



# Lincolnton NC

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

Public Hearing Staff Analysis  
CZ-13-2023  
Edwards Street, PID 00621

## Zoning

Existing: GMC and R-8

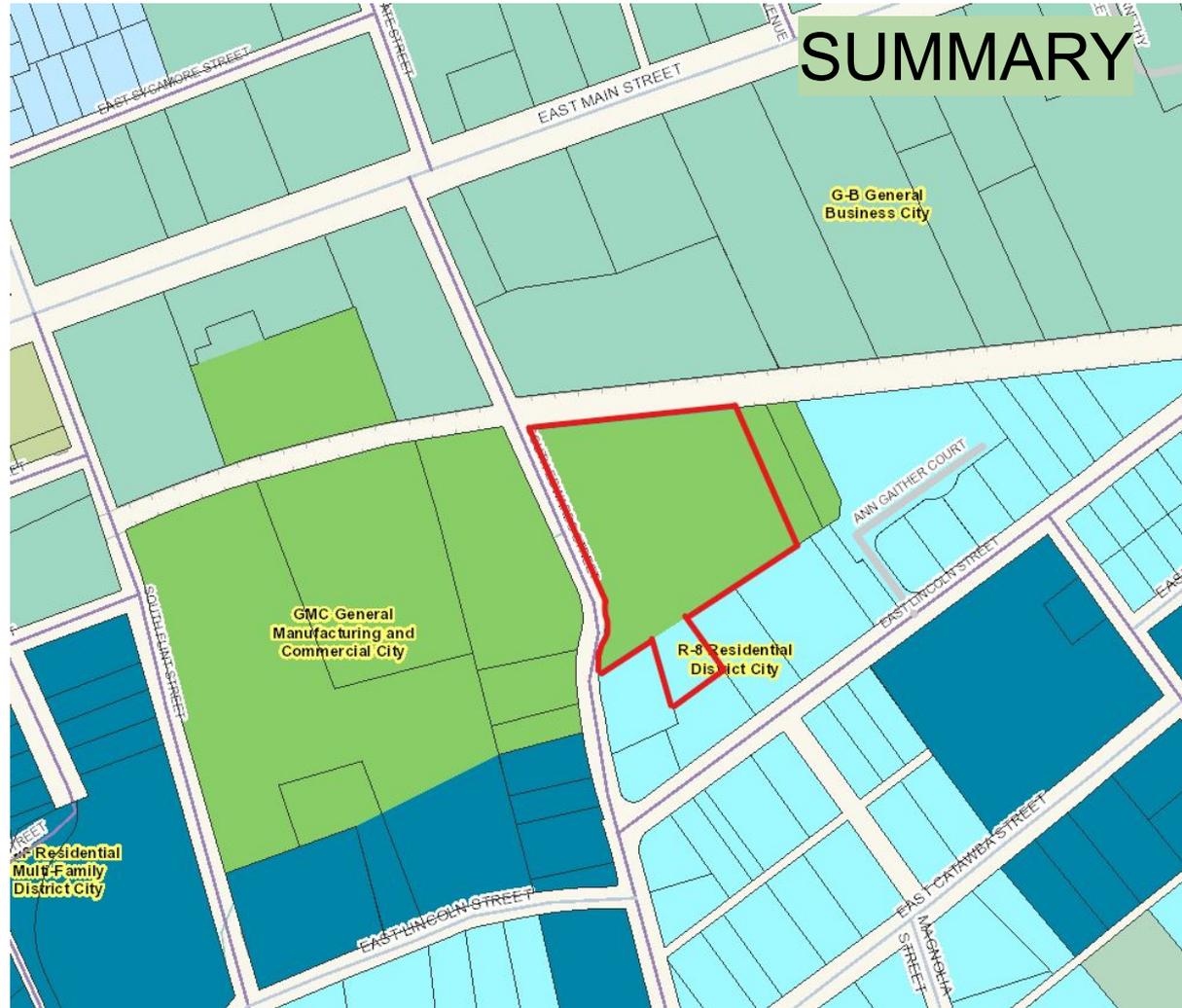
Proposed: Transitional Infill  
Development (TID)

