



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: May 9, 2025

Re: ZMA #752
Timothy Guisewhite, applicant
Parcel ID# 30256

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 2, 2025.

Request

The applicant is requesting the rezoning of 2.66 acres from B-N (Neighborhood Business) to B-G (General Business).

Site Area and Description

The subject property is located at 1316 S. N.C. 16 Business Hwy. on the south side of Old Plank Road at the intersection with N.C. 16 Business in Catawba Springs Township. The property is located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), I-G (Industrial General), PD-I (Planned Development-Industrial), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, and residential uses.

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.



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Additional Information

Examples of permitted uses in current district

Child care center (Special Use in ELDD)
Place of worship (seating capacity more than 500 is Special Use in ELDD)
Event venue (Special Use)
Fitness gym
Bed & Breakfast (Special Use in ELDD)
Convenience store (Special Use in ELDD)
Gas station (Special Use)
Professional office
Medical office
Restaurant (Special Use in ELDD)
Neighborhood retail
General retail (Special Use in ELDD)
Vehicle service (Special Use)
Veterinarian clinic (Special Use in ELDD)

Examples of permitted uses in proposed district

Child care center (Special Use in ELDD)
Place of worship (seating capacity more than 500 is Special Use in ELDD)
Event venue (Special Use in ELDD)
Fitness gym
Bed & Breakfast (Special Use in ELDD)
Contractor's office (Special Use in ELDD)
Convenience store (Special Use in ELDD)
Gas station (Special Use in ELDD)
Professional office
Medical office
Restaurant (Special Use in ELDD)
Fast food restaurant (Special Use in ELDD)
Neighborhood retail
General retail (Special Use in ELDD)
Self-storage facility (Special Use)
Vehicle sales (Special Use)
Vehicle service (Special Use in ELDD)
Veterinarian clinic (Special Use in ELDD)
Building materials sales (Special Use)

This parcel is located within the WS-IV Protected Area of the Catawba/Mountain Island Lake Watershed, which limits nonresidential developments to a maximum impervious coverage of 36% of the project area (or 24% if curb and gutter are installed). 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 approval of the request. See the proposed statement on the following page.



Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #752**
Applicant **Timothy Guisewhite**
Parcel ID# **30256**
Location **1316 S. N.C. 16 Business Hwy.**
Proposed amendment **Rezone 2.66 acres from B-N (Neighborhood Business) to B-G (General Business)**

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

This property is located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes. Commercial uses are not envisioned in the Large Lot Residential community type.

This proposed amendment **is reasonable** in that:

This property is located in an area characterized by a mixture of uses. The maximum gross floor area for uses in the B-N district is 10,000 square feet. Rezoning this property to the B-G district would allow the applicant to develop a church campus with more than 10,000 square feet in gross floor area on this parcel.



Zoning Map Amendment Application

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

Part I

Applicant Name Timothy S. Guisewhite

Applicant Address 1544 Moss Creek Ln. Iron Station, NC 28080

Applicant Phone Number 704-530-1700

Property Owner's Name Calvary Chapel Riverbend

Property Owner's Address 1544 Moss Creek Ln. Iron Station, NC 28080

Property Owner's Phone Number 704-530-1700

Part II

Property Location 1316 S NC 16 Business Hwy. Stanley NC 28164

Property ID # (10 digits) 4601025674; 4601026468;
4601026451; 4601027632 Property Size 2.670 acres

Parcel # (5 digits) 29859; 30256;
30258; 33332 Deed Book(s) 3395 Page(s) 345

Part III

Existing Zoning District ELDD B-N Proposed Zoning District ELDD B-G

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

There is a 1954 house on the property that appears to have been an office at some point but is currently being used as a church small group meeting place.

Briefly explain the proposed use and/or structure which would require a rezoning.

Calvary Chapel Riverbend would like to construct a 9000 sf church building on the property which combined with the house on the property would exceed the 10,000 sf gross floor area max.

