Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-7-2026
N. Aspen Street, PIDs 21600, 21599 and 53769

City Council – September 3, 2026

Zoning

Existing: Planned Residential District (PRD) and Residential Multifamily (RMF)
Proposed: Planned Residential District PRD

Current Use

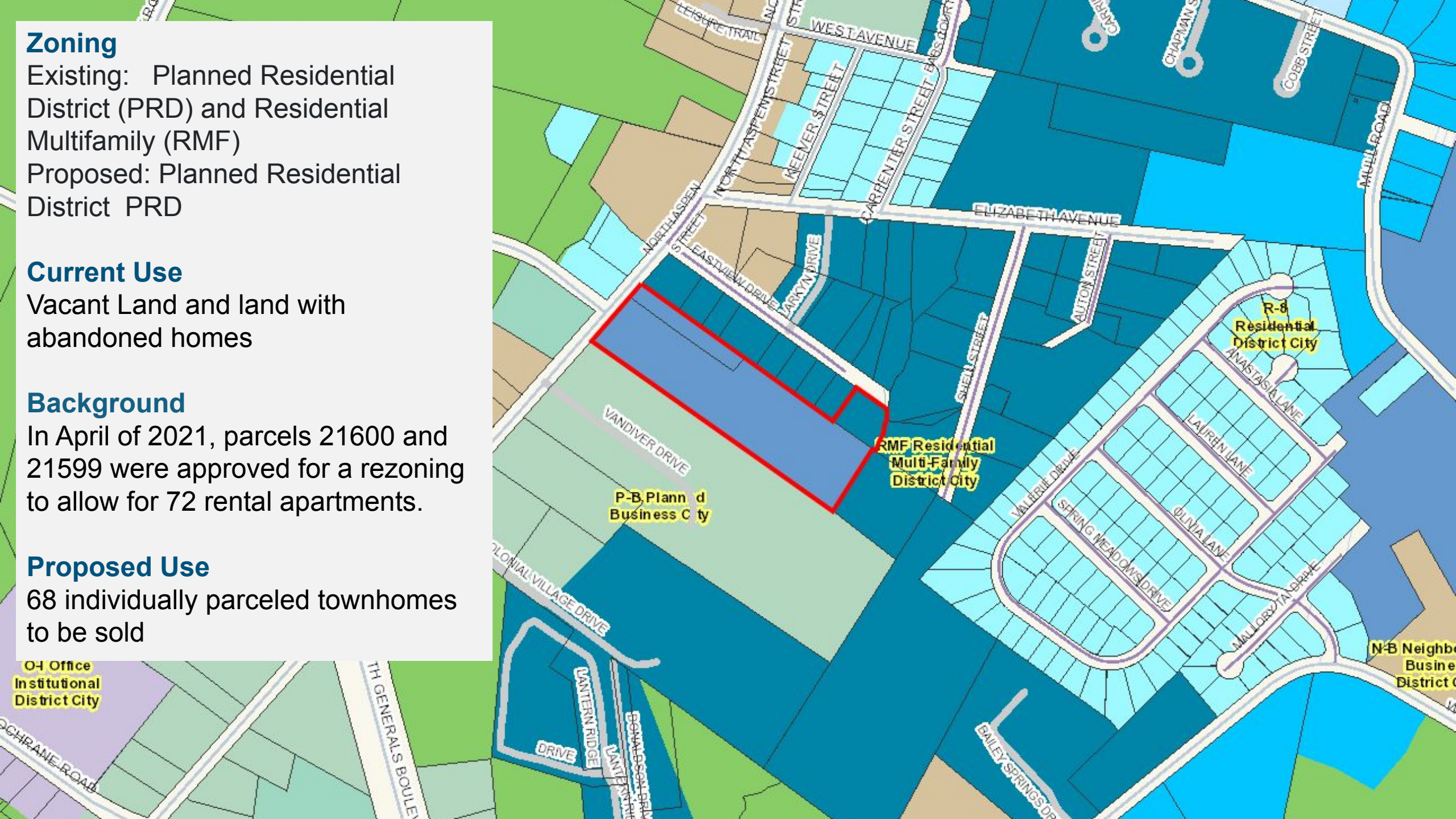
Vacant Land and land with abandoned homes