## Current Use

Vacant land

## Proposed Use

Housing





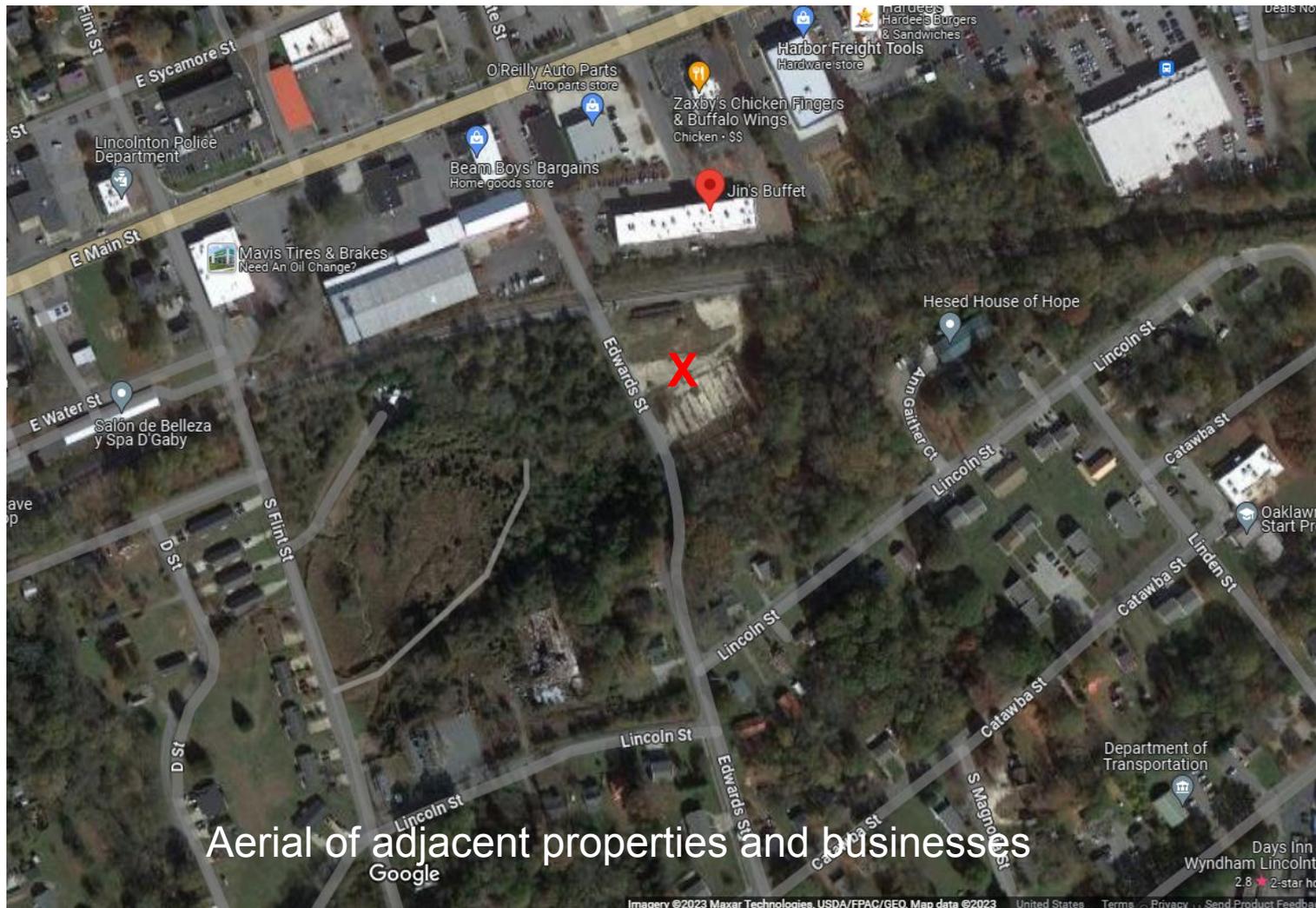
# STREET VIEWS



Looking South on Edwards Street



Looking North on Edwards Street



Aerial of adjacent properties and businesses

Google

Days Inn  
Wyndham Lincoln  
2.8 ★ 2-star ho

KARE PARTNERS, LLC  
 PARCEL ID: 38331041160  
 DEED BOOK/PAGE: 3016/937  
 ZONING: R-8  
 CURRENT USE: COMMERCIAL

VETERANS VICTORY GARDEN  
 PARCEL ID: 3833140869  
 DEED BOOK/PAGE: 3435/375  
 ZONING: GMC  
 CURRENT USE: VACANT

CSX RAILROAD - 200' R/W  
 N 81°43'34"E → 353.79'

SOUTH EDWARDS STREET  
 40' R/W

100' RAILROAD R/W FROM C/L OF SOUTHERN MOST TRACK (BUILDING SETBACK MIN.)  
 S 23°26'56"E → 275.60'

