



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: April 11, 2025

Re: CZ #2025-1
TKC CCCLXXII, LLC, applicant
Parcel ID# 17124

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 5, 2025.

Request

The applicant is requesting the rezoning of a 3.35-acre portion of a parcel from R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) for a retail store. A site plan has been submitted as part of the rezoning application. Since this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. Also included in this packet is a summary of the community involvement meeting that was held on April 3, 2025.

Site Area and Description

The subject property is located on the southwest corner of the intersection of Southside Road and Gastonia Highway in Lincolnton Township. The property is adjoined by property zoned R-S (Residential Suburban) and R-25 (a residential district in the City of Lincolnton's zoning jurisdiction). Land uses in this area include residential, civic (church on Southside Road), and business (in a business zoning district in Lincolnton's jurisdiction about 400 feet north of this property) uses.



PLANNING & INSPECTIONS DEPARTMENT

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Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.

Additional Information

Permitted uses in current district

Site-built single-family home
Modular single-family home
Two-family home
Townhomes (Special Use)
Multi-family (Special Use)
Class A manufactured home
Class B manufactured home
Class C manufactured home (Special Use)
Class E manufactured home (Special Use)

Permitted uses in proposed district

Retail store as shown on site plan

This parcel is located within the WS-IV Protected Area of the Catawba/South Fork Catawba River Watershed, which limits the density of developments with single-family and two-family homes to 3.0 units per acre (or 2.0 units per acre if curb and gutter are installed). All other residential and nonresidential developments are limited to a maximum impervious coverage of 24% of the project area. However, under the 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

Staff's Recommendation

Staff recommends disapproval of the request. See the proposed statement on the following page.



**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **CZ #2025-1**
Applicant **TKC CCCLXXII, LLC**
Parcel ID# **17124**
Location **southwest corner of the intersection of Southside Road and Gastonia Highway**
Proposed amendment **Rezone a 3.35-acre portion of a parcel from R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) for a retail store**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre. Retail uses are not recommended in the Large Lot Residential community type.

This proposed amendment **is not reasonable** in that:

All adjoining parcels are located in residential zoning districts that do not permit retail and similar business uses.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name TKC CCCLXXII, LLC

Applicant Address 4500 Cameron Valley Parkway, Suite 400, Charlotte, NC 28211

Applicant Phone Number (704) 942-5477

Property Owner Name Jennifer J Flowe, James B Flowe

Property Owner Address 2082 Gastonia Hwy, Lincolnton, NC 28092

Property Owner Phone Number _____

PART II

Property Location 2082 Gastonia Hwy, Lincolnton, NC 28092

Property ID (10 digits) 3632335634 Property size 3.35 AC (16.04 AC overall)

Parcel # (5 digits) 17124 Deed Book(s) 2720 Page(s) 997

PART III

Existing Zoning District Residential Suburban Proposed Zoning District General Business
(R-S) (B-G)

Briefly describe how the property is being used and any existing structures.

The current property consists of one single family home and heavily wooded areas.

List the proposed use or uses of the property.

The proposed use will be a Dollar General with a 10,640 sq ft commercial building with associated parking, drive aisles, loading, and other site appurtenances.

APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)
And SITE PLAN MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant's Signature _____

