Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing
ZMA-3-2026

201 W. Main Street

PID 15609

Planning Board September 15, 2026

City Council October 1, 2026

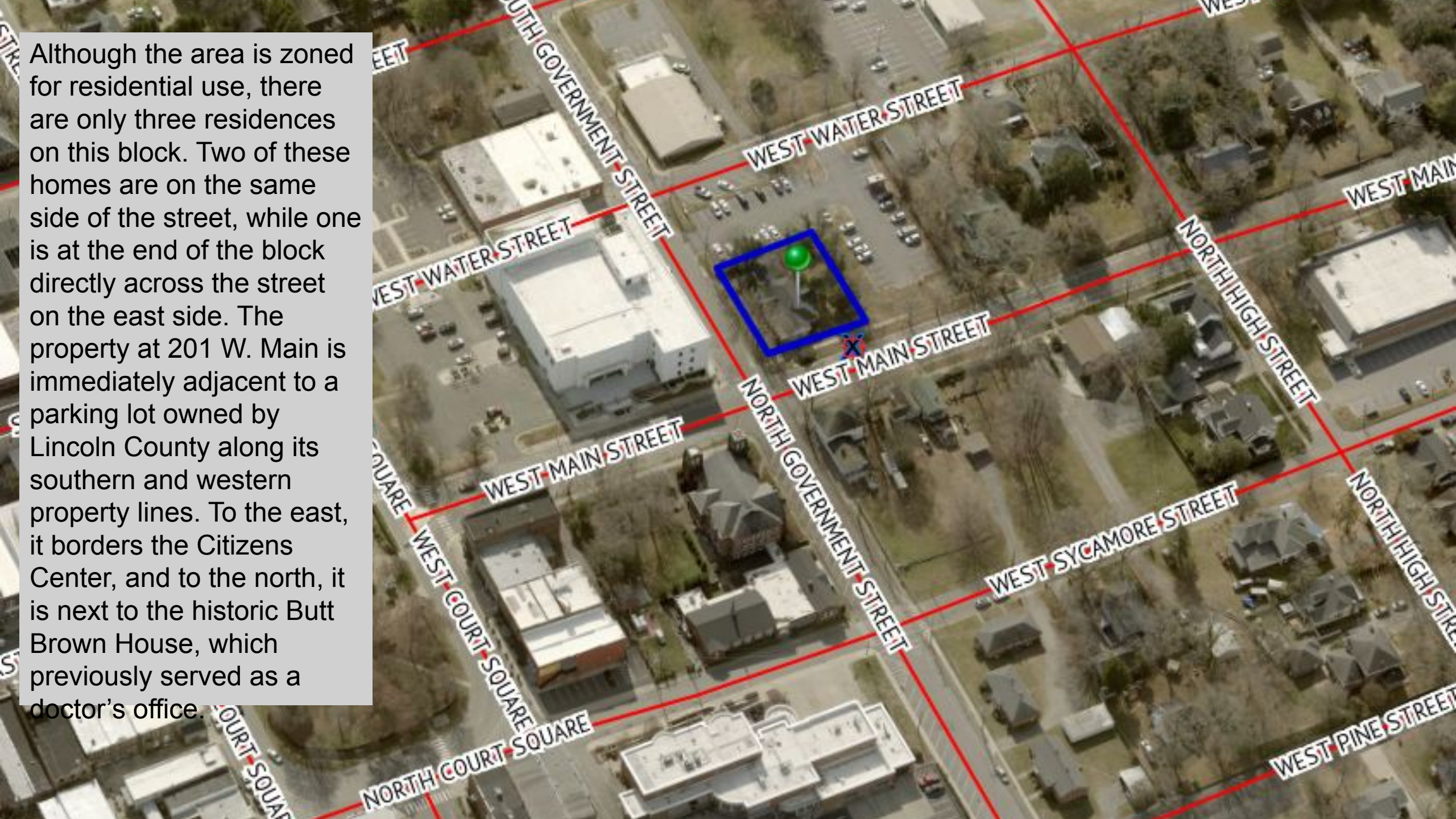
Applicant Request:
Rezone 201 W. Main Street, PID 15609 to Central Business to allow more permitted uses

Current Zoning:
Residential 10 (R10)

Subject Property:
2032 SF residential structure that has historically been used as a business. The parcel is .251 acres.

