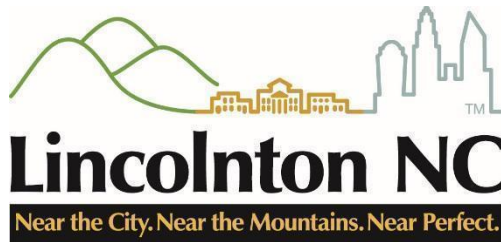




**LINCOLNTON PLANNING BOARD
AGENDA
October 21, 2025
4:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 3a September 16, 2025 meeting minutes**
- 4. Public Hearing**
 - 4a CZ-5-2025- Application from Shawna Moore requesting a conditional district rezoning from General Business (GB) District to Planned Business-Conditional District (PB-CD) for the purpose of operating a Tattoo Studio in an existing building. The subject property is 1.096 acres in size and located at 1271 Rocky Hill Lane (Parcel ID 00567).**
 - 4b CZ-6-2025- Application from Jared Webb requesting a conditional district rezoning from Central Business (CB) District to Residential-Office Conditional District (RO-CD) for the purpose of upfitting an existing building for a Church and Church Offices. The subject property is 0.1 acres in size and located at 125 West Water Street (Parcel ID 00510).**
- 5. Adjournment**



**CITY OF LINCOLNTON
PLANNING BOARD
MINUTES**

PO DRAWER 617, LINCOLNTON, NC 28093

www.lincolntonnc.org

BOARD MEMBERS: Trent Mason, Chair, trentonbmason@gmail.com; Kristin Radebaugh, Vice Chair, kradebaugh6r6@gmail.com; John Waters, jh2osk@aol.com; Monte Tyson, monte@cbdeastmain.com; Steve Lackey, stevelackey88@gmail.com; Jerry Hoffman, jlskhoffman@charter.net; Lee Huss lee@gillelandrealty.com

Tuesday, September 16, 2025

Present: Trent Mason, John Waters, Steve Lackey, Jerry Hoffman, and Lee Huss

Absent: Lee Huss and Monte Tyson

Call to Order

Chair Trent Mason called the meeting to order and recognized that Kristin Radebaugh and Monte Tyson were absent.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the August 19, 2025 meeting.

*Motion: Lee Huss made a motion to approve the minutes.
Members voted 5-0 in favor of the motion.*

Public Hearings

ZTA-4-2025 Zoning Text Amendments to Chapter 153 Unified Development Ordinance

Jean Derby presented the staff report in the agenda packet to the Board regarding ZTA-4-2025.

After some discussion, Chair Trent Mason asked if there was a motion. The motion is as follows:

*Motion: John Waters made a motion to approve with recommendations from staff as written.
Members voted 5-0 in favor of the motion.*

Chair Trent Mason asked the Board if there was any other business to be addressed, to which there was none.

Adjournment

*Motion: Steve Lackey made a motion to adjourn.
Members voted 5-0 in favor of the motion.*

