Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing
ZMA-2-2026

626 - 656 Center Drive
PIDs 93136, 93137, 00382 and 00406
City Council September 3, 2026

Applicant Request:

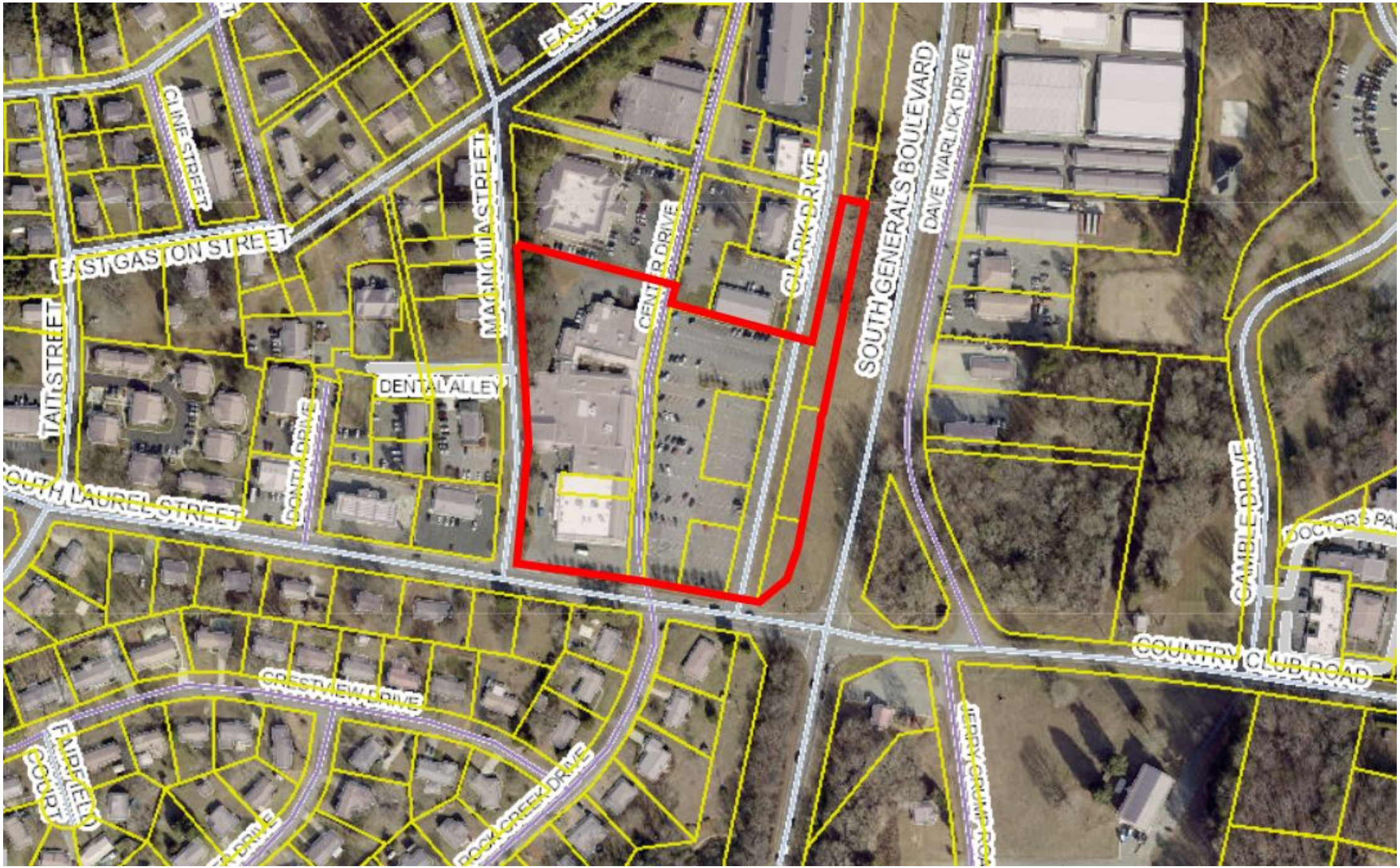
Rezone PIDs 93136, 93137, and 00382 and 00406
to General Business to have more permitted uses

Current Zoning:

Planned Business

Subject property is 54,904 SF strip mall built in 1966 prior to zoning.




