Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis
CZ-8-2026
306 N. Generals Blvd, PID 00973

Planning Board – September 15, 2026

City Council – October 1, 2026

Zoning

Existing: Planned Business Conditional Use(PB-CU)

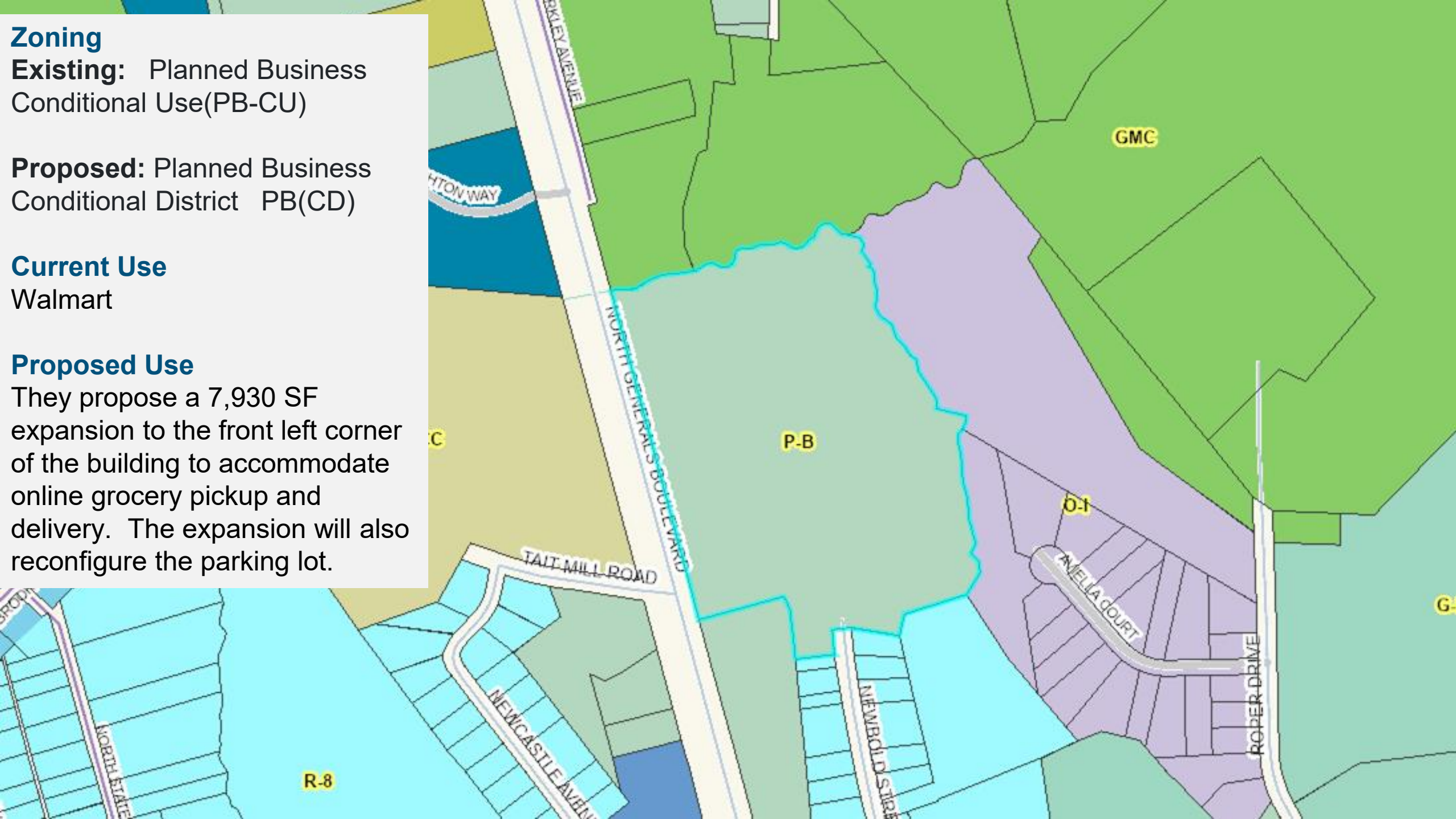
Proposed: Planned Business Conditional District PB(CD)

