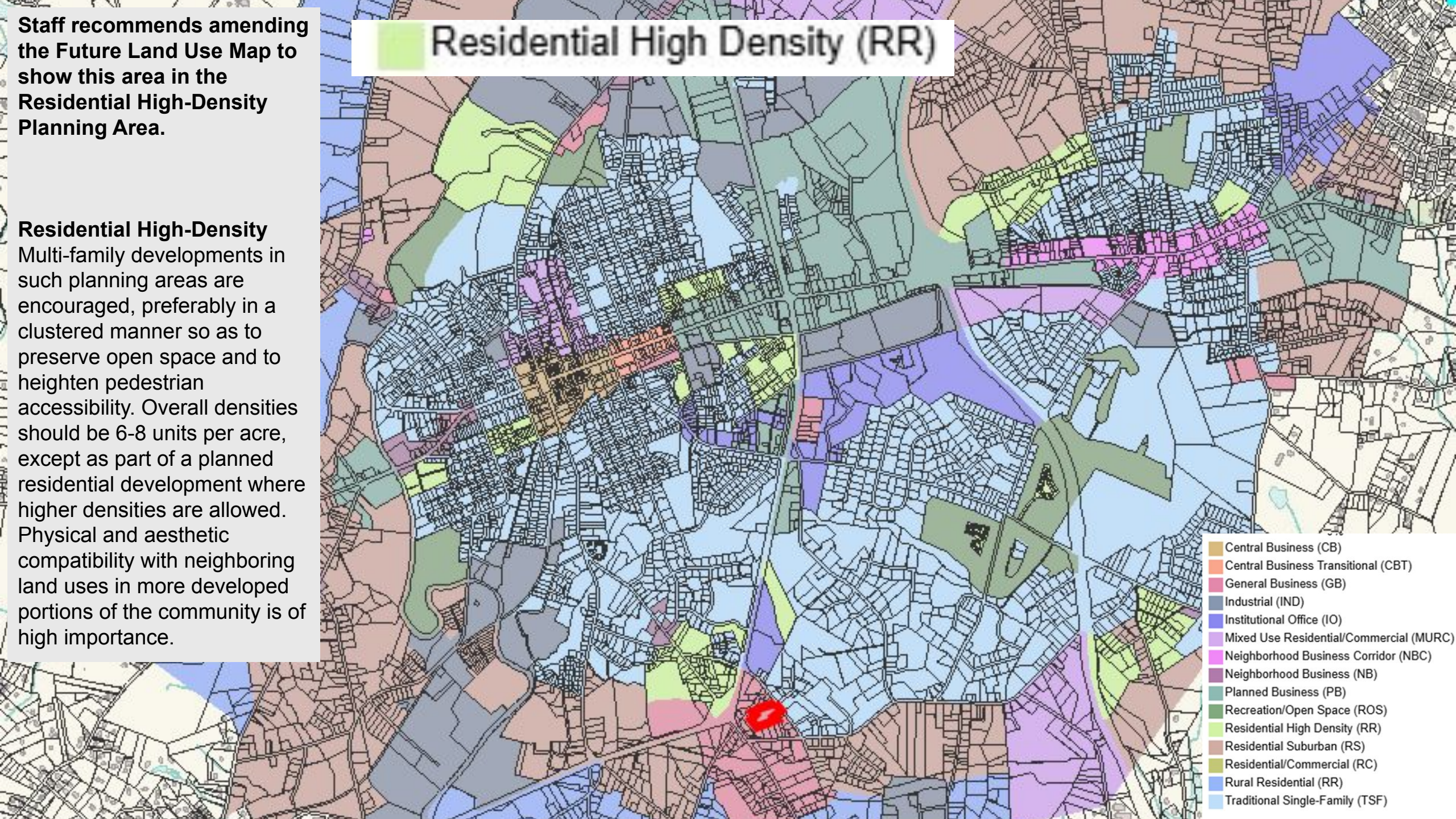
Water Supply Classification	*Location in the Watershed*	*Maximum Allowable Project Density or Minimum Lot Size*	
		Low Density Development[(a)]	
		Single-family Detached Residential	***Non-residential and All Other Residential***
WS-IV	Critical Area	1 du per one-half acre or 1 du per 20,000 square foot lot excluding roadway right-of-way or 24% built-upon area	24% built-upon area
	Protected Area	1 du per one-half acre or 1 du per 20,000 square foot lot excluding roadway right-of-way or 24% built-upon; or 3 dus per acre or 36% built-upon area without curb and gutter street system	24% built-upon area; or 36% built-upon area without curb and gutter street system