Kayla Reep



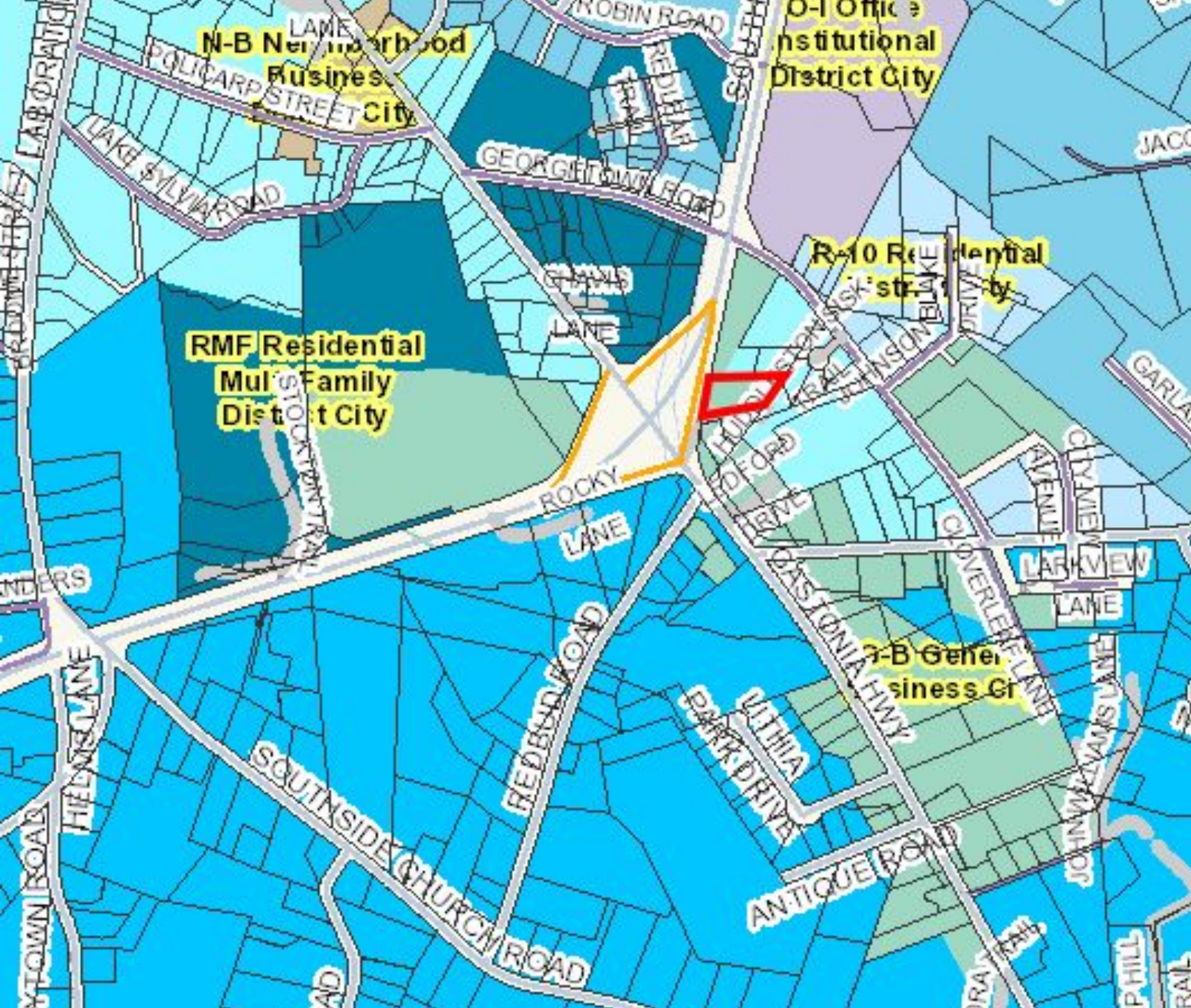
Lincolnton NC

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Public Hearing Staff Analysis

CZ-5-2025

1271 Rocky Hill Lane, PID 00567



Zoning

Existing: General Business

Proposed: Planned Business(Conditional District)