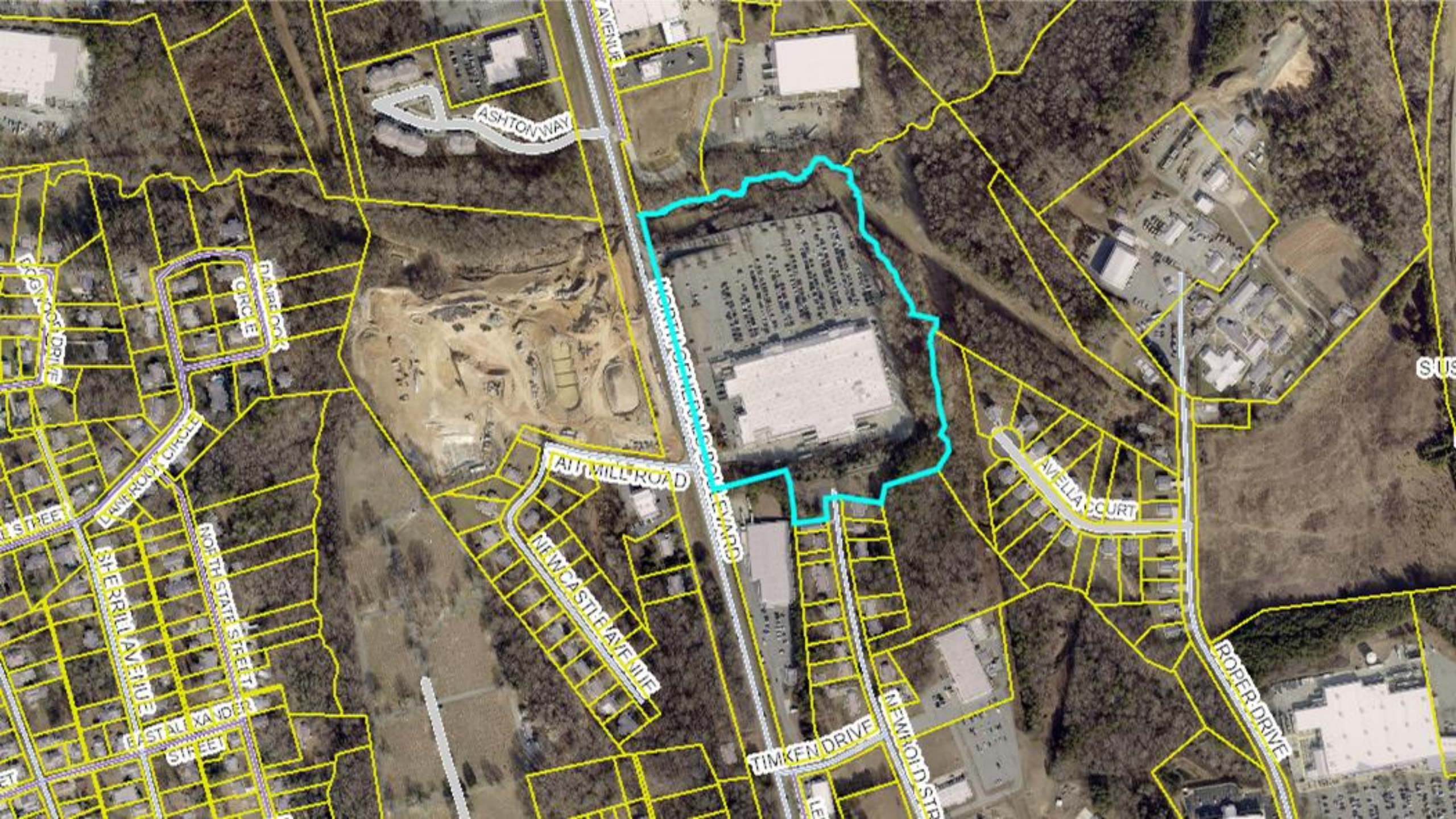
Current Use

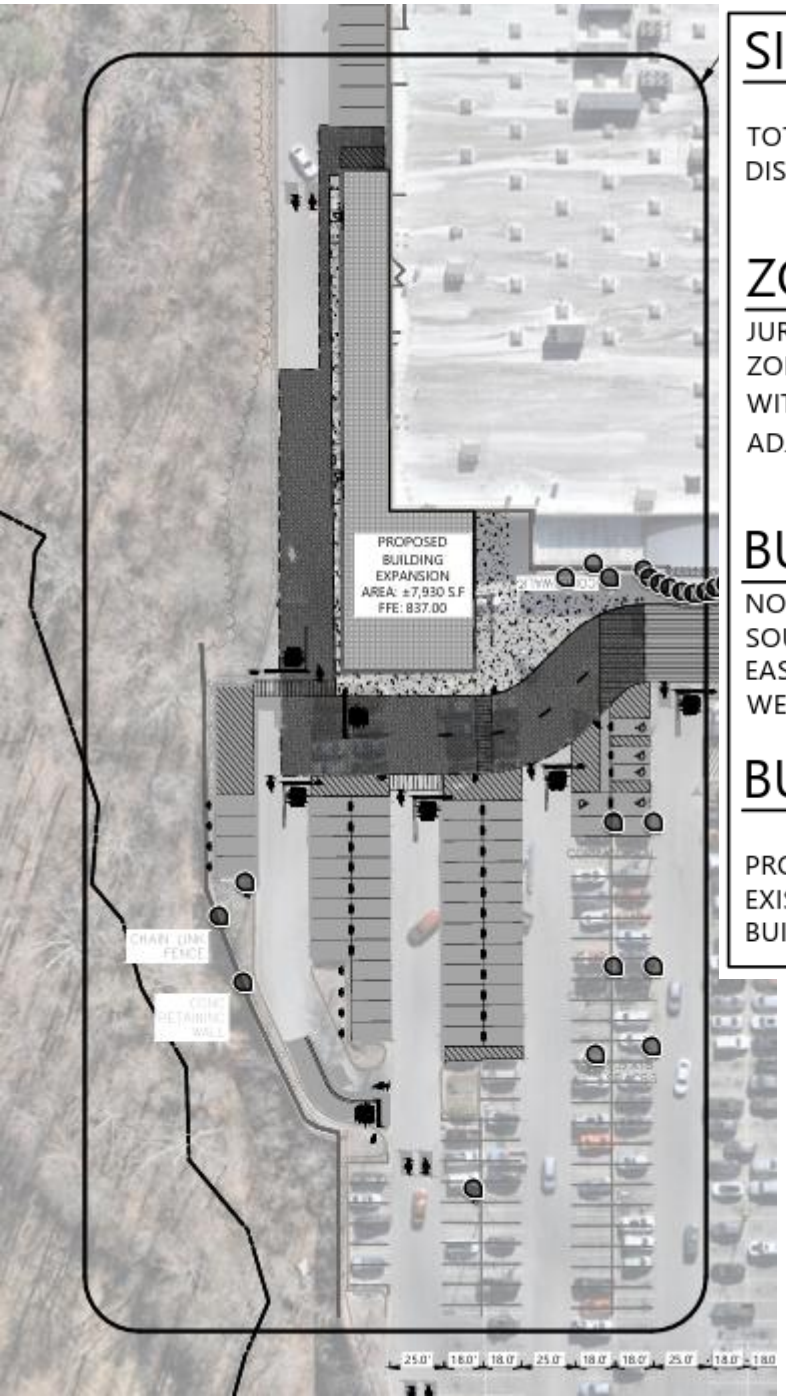
Walmart

Proposed Use

They propose a 7,930 SF expansion to the front left corner of the building to accommodate online grocery pickup and delivery. The expansion will also reconfigure the parking lot.




ASHTON WAY
MORRISVILLE-CARPENTER BOULEVARD
ALT MILL ROAD
NEW CASTLE AVENUE
TIMKEN DRIVE
NEWHOLD STREET
AVELLA COURT
ROPER DRIVE
SHERRILL AVENUE
NORTH STATE STREET
CIRCLE



SITE AREA

TOTAL PROPERTY AREA:	23.67± AC
DISTURBED AREA:	0.60± AC

ZONING CLASSIFICATION

JURISDICTION:	CITY OF LINCOLNTON
ZONING:	PB PLANNED BUSINESS, CU CONDITIONAL USE,
WITHIN WS-IV WATERSHED (CUZMA-1-09)	
ADJACENT ZONING:	N: GMC S: P-B, R-8, E: O-I, W: P-B