Date 3/4/25

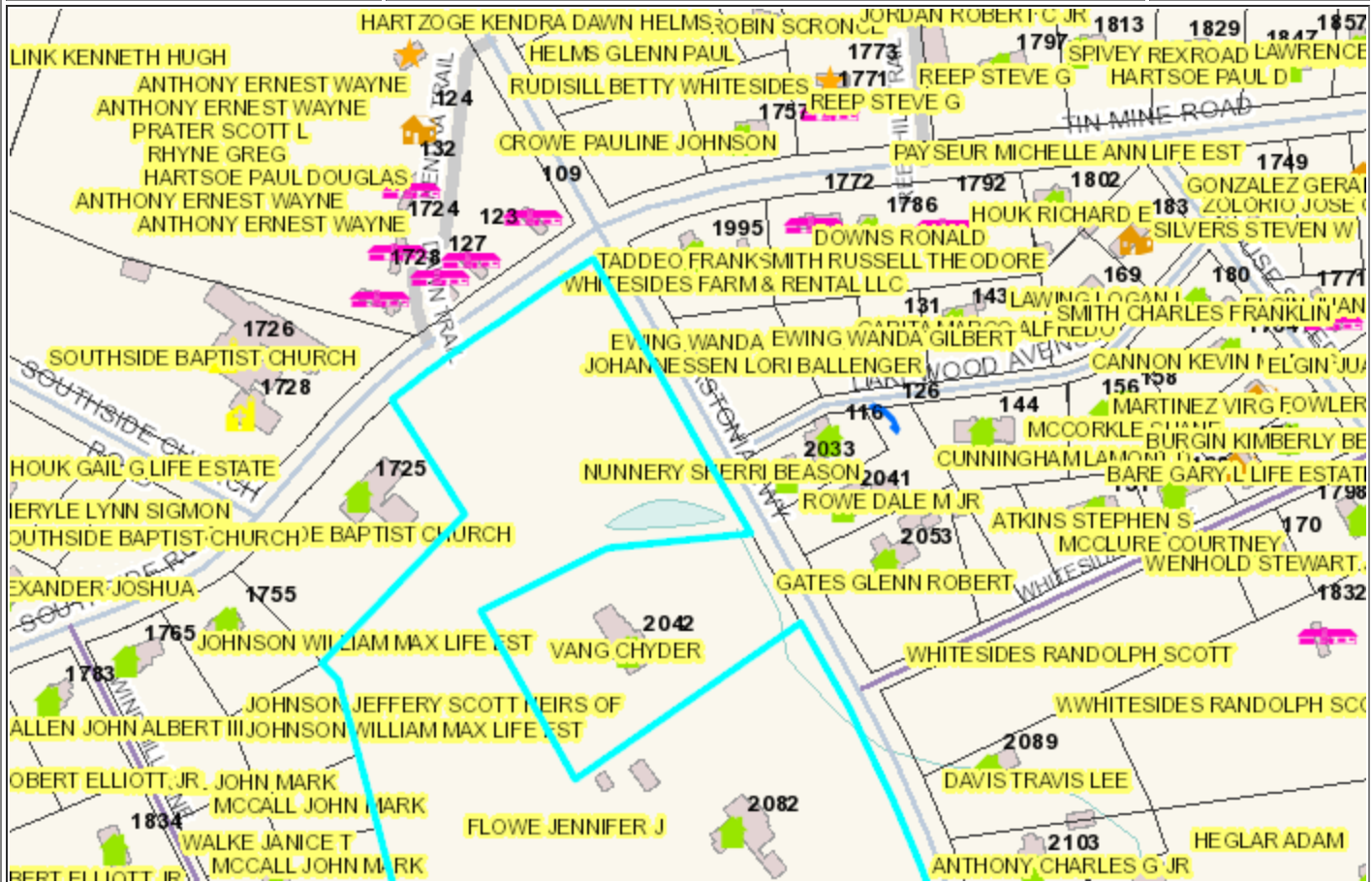


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 4/11/2025 Scale: 1 Inch = 300 Feet