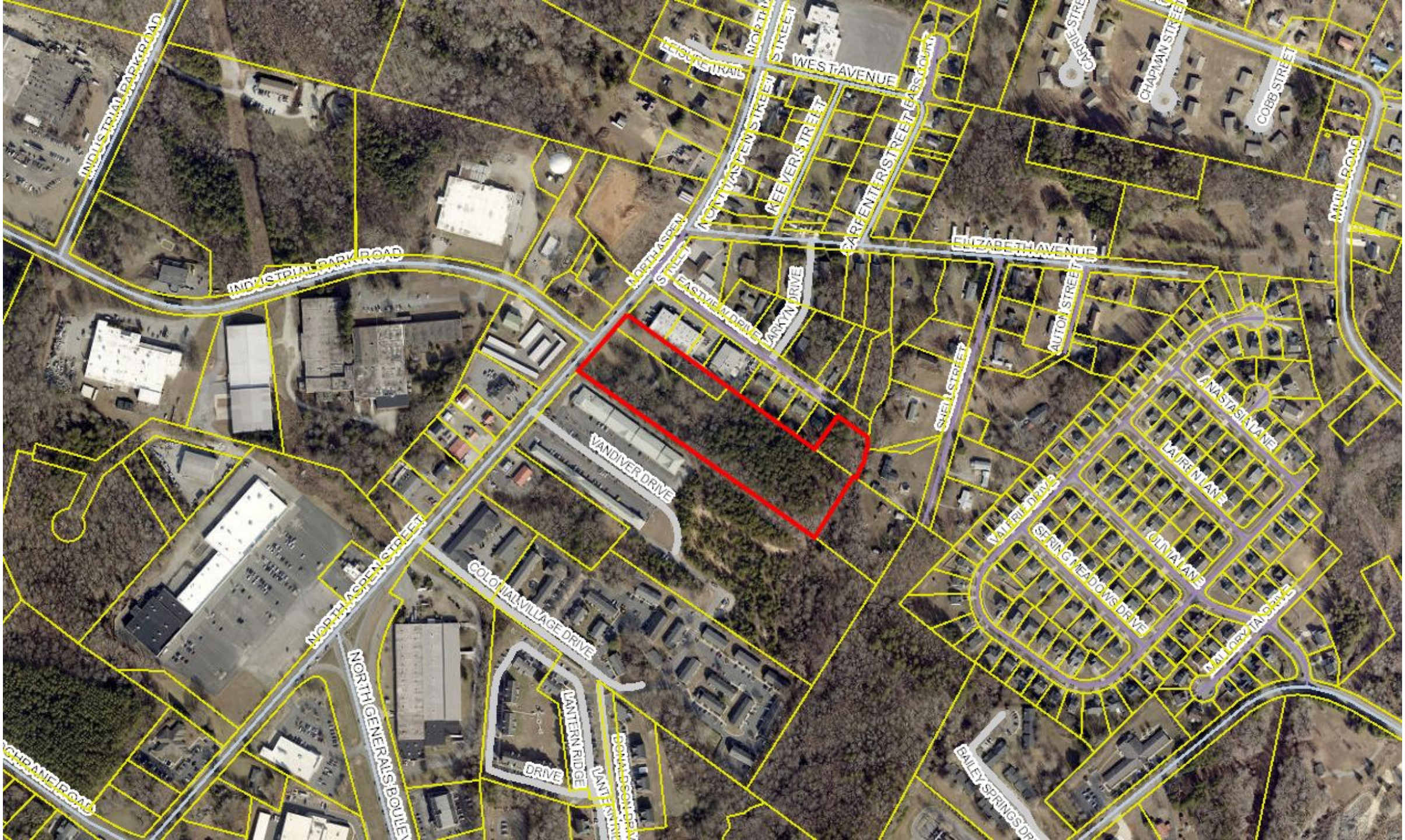
Background

In April of 2021, parcels 21600 and 21599 were approved for a rezoning to allow for 72 rental apartments.