Site Information

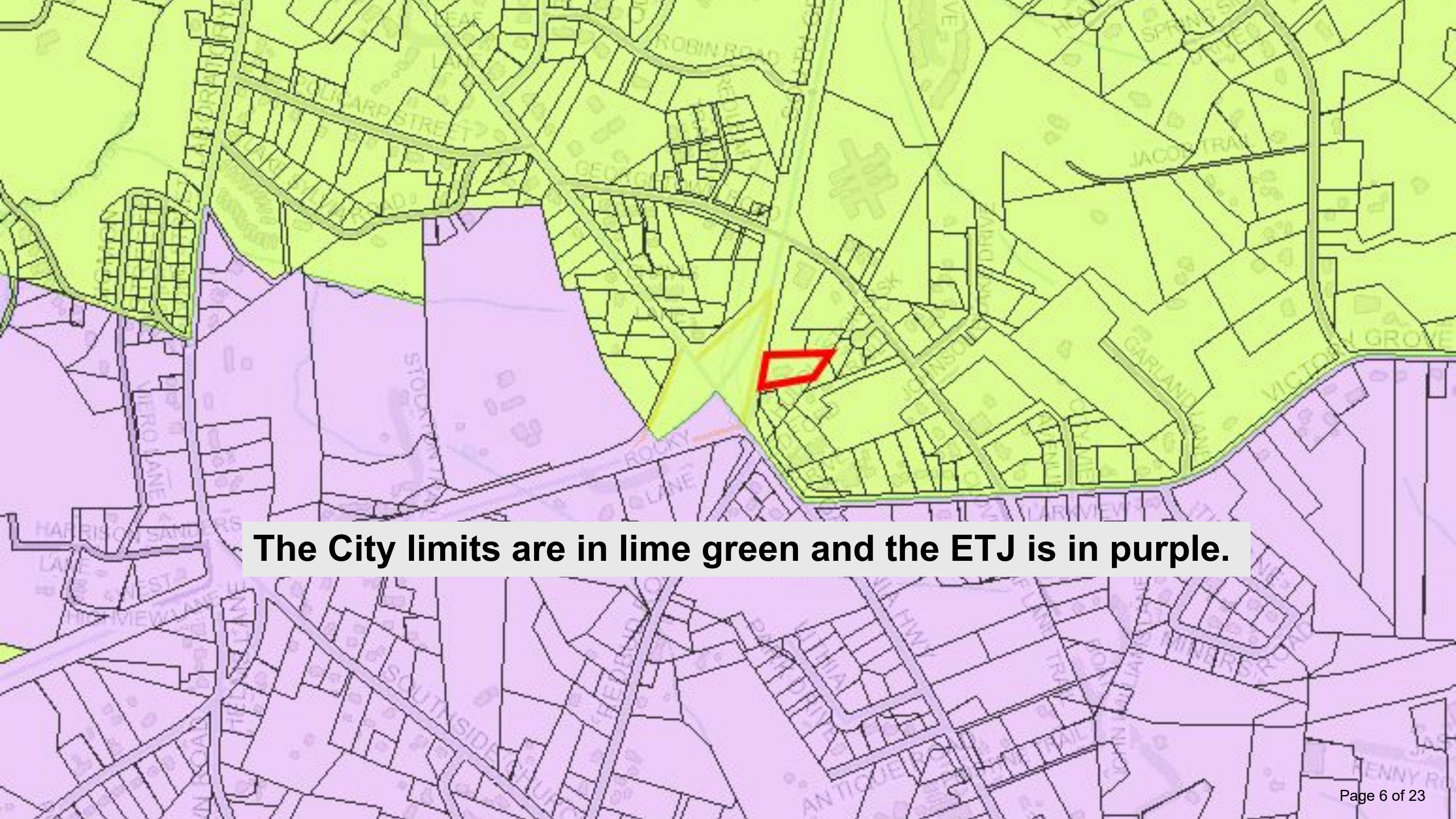
The subject property is 1.096 acres in size and located at 1271 Rocky Hill Lane (Parcel ID 00567). The surrounding properties comprise a mix of commercial, residential, and medical uses. Zoning districts in the immediate surrounding area are general business, office institutional, R-25, R-8, and residential multi family.

Previous Uses

Real estate office, auction, employment agency

Current and Proposed Uses

Currently, this building is vacant. The applicant is requesting to open a tattoo studio.



The City limits are in lime green and the ETJ is in purple.