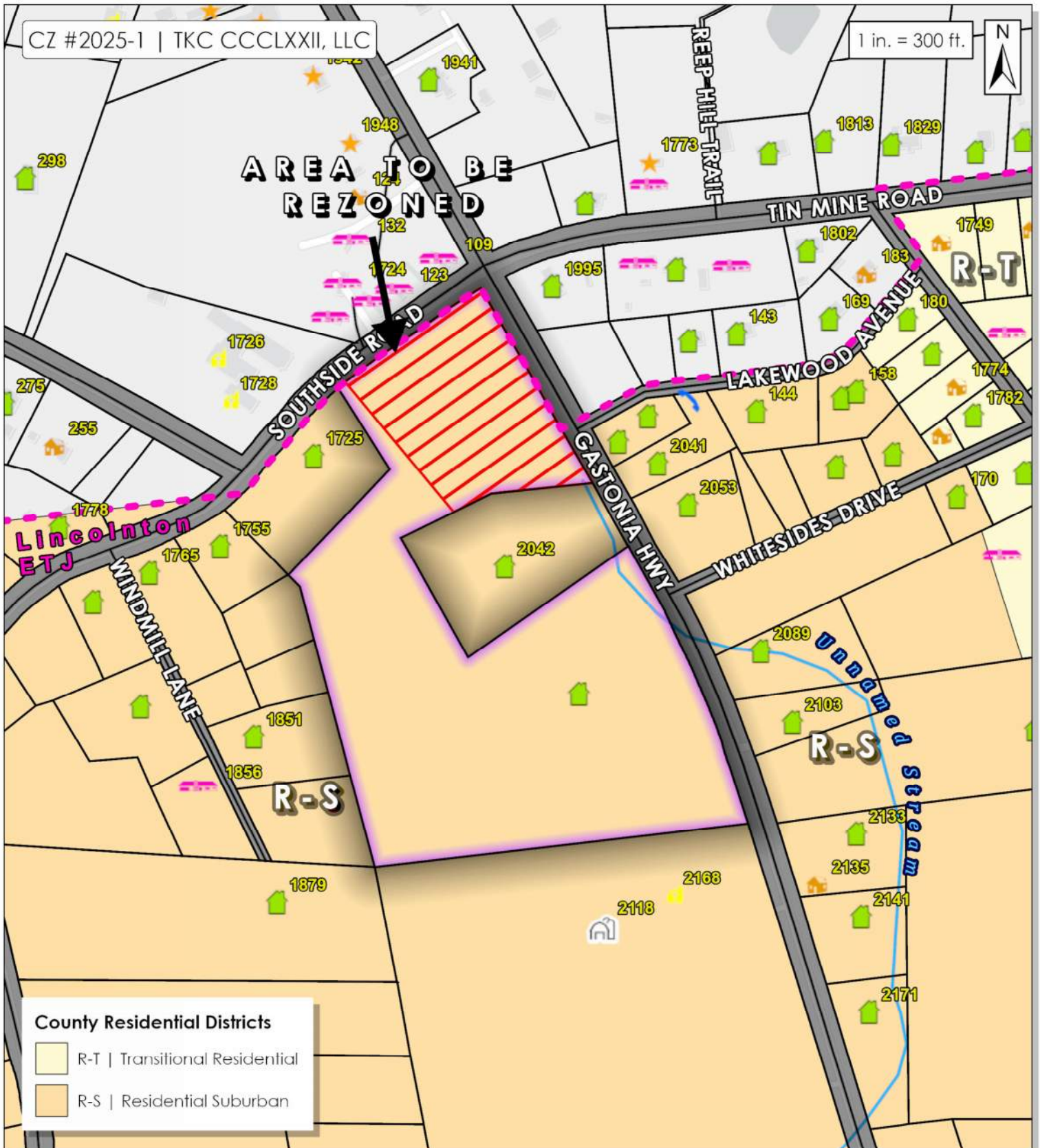


17124

Parcel ID	17124	Owner	FLOWE JENNIFER J FLOWE JAMES B	
Map	3632	Mailing	2108 GASTONIA HWY	
Account	266117	Address	LINCOLNTON, NC 28092	
Deed	2720 997	Last Transaction Date	02/01/2018	Sale Price \$475,000
Plat		Subdivision	SEE DEED 1195/385 ROW RELINQUISHED	Lot
Land Value	\$218,008	Improvement Value	\$1,091,622	Total Value \$1,309,630
Previous Parcel				
-----All values for Tax Year 2025 -----				
Description	BURRIS LAND HWY 321	Deed Acres	17.11	
Address	2082 GASTONIA HWY	Tax Acres	15.896	
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK	
Main Improvement	COLONIAL	Value	\$992,146	
Main Sq Feet	6160	Stories	1.6	Year Built 1960
Zoning District	R-S	Conditional Use		
		Calc Acres	15.9	
Watershed	15.9	Voting Precinct	LB34	Calc Acres 15.9
		Sewer District		15.9