Proposed Use

68 individually parceled townhomes to be sold

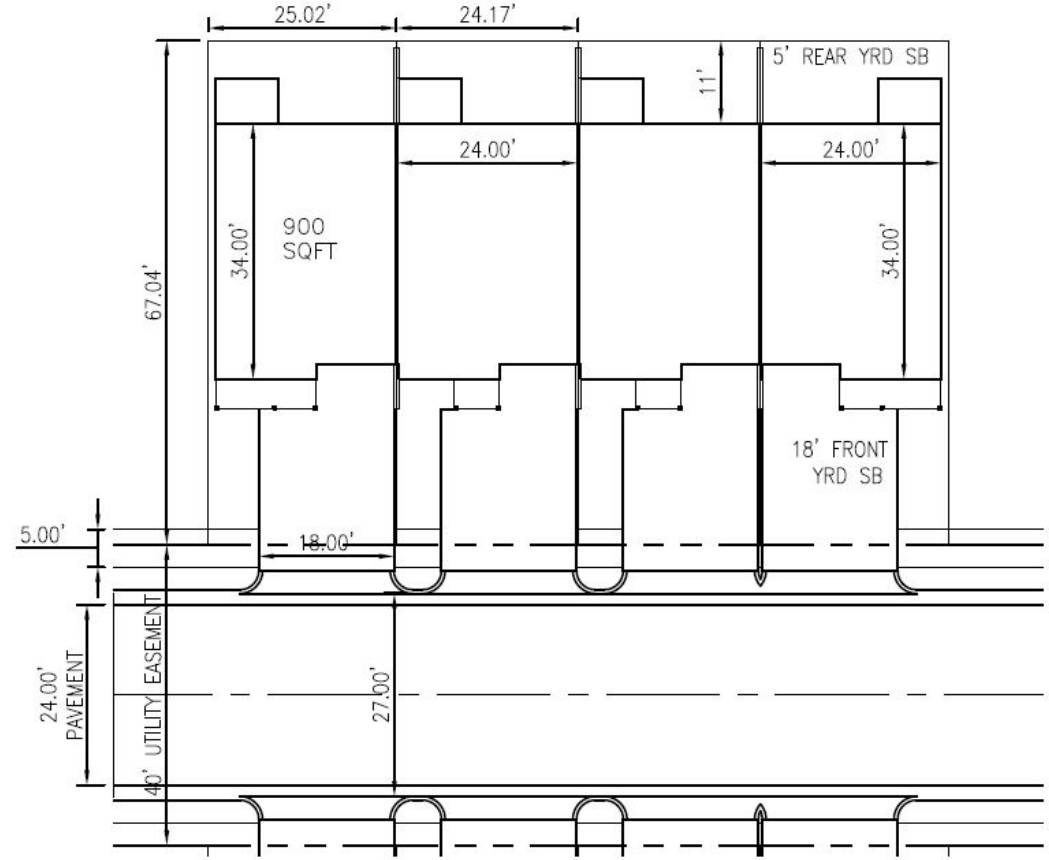



INDUSTRIAL PARK ROAD
WEST AVENUE
NORTH ASHEN STREET
REEVES STREET
CARPENTER STREET
CHAPMAN STREET
COBB STREET
MAIN ROAD
ELIZABETH AVENUE
AUTON STREET
SHELL STREET
EASTVIEW DRIVE
MARYN DRIVE
VANDIVER DRIVE
COLONIAL VILLAGE DRIVE
LANTERN RIDGE DRIVE
NORTH GENERALS BOULEVARD
ANASTASIA LANE
VALERIE DRIVE
SPRINGMEADOWS DRIVE
OLIVIA LANE
BAILEY SPRINGS DRIVE


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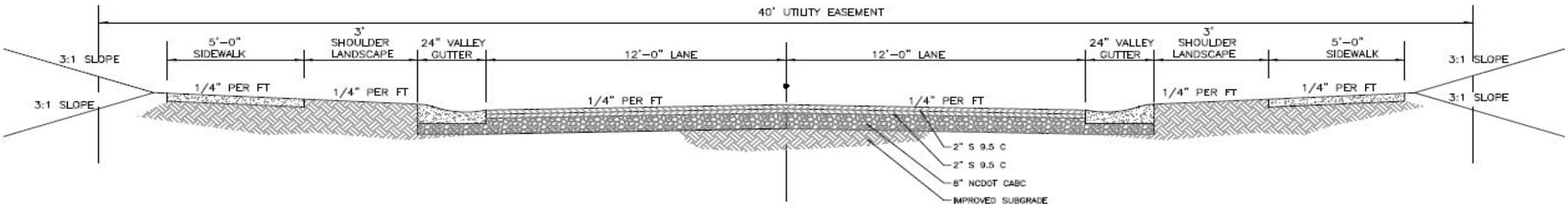
PROJECT DETAILS

