



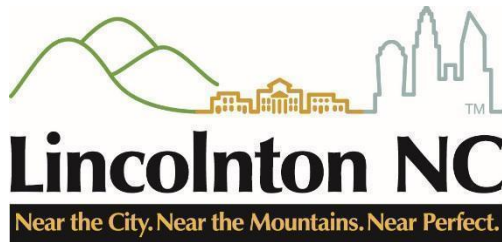
**LINCOLNTON PLANNING BOARD**

**AGENDA**

**April 21, 2026**

**4:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approve Minutes**
  - 3a March 17, 2026**
- 4. Public Hearing**
  - 4a CZ-2-2026: Brito Conditional Rezoning Request for 1837 N Aspen Street (Parcel ID 21085)**
  - 4b CZ-4-2026: Workforce Solutions, LLC Conditional District Rezoning Request for subject properties accessed via Jackson Drive (Parcel ID 01315, 957701, and 75486)**
- 5. Adjournment**



**CITY OF LINCOLNTON  
PLANNING BOARD  
MINUTES**

PO DRAWER 617, LINCOLNTON, NC 28093

[www.lincolntonnc.org](http://www.lincolntonnc.org)

**BOARD MEMBERS:** Trent Mason, Chair, [trentonbmason@gmail.com](mailto:trentonbmason@gmail.com); Kristin Radebaugh, Vice Chair, [kradebaugh6r6@gmail.com](mailto:kradebaugh6r6@gmail.com); John Waters, [h2os.john@gmail.com](mailto:h2os.john@gmail.com); Monte Tyson, [monte@cbdeastmain.com](mailto:monte@cbdeastmain.com); Steve Lackey, [stevelackey88@gmail.com](mailto:stevelackey88@gmail.com); Jerry Hoffman, [jlskhoffman@charter.net](mailto:jlskhoffman@charter.net); Lee Huss [lee@gillelandrealty.com](mailto:lee@gillelandrealty.com)

**Tuesday, March 17, 2026**

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

**Absent:** Monte Tyson

**Call to Order**

Chair Trent Mason called the meeting to order and recognized that all members were present except Monte Tyson.

**Approval of Minutes**

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the December 16, 2025 meeting.

*Motion: Kristin Radebaugh made a motion to approve the minutes.  
Members voted 6-0 in favor of the motion.*

**Public Hearings**

**CZ-1-2026- Application from Manuel & Sherley Brito**

Planning Director Jean Derby presented the staff report in the agenda packet to the Board requesting a conditional district rezoning from Residential Single and Two-Family Medium Density (R-8) to Residential Multi-Family Conditional District (RMF-CD) for townhome development.

Board members had several questions about the zoning comparison, the conditional district requirements, and utility services. Trent Mason clarified that townhomes would not be considered duplexes under the current zoning and confirmed that any changes to the approved site plan would require return to the board for approval.

Citizens were invited to provide comments to the board regarding CZ-1-2026. Six citizens signed up to speak, with the Planning Board limiting speakers to three minutes each.

Libby Baker opposed the development, citing flooding concerns, increased traffic, and the change in neighborhood character.

Rick Haulk echoed flooding concerns and cited existing traffic congestion during peak times.

Ed Baker focused on environmental concerns (flooding and water drainage issues).

Millie Baker expressed concerns regarding the character of the neighborhood changing.

Bobby Carswell spoke about existing traffic congestion and expressed that Georgetown Road would need to be widened and have proper lanes and markings designated if the project proceeds.

Teddy Houser, who owns a business across from the subject property, expressed additional concerns related to traffic, flooding, and crime at nearby duplexes.

The Applicant, John Whitley, responded and addressed the community concerns. He emphasized that the townhome concept was chosen specifically to minimize environmental impact compared to the duplex development allowed by right. The townhomes would allow more undisturbed land and vegetation to remain while achieving the same density. Whitley noted they planned to develop attractive units and were equally concerned about minimizing impact on the community.

When asked about property management, Whitley indicated there would be an on-site office but no current plans for a resident manager.

Regarding erosion control, Whitley praised Lincoln's erosion control office as one of the toughest and most well-monitored in the state, expressing confidence that proper controls would be implemented and enforced.

The Board engaged in substantive discussion about the merits of the application. Mason noted that the choice was essentially between allowing the current zoning to proceed with potentially 14 duplexes and more ground disturbance, versus approving a site-plan-specific development with less environmental impact.

Board members discussed the conditional district's constraints, noting that the approved site plan would bind future development and prevent arbitrary changes without board approval. Waters raised concerns about traffic impacts and city street maintenance responsibilities.

Derby clarified that Georgetown Road is city-maintained and that Nathan Eurey would review and decide if a traffic impact analysis would be warranted before the application proceeds to City Council.

Kristin Radebaugh addressed community concerns about rental properties, noting that not all renters cause problems and that the development appeared to be a good site plan.

The Board acknowledged that their decision would advance to City Council for final approval on April 2, 2026, at 6:30 PM, where residents would have another opportunity to speak.

The Public Hearing portion of the meeting closed.

Chair Trent Mason asked if there was a motion. The motion is as follows:

*Motion: Lee Huss made a motion to approve with staff recommendations, including an additional requirement for Nathan Eurey to review traffic impacts before the City Council hearing. Members voted 4-1 (John Waters, voting no). With a majority vote, the motion passed.*

### **Other Business**

Case CZ-3-2026 from Lincoln County was noted as deferred.

### **Election of Officers**

The Planning Board proceeded with officer elections for the coming year.

For chair, Trent Mason was nominated by Kristin Radebaugh and elected unanimously to serve another term.

For vice chair, Kristin Radebaugh was nominated by Trent Mason and elected unanimously to serve another term.

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.*

---

Becky Shaw



# Lincolnton NC

**Near the City. Near the Mountains. Near Perfect.**

**Public Hearing Staff Analysis**

**CZ-2-2026**

**1837 N. Aspen Street, PID 21085**

**Planning Board – April 21, 2026**

**City Council – May 7, 2026**

## Zoning

Existing: Neighborhood Business (NB)

Proposed: Residential 8 Conditional District R-8(CD)

## Current Use

Residential

## Proposed Use

Single-Family Dwelling





## **Background Information**

This lot was originally zoned Residential 8. In 2016 (ZMA-5-2016), the owner applied for a Zoning Map Amendment to rezone the property to the Neighborhood Business zoning to permit a commercial use. The Lincolnnton Land Use Plan identified the property as being in the Neighborhood Business Planning Area. The properties to the north and south have previously been rezoned to the NB District. The rezoning of the property to the Neighborhood Business (NB) District complied with the Land Use Plan. City Council approved the Zoning Map Amendment on October 6, 2016.