AREA TO BE
REZONED



County Residential Districts

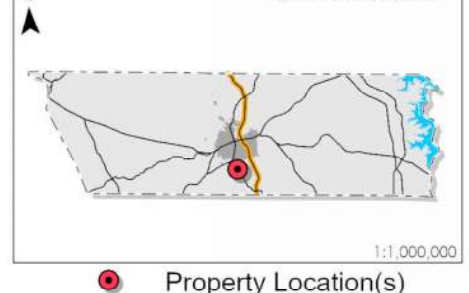
- R-T | Transitional Residential
- R-S | Residential Suburban

Parcel ID # 17124

 - Property Location(s)

See Attached Application for Parcel Information

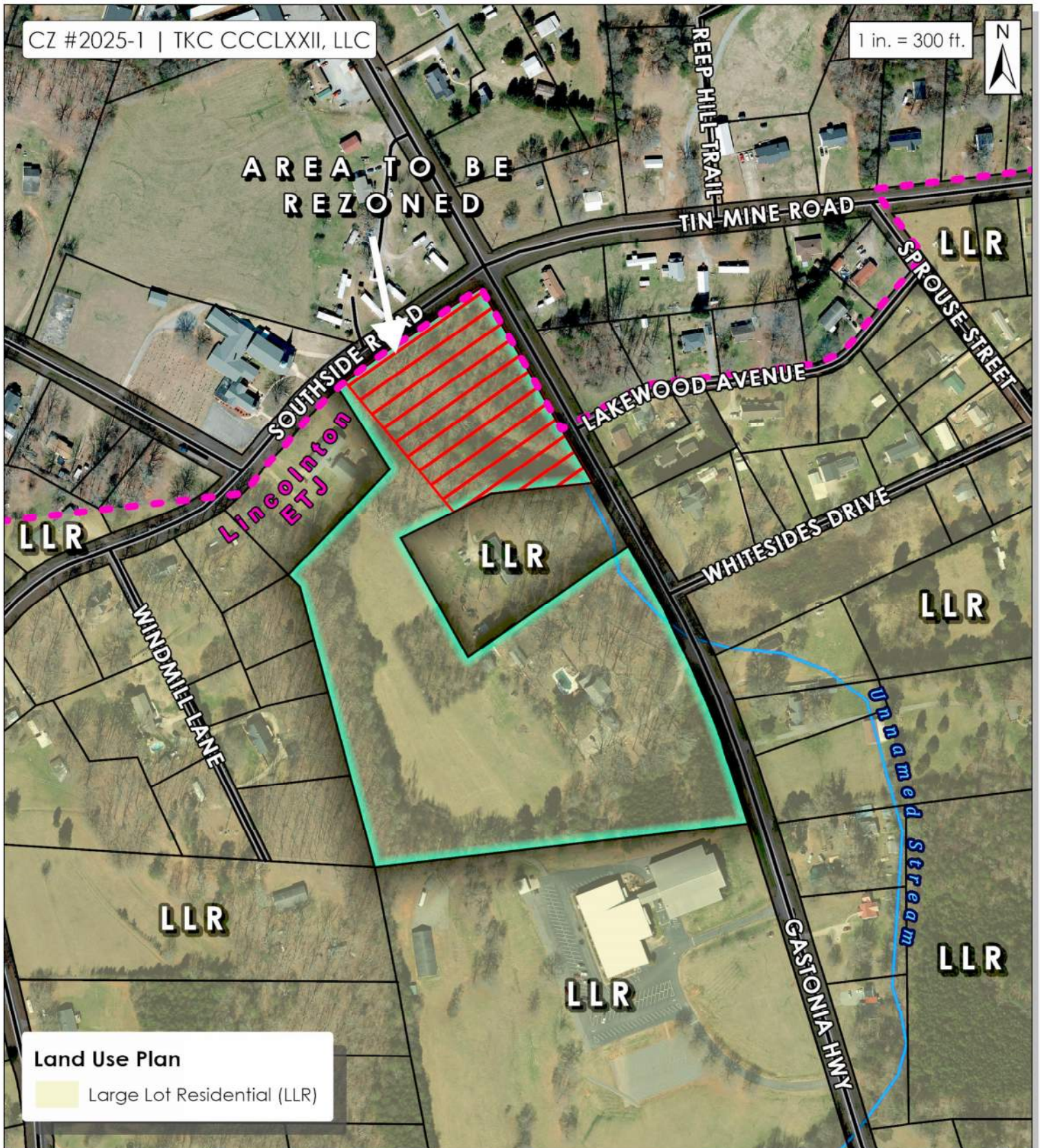
LOCATION MAP



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



AREA TO BE
REZONED



Land Use Plan

Large Lot Residential (LLR)

Parcel ID # 17124

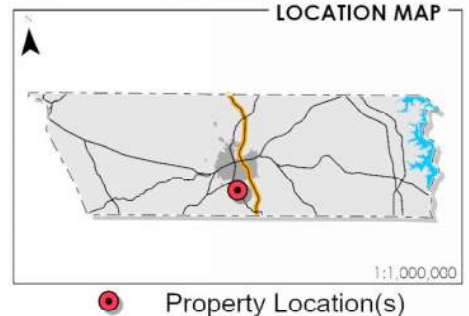
 - Property Location(s)

See Attached Application for Parcel Information



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP





Lincoln County Project Reviews

Project Number: **ZONE25-00032**

Description: **CZ #2025-1 TKC CCCLXXII, LLC (Dollar General)**

Project Type: **ZONING CASE**

Parcel ID: **17124**

Sub Type: **CONDITIONAL ZONING**

Applicant: **TKC CCCLXXII, LLC**

Applied: **1/13/2025**

Approved:

Owner: **VANG CHYDER**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

Community Involvement Meeting scheduled for April 3rd

Public hearing scheduled for May 5, 2025

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: TRC						
1/15/2025	1/30/2025	2/5/2025	PUBLIC WORKS - COUNTY	John Hawkins	RESUBMITTAL REQUIRED	See Comments
Notes: Water is available at the site along NC 150 and Southside Rd. Sewer is not available from the County at this location. Updated plans showing utilities will be required prior to approval. Depending on the lane widening required relocation of water mains may be required.						
1/15/2025	1/23/2025	2/5/2025	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	See Notes