HESSES HOUSE OF HOPE, INC.  
 PARCEL ID: 3833240812  
 DEED BOOK/PAGE: 3206/934  
 ZONING: GMC  
 CURRENT USE: VACANT

LINEBORDER PROPERTIES, INC.  
 PARCEL ID: 3833240890  
 DEED BOOK/PAGE: 3256/934  
 ZONING: R-8  
 CURRENT USE: VACANT

VERDARBT, LLC  
 PARCEL ID: 3833148061  
 DEED BOOK/PAGE: 3256/934  
 ZONING: R-8  
 CURRENT USE: VACANT

DOWNTOWN MINI STORAGE  
 PARCEL ID: 3833140753  
 DEED BOOK/PAGE: 3101/138  
 ZONING: GMC  
 CURRENT USE: VACANT

LINEBORDER PROPERTIES, INC.  
 PARCEL ID: 3833147493  
 DEED BOOK/PAGE: 3256/934  
 ZONING: R-8  
 CURRENT USE: VACANT

JENNIFER M. ALVAREZ  
 PARCEL ID: 3833145410  
 DEED BOOK/PAGE: 2435/375  
 ZONING: GMC  
 CURRENT USE: VACANT



**APPLICANT INFORMATION:**

JONATHAN HOYLE  
 1926 HWY. 73  
 IRON STATION, NC 28080

CONTACTS: JONATHAN HOYLE  
 (704) 578-6621  
 hoylecardsons@gmail.com

**PARCEL INFORMATION:**

PARCEL ID #: 00821  
 PARCEL P/N #: 3833148753  
 OWNER: DOWNTOWN MINI STORAGE, LLC  
 ADDRESS: SOUTH EDWARDS STREET  
 LINCOLN, NC  
 LINCOLN COUNTY

TOTAL ACREAGE: 3.05 AC.  
 DEED BOOK: 3060 DEED PAGE: 636  
 EXISTING ZONING: GMC  
 PROPOSED ZONING: TID (CU)  
 PROPOSED USE: SINGLE FAMILY DETACHED  
 MINIMUM SETBACKS (TID):  
 FRONT YARD SETBACK (INTERNAL) 0' MIN.  
 SIDE YARD SETBACK 5' MIN.  
 REAR YARD SETBACK 20' MIN.  
 BUILDING STRUCTURE TYPE:  
 CONVENTION CONSTRUCTION  
 BUILDING HEIGHT: MAX. 11-20'  
 WATERSHED DISTRICT:  
 PROTECTED WATERSHED DISTRICT  
 FLOOD PLAN: NOT IN A FLOOD ZONE

LEGEND:  
 ■ 1 EXISTING CONCRETE TYPE NOTED  
 ■ 2 PF 1 IRON PIPE T.D.  
 ■ 3 PF 2 IRON PIPE T.D.  
 ■ 4 CORNER SET 1 TYPE NOTED  
 ■ 5 CORNER SET 2 TYPE NOTED  
 --- PROPERTY LINE  
 --- RAILROAD R/W  
 --- POWER POLE  
 --- POWER LINE  
 --- SETBACK LINE  
 --- E - EXISTENT  
 --- C.A.P. - CORROSION RESISTANT METAL PIPE  
 --- R.C.P. - REINFORCED CONCRETE PIPE



J. DAVID LEDFORD, F.L.A.  
 PROJECT MANAGER  
 2726 Madison Highway  
 Lincolnton, NC 28092  
 (704) 532-7900  
 jledford@ledford.com

PLAN DATE: 10/18/23	JDL
DRAWN BY: JDL	JDL
CHECKED BY: JDL	JDL
REVISED:	