Background:
Previous commercial tenants include King Law Offices and Live N Joy Counseling Services





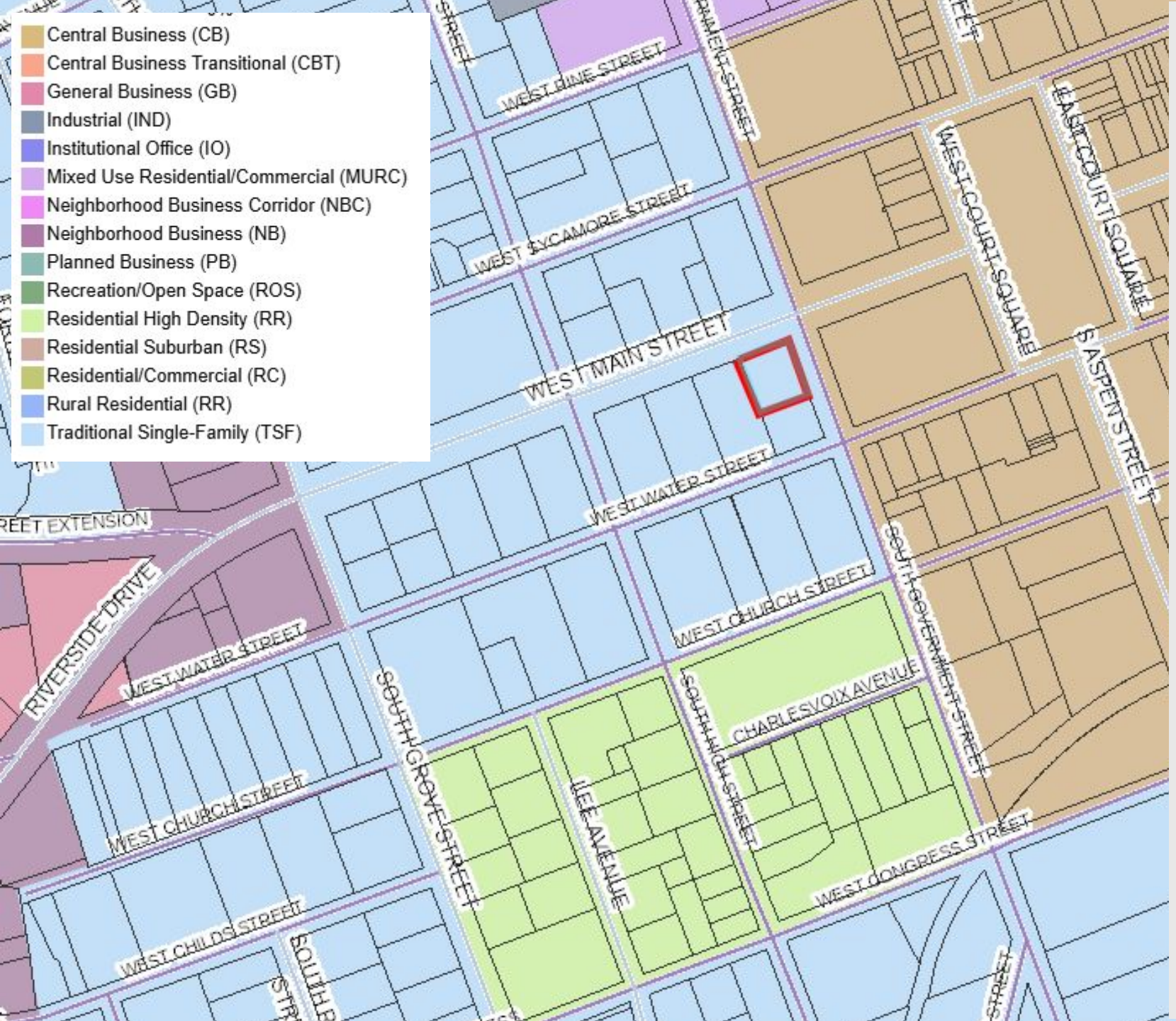
Although the area is zoned for residential use, there are only three residences on this block. Two of these homes are on the same side of the street, while one is at the end of the block directly across the street on the east side. The property at 201 W. Main is immediately adjacent to a parking lot owned by Lincoln County along its southern and western property lines. To the east, it borders the Citizens Center, and to the north, it is next to the historic Butt Brown House, which previously served as a doctor's office.