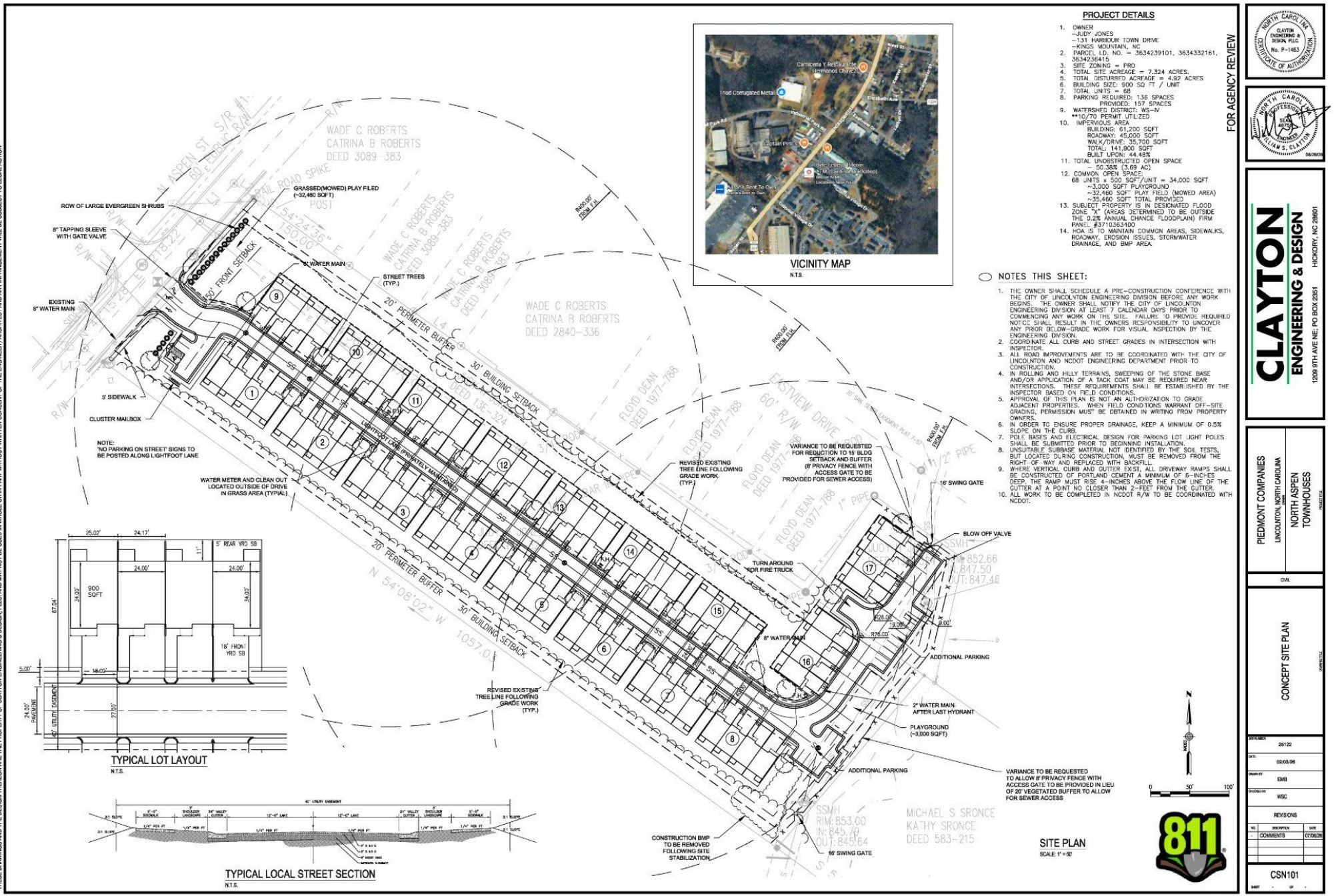
1. OWNER
   –JUDY JONES
   –131 HARBOUR TOWN DRIVE
   –KINGS MOUNTAIN, NC
2. PARCEL I.D. NO. = 3634239101, 3634332161, 3634236415
3. SITE ZONING = PRD
4. TOTAL SITE ACREAGE = 7.324 ACRES.
5. TOTAL DISTURBED ACREAGE = 4.92 ACRES
6. BUILDING SIZE: 900 SQ FT / UNIT
7. TOTAL UNITS = 68
8. PARKING REQUIRED: 136 SPACES
   PROVIDED: 157 SPACES
9. WATERSHED DISTRICT: WS–IV
   **10/70 PERMIT UTILIZED
10. IMPERVIOUS AREA
    BUILDING: 61,200 SQFT
    ROADWAY: 45,000 SQFT
    WALK/DRIVE: 35,700 SQFT
    TOTAL: 141,900 SQFT
    BUILT UPON: 44.48%
11. TOTAL UNOBSTRUCTED OPEN SPACE
    – 50.38% (3.69 AC)
12. COMMON OPEN SPACE:
    68 UNITS x 500 SQFT/UNIT = 34,000 SQFT
    ~3,000 SQFT PLAYGROUND
    ~32,460 SQFT PLAY FIELD (MOWED AREA)
    ~35,460 SQFT TOTAL PROVIDED
13. SUBJECT PROPERTY IS IN DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FIRM PANEL #3710363400
14. HOA IS TO MAINTAIN COMMON AREAS, SIDEWALKS, ROADWAY, EROSION ISSUES, STORMWATER