Notes: Jurisdictional determination to be provided 404/401 approvals to be submitted with plan Provide sheets showing all offsite land disturbance areas and EC measures for such Provide permission letters for any offsite parcels not owned by developer How will road water be redirected through the site without compromising the structure? Plan MUST be NCG01 compliant.						
1/15/2025	1/23/2025	1/23/2025	ZONING - COUNTY	Jeremiah Combs	RESUBMITTAL REQUIRED	
Notes: 1) Class C district boundary buffer is required along all project boundaries. 2) A survey of the proposed parcel to be rezoned is required as part of the application packet. 3) The primary driveway entrance shall be located on the side road, and the driveway on Gastonia Highway will be limited to a right-in/right-out only. 4) The existing pond cannot be converted to a stormwater control measure.						
1/15/2025	1/17/2025	2/5/2025	FIRE MARSHAL - COUNTY	Burl Shrum	APPROVED	
Notes: The measurements around the building are good, can get access to part of the back from Southside Road and can get to the rest of the back from the other side. The pavement shall withstand 75,000 lbs. There is enough space between lanes of cars. Building shall have a Knox Box						



Lincoln County Project Reviews



1/15/2025	1/23/2025	1/27/2025	NCDOT	Michael Watson	COMPLETE	
Notes: Driveway access on Gastonia Highway will be limited to right-in, right-out only						
1/15/2025	1/31/2025	2/5/2025	ENVIRONMENTAL HEALTH ON - SITE	Jonathan Harris	COMPLETE	No Septic application made
Notes: Review Complete, no application at this time.						