This picture is from 2008, showing that it has been in commercial use for at least 22 years.
©2019 Google
Dec 2016
Jul 2016
May 2015
May 2012
Apr 2009
Aug 2008




N Government St


SPEED LIMIT
20



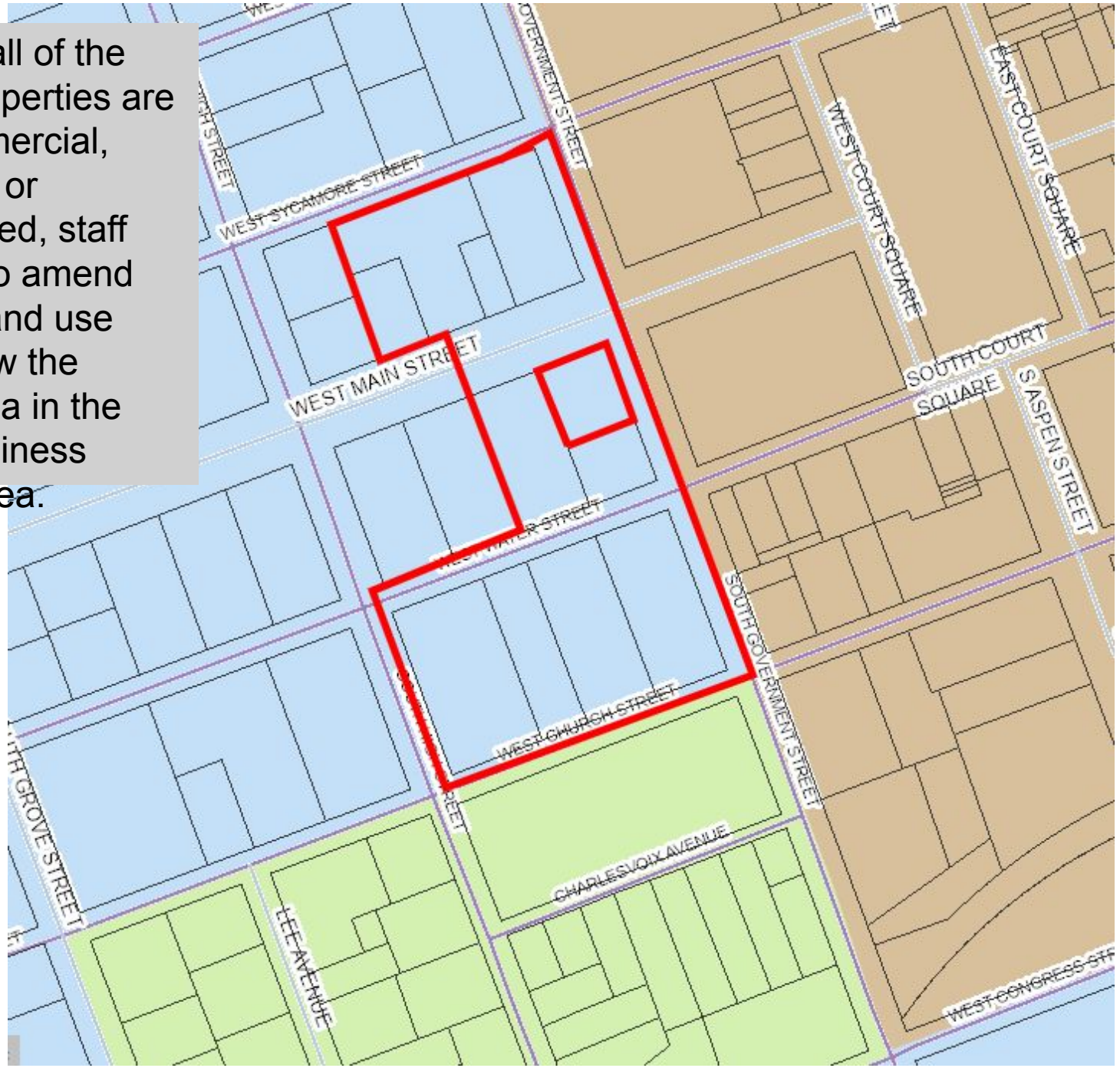
Traditional Single Family planning areas will consist of single-family uses on smaller to medium-sized lots in older, established portions of the community. As these areas are primarily residential in character, they should be protected from encroachment of incompatible business and industrial development.