BUILDING SETBACKS

NORTH	30', 100' STREAM SB
SOUTH	30'
EAST	30'
WEST	50'

BUILDING SUMMARY

PROPOSED BUILDING EXPANSION:	7,962± SF
EXISTING BUILDING AREA:	189,608± SF
BUILDING HEIGHT LIMIT:	50'

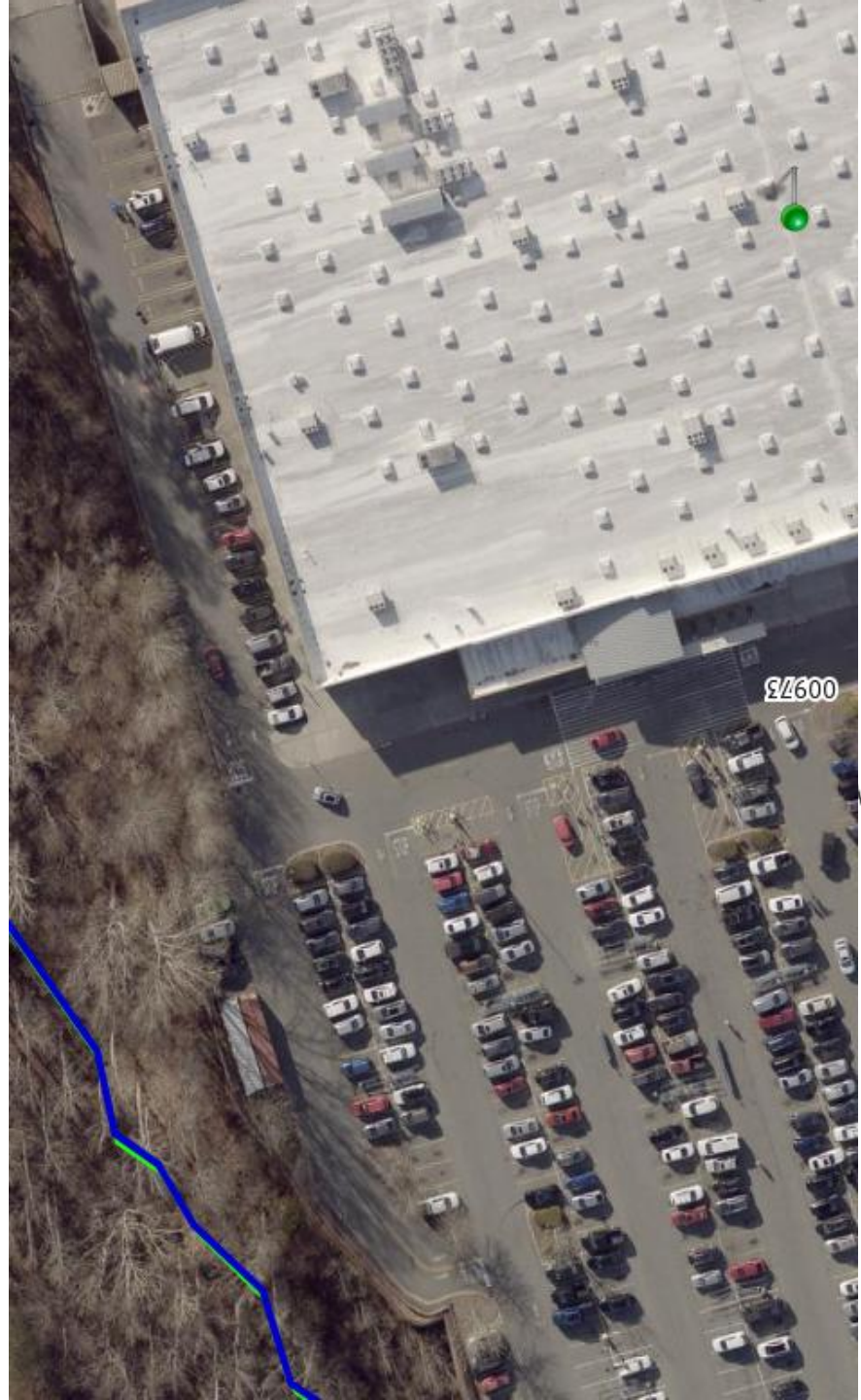
SITE ANALYSIS TABLE (EXISTING STORE)