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

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

Applicant

4/17/2025
Date

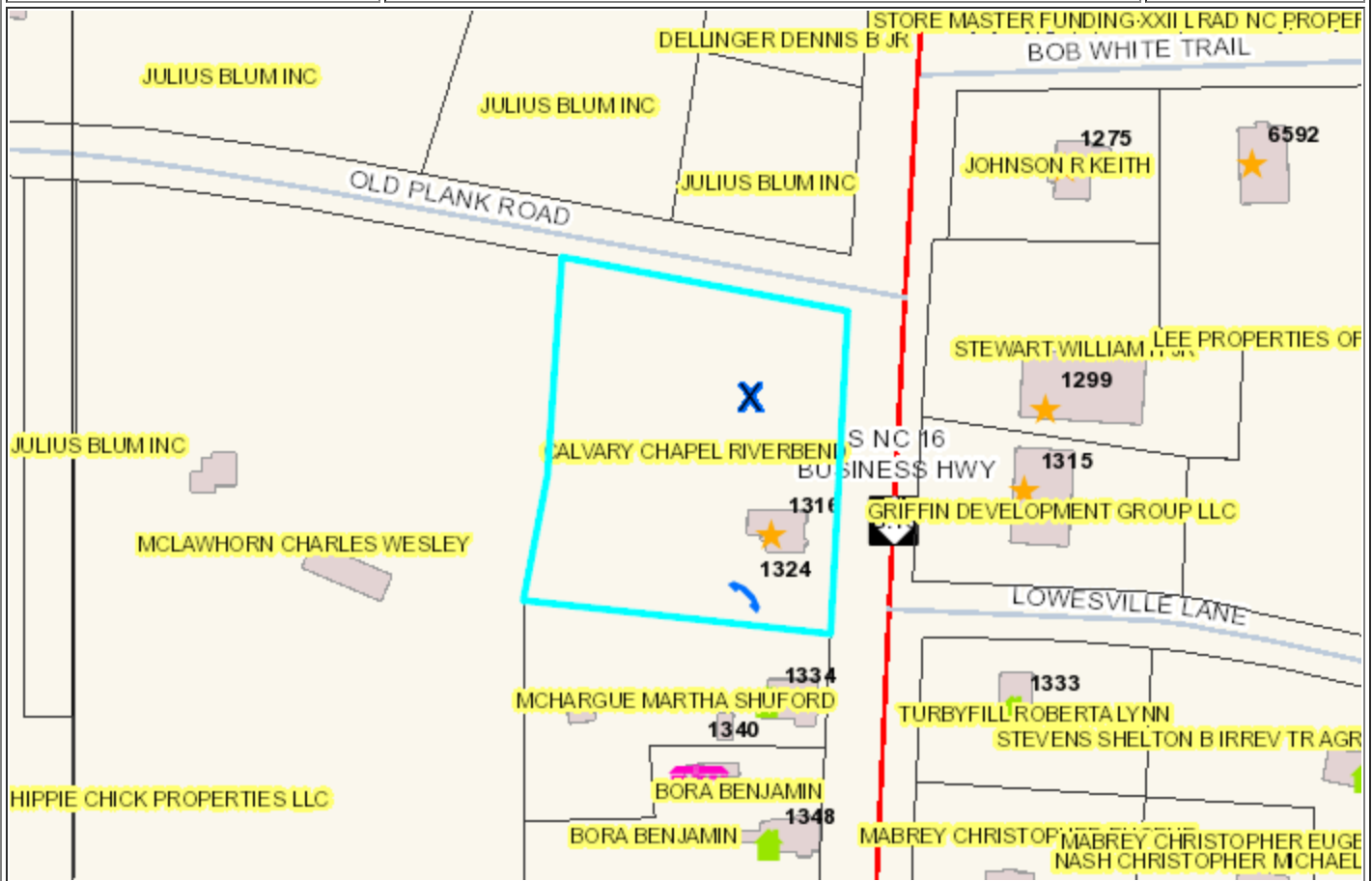


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 5/9/2025 Scale: 1 Inch = 200 Feet



30256

Parcel ID	30256	Owner	CALVARY CHAPEL RIVERBEND
Map	4601	Mailing	1544 MOSS CREEK LN
Account	0309519	Address	IRON STATION, NC 28080
Deed	3401 792	Last Transaction Date	04/22/2025
Plat		Subdivision	
Land Value	\$161,605	Improvement Value	\$155,953
Previous Parcel		Lot	
		Total Value	\$317,558