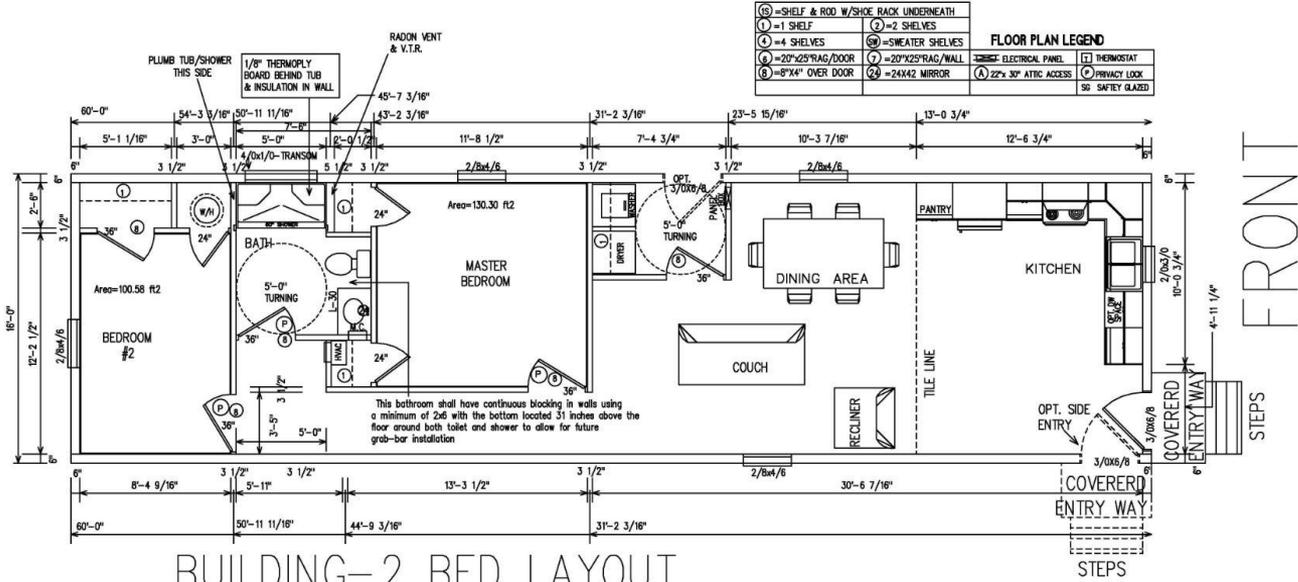
PRELIMINARY SITE PLAN  
 EDWARD STREET COTTAGES  
 SOUTH EDWARDS STREET, LINCOLN, NC

DRAWING NUMBER  
**S1**

- 3.05 acres
- 13 units
- 2 bedroom/1 bath
- Approximately 900 SF units
- ADA compliant
- Will have a property manager
- For working individuals/families that are working but at or under current poverty level with proof of income/employment



REAR



BUILDING-2 BED LAYOUT

<b>JONATHAN HOYLE DESIGNS</b> 1926 HWY. 73 IRON STATION N.C. 28080	TITLE: <b>16' x 60' FLOORPLAN</b>	DATE: <b>10-20+23</b>	DRAWN BY: <b>JH</b>	JOB NUMBER: <b>XX</b>
	DESCRIPTION: <b>XXXX</b>	SCALE: <b>3/16"=1'-0"</b>	FILE NUMBER: <b>XXXX</b>	DRAWING NUMBER: <b>XXXX</b>

# LAND USE PLAN COMPLIANCE

The land use plan shows the property in the mostly in the Industrial Planning Area with a portion in Traditional Single Family Planning Area.

**Industrial** These are areas in use or designated for future industrial/manufacturing use. As industrial uses play a vital role in the local economy, any such planning areas designated on the Future Land Use Map should be reserved for industrial uses and should be protected from encroachment from other uses. Industrial park development is encouraged.

## Traditional Single Family

These 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.

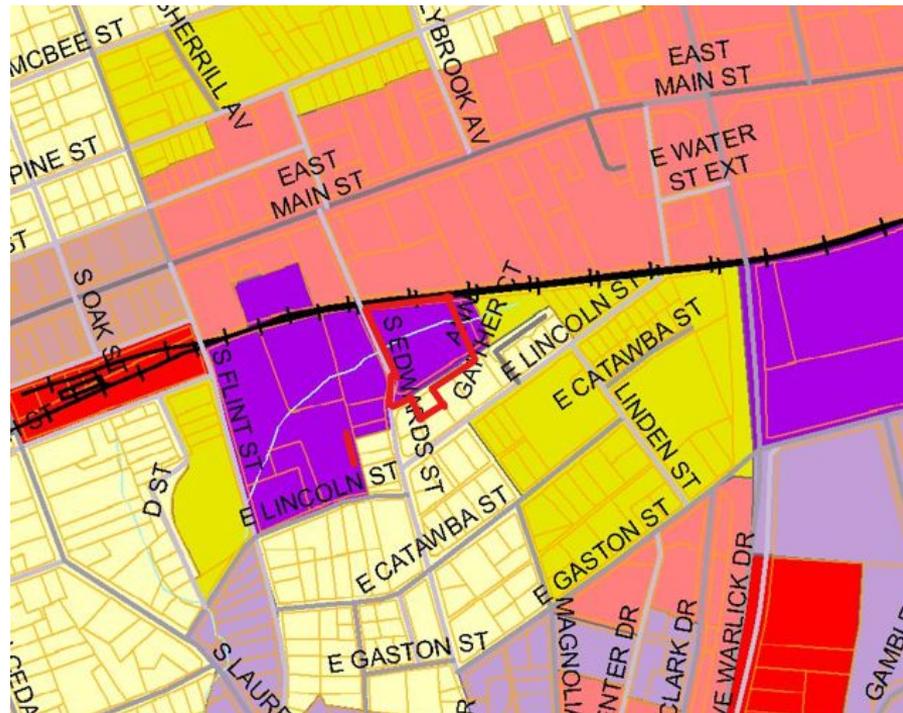
**Staff recommends amending the FLUP to show this area in Residential High Density.**