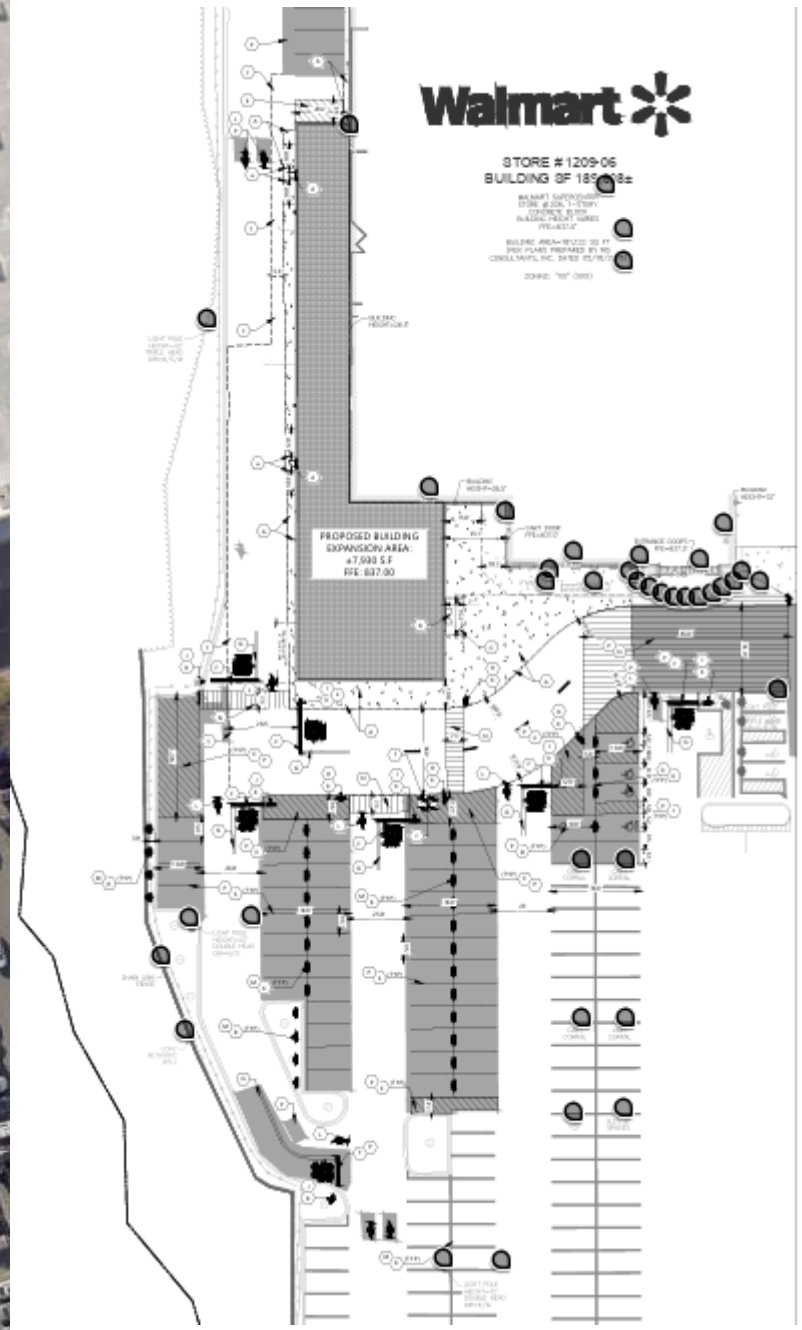
	EXISTING	PROPOSED
TOTAL BUILDING AREA	181,122± S.F.	189,052± S.F.
REQUIRED PARKING (PER CITY OF LINCOLNTON)	725 SPACES	757 SPACES
REQUIRED PARKING RATIO (PER CITY OF LINCOLNTON)	4.0/1,000 S.F.	4.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING	677 SPACES	599 SPACES
ACCESSIBLE PARKING	21 SPACES	25 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	21 SPACES	48 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	37 SPACES	40 SPACES
TOTAL PARKING	719 SPACES	672 SPACES
PARKING RATIO	4.0/1,000 S.F.	3.6/1,000 S.F.