EAST GASTON STREET
CLIME STREET
TAIT STREET
DENTAL ALLEY
CENTER DRIVE
CLARK DRIVE
SOUTH GENERALS BOULEVARD
DAVE WARLICK DRIVE
SOUTH LAUREL STREET
CRESTVIEW DRIVE
COUNTRY CLUB ROAD
CAMBLE DRIVE


DOLLAR GENERAL
S Generals Blvd
© 2026 Google


© 2023 Google
DOLLAR GENERAL
Center Dr


TOWN & COUNTRY
SHOPPING CENTER
DOLLAR TREE
DOLLAR GENERAL
THE DRUG STORE
cricket
LE NAILS

Additional Uses that would be allowed in General Business

Animal hospitals;	Hotel, inn or motel;
Auction houses, indoors only (excluding livestock auctions);	Locksmith;
Assembly hall, coliseum, ballroom and the like;	Manufactured home sales and service;
Automobile body shop;	Medical clinics;
Automobile garage, repair and service;	Mini-warehouse;
Automobile parking lot;	Motel;
Automobile service station;	Office supplies, stationary and office equipment shop;
Automobile, truck, and motorcycle sales and adjoined service/repair;	Pawn shops;
Bait and tackle shops;	Photo processing center;
Banks;	Photocopying and offset printing services;
Bowling alley, indoor skating rink and baseball batting range;	Publicly operated and/or commercial schools, providing training in any of the arts, sciences, trades or professions;
Broadcast studios but not transmission towers (see essential services Class III	Recording studios;
Boat sales lot;	Recycling depository;
Building materials store (with no outdoor storage);	Rental centers (party, medical, personal, furnishings and household items; tools and mechanized equipment; and construction and cleaning equipment, trucks, vans and moving equipment, autos and
Camper and recreational vehicle sales;	Restaurant, fast-food;
Churches;	Restaurant;
Day care centers;	Sign shop/sign painting;
Dry cleaning plant;	Smoke shop with prescribed standards:
Electric, plumbing, heating, ventilating and air conditioning supplies and equipment sales and service;	Skating rink; indoor/outdoor; and
Farm equipment sales and repair;	Upholstery, cabinet and woodworking shop;
Feed and seed store;	Shopping Centers, Class A and B
Film processing service;	Shopping centers, Class C provided the site is located a minimum of 100 feet from any residential use, vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;
Financial institutions;	Express fuel/mini-mart provided the site is located a minimum of 100 feet from any residential use, vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;
Fraternal and civic clubs (excluding adult establishments);	Shopping centers, Class C provided the site is located a minimum of 100 feet from any residential use, vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;
Funeral home;	Office buildings containing over 50,000 square feet of gross floor area provided that primary vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;
Garden center, commercial greenhouses and horticultural nurseries;	Machining of metals shop (machine shop) not exceeding 10,000 square feet of gross floor area with no outdoor storage and with all activities conducted indoors, provided that primary vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;
Golf courses (all types and miniature and/or driving range);	Postal and parcel service processing facility provided that primary vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;
Government facilities (excluding jails, prisons and similar penal institutions);	Tavern provided the site is located a minimum of 100 feet from any residential use, vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046.
Home improvements store (no outdoor storage);	

This shopping center is more suited to General Business zoning because it is not a permitted use in Planned Business. This will correct a nonconformity.

Planned Business

The purpose of this district is to promote orderly and aesthetic commercial development along major highways and entranceways in the Lincolnton area.

§ 153.116 P-B PLANNED BUSINESS DISTRICT.

(A) *Permitted uses.* The following uses shall be permitted by right.

(1) All uses permitted in § 153.113(A) of this chapter provided that the uses:

(a) Are limited to a maximum of 5,000 square feet of gross floor area;

(b) Contain only one principal building on the lot; and

(c) Contain no more than one principal use per principal building

(d) The limitations in § 153.116(A)(1)(a) through (c) above shall not apply to development sites located 200 feet or more from residential land uses located in residential zoning districts. - The shopping center is approximately 166 feet from residential uses.