Summary of Community Involvement Meeting (CIM)



To: Jeremiah Combs, CZO
Lincoln County Planning and Inspections

From: Megan Fitzsimmons
Kimley-Horn and Associates, Inc.

Date: 04/08/2025

Subject: 2082 Gastonia Highway Conditional Rezoning – Community Involvement Meeting

A Lincoln County Community Involvement Meeting was held on April 3rd, 2025 at 6 PM for the proposed conditional rezoning of the property located at 2082 Gastonia Highway, Lincolnton, NC 28092. The following information is provided as a summary of the meeting held in order to be included in the public hearing packet for the Lincoln County Board of Commissioners and Planning Board.

- Attendee List
 - Lincoln County: Jeremiah Combs
 - Kimley-Horn: Kyle Karabiac & Megan Fitzsimmons
 - TKC CCCLXXII, LLC: Beth Godfrey & Taryn Stetson
 - Residents: Mike Simmons & Vang V
- Lincoln County meeting introduction and process overview
- Kimley-Horn and TKC CCCLXXII project introduction
 - Site location
 - Current zoning (R-S), proposed zoning (B-G)
 - The future land use plan designates this area as “Large Lot Residential”, but we believe this development serves the residential community in the area by functioning as a neighborhood business that residents in the area can go to grab home essentials.
 - The current site plan has been reviewed by Lincoln County staff to ensure code compliance and proper screening.
- Community Response
 - Mike Simmons: “There are already 5 Dollar Generals in a 5 mile radius of this site. Traffic is horrible on Southside Rd already. Several major car crashes at the intersection, that ended up in the woods that would have went into the building. We need a traffic light.”
 - Kimley-Horn/TKC CCCLXXII Response: Dollar General tells TKC CCCLXXII, LLC where to develop the Dollar Generals, not the other way around. NCDOT has preliminarily reviewed this site plan and had no additional concerns with the layout, the need for a traffic light, or any additional road improvements.



- Vang V: "Our property is adjacent to this rezoned area and I am also concerned with traffic as well."
 - Kimley-Horn/TKC CCCLXXII Response: NCDOT has preliminarily reviewed this site plan and had no additional concerns with the layout, the need for a traffic light, or any additional road improvements.
- Lincoln County meeting conclusion and advertisement for the public hearing on May 5, 2025 at 6:30 PM.