SITE KEYNOTES

REFERENCE DETAIL SHEET

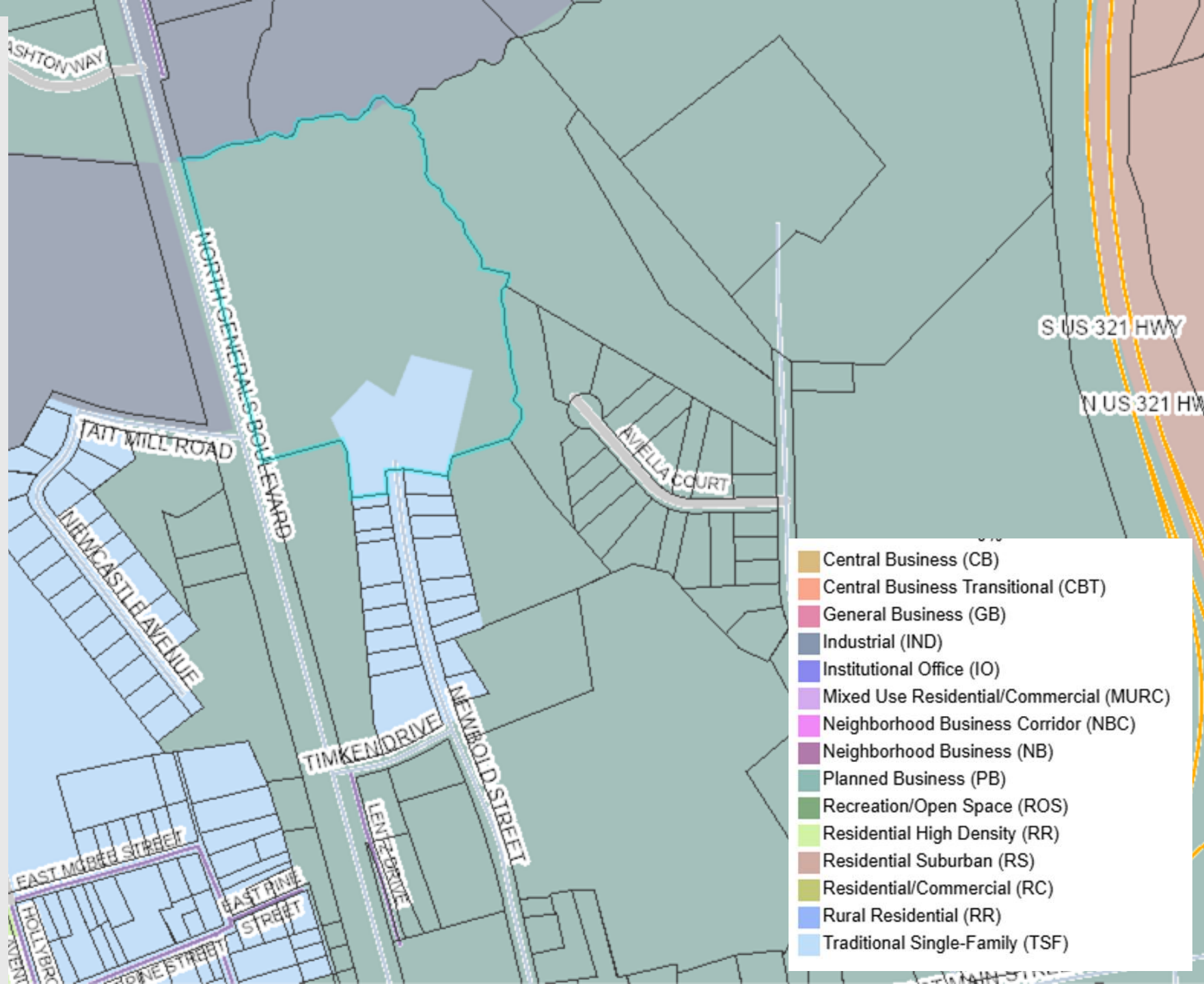
- (A) PROPOSED SIDEWALK, 5% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS SLOPE. SEE DETAIL SHEET.
- (B) NEW DELIVERY DOORS, REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
- (C) LIMITS OF OVERHEAD CANOPY, REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
- (D) NEW 4" WIDE SOLID WHITE STRIPE (TYP.)
- (E) NEW 4" WIDE SOLID YELLOW STRIPES AT 45° @ 2'-0" O.C.
- (F) NEW STOP BAR AND STOP TEXT. SEE DETAIL SHEET.
- (G) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW OPEN ARROW PAVEMENT MARKINGS. SEE DETAIL SHEET.
- (M) NEW OPD PARKING STALL SIGNAGE (TYP.) SEE DETAIL SHEET.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
- (P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED.
- (Q) NEW FIRE LANE STRIPING.
- (R) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (S) NEW OPD PARKING STALL STRIPING (TYP.) SEE DETAIL SHEET.
- (T) NEW ASPHALT PAVEMENT.
- (U) NEW 18" CONCRETE CURB & GUTTER.
- (V) NEW 6" PIPE BOLLARD.
- (W) NEW RAMP SEE DETAILS.
- (X) ASPHALT MILL AND OVERLAY.
- (a) LIMITS OF NEW RETAINING WALL/RAISED CONCRETE WALK. SEE ARCHITECTURAL.
- (b) NEW ADA PARKING SIGNAGE. SEE DETAIL SHEET.
- (c) NEW ADA PARKING STRIPING. SEE DETAIL SHEET.
- (d) NEW EGRESS DOOR. REFER TO ARCHITECTURAL.
- (e) NEW (R1-3P) "ALL WAY" SIGN.
- (f) NEW HYDRANT. SEE DETAIL SHEET.