This use conflicts with the planning area; however, staff believes the request seeks to align the zoning classification with the property's long-standing use and support the continued vitality and integration of downtown commercial uses. Additionally, the site is on a block with only three residences. As a result, protective policies meant for purely "Traditional Single Family" neighborhoods are less applicable here, giving us the opportunity to expand and strengthen the Central Business District boundary for future planning.

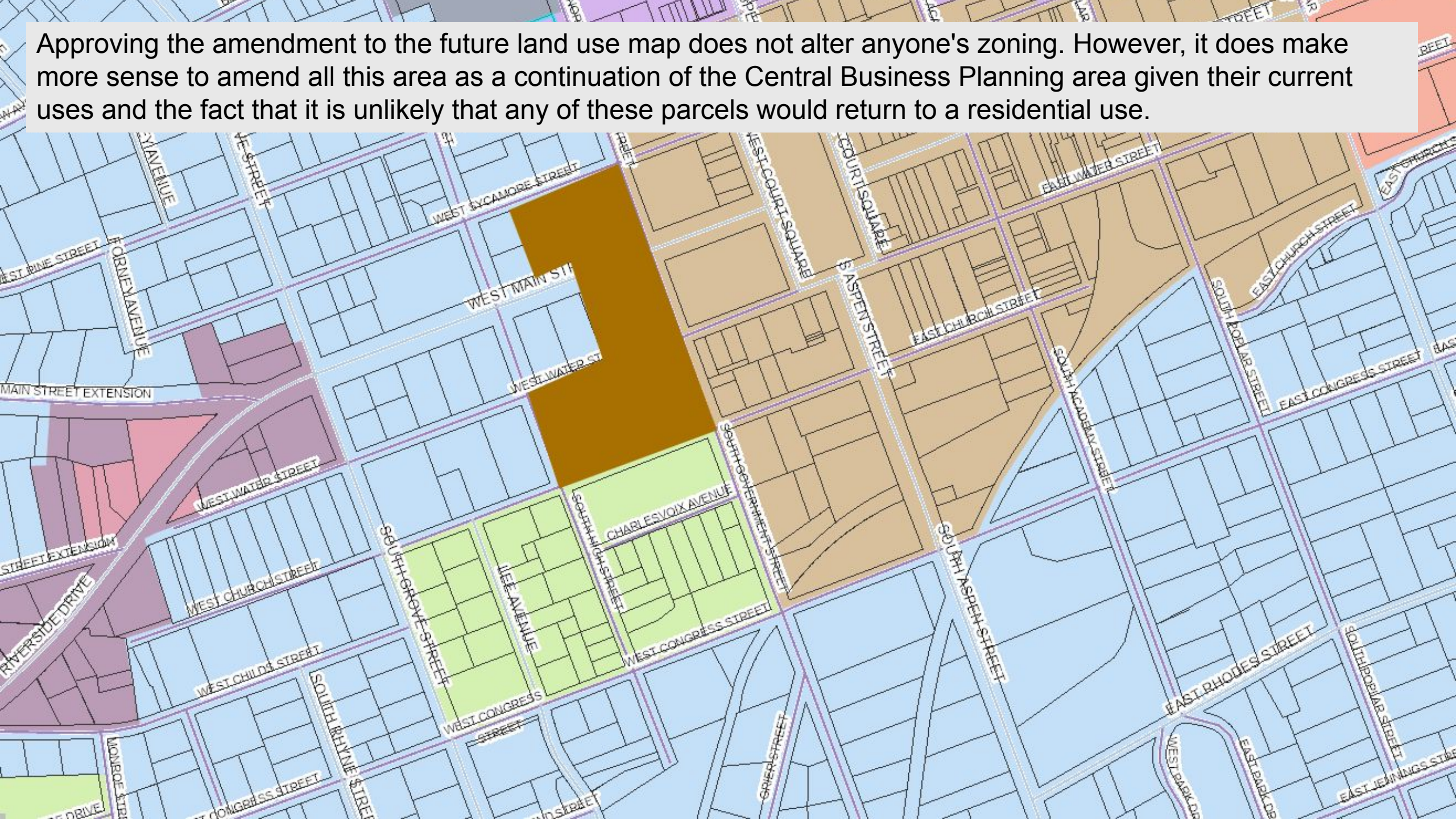
Staff requests an amendment to the Future Land Use Map from Traditional Single Family Planning Area to Central Business Planning Area.



