



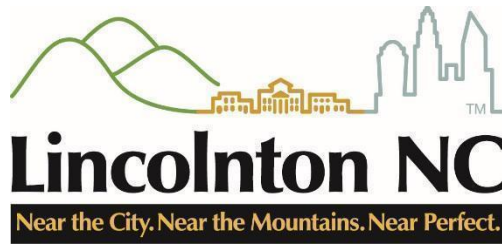
LINCOLNTON PLANNING BOARD

AGENDA

June 16, 2026

4:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
 - 3a May 19, 2026**
- 4. Public Hearing**
 - 4a CZ-6-2026: Chick-Fil-A, 1904 East Main Street (Parcel #'s 22484 and 87361)**
 - 4b ZTA-2-2026: Amend Chapter 153, Unified Development Ordinance - Deferred**
- 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, h2os.john@gmail.com; Monte Tyson, monte@cbdeastmain.com; Steve Lackey, stevelackey88@gmail.com; Jerry Hoffman, jlskhoffman@charter.net; Lee Huss lee@gillelandrealty.com

Tuesday, May 19, 2026

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

Call to Order

Chair Trent Mason called the meeting to order and recognized that all members were present except for Kristin Radebaugh.

Approval of Minutes

Chair Trent Mason asked the Board if there were any additions or corrections to the minutes of the April 21, 2026 meeting.

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

Public Hearings

CZ-5-2026- Application from Adam Baranski, E Pine Street (Parcel ID's: 18122, 16081, 20472)

Planning Director Jean Derby presented the staff report in the agenda packet to the Board requesting a conditional district rezoning from Planned Business (PB) to Residential 8 District (R8) to allow for three new duplexes to be built on the subject property.

Board members had questions about the existing buildings on the site, the neighborhood, and the neighboring businesses. Discussions touched on the "paper street" bordering one of the lots, with the general consensus being that it is highly improbable it will ever be developed into a valid street.

The applicant made a brief statement regarding the intentions of the project and made himself available for questions. Brief discussion between applicant and the Board regarding the owners of the lots surrounding the three subject parcels.

The Public Hearing portion of the meeting closed.

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

*Motion: Monte Tyson made a motion to approve.
Members voted 6-0 in favor of the motion.*

ZTA-1-2026- Amendment to Unified Development Ordinance

Planning Director Jean Derby presented the staff report in the agenda packet requesting two amendments to the UDO.

The first is in reference to the timeframe in which denied or withdrawn applications can be submitted to reapply for a zoning map amendment, zoning text amendment, or conditional zoning. State Legislation, passed in September 2025, prohibits us from imposing a waiting period and our current ordinance mandates a one-year waiting period. The current language needs to be updated to match the current legislation.

The second text amendment is adding language to the Transitional Infill Development zoning district that would allow redevelopment of existing mills. None of the current zoning districts would be appropriate to allow this use. Adding this language to TID would make redevelopment of the mills possible.

Planning director Jean Derby asked if the Board had any questions. Brief discussion regarding what type of redevelopment would be allowed and about the size of the acreage for new mill developments vs. redevelopment of the existing mills.

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

*Motion: John Waters made a motion to approve.
Members voted 6-0 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 6-0 in favor of the motion.*

Becky Shaw



Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

Public Hearing Staff Analysis

CZ-6-2026

1904 East Main Street, PIDs 22484 and 87361

Planning Board – June 16, 2026

City Council – June 25, 2026

Zoning

Existing: Planned Business Conditional Use(PB-CU)

Proposed: Planned Business Conditional District PB(CD)

Current Use

Fast Food Restaurant

Proposed Use

Fast Food Restaurant with amended site plan to restructure the parking lot to accommodate a dual-lane drive-thru