Home



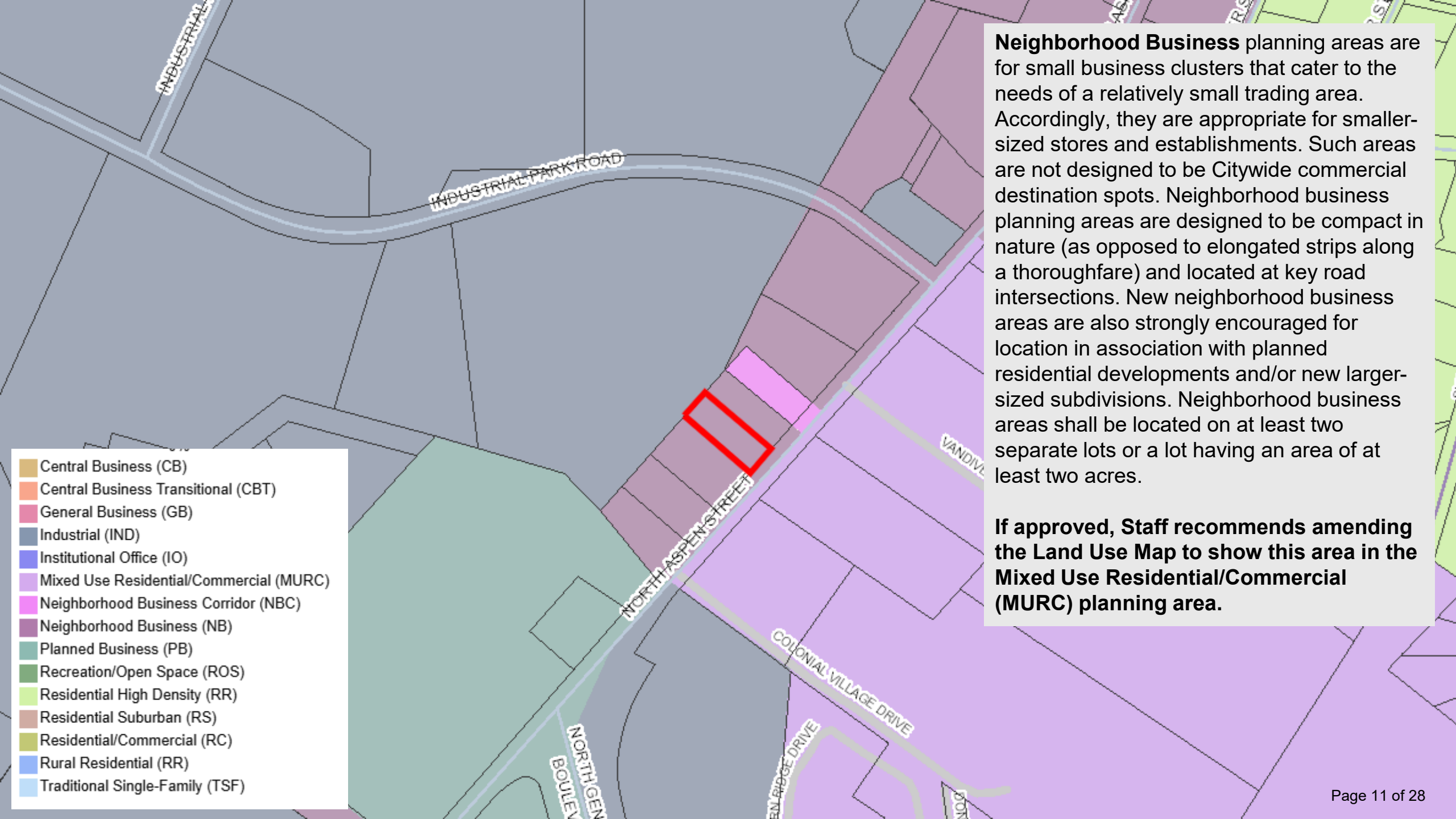
To be removed



Can remain with conditions of approval



If approved, the existing, large rear accessory structure exceeds the maximum square footage allowed for residential accessory structures. Additionally, residential accessory structures cannot be taller than the primary residential dwelling. The approval conditions state that the structure may only be used for residential storage or as a residential garage; commercial use is not permitted. Furthermore, no additional accessory structures will be allowed on the lot. The smaller accessory structure must be removed since the larger, permanent structure exceeds the permitted size.



**Neighborhood Business** planning areas are for small business clusters that cater to the needs of a relatively small trading area. Accordingly, they are appropriate for smaller-sized stores and establishments. Such areas are not designed to be Citywide commercial destination spots. Neighborhood business planning areas are designed to be compact in nature (as opposed to elongated strips along a thoroughfare) and located at key road intersections. New neighborhood business areas are also strongly encouraged for location in association with planned residential developments and/or new larger-sized subdivisions. Neighborhood business areas shall be located on at least two separate lots or a lot having an area of at least two acres.

**If approved, Staff recommends amending the Land Use Map to show this area in the Mixed Use Residential/Commercial (MURC) planning area.**

- Central Business (CB)
- Central Business Transitional (CBT)
- General Business (GB)
- Industrial (IND)
- Institutional Office (IO)
- Mixed Use Residential/Commercial (MURC)
- Neighborhood Business Corridor (NBC)
- Neighborhood Business (NB)
- Planned Business (PB)
- Recreation/Open Space (ROS)
- Residential High Density (RR)
- Residential Suburban (RS)
- Residential/Commercial (RC)
- Rural Residential (RR)
- Traditional Single-Family (TSF)

# Conditions of Approval

## City Planning:

1. Large accessory structure may only be used for residential storage/garage.
2. No commercial use would be permitted within the accessory structure.
3. No commercial use would be allowed in the residence other than a Customary Home Occupation meeting the ordinance requirements.
4. The smaller accessory structure would need to be removed since the larger, permanent structure exceeds the allowed size.
5. No other accessory structures would be permitted on the lot.
6. Food Truck would need to be relocated to a commercial lot.