TYPICAL LOT LAYOUT

N.T.S.

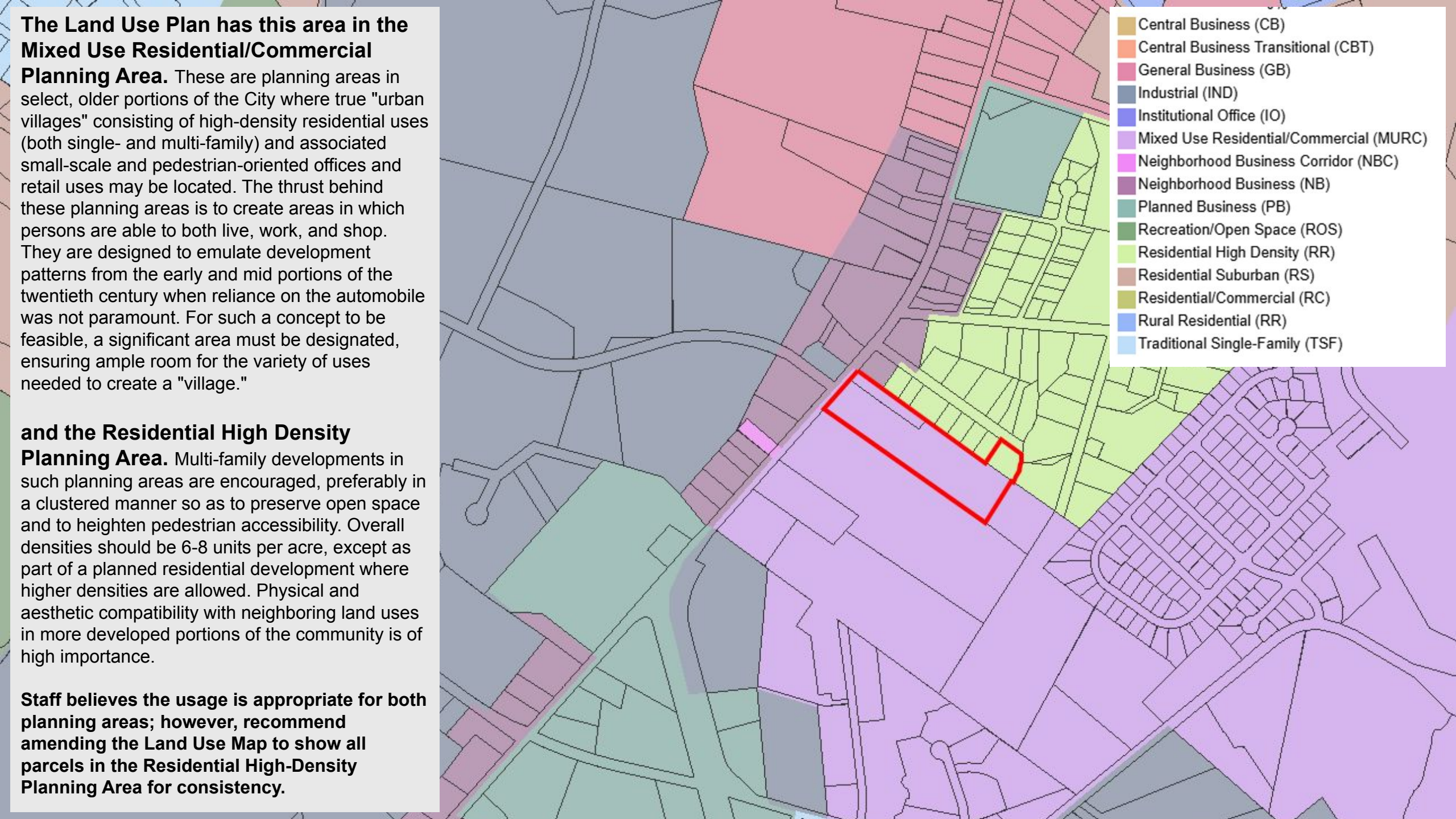



WADE C ROBERTS
CATRINA B ROBERTS
DEED 3089-383
WADE C ROBERTS
CATRINA B ROBERTS
DEED 2840-336
FLOYD DEAN
DEED 1977-788
MICHAEL S SRONCE
KATHY SRONCE
DEED 583-215
N. ASPEN ST. S/R #1
EXISTING 8" WATER MAIN
8" TAPPING SLEEVE WITH GATE VALVE
ROW OF LARGE EVERGREEN SHRUBS
GRASSED(MOWED) PLAY FILED (~32,480 SQFT)
8" WATER MAIN
STREET TREES (TYP.)
50' FRONT SETBACK
20' PERIMETER BUFFER
30' BUILDING SETBACK
5' SIDEWALK
CLUSTER MAILBOX
NOTE: 'NO PARKING ON STREET' SIGNS TO BE POSTED ALONG LIGHTFOOT LANE
WATER METER AND CLEAN OUT LOCATED OUTSIDE OF DRIVE IN GRASS AREA (TYPIAL)
LIGHTFOOT LANE (PRIVATELY MAINTAINED)
REVISED EXISTING TREE LINE FOLLOWING GRADE WORK (TYP.)
VARIANCE TO BE REQUESTED FOR REDUCTION TO 15' BLDG SETBACK AND BUFFER (6' PRIVACY FENCE WITH ACCESS GATE TO BE PROVIDED FOR SEWER ACCESS)
16' SWING GATE
BLOW OFF VALVE
TURN AROUND FOR FIRE TRUCK
ADDITIONAL PARKING
2" WATER MAIN AFTER LAST HYDRANT
PLAYGROUND (~3,000 SQFT)
VARIANCE TO BE REQUESTED TO ALLOW 6' PRIVACY FENCE WITH ACCESS GATE TO BE PROVIDED IN LIEU OF 20' VEGETATED BUFFER TO ALLOW FOR SEWER ACCESS
CONSTRUCTION BMP TO BE REMOVED FOLLOWING SITE STABILIZATION
EASTVIEW DRIVE
60' R/W
SITE PLAN
SCALE: 1" = 50'
0 50' 100'
VICINITY MAP
N.T.S.
Carniceria Y Restaurante Mexicanos Casa #2
Triad Corrugated Metal
Captain Pete's
Rent-To-Own
Wilkes Federal Savings
ATM (Drive-up/Backstep)
Advance America
Cash Advance Centers
Indiana Rent To Own
Wilkes Federal Savings Drive-Up
Elizabeth Ave
Park Rd
Wilkes St
Jefferson Blvd
Lowes Blvd
Lowes Dr
Jefferson Square Dr
Jefferson Square Shopping Center
Jefferson Square Dr
Jefferson Square Blvd
Jefferson Square Blvd
Jefferson Square Dr
Jefferson Square Dr

The Land Use Plan has this area in the Mixed Use Residential/Commercial Planning Area. These are planning areas in select, older portions of the City where true "urban villages" consisting of high-density residential uses (both single- and multi-family) and associated small-scale and pedestrian-oriented offices and retail uses may be located. The thrust behind these planning areas is to create areas in which persons are able to both live, work, and shop. They are designed to emulate development patterns from the early and mid portions of the twentieth century when reliance on the automobile was not paramount. For such a concept to be feasible, a significant area must be designated, ensuring ample room for the variety of uses needed to create a "village."

and the Residential High Density Planning Area. 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.