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59266

EAST MAIN STREET

EAST MAIN STREET

91738

22484

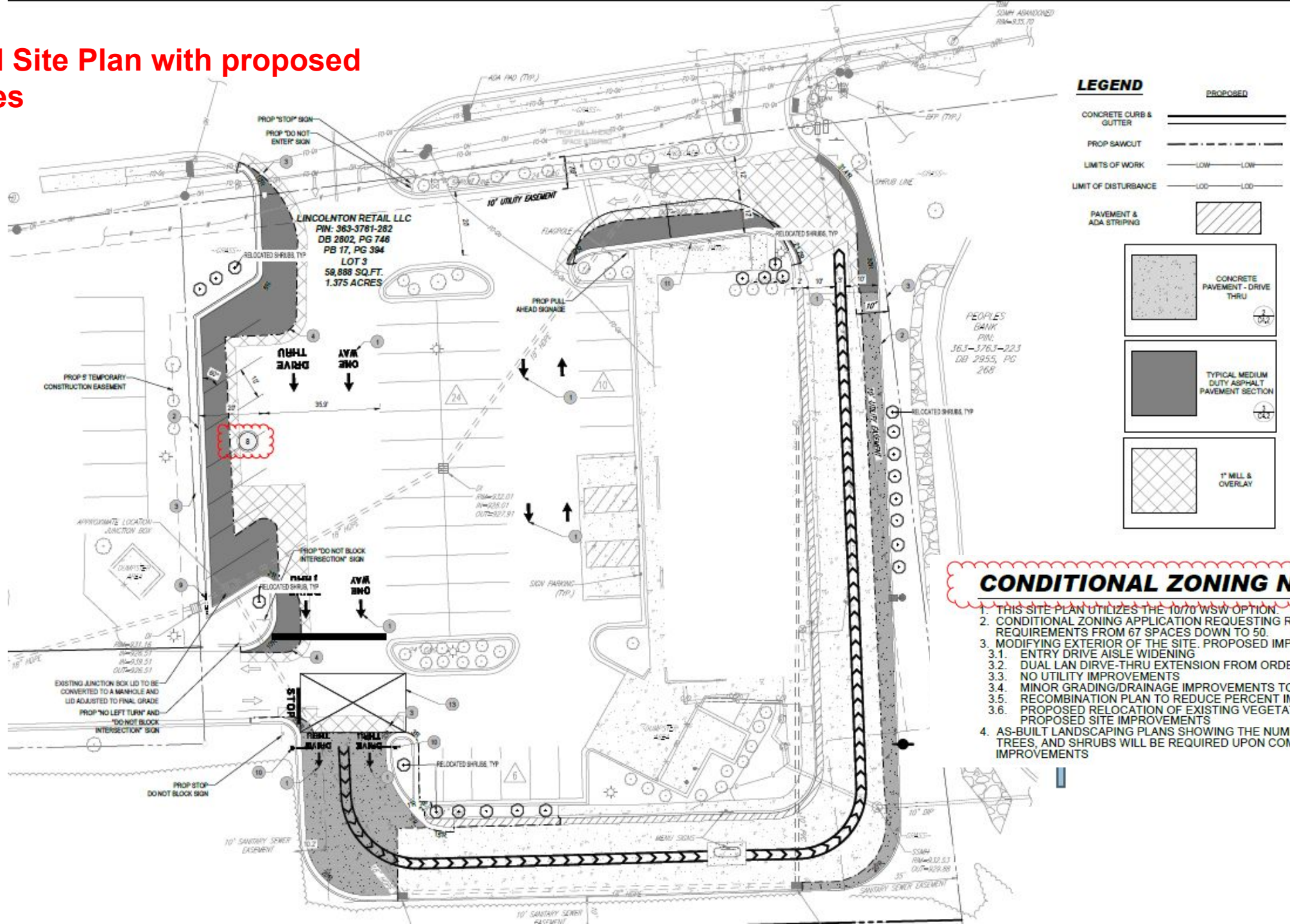
22485

22487

73935

01307

Overall Site Plan with proposed changes



CONDITIONAL ZONING NOTES:

1. THIS SITE PLAN UTILIZES THE 10/70 WSW OPTION.
2. CONDITIONAL ZONING APPLICATION REQUESTING RELIEF FROM MINIMUM PARKING REQUIREMENTS FROM 67 SPACES DOWN TO 50.
3. MODIFYING EXTERIOR OF THE SITE. PROPOSED IMPROVEMENTS INCLUDE:
 - 3.1. ENTRY DRIVE AISLE WIDENING
 - 3.2. DUAL LAN DRIVE-THRU EXTENSION FROM ORDER POINT TO PICKUP
 - 3.3. NO UTILITY IMPROVEMENTS
 - 3.4. MINOR GRADING/DRAINAGE IMPROVEMENTS TO THE NE CORNER OF THE SITE
 - 3.5. RECOMBINATION PLAN TO REDUCE PERCENT IMPERIOUS AREA
 - 3.6. PROPOSED RELOCATION OF EXISTING VEGETATION IN CONFLICT WITH PROPOSED SITE IMPROVEMENTS
4. AS-BUILT LANDSCAPING PLANS SHOWING THE NUMBER OF LARGE TREES, SMALL TREES, AND SHRUBS WILL BE REQUIRED UPON COMPLETION OF SITE IMPROVEMENTS

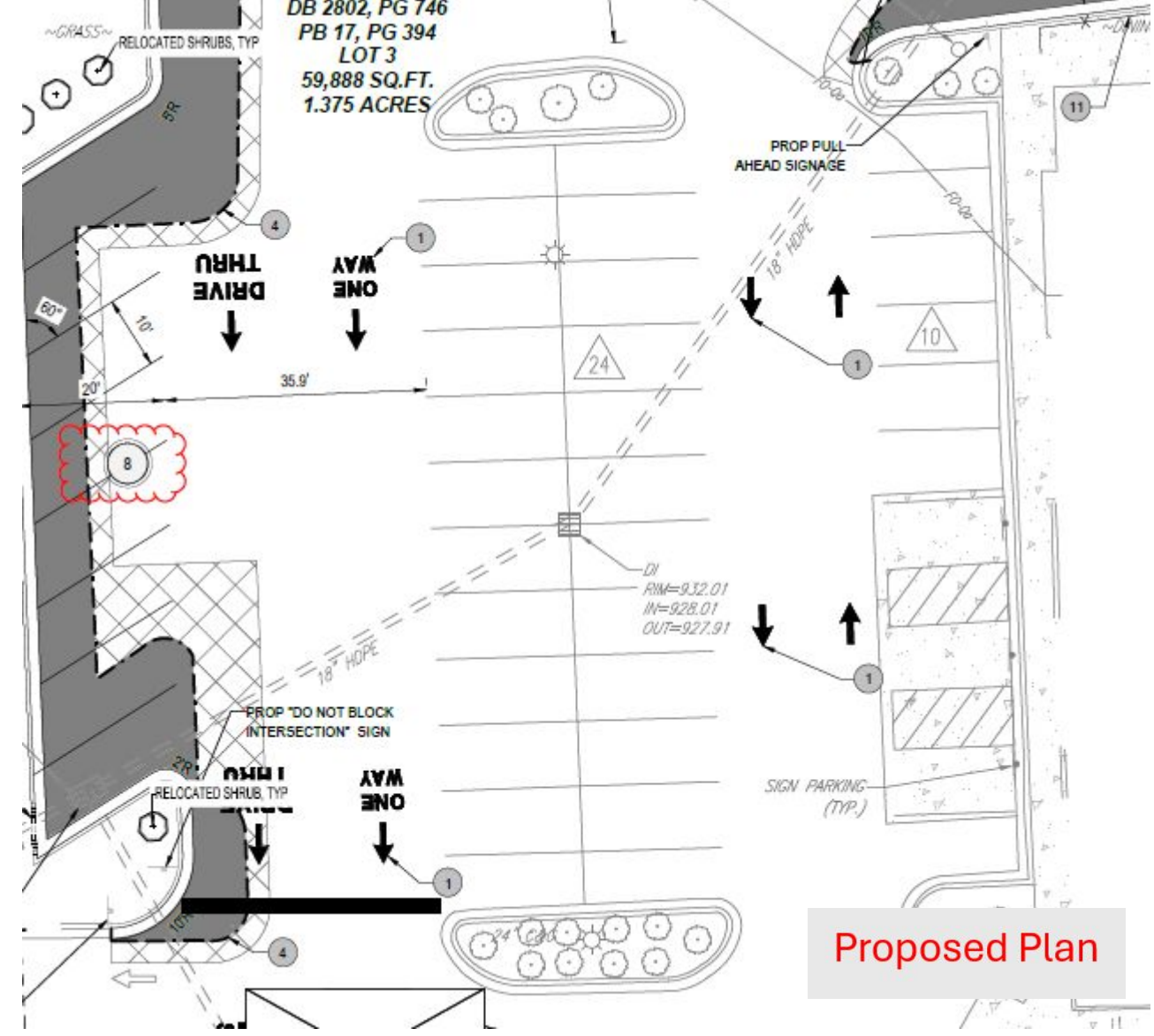


Current Conditions

- Chick-fil-A currently has 52 parking spaces. This plan proposes reducing the number of parking spaces to 48 and adding two pull-through spaces. As part of this request, they are seeking approval to reduce the total number of required parking spaces.