For the Board: Are there any Conditions of Approval you would like to add?

For the Applicant: Do you agree with the Conditions of Approval?

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

**Case No. CZ-2-2026**

**Applicant: Javier Brito**

**Parcel ID#: 21085**

**Location: 1837 N. Aspen Street**

**Request: Rezone from NB to R-8 (CD)**

Proposed Consistency and Reasonableness Statement:

The Lincoln Land Use Plan designates this property as part of the Neighborhood Business Planning Areas. While the proposed rezoning request does not align with the Neighborhood Business Planning Area, it is consistent with the Land Use Plan and is reasonable for the following reasons.

The rezoning is **consistent** because:

1. The rezoning promotes innovative zoning to accommodate home ownership.
2. The notion of "mixed-use developments" is strongly encouraged throughout the Plan. Rather than continuing to segregate land uses, it is hoped that residential and commercial uses can be more integrated and designed to blend in and complement each other.

The rezoning is **reasonable** because:

1. Applicant has consistently used this location as his primary residence since 2011, and approval would not go against the goals and strategies of the Land Use Plan.

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

**Case No. CZ-2-2026**

**Applicant: Javier Brito**

**Parcel ID#: 21085**

**Location: 1837 N. Aspen Street**

**Request: Rezone from NB to R-8 (CD)**

Proposed Consistency and Reasonableness Statement:

The Lincoln Land Use Plan designates this property as part of the Neighborhood Business Planning Area. The proposed rezoning request **is not consistent** with the Lincoln Land Use Plan. This area is planned for future commercial development and should be reserved for that purpose. Therefore, **denial of the proposed amendment is reasonable and in the public interest.**

**If the Planning Board approves the request the following need to be included in the motion:**

- Approve the rezoning of the property from Neighborhood Business to Residential 8 Conditional District – R-8(CD)
- 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 Mixed/Used Residential Commercial 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 Neighborhood Business to Residential-8 Conditional District R-8(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request



# Lincolnton NC

**Near the City. Near the Mountains. Near Perfect.**

**Public Hearing Staff Analysis**

**CZ-4-2026**

**Jackson Drive, PIDs 01315, 75486, 857701**

**Planning Board – April 21, 2026**

**City Council – May 7, 2026**

## Zoning

Existing: Planned Business (PB) and Residential-15 (R-15)

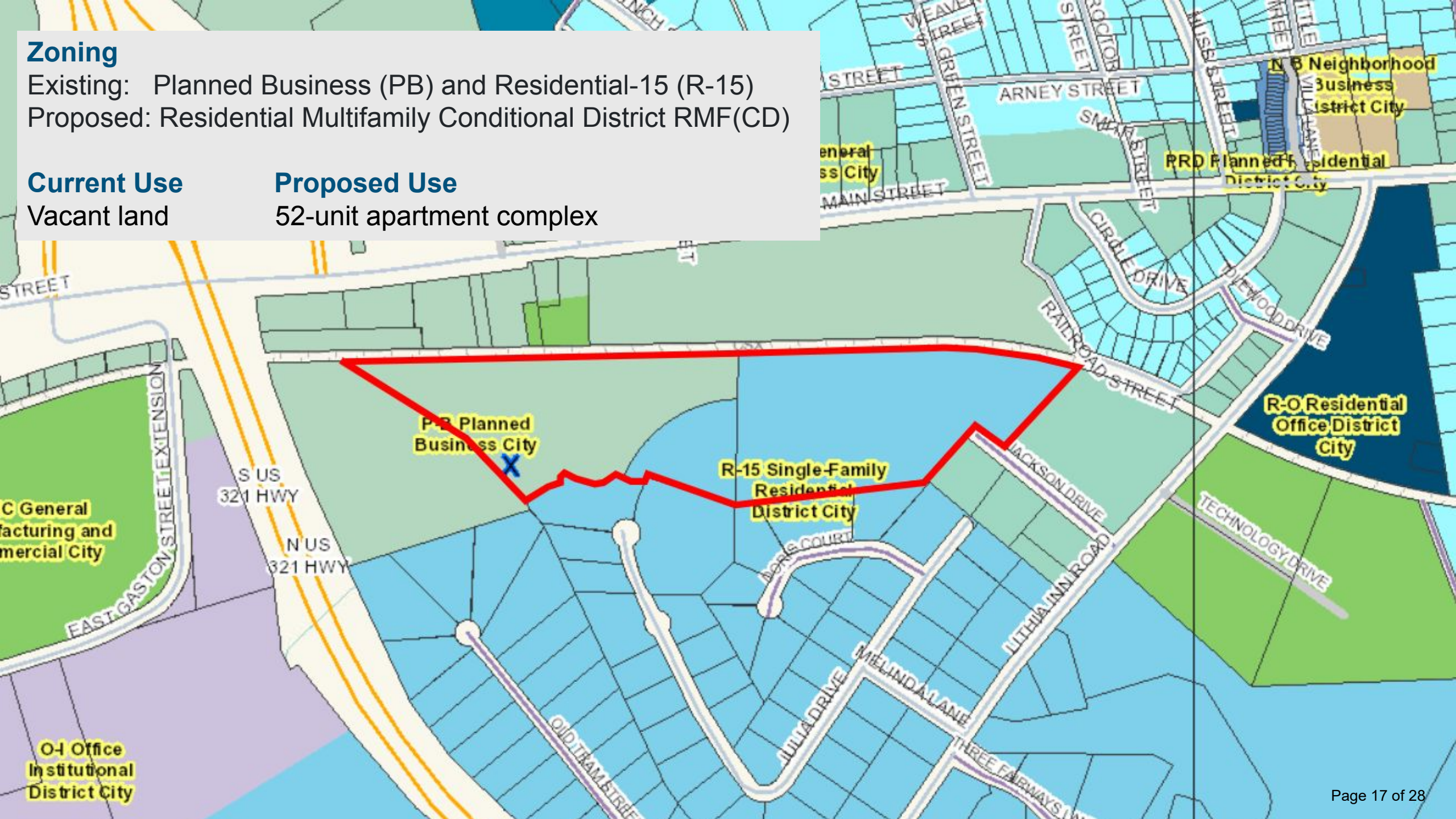
Proposed: Residential Multifamily Conditional District RMF(CD)