WNC 150 HWY

ROCKY LANE

CHAVIS LANE

SOUTH GENERALS BOULEVARD

ROCKY HILL LANE

HUDDLESTON'S TRAIL

GEORGETOWN ROAD

THURGOOD BLAKE DRIVE

LED FORD DRIVE

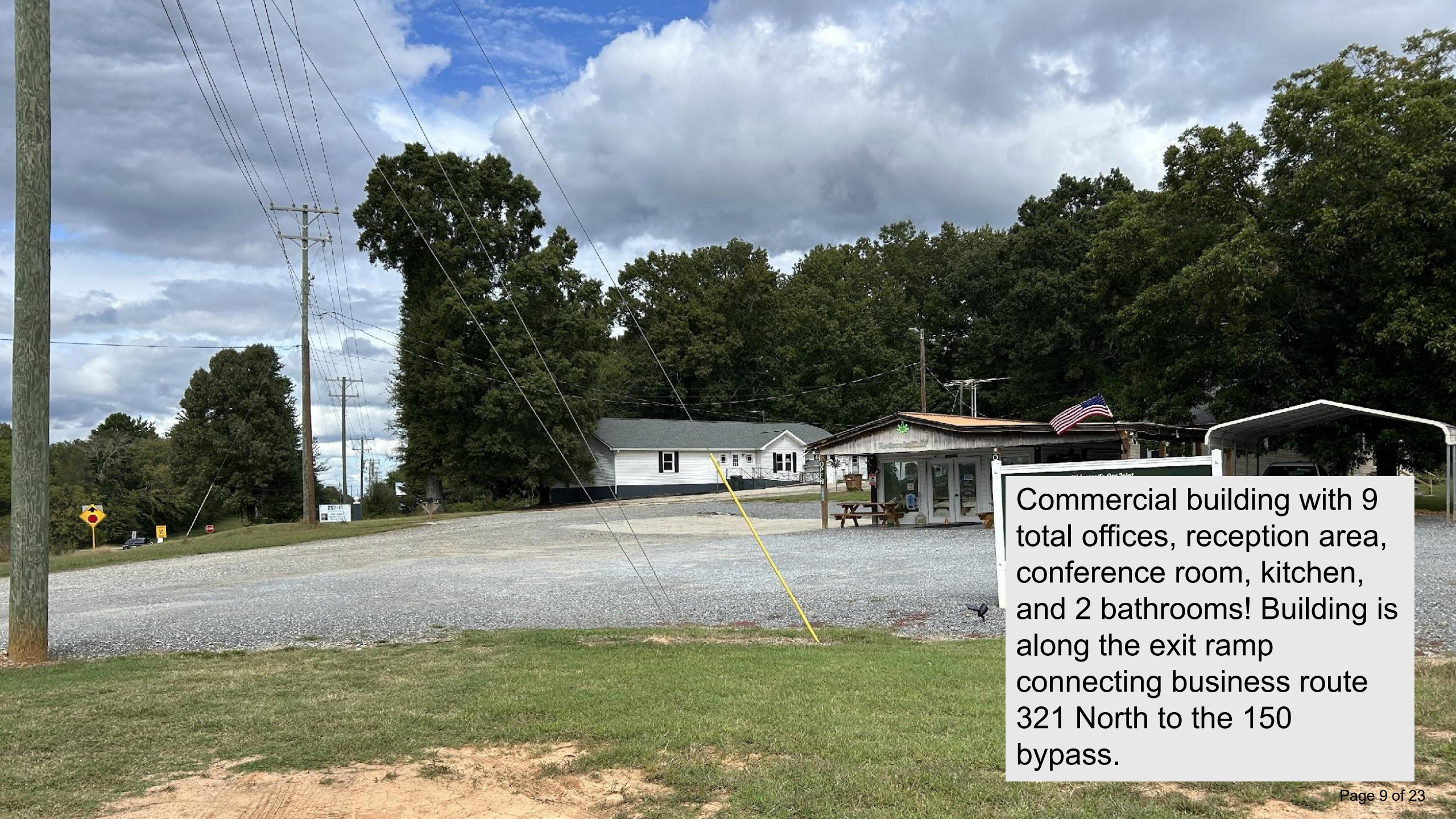
CASTON DRIVE

VICTORY GROVE CHURCH ROAD

CHICKERLEAF LANE

CHICKERLEAF LANE





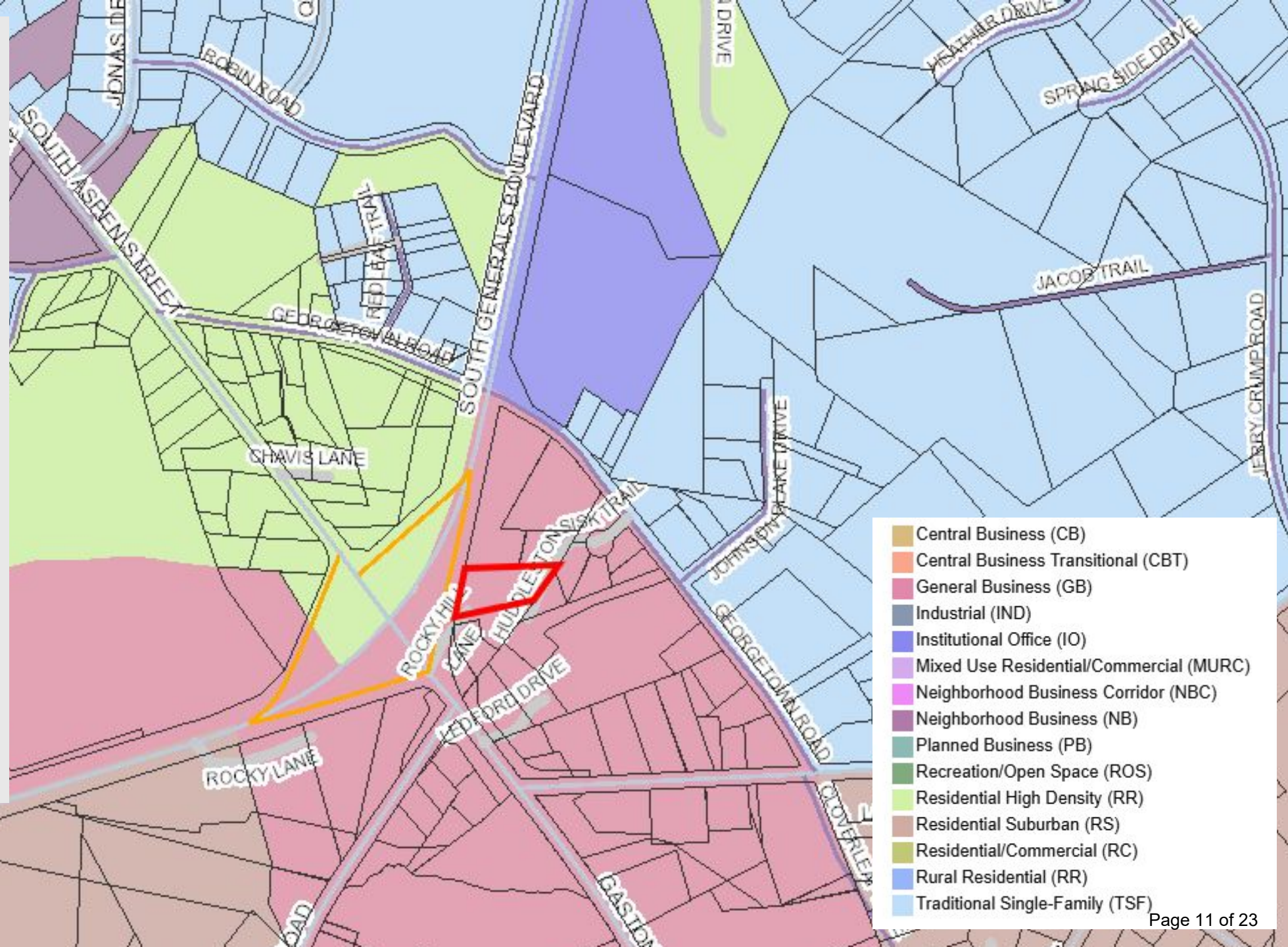
Commercial building with 9 total offices, reception area, conference room, kitchen, and 2 bathrooms! Building is along the exit ramp connecting business route 321 North to the 150 bypass.



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 would not go against the goals and objectives of the General Business Planning Area.

Staff recommends that an amendment to the Land Use Map is not necessary.



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

Case No. CZ-5-2025

Applicant: Shawna Moore

Parcel ID#: 00567

Location: 1271 Rocky Hill Lane

Request: Rezone from GB and PB(CD)

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the General Business Planning Areas. The proposed rezoning request **is consistent** and reasonable with the Lincolnton Land Use Plan in the following ways.

CONSISTENT:

- Work with the landlords of vacant and underutilized commercial buildings to develop strategies for adaptive reuse
- Continue to encourage the reuse of existing commercial zoned properties rather than the development of greenfields.

REASONABLE:

- In that the rezoning of a vacant building follows strategies from the Land Use Plan for adaptive reuse and to reduce commercial sprawl along our thoroughfares.