Sincerely,

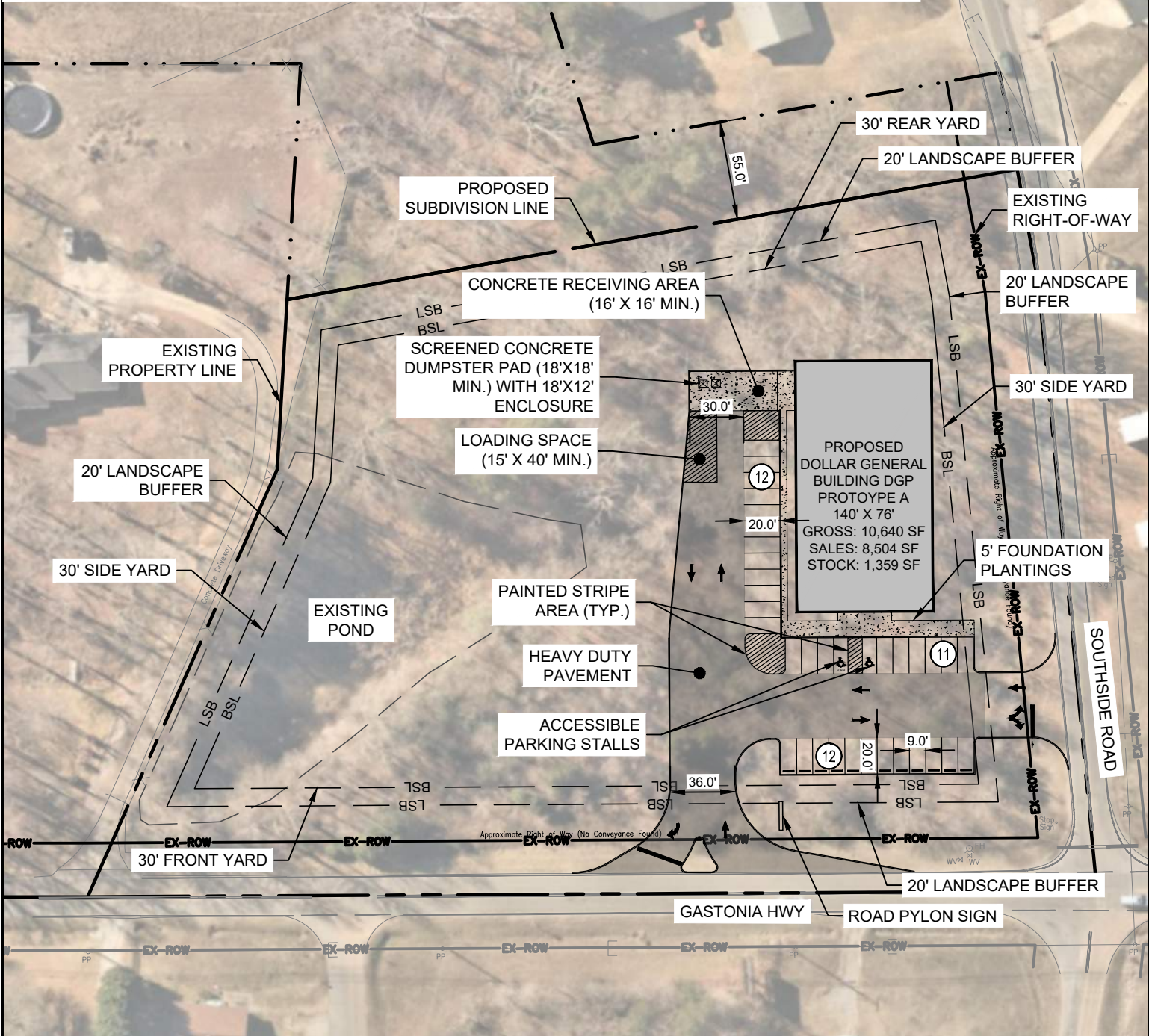
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Megan Fitzsimmons".

Megan Fitzsimmons, PE
Project Manager

PRELIMINARY SITE PLAN		CITY, STATE - STREET: 2082 GASTONIA HWY, LINCOLNTON NC		PRELIMINARY SITE PLAN	
PROTOTYPE:	A	DEVELOPER	DESIGNER		DATE:
BLDG/SALES SF:	10,640 / 8,504	COMPANY: The Keith Corporation	COMPANY: Kimley-Horn		03/06/2025
ACREAGE:	±3.35 ACRES	NAME: Beth Godfrey	NAME: Megan Fitzsimmons, P.E.		
PARKING SPACES:	35	PHONE #: (704) 942-5477	PHONE #: (704) 954-7482		

SITE IS LOCATED IN LINCOLNTON, NC AND IS ZONED R-S. REZONING WILL BE REQUIRED FOR THE PROPOSED USE.



SITE DATA TABLE

TOTAL SITE AREA	3.35 AC (145,928 SF)
IMPERVIOUS AREA	0.83 AC (36,110 SF)
PERCENT IMPERVIOUS	24.7%