-----All values for Tax Year 2025 -----

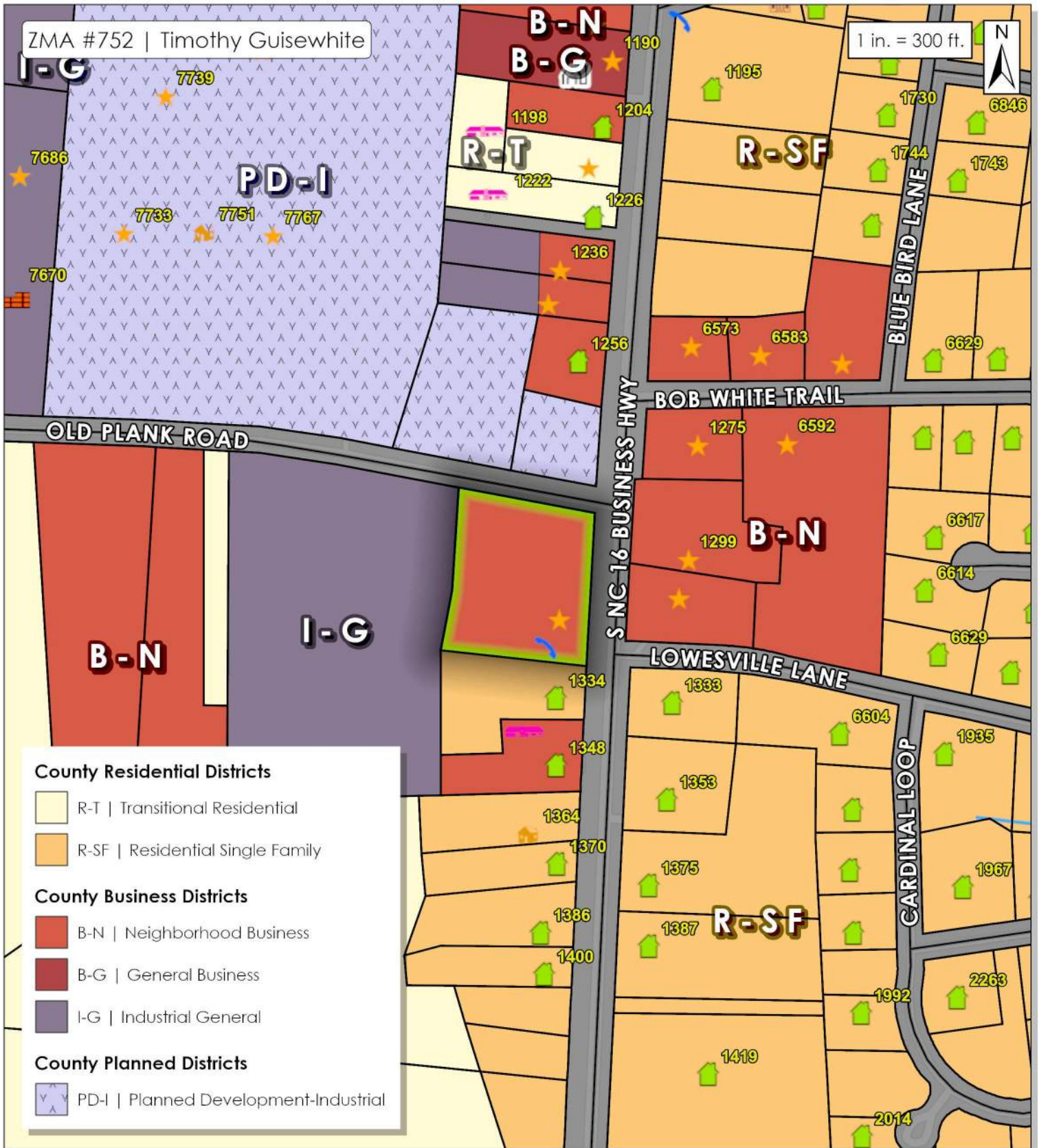
Description	CALVARY CHAPEL RIVERBEND	Deed Acres	3.137
Address	1316 S NC 16 BUSINESS HWY	Tax Acres	2.625
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CONVERSION OFFICE	Value	\$155,300
Main Sq Feet	1605	Stories	1
		Year Built	1954

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
B-N		2.63	LW31	2.63

Watershed	Sewer District
1.56	2.63
1.07	

Census County	Tract	Block
109	071102	1080
		2.63

Flood	Zone Description	Panel
X	NO FLOOD HAZARD	3710460100
		2.63

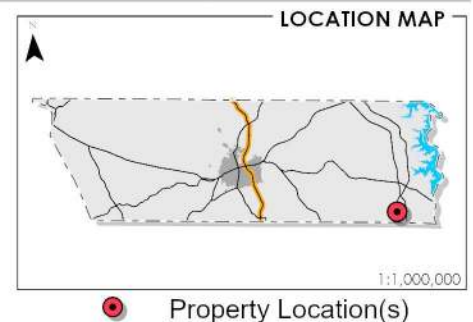