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

Case No. CZ-5-2025

Applicant: Shawna Moore

Parcel ID#: 00567

Location: 1271 Rocky Hill Lane

Request: Rezone from GB and PB(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 consistent** with the Lincolnton Land Use Plan. This use is not desirable in the area and, therefore, **denial of the proposed amendment is reasonable and in the public interest.**

Staff recommend the following actions for approval:

1. Approve the rezoning of the property from General Business to Planned Business(CD)
2. Approve the statement of consistency and reasonableness for approval of the rezoning request

Staff recommend the following actions for denial:

1. Deny the rezoning of the property from General Business to Planned Business(CD)
2. 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 as recommended by staff*

For denial of request:

- Motion to deny as recommended by staff*

**The phrase “as recommended by staff” covers all of the motions into one instead of having to make individual motions for each item listed on the previous page.*



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**Public Hearing Staff Analysis
CZ-6-2025
125 W. Water Street, PID 00510**

Zoning

Existing: Central Business

Proposed: Residential Office(Conditional District)

Site Information

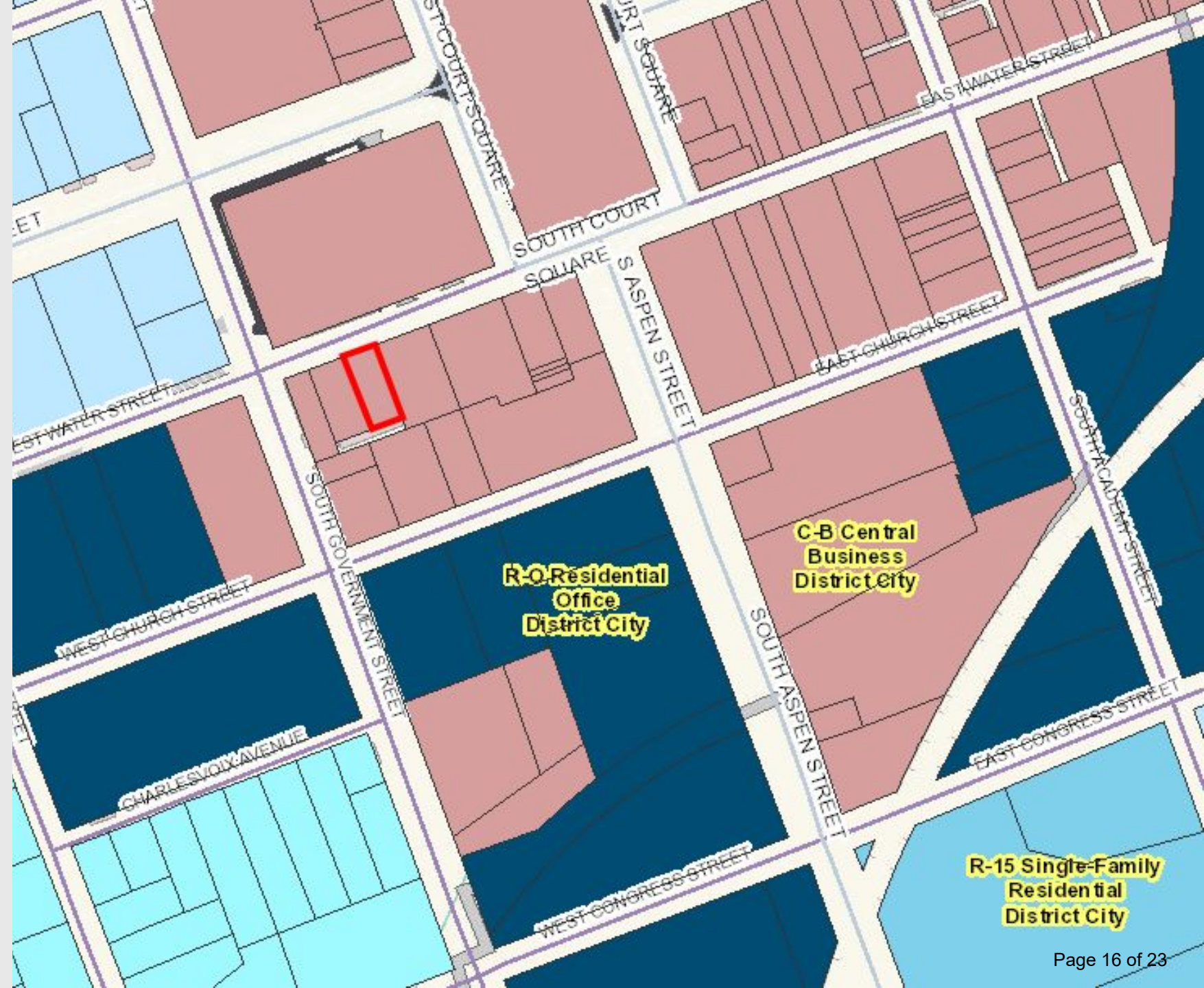
In 2022, the building was rezoned to Residential Office to accommodate a residential project. The project did not come to fruition, and the building was sold in 2024. The new owner applied for a zoning map amendment to return the property to the Central Business Zoning District, allowing for a wider variety of uses. The building is currently for sale. The applicant is under contract to purchase and is requesting a rezoning to Residential Office (CD).