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. New developments are recommended to be compact in nature, with buildings oriented towards abutting public roads (as opposed to having large parking lots dominating the visual landscape from such roads) and with pedestrian accessibility both leading to and within the site being of high importance. Mixed-use residential/commercial developments are strongly encouraged where feasible and appropriate. "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.

Site is in the appropriate planning area. However, a portion of the property still shows a residential planning area. For housekeeping purposes, I would like to amend the Land Use Plan to show that area as Planned Business.



Conditions of Approval

City Planning:

1. Replace any landscaping that will be removed during construction
2. Provide built-upon area calculations

Fire Marshal – Gary Stevenson

1. Fire hydrant needs to be moved and in working condition for Walmart to be open to the public
2. Meet the requirements of appendix D of the North Carolina State Fire Code.

Water Resources Operations Manager – Daniel Perry

1. Verify grease interceptor requirements with Daniel Perry DPerry@LincolntonNC.org.

Public Works Superintendent - Bradley Gates

1. Walmart will be responsible for any erosion issues with the stormwater outlet.

Lincoln County Erosion & Sedimentation Control Administrator – Danielle Rudisill

1. Submit erosion control plan and application to Lincoln County.

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

Case No. CZ-8-2026
Applicant: Atwell on behalf of Walmart
Parcel ID#: 00973
Location: 306 N. Generals Blvd.
Request: Rezone from PB-CU to PB (CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Areas. The proposed rezoning request aligns with the goals set forth in the Planned Business Planning Area and the overall Land Use Plan. The proposed plan meets the Land Use objectives by providing off-street parking that enhances both vehicular and pedestrian safety while remaining user-friendly. Additionally, the City of Lincolnton Land Use Plan encourages the retention, modernization, and growth of existing businesses. By restructuring an established commercial site, we can help keep the city economically competitive. Furthermore, the rezoning is reasonable because it enhances the efficiency and accessibility of an existing business for the community. Therefore, **approval of the proposed amendment is reasonable and in the public interest.**

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

Case No. CZ-8-2026
Applicant: Atwell on behalf of Walmart
Parcel ID#: 00973
Location: 306 N. Generals Blvd.
Request: Rezone from PB-CU to PB (CD)

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. However, the reduced parking does not meet the ordinance requirements.

Therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Staff recommends the following action:

- Approve the rezoning of the property from Planned Business Conditional Use to Planned Business Conditional District – PB(CD)
- Approve the statement of consistency and reasonableness for approval of the rezoning request
- Amend the Future Land Use Map to include the whole parcel in the Planned Business Planning Area

MOTIONS FOR PUBLIC HEARING

For approval of the request:

- Motion to approve with Staff recommendations

For denial of request:

- Deny the rezoning of the property from Planned Business Conditional Use to Planned Business Conditional District – PB(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request