Current Conditions

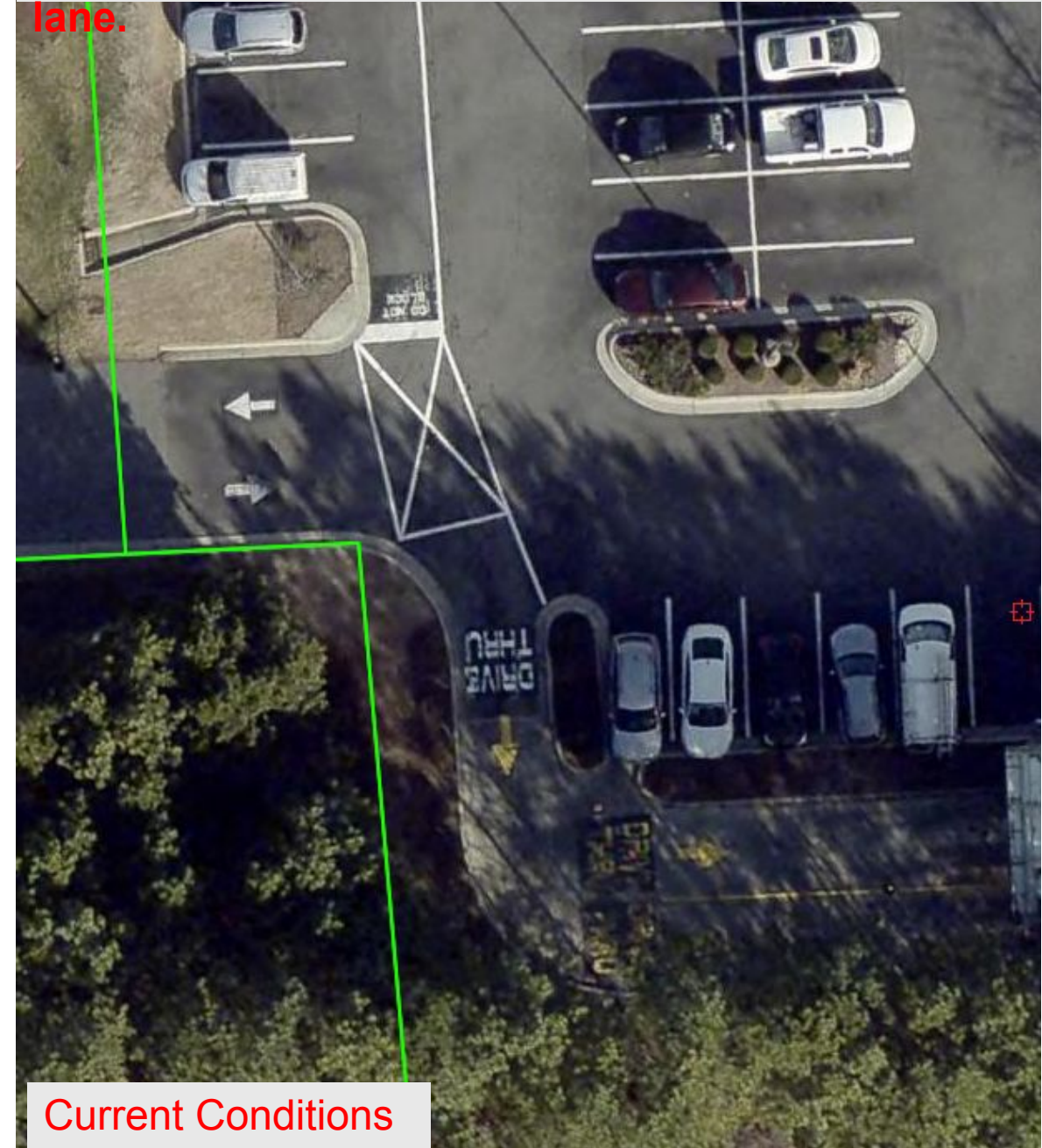


Proposed Plan

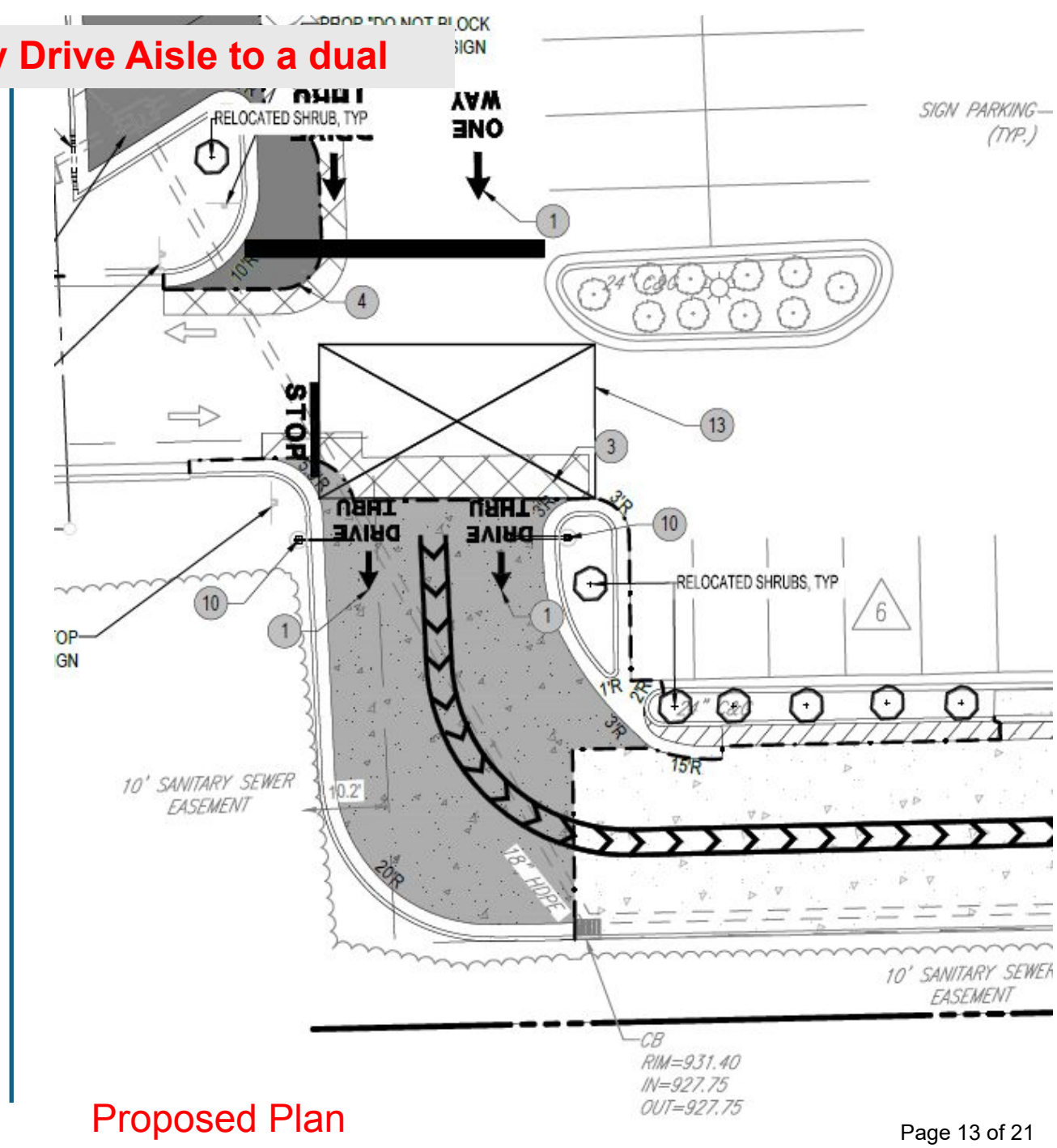
As part of the proposal, the plan is to convert 11 perpendicular parking spaces along the west property boundary into 8 angled spaces. This change will create a wider aisle for better accessibility. Initially, the proposal included 9 spaces, but the North Carolina Department of Transportation (NCDOT) requested removing one parking space closest to East Main Street to enhance safety.