Previous Uses

Lincoln Times Newspaper

Current and Propsed Uses

This building has been vacant since approximately 2021. The applicant is requesting to open a church.







**4200 Square foot building
built in 1918.**

Conditions of Approval

1. Coordinate Water and Sewer with the City Utilities Department.
2. All Building and Fire Code Standards must be met.
3. Windows and doors must be similar to the Central Business Design Code Standards for downtown buildings.
4. Accessory uses are governed by the other provisions of the underlying district and are forbidden if not permitted, despite their association with religious uses.
5. Obtain all necessary permits, including a zoning permit from the City of Lincolnton, a Change of Tenant/Occupancy permit, and any necessary building permits for the upfit.

Lincolnton's Central Business District is the center of commercial activity of Lincolnton and, as such, contains buildings with many unique historical and architectural features. Future land uses (including new uses and redevelopment of existing structures) are encouraged so as to accentuate and enhance the area's unique "downtown" atmosphere and ambiance. Future residential development is strongly encouraged as a means of enhancing the area's vitality. Accordingly, new commercial structures (with an area of 5,000+ square feet) are encouraged to contain a residential element. Land use policies and practices should also be devised to promote pedestrian accessibility, while effectively and safely directing traffic around the Lincoln County Courthouse Square. Given the area's historic significance, the razing of structures for the purpose of creating surface parking lots is strongly discouraged.

This use would not go against the goals and objectives of the Central Business Planning Area.

Staff recommends that an amendment to the Land Use Map is not necessary.



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

Case No. CZ-6-2025

Applicant: Jared Webb

Parcel ID#: 00510

Location: 125 W. Water Street

Request: Rezone from CB and RO(CD)

Proposed Consistency and Reasonableness Statement:

The Lincoln Land Use Plan designates this property as part of the Central Business Planning Areas. The proposed rezoning request **is consistent** and reasonable with the Lincoln Land Use Plan in the following ways.

CONSISTENT:

- Encourage quality infill development. Build it so that it looks like it "fits in." Attract "people-oriented" uses (e.g., restaurants) downtown.
- A key factor in maintaining the strength and vitality of Downtown Lincoln is to make it more active and functional during non-peak hours (i.e., at times other than weekdays from 8:00 AM-5:00 PM.)

REASONABLE:

- The use of this vacant building as a church would meet the above goals from the land use plan.

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

Case No. CZ-6-2025

Applicant: Jared Webb

Parcel ID#: 00510

Location: 125 W. Water Street

Request: Rezone from CB and RO(CD)

Proposed Consistency and Reasonableness Statement:

The Lincoln Land Use Plan designates this property as part of the Central Business Planning Area. The proposed rezoning request **is consistent** with the Lincoln Land Use Plan. However, this very desirable location for a commercial use and a church is not desirable in the area and therefore, denial of the proposed amendment is reasonable and in the public interest.

Staff recommend the following actions for approval:

1. Approve the rezoning of the property from Central Business to Residential Office(CD)
2. Approve the statement of consistency and reasonableness for approval of the rezoning request
3. Zoning will be effective upon receipt of signed conditions of approval

Staff recommend the following actions for denial:

1. Deny the rezoning of the property from Central Business to Residential Office(CD)
2. 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 as recommended by staff* .

For denial of request:

- Motion to deny as recommended by staff* .

• *The phrase “as recommended by staff” covers all of the motions into one instead of having to make individual motions for each item listed on the previous page.*