General Business

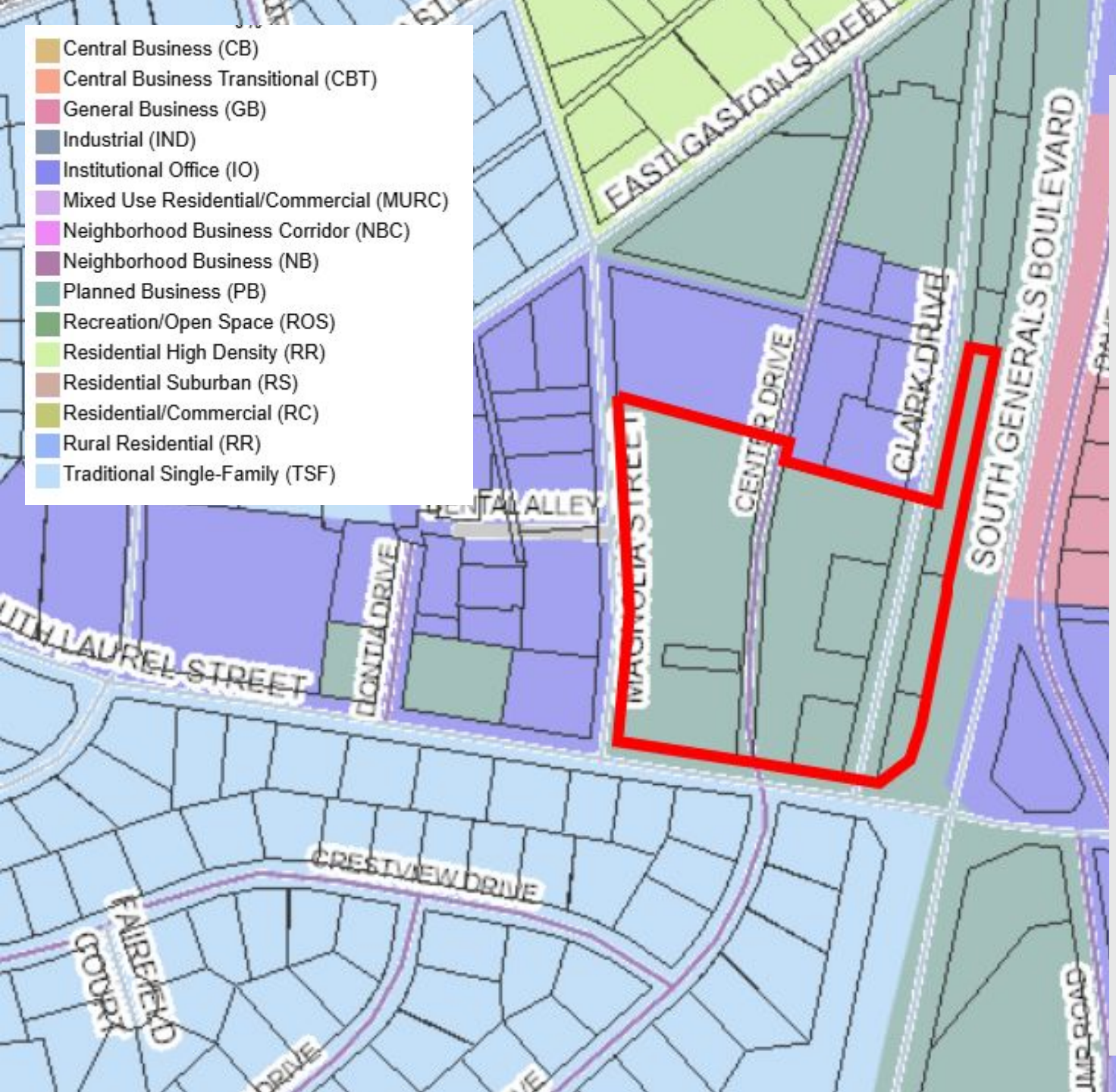
The purpose of this district is to provide an array of retail, wholesale and service uses to serve the entire community and with access to the uses being primarily by automobile. The districts are located along major arterial and collector streets.

Uses subject to prescribed standards. The following uses are allowed upon the issuance of a zoning permit by the Zoning Administrator in accordance with §§ 153.255 through 153.259 of this chapter and subject to the associated below prescribed standards.

(1) *Retail uses.*

(b) Shopping centers, Class C provided the site is located a minimum of 100 feet from any residential use, vehicular access is not provided by a local residential road and the use is screened from any abutting property located in a residential district in accordance with § 153.046;

DEFINITION OF SHOPPING CENTER, CLASS C: A shopping center which is designed to serve the entire community and has over 50,000 square feet of gross floor area.



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. "Power centers"- developments that contain a number of large retail outlets- are allowable only through a conditional rezoning and should be designed to ensure compatibility with surrounding areas.

General Business 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.

This use does not conflict with the planning area and **no amendment to the Future Land Use Map is necessary.**

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

Case No. ZMA-2-2026
Applicant: TC Lincolnton
Parcel IDs: 93136, 93137, 00382 and 00406
Location: 626-658 Center Drive
Request: Rezone from PB to GB

Consistency with the Lincolnton Land Use Plan
The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. The proposed rezoning request is deemed consistent with the development policies of the Land Use Plan.

Why the Rezoning is Reasonable & Consistent
This rezoning from Planned Business (PB) to General Business (GB) is reasonable and in the public interest based on the following plan alignment objectives:

- Fulfills the Land Use Plan's strategic growth goals of increasing regional development potential and actively promoting commercial infill development on existing underutilized properties.
- The site has direct access to the City's main corridors.

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

Case No. ZMA-2-2026
Applicant: TC Lincolnton
Parcel IDs: 93136, 93137, 00382 and 00406
Location: 626-658 Center Drive
Request: Rezone from PB to GB

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan.

This rezoning is not desirable for this area due to the additional permitted uses that would be allowed. Therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Planning Board Vote:

Planning Board voted unanimously in favor of denying the rezoning.

Planning Board recommends the following actions for approval:

- Deny the rezoning of the property from Planned Business to General Business
- Approve the Statement of Consistency and Reasonableness for Denial of the Rezoning Request

MOTIONS FOR PUBLIC HEARING

For approval of the request:

- Motion to approve the rezoning of the property from Planned Business to General Business
- Approve the statement of consistency and reasonableness for approval of the rezoning request

For denial of request:

- Deny the request as recommended by Planning Board.