Changes to the Drive-Thru Entrance: Widening Entry Drive Aisle to a dual lane.

lane.



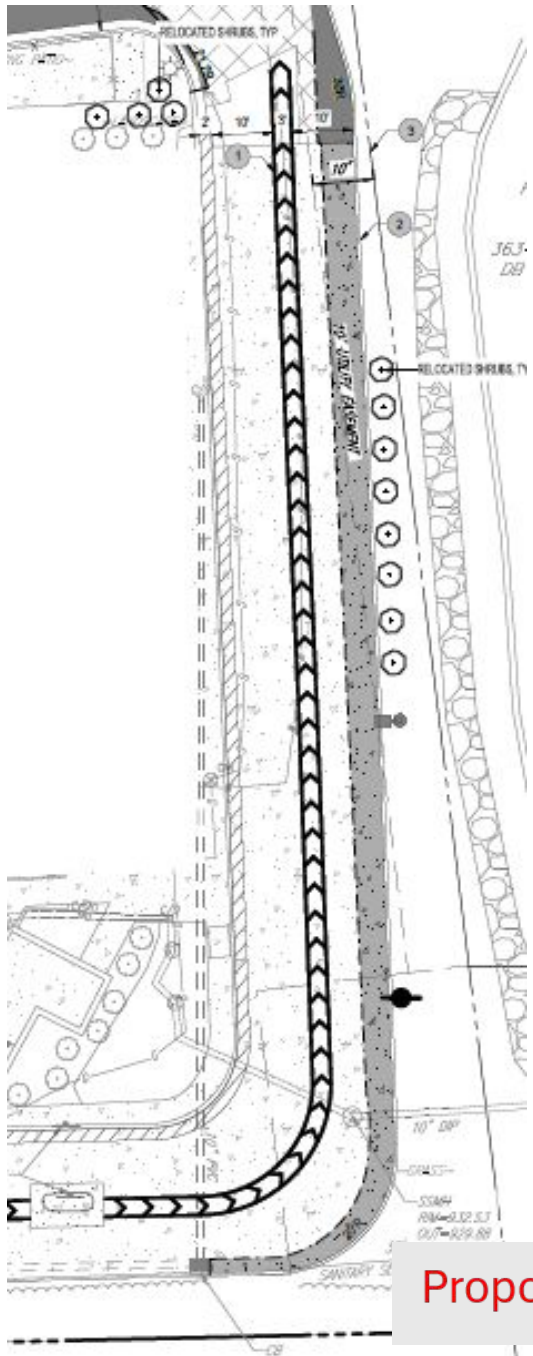
Current Conditions



Proposed Plan



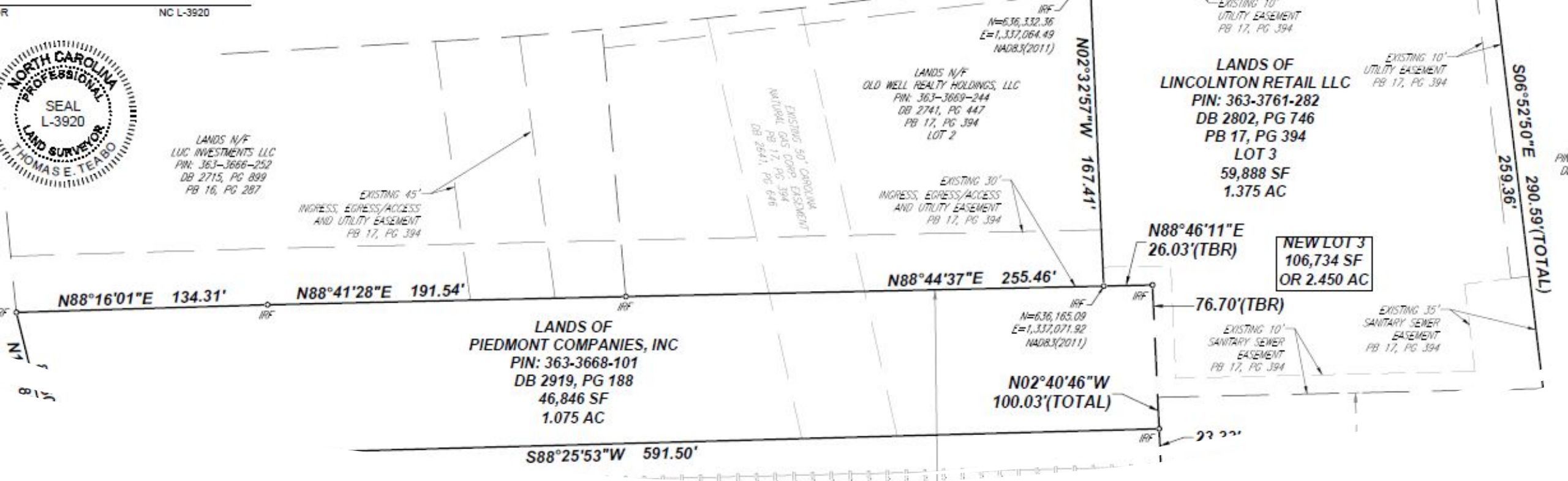
Current Conditions



Proposed Plan

Dual Lane Drive-Thru Extension from the Order Point to Pick-Up
Currently, drivers merge into one lane after passing the order point. This plan proposes extending the concrete area eastward and using the existing striped zone to create a second lane.