Staff believes the usage is appropriate for both planning areas; however, recommend amending the Land Use Map to show all parcels in the Residential High-Density Planning Area for consistency.



Conditions of Approval

City Planning:

1. 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.
2. Remaining vegetated buffers on the property are preserved in accordance with local water supply watershed protection requirements
3. Parcels will need to be combined by deed and recorded prior to any zoning permits being issued.
4. All stormwater on the site must be diverted to prevent issues for neighboring properties.
5. All Watershed Water Supply regulations must be followed. Detention pond will not be allowed to remain post construction, will need to follow low density stormwater measures outlined in WSW ordinance.

Lincoln County Erosion Control – Danielle Rudisill

1. Erosion control plans must be submitted and approved by Lincoln County Soil and Erosion prior to any grading or clearing of land.

City Water Resources- Todd Elmore

1. Will require a one-year warranty after the infrastructure is accepted
2. The developer is responsible and must repair any damage to water lines, sewer lines, meters, and boxes until all other utilities are installed, even if it has already been accepted by the City of Lincolnton.
3. No encroachments on sewer easement. CANNOT put a retention pond on the sewer line or block the sewer right of way during construction.
4. Must follow City of Lincolnton specs for water, wastewater, and water services.
5. No meters or clean-outs in the sidewalks or driveways.

NCDOT - Travis Jordan

1. Will need to obtain NCDOT Driveway permit and any associated utility encroachments; no off-site improvements will be required.

NOTE: Conditional zoning approval expires 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.

Conditions of Approval

City Public Works – Nathan Eurey

1. Will need a private solid waste provider. City will not provide services.
2. Sidewalks constructed to City of Lincolnton specifications must be constructed along the frontage of N. Aspen and throughout the subdivision, meeting all city sidewalk and subdivision requirements.
3. Will need an HOA agreement outlining care and maintenance of interior sidewalks, pavement, common areas, and detention pond. The HOA is responsible for the ongoing maintenance of the detention pond and will make any necessary repairs to ensure its continued effectiveness. Ongoing maintenance is to include:
   - Vegetation management, including mowing, trimming, invasive/ nuisance vegetation treatment, and weed control
   - Slope stabilization and erosion control
   - Debris and trash removal
   - Removal of sediment buildup from the basin
   - Maintenance of the inlet and outlet pipes to ensure they do not get clogged.

Lincolnton Fire Department - Gary Stevenson

1. Follow Appendix D of the ICC Fire Code.
2. No Parking signs are required
3. Prior to a CERTIFICATE OF OCCUPANCY being approved by the City Fire Marshal's office, the following shall be met:
   a. Building construction plans shall include available water supply and Hydrant proximity. The water supply shall be verified prior to beginning vertical construction.(Fire hydrants shall not exceed 400 ft from any building)
   b. Building construction plans shall include compliance with Appendix D of the North Carolina State Fire Code
   c. Building construction plans shall reflect compliance with the North Carolina State Fire Code.
   d. If no sprinkler, then you can tap the service line. If sprinklers are needed, then a separate line is needed.

NOTE: Conditional zoning expires 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 are technical in nature can be approved by the department that made the comment/condition.

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

Case No. CZ-7-2026
Applicant: Piedmont Companies
Parcel ID#: 21600, 21599 and 53769
Location: N. Aspen Street
Request: Rezone from PRD and RMF to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial Planning Area and the Residential High Density Planning Area. The proposed rezoning request aligns with the Land Use Plan in the following ways:

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. Fulfills 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-7-2026
Applicant: Piedmont Companies
Parcel ID#: 21600, 21599 and 53769
Location: N. Aspen Street
Request: Rezone from PRD and RMF to PRD

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential/Commercial Planning Area and the Residential High Density Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. However, this project is undesirable; therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Planning Board Vote:

Unanimous vote in favor of approval.

Planning Board recommends the following actions for approval:

- Approve the rezoning of the property from Planned Residential District (PRD) and Residential Multifamily (RMF) to Planned Residential District (PRD)
- 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 (separate motions):

- Deny the rezoning of the property from Planned Residential District (PRD) and Residential Multifamily (RMF) to Planned Residential District (PRD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request