## Current Use

Vacant land

## Proposed Use

52-unit apartment complex



Click to begin





**PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION**

PROJECT:

**SITE INFORMATION**

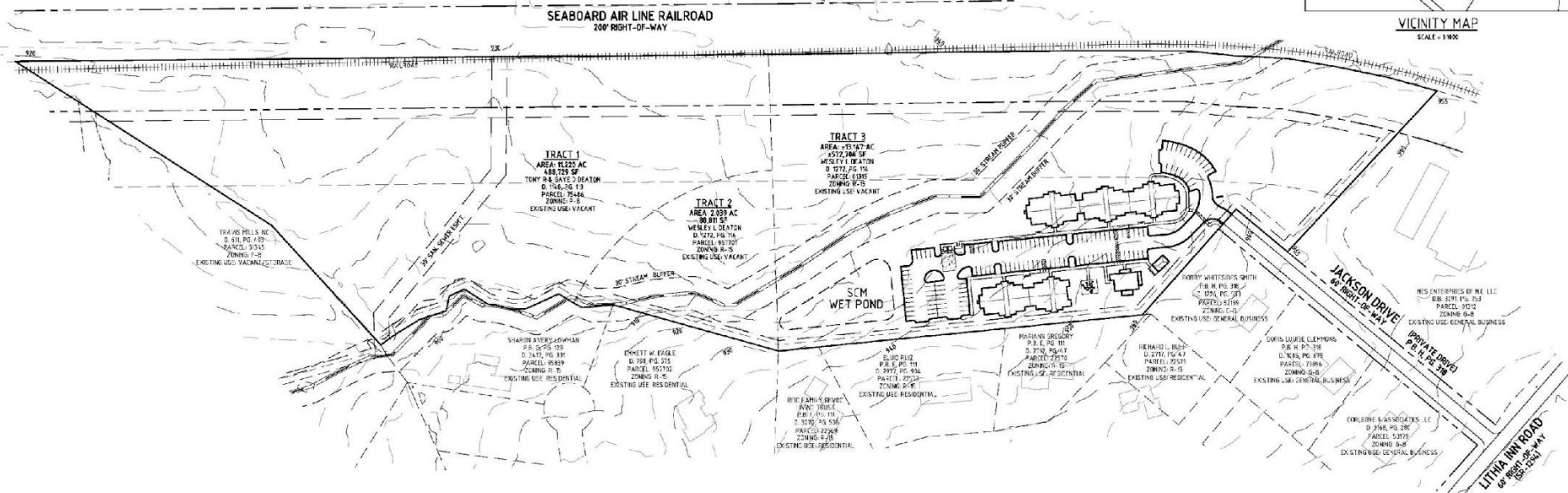
GRACELEIGH POINT  
MULTIFAMILY APARTMENTS

<b>COMBINED SITE</b>	<b>TOTAL AREA:</b>	<b>26.406 ACRES</b>
<b>TRACK 1</b>	<b>TOTAL AREA:</b>	<b>11.220 ACRES</b>
<b>OWNER:</b>	TONY R & GAYE D DEATON	
<b>ADDRESS:</b>	LITHIA INN RD	
<b>DEED:</b>	D. 1148, PG. 113	
<b>PARCEL:</b>	75486	
<b>ZONING:</b>	P-B	
<b>EXISTING USE:</b>	VACANT	

<b>TRACK 2</b>	<b>TOTAL AREA:</b>	<b>2.039 ACRES</b>
<b>OWNER:</b>	WESLEY L DEATON	
<b>ADDRESS:</b>	JULIA DR	
<b>DEED:</b>	D. 1272, PG. 114	
<b>PARCEL:</b>	957701	
<b>ZONING:</b>	P-B	
<b>EXISTING USE:</b>	VACANT/STORAGE	

<b>TRACK 3</b>	<b>TOTAL AREA:</b>	<b>13.147 ACRES</b>
<b>OWNER:</b>	WESLEY L DEATON	
<b>ADDRESS:</b>	JACKSON DR	
<b>DEED:</b>	D. 1272, PG. 114	
<b>PARCEL:</b>	01315	
<b>ZONING:</b>	R-15	
<b>EXISTING USE:</b>	VACANT	

OWNER/DEVELOPER:  
WYNN FOR  
5616 RIVER  
JAMESTOWN, NC  
CONTACT:  
PHONE: 33  
DRAWN BY: DE  
DATE: 11  
REVISIONS: 3-78  
4-15  
SHEET TITLE:  
**OVE  
SKETCH  
WITH E**  
FILE NO: F:\bwa\080404  
DRAWING SCALE: 1"  
PLAN SHEET NO:  
**C**



**PARKING DATA**

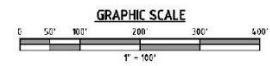
REQ. NCHFA PARKING	92 (1.75 SP/PER UNIT)
REQ. CITY PARKING	
ONE BEDROOM:	4
TWO BEDROOM:	20
THREE BEDROOM:	28
<b>TOTAL REQUIRED:</b>	<b>130</b>
<b>PARKING PROVIDED:</b>	<b>130</b>
HANDICAP PARKING	
STANDARD:	2 SPACES
VAN ACCESSIBLE:	7 SPACES

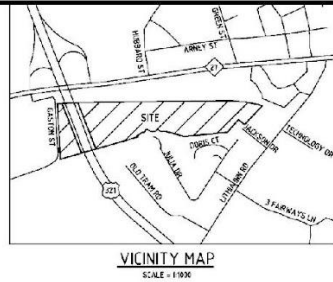
**SITE INFORMATION**

<b>COMBINED SITE</b>	<b>TOTAL AREA:</b>	<b>26.406 ACRES</b>
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<b>OWNER:</b>	TONY R & GAYE D DEATON	
<b>ADDRESS:</b>	LITHIA INN RD	
<b>DEED:</b>	D. 1148, PG. 113	
<b>PARCEL:</b>	75486	
<b>ZONING:</b>	P-B	
<b>EXISTING USE:</b>	VACANT	
<b>TRACK 2</b>	<b>TOTAL AREA:</b>	<b>2.039 ACRES</b>
<b>OWNER:</b>	WESLEY L DEATON	
<b>ADDRESS:</b>	JULIA DR	
<b>DEED:</b>	D. 1272, PG. 114	
<b>PARCEL:</b>	957701	
<b>ZONING:</b>	P-B	
<b>EXISTING USE:</b>	VACANT/STORAGE	
<b>TRACK 3</b>	<b>TOTAL AREA:</b>	<b>13.147 ACRES</b>
<b>OWNER:</b>	WESLEY L DEATON	
<b>ADDRESS:</b>	JACKSON DR	
<b>DEED:</b>	D. 1272, PG. 114	
<b>PARCEL:</b>	01315	
<b>ZONING:</b>	R-15	
<b>EXISTING USE:</b>	VACANT	
<b>PROPOSED USE:</b>	RESIDENTIAL - MULTIFAMILY	
<b>UNITS:</b>	52	
<b>UNIT DENSITY:</b>	2.76 UNITS PER ACRE	