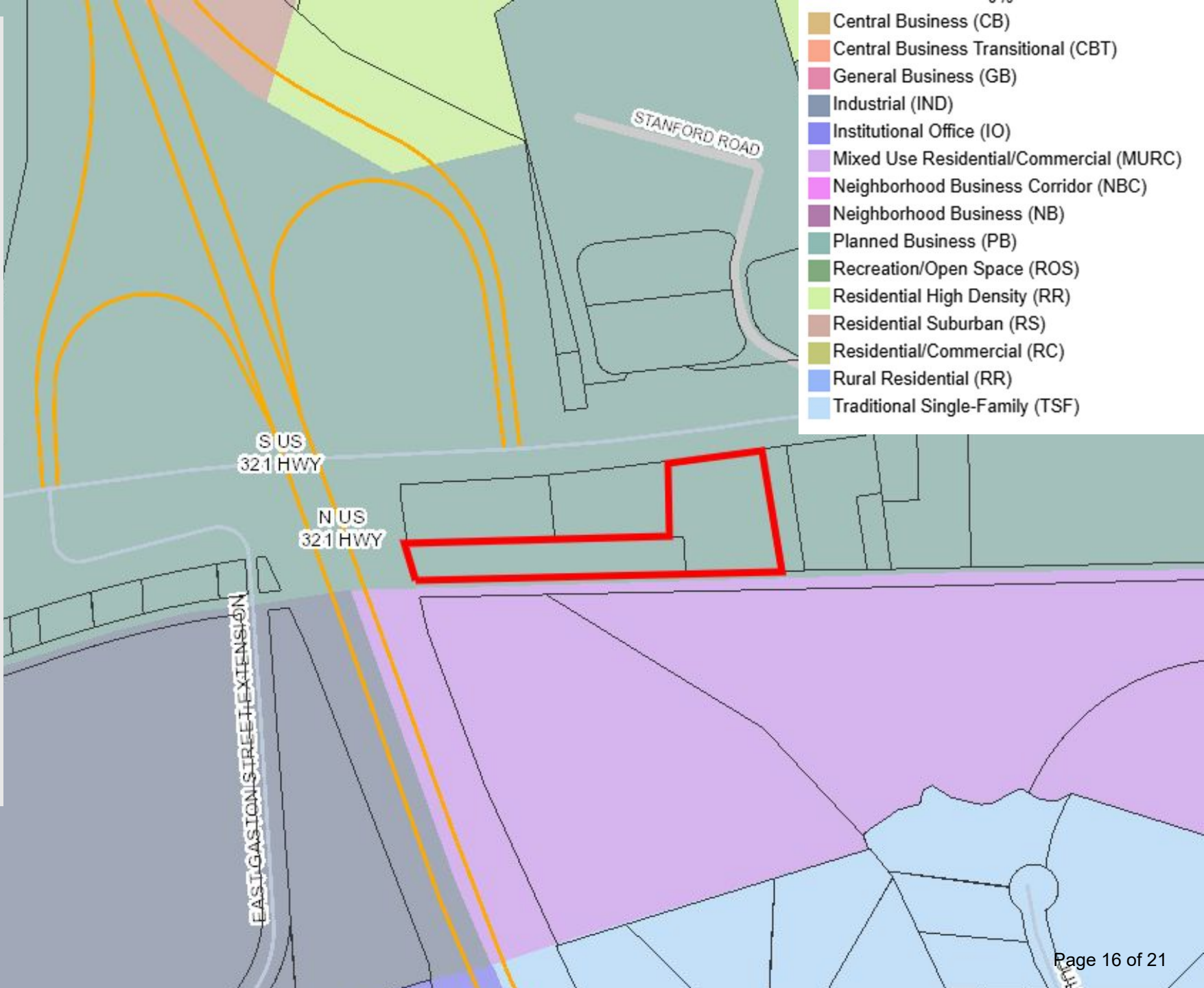
NC L-3920



- Plat with proposed new lot lines
- This recombination will enable CFA to reduce its impervious area

Planned Business The large majority of commercial uses (outside Downtown Lincoln) 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.



Watershed Water Supply



SITE AREA	1.375 AC
EXISTING IMPERVIOUS AREA	0.93 AC
EXISTING IMPERVIOUS %	67.6%
PROPOSED SITE AREA (RECOMBINATION)	2.45 AC
PROPOSED IMPERVIOUS AREA	0.99 AC
PROPOSED % IMPERVIOUS	40.4%

This plan utilizes the 10/70 option.

Ordinance Requirements:

3. *10/70 option.* Outside of WS-I Watersheds and the Critical Areas of WS-II, WS-III, and WS-IV watersheds, local governments may regulate new development under the “10/70 option” in accordance with the following requirements:

- A. A maximum of 10% of the land area of a water supply watershed outside of the Critical Area and within a local government’s planning jurisdiction may be developed with new development projects and expansions of existing development of up to 70% built-upon area.
- B. In water supply watersheds classified on or before August 3, 1992, the beginning amount of acreage available under this option shall be based on a local government’s jurisdiction as delineated on July 1, 1993. In water supply watersheds classified after August 3, 1992, the beginning amount of acreage available under this option shall be based on a local government’s jurisdiction as delineated on the date the water supply watershed classification became effective. The acreage within the Critical Area shall not be counted towards the allowable 10/70 option acreage;
- C. Projects that are covered under the 10/70 option shall comply with the low-density requirements set forth in division (D)(3)(c) above unless the local government allows high-density development, in which case the local government may require these projects to comply with the high-density requirements set forth in division (D)(3)(d) above;
- D. The maximum built-upon area allowed on any given new development project shall be 70%;

Conditions of Approval

City Planning:

- Will need as-built landscaping plans showing the number of large trees, small trees, and shrubs
- The recombination plat must be recorded and mapped before any permits can be issued.
- All local, state, and federal regulations, including applicable environmental and health requirements, are fully complied with in the conduct of this operation or development.

Public Works - Brad Gates:

- At the northwest corner where the curb meets the sidewalk, there is a 1-2” lip around the curb that causes shallow standing water to accumulate during rain. This issue needs to be addressed to prevent the standing water.

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

Case No. CZ-6-2026

Applicant: CFA Lincolnton

Parcel ID#: 22484 and 87361

Location: 1904 East Main Street

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-6-2026

Applicant: CFA Lincolnton

Parcel ID#: 22484 and 87361

Location: 1904 East Main Street

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.**

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

- 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

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