Given that all of the outlined properties are either commercial, city-owned, or county-owned, staff would like to amend the future land use map to show the outlined area in the Central Business Planning area.



Approving the amendment to the future land use map does not alter anyone's zoning. However, it does make more sense to amend all this area as a continuation of the Central Business Planning area given their current uses and the fact that it is unlikely that any of these parcels would return to a residential use.



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

Case No. ZMA-3-2026
Applicant: Erin Watts
Parcel ID: 15609
Location: 201 W. Main Street
Request: Rezone from R10 to Central Business

Consistency with the Lincolnton Land Use Plan
The Lincolnton Land Use Plan designates this property as part of the Traditional Single Family Planning Area. The proposed rezoning request is not consistent with the Land Use Plan.

Why the Rezoning is Reasonable & Consistent

- The request seeks to align the zoning classification with the long-standing use of the property and support the continued vitality and integration of downtown commercial and governmental functions

- The site is situated on a block that contains only three residences. As a result, protective policies meant for purely "Traditional Single Family" neighborhoods are less applicable here, giving us the opportunity to expand and strengthen the Central Business District boundary for future planning.

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

Case No. ZMA-3-2026
Applicant: Erin Watts
Parcel ID: 15609
Location: 201 W. Main Street
Request: Rezone from R10 to Central Business

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Traditional Single Family Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan.

This rezoning is not desirable for this area because it would allow additional permitted uses. Therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Staff recommends the following actions for approval:

- Approve the rezoning of the property from Residential 10 to Central Business
- Approve the Statement of Consistency and Reasonableness for Approval of the rezoning request
- Amend the Future Land Use Map to show Parcel IDs 01209, 01208, 20754, 01207, 01202, 01203, 15609, 00416, 00969, 21036, and 16396 in the Central Business Planning Area.

MOTIONS FOR PUBLIC HEARING

For approval of the request:

- Motion to approve as recommended by Staff

For denial of request:

- Deny the rezoning of the property from Residential 10 to Central Business
- Approve the Statement of Consistency and Reasonableness for Denial of the rezoning request