**GENERAL NOTES**

- BOUNDARY INFORMATION TAKEN FROM DEEDS AND DEEDS.
- LOCATION AND DIMENSIONAL INFORMATION TAKEN FROM EXISTING RECORDS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF LINCOLN, LINCOLN COUNTY, NC, AND NCDDC STANDARDS AND SPECIFICATIONS AS APPLICABLE.





**BWA** Engineers  
Planners  
Surveyors  
Borum, White and Associates, P.A.  
441 Lehigh Street, Suite 200, Charlotte, N.C. 28203-2713  
P.O. Box 2180, Concord, N.C. 27002-1802  
Phone: 336-251-0671 Fax: 336-251-3716  
Web: www.bwaw.com  
M.C. Latham P. E. 04682

**PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION**

PROJECT:

**GRACELEIGH POINT  
MULTIFAMILY APARTMENTS**  
JACKSON DRIVE  
LINCOLN TOWNSHIP, LINCOLN COUNTY  
LINCOLN, NORTH CAROLINA

OWNER/DEVELOPER:

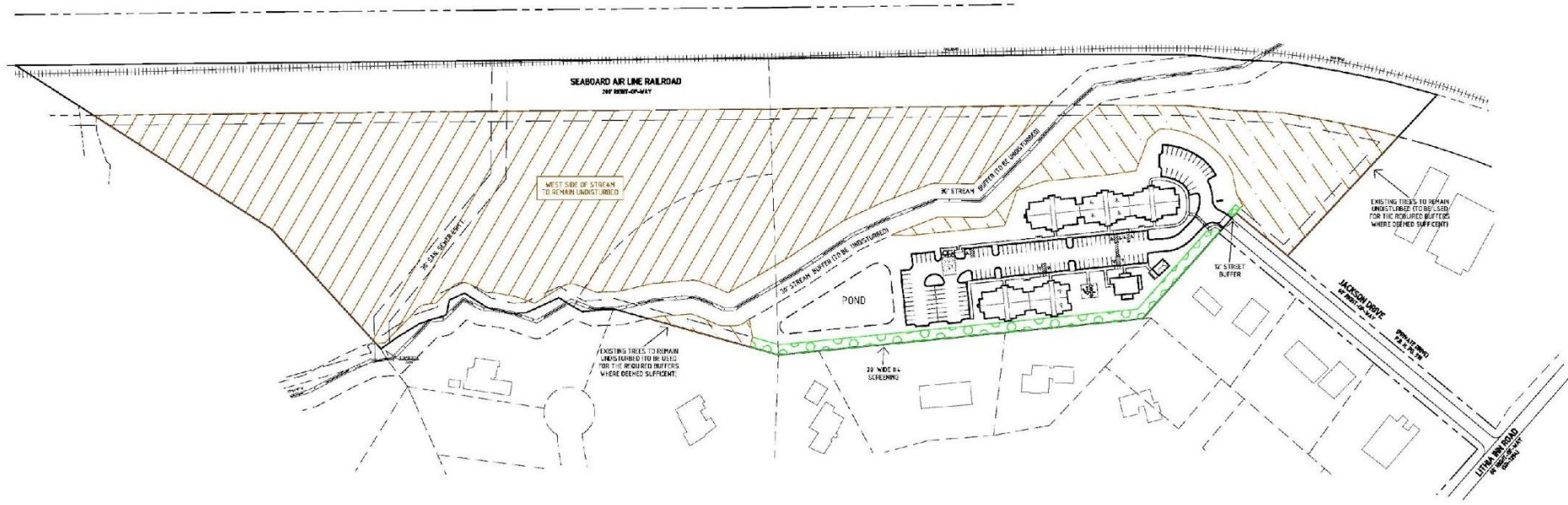
WYNNFIELD  
FORWARD  
506 RIVERSALE DRIVE  
JAMESTOWN, NORTH CAROLINA  
CONTACT: DAVIS RAY  
PHONE: 336-625-7561

DRAWN BY: DLW  
DATE: APRIL 13, 2006  
REVISIONS:

SHEET TITLE:  
**CONCEPTUAL  
LANDSCAPING PLAN  
OVERALL**

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DRAWING SCALE: 1"=100'  
PLAN SHEET NO.

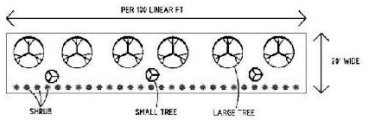
L-1



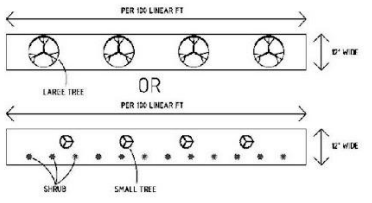
**LANDSCAPING BUFFERS**

20' WIDE #4 BUFFER	12' WIDE STREET BUFFER
PER 100 LINEAR FT: 5 LARGE TREES 3 SMALL TREES 24 SHRUBS	PER 100 LINEAR FT: 4 LARGE TREES OR 6 SMALL TREES 12 SHRUBS

**20' WIDE  
#4 BUFFER**

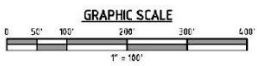


**12' WIDE  
STREET BUFFER**



**SITE INFORMATION**

COMBINED SITE TOTAL AREA: 26.406 ACRES  
PROPOSED USE: RESIDENTIAL - MULTI FAMILY  
UNITS: 12  
UNIT DENSITY: 2.76 UNITS PER ACRE



**PRELIMINARY  
DRAWING  
NOT FOR  
CONSTRUCTION**

PROJECT:

**GRACELEIGH POINT  
MULTIFAMILY APARTMENTS**  
JACKSON DRIVE  
LINCOLN TOWNSHIP, LINCOLN COUNTY  
LINCOLTON, NORTH CAROLINA

OWNER/DEVELOPER:

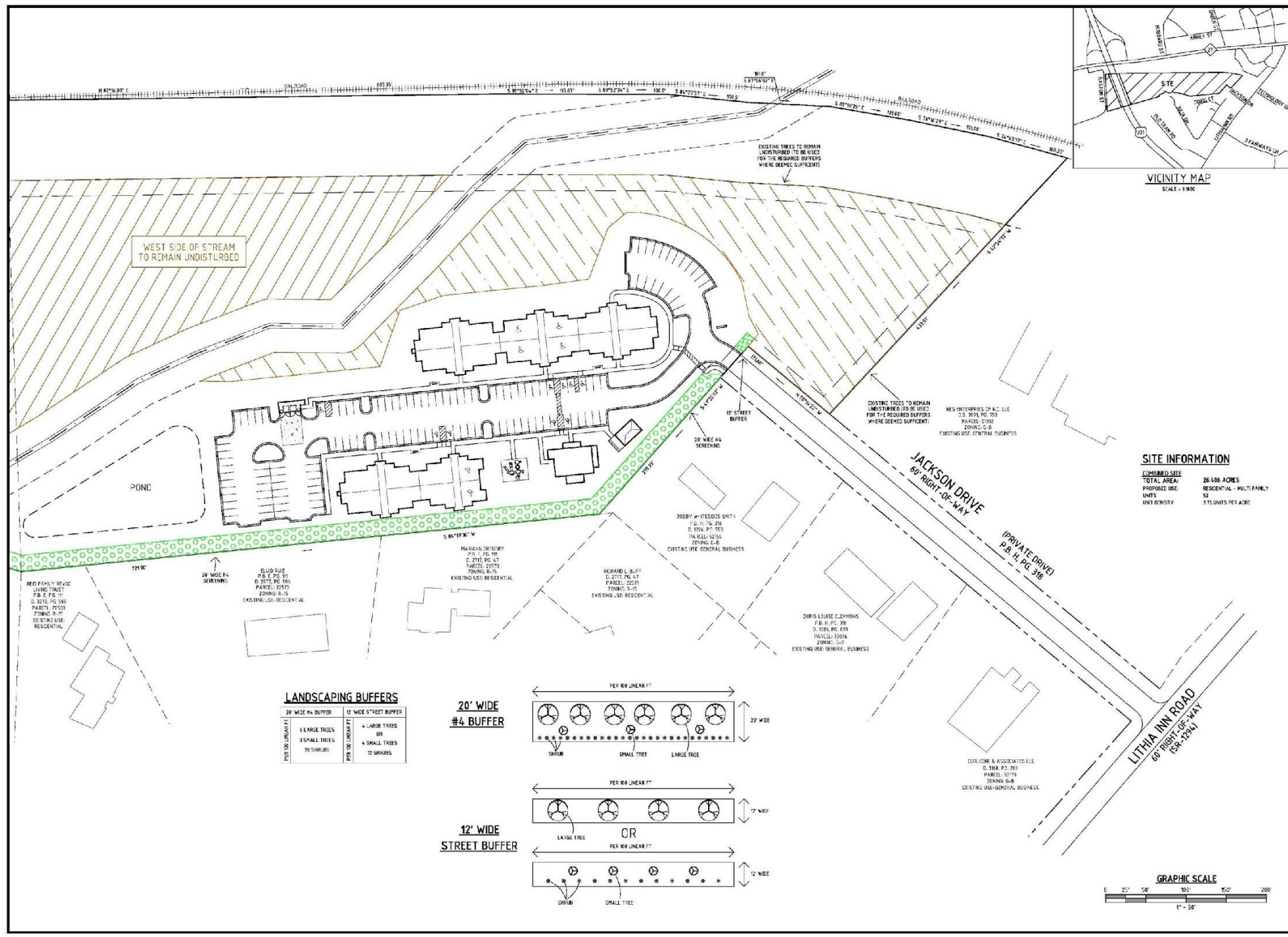
WYNNEFIELD  
FORWARD  
5616 RIVERDALE DRIVE  
JAMESTOWN, NORTH CAROLINA  
CONTACT: DAVIS RAY  
PHONE: 336-675-7641

DRAWN BY: DEM  
DATE: APRIL 13, 2009  
REVISIONS:

SHEET TITLE:  
**CONCEPTUAL  
LANDSCAPING PLAN**

FILE NO: T:\040404\040404-040404-040404  
DRAWING SCALE: 1"=50'  
PLAN SHEET NO:

**L-2**



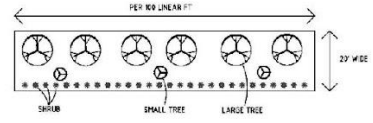
**SITE INFORMATION**

COMBINED SITE	26.166 ACRES
TOTAL AREA	RESIDENTIAL - MULTIFAMILY
PROPOSED USE	52
UNITS	275 UNITS PER ACRE
UNIT DENSITY	

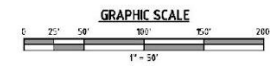
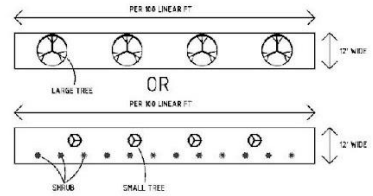
**LANDSCAPING BUFFERS**

<b>20' WIDE #4 BUFFER</b>	<b>12' WIDE STREET BUFFER</b>
5 LARGE TREES 5 SMALL TREES 75 SHRUBS	4 LARGE TREES 4 SMALL TREES 12 SHRUBS
PER 100 LINEAR FT	PER 100 LINEAR FT

**20' WIDE  
#4 BUFFER**



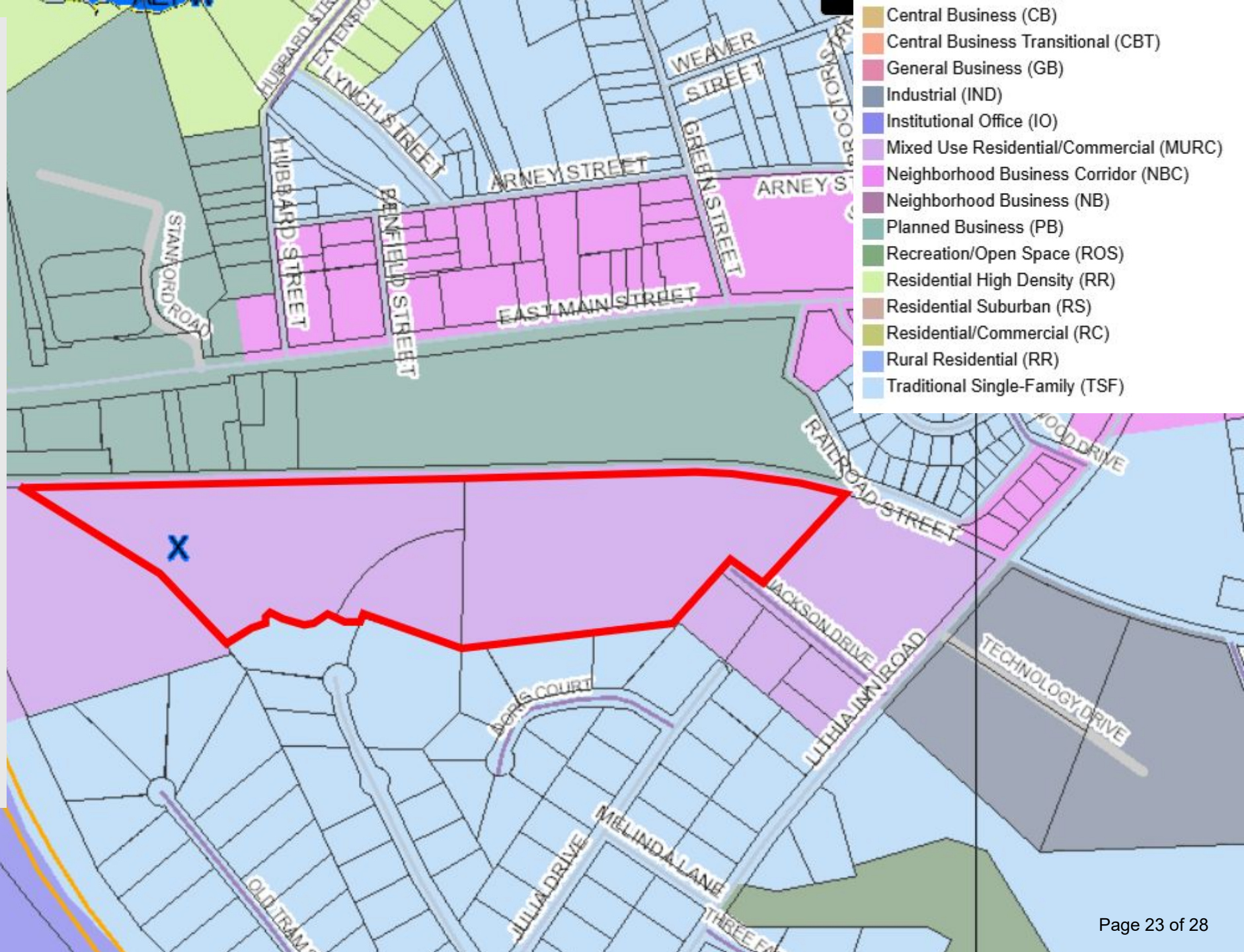
**12' WIDE  
STREET BUFFER**

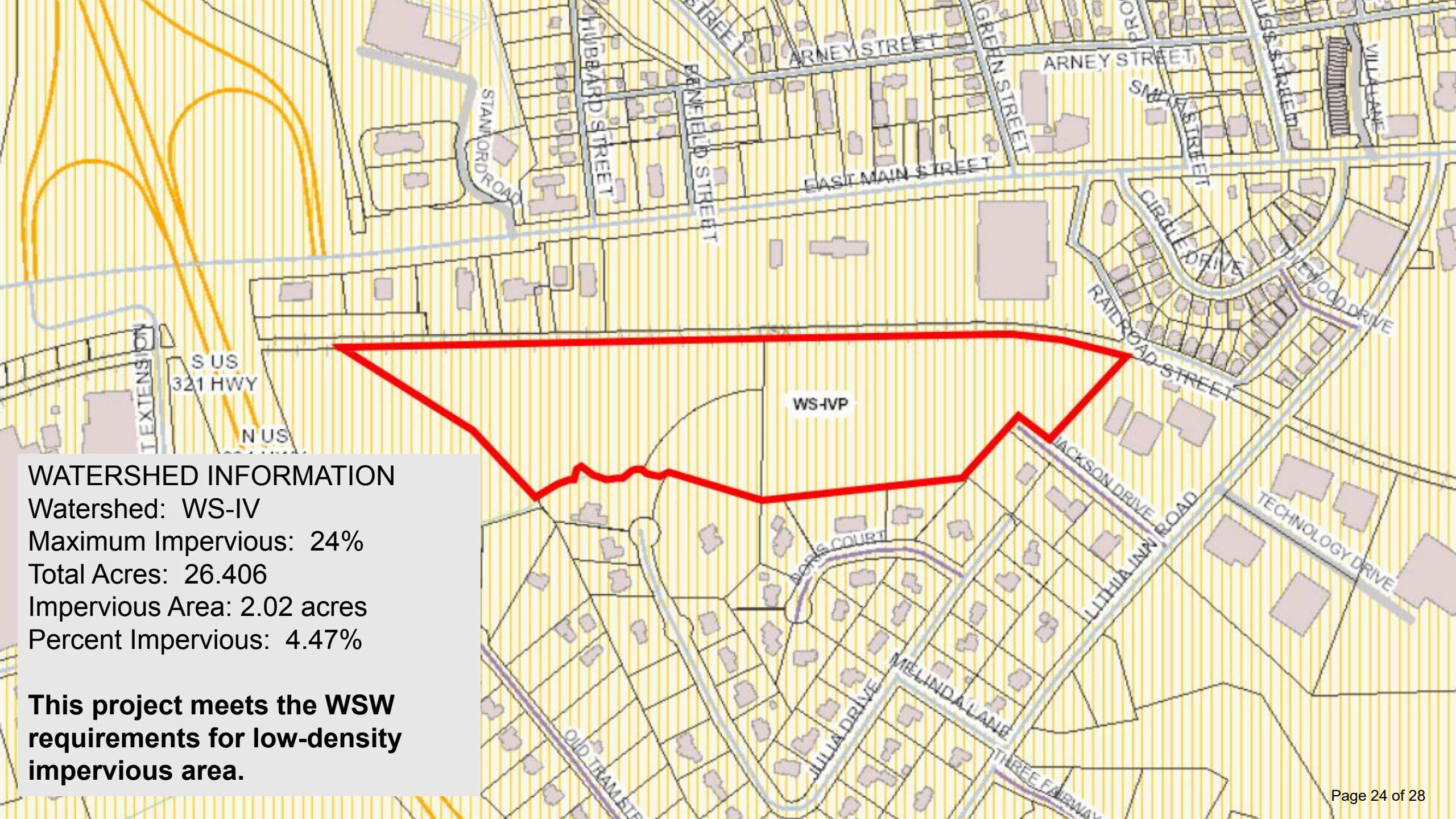




**Mixed-Use Residential/Commercial** planning areas in select, older portions of the City where true "urban villages" consisting of high-density residential uses (both single- and multi-family) and associated small-scale and pedestrian-oriented offices and retail uses may be located. The thrust behind 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. In order for such a concept to be feasible, an area of significant size must be so designated thus ensuring that there will be ample room for the variety of uses needed to create a "village."

**This project would be appropriate for the Mixed Use Residential/Commercial planning area.**





**WATERSHED INFORMATION**

Watershed: WS-IV  
Maximum Impervious: 24%  
Total Acres: 26.406  
Impervious Area: 2.02 acres  
Percent Impervious: 4.47%

**This project meets the WSW requirements for low-density impervious area.**

# Conditions of Approval

## City Planning:

1. Buildings cannot exceed 40'; if they are taller than 40', you need to request relief from the ordinance requirements as part of your conditional zoning.
2. Legal documentation would need to be submitted showing the parcels have legal access to Jackson Drive prior to any permits being issued for these parcels.
3. The interior street and Jackson Drive would need to meet all NCDOT standards and Fire code regulations.
4. Screening is required on all project boundaries. Suggest not clear-cutting in the 20' buffer area. Existing trees can count towards screening requirements. Any deficiencies can be supplemented with plantings to meet ordinance requirements. Additionally, will need a berm with plantings, or a tall privacy fence with plantings, to accommodate the topography and effectively screen from single-family residential.

## City Water Resources- Todd Elmore

1. Will require an 8" meter, 8" waterline for domestic.
2. The fire protection sprinkler line (6") requires a separate connection, must be metered, and requires a detection meter.
3. Inside lines will be privately owned and not maintained by the City of Lincoln.
4. Recommend running the gravity sewer across the back of the property, behind KFC on the apartment side of the railroad tracks, or to the pump station to pump across Lithia Inn Rd. However, Lithia Inn will require a road bore.
5. See Gary Stevenson and David Ramsey's comments for more information regarding water.

## City Public Works – Nathan Eurey

1. No solid waste collection service is provided by the City.
2. Sidewalks to conform to City standards, with no clean-outs or utility boxes located within the sidewalk.
3. The City will not be responsible for the maintenance of the wet pond.
4. Jackson Drive will need to be brought up to state road standards.
5. City will not accept Jackson Drive, nor the interior street of the project, as City Streets.

***NOTE: Conditional zoning has an expiration date of five 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

## **Lincolnton Fire Department - Gary Stevenson**

1. Follow Appendix D
2. Need hydraulic calculations for water availability
3. Will require a fire protection sprinkler system. Separate lines are required for the fire protection sprinkler system and domestic line
4. 8" line for hydrants if dead end, 6" if looped, can tap domestic lines on hydrant but not sprinkler line
5. Building construction plans shall include available water supply and hydrant proximity. The water supply shall be verified (operational) prior to beginning vertical construction. (Fire hydrants shall not exceed 400ft from any building). Water supply and hydrants shall comply with both the fire code and city ordinances.
6. Building construction plans shall reflect compliance with the current version of the North Carolina State Fire Code.
7. The fire protection sprinkler system/alarm system contractor shall submit plans to and obtain an installation permit from the City of Lincolnton Fire Marshal's office prior to beginning work.

## **Lincoln County Erosion Control – Danielle Rudisill**

1. An approved erosion control permit from Lincoln County is required prior to grading.

## **NCDOT District Engineer – Travis Jordan**

1. NCDOT will not require any permits or improvements for this site.

## **Business Services Director – David Ramsey**

1. Water will require a master meter for the apartment complex

**For the Board: Are there any additions to the Conditions of Approval?**

**For the Applicant: Does the applicant agree with all the Conditions of Approval?**

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

**Case No. CZ-4-2026**

**Applicant: Workforce Solutions, LLC**

**Parcel IDs#: 01315, 75486 and 957701**

**Location: Jackson Drive**

**Request: Rezone from PB and R-15 to RMF(CD)**

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed Use Residential Commercial planning area. The proposed rezoning aligns with the Land Use Plan and is consistent and reasonable in the following reasons:

1. It promotes a healthy mix of well-maintained rental units that accommodate individuals across various income brackets.
2. It provides diversity in both the density and types of rental properties, including apartment complexes, individual rental units, duplexes, and single-family homes.

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

**Case No. CZ-4-2026**

**Applicant: Workforce Solutions, LLC**

**Parcel IDs#: 01315, 75486 and 957701**

**Location: Jackson Drive**

**Request: Rezone from PB and R-15 to RMF(CD)**

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Mixed-Use Residential Commercial planning area. The proposed rezoning request mostly aligns with this planning area; however, it does not guarantee that the property will be developed in a manner that harmonizes with adjacent uses and the overall character of the neighborhood, as outlined in the Land Use Plan. Therefore, denying the proposed amendment is reasonable and serves the public interest.

## **For approval of the request:**

- Approve the rezoning of the property from Planned Business (PB) and Residential-15 (R-15) to Residential Multifamily RMF(CD)
- Approve the Statement of Consistency and Reasonableness for Approval of the rezoning request

## **For denial of the request:**

- Deny the rezoning of the property from Planned Business (PB) and Residential-15 (R-15) to Residential Multifamily RMF(CD)
- Approve the statement of consistency and reasonableness for denial of the rezoning request