The Land Use Plan has this area in the General Business Planning Area: These are areas that contain "heavy" commercial uses (i.e., commercial uses that do not foster a lot of retail trade or those uses with a significant amount of outdoor storage). Given the nature of uses in this planning area, aesthetics should play a key role in how and where such uses should develop and/or expand. Necessary steps should be taken to ensure that viewsheds from adjacent public roads are not significantly degraded.

Staff recommends amending the Future Land Use Map to show this area in the Residential High-Density Planning Area.

Residential High-Density
Multi-family developments in such planning areas are encouraged, preferably in a clustered manner so as to preserve open space and to heighten pedestrian accessibility. Overall densities should be 6-8 units per acre, except as part of a planned residential development where higher densities are allowed. Physical and aesthetic compatibility with neighboring land uses in more developed portions of the community is of high importance.



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. A complete set of final civil drawings, including a detailed landscape plan, must be submitted. The drawings must also comply with all applicable federal and state requirements, any additional federal, state, county, and/or city policies and ordinances, and be approved by all departments.
3. Remaining vegetated buffers on the property are preserved in accordance with local water supply watershed protection requirements

Lincoln County Erosion Control – Danielle Rudisill

1. Erosion control plans must be submitted and approved by Lincoln County Soil and Erosion prior to development.

City Water Resources- Todd Elmore

1. The property owner will be responsible for all utility lines within the project boundaries and to the tap. Details on taps and meters must be coordinated with the utility department and shown on an approved utility plan.
2. Detailed water and sewer plans will need to be submitted and approved by the City prior to development.
3. Will require a master meter.

NCDOT - Travis Jordan

1. NCDOT Driveway permit required, no offsite improvements warranted

Lincolnton Fire Department - Gary Stevenson

1. Follow Appendix D of the ICC Fire Code.
2. Ensure that there is a fire hydrant within 400’ of each building.
3. If the eave height exceeds 30’, the road width would need to be 26’ in width.
4. Will need 1000 gp minimum for a hydrant; if it doesn’t meet, then will need an extra hydrant. 12” line should have flow. Can request a fire flow test at firesafety@lincolntonnc.org

City Public Works – Nathan Eurey

1. Will need a private solid waste provider. City will not provide services.

NOTE: Conditional zoning has an expiration date of five 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-1-2026
Applicant: Manuel Brito
Parcel ID#: 80964
Location: Georgetown Road
Request: Rezone from R-8 and RMF(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the General Business Planning Areas. While the proposed rezoning request does not align with the General Business Planning Area, it is consistent with the Land Use Plan and is reasonable for the following reasons.

The rezoning is **reasonable** because:

1. Addresses a demonstrated need for diverse, moderate-density housing in Lincolnton.
2. Facilitates the efficient use of existing municipal infrastructure.

The rezoning is **consistent** because:

1. The proposed 24 townhomes will result in a density appropriate for the RMF district. The parcel's location, adjacent to or near other multi-family or commercial zones, makes it a reasonable and consistent transition point for increased density, as recommended by the Plan.
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-1-2026
Applicant: Manuel Brito
Parcel ID#: 80964
Location: Georgetown Road
Request: Rezone from R-8 and RMF(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the General Business Planning Area. The proposed rezoning request **is not 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

6-1 in favor of recommending approval.

Planning Board recommends the following actions for approval:

- Approve the rezoning of the property from Residential 8 to Residential Multi-Family(CD)
- Approve the statement of consistency and reasonableness for approval of the rezoning request
- Amend the Future Land Use Map to show the area in the Residential High Density Planning Area

MOTIONS FOR PUBLIC HEARING

For approval of the request:

- Motion to approve as recommended by Planning Board

For denial of request:

- Deny the rezoning of the property from Residential 8 to RMF(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request