## Residential High-Density

Multi-family developments in such planning areas are encouraged, preferably in a clustered manner so as to preserve open space and to heighten pedestrian accessibility. Overall densities should be 6-8 units per acre, except as part of a planned residential development where higher densities are allowed. Physical and aesthetic compatibility with neighboring land uses in more developed portions of the community is of high importance.

**While the rezoning is not consistent with the future land use map, strategies outlined in the Land Use Plan make this rezoning reasonable.**

# LAND USE PLAN



## Land Use Code and Description

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

# STAFF COMMENTS /CONDITIONS OF APPROVAL

## Planning Department

- Prior to final approval, an engineered plan meeting all requirements for transitional infill development and UDO requirements must be submitted to and approved by staff.
- A maximum of 70% of the site can be impervious surface, due to water supply watershed restrictions. Detailed calculations must be given.
- Detailed landscaping and screening plan will need to be provided. Fencing along the northern boundary of project to provide protection from railroad corridor
- Building plans must be submitted and approved by Lincoln County Inspection prior to development.
- No portion of any structure can be located on the railroad right of way as determined by a boundary survey of the property showing the railroad right of way dimensions. Any use of the railroad right of way will require approval of CSX railroad prior to development.
- Deed Restrictions to be filed with Lincoln County Register of Deeds to protect the project parameters.

## Fire

- City Fire Inspector will need to review and approve all plans prior to development.

## Public Works

- A sidewalk constructed to City of Lincoln specifications and ADA must be constructed along the entire frontage along Edwards Street as well as both sides of any interior roads.
- Schedule pre-construction meeting prior to sidewalks being poured.

## City Water/Sewer

- The City Utility Department is suggesting a master meter for the project.
- The property owner will be responsible for all utility lines within the project boundaries and to the tap.
- Coordinate with utilities to determine what size waterline would be needed.

## Soil and Erosion

- Erosion control plans must be submitted and approved by Lincoln County Soil and Erosion prior to development.

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

**Case No.** CZ-13-2023  
**Applicant:** Jonathan Hoyle  
**Parcel ID#:** 00621  
**Location:** Edwards Street  
**Request:** Rezone from GMC and R-8 to TID

Proposed Consistency and Reasonableness Statement:

The Lincoln Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincoln Land Use Plan.

**CONSISTENT:** While the rezoning is not consistent with the future land use map, the following objective and strategies from the land use plan make it reasonable:

STRATEGY R-B1: Identify specific areas of the City for a mix of housing choices in order to promote affordability. OBJECTIVE C: Promote a healthy mix of well-maintained rental units for persons in a variety of income brackets. STRATEGY R-C1: Provide for variety in the density and construction types of rental property (apartment "complexes," individual rental units, duplexes, and single-family).

Therefore, **approval of the proposed amendment from Industrial to Residential High Density is reasonable and in the public interest.**

# STATEMENTS

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

**Case No.** CZ-13-2023  
**Applicant:** Jonathan Hoyle  
**Parcel ID#:** 00621  
**Location:** Edwards Street  
**Request:** Rezone from GMC and R-8 to TID

Proposed Consistency and Reasonableness Statement:

The Lincoln Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincoln Land Use Plan. Additionally, the proposed use is not viewed as desirable in the area an industrial use would be preferred and therefore, **denial of the proposed amendment is reasonable and in the public interest.**

# STAFF RECOMMENDATIONS

## **Staff recommend the following action:**

1. Recommend approval of rezoning of the property from GMC/R-10 to TID.
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval
4. Amend Land Use Plan to show this area as well as Parcel IDs 20549, 20550 and 50008 in the Residential High Density Planning Area.



Public Housing,  
off S. Edwards  
Street (800' from  
project area)



Public Housing, off  
E. Catawba Street  
(1000' from project  
area)



Public Housing, off  
E. Pine Street



Public Housing,  
Carrie Road



Woodmont, off N.  
Aspen



Woodmont, off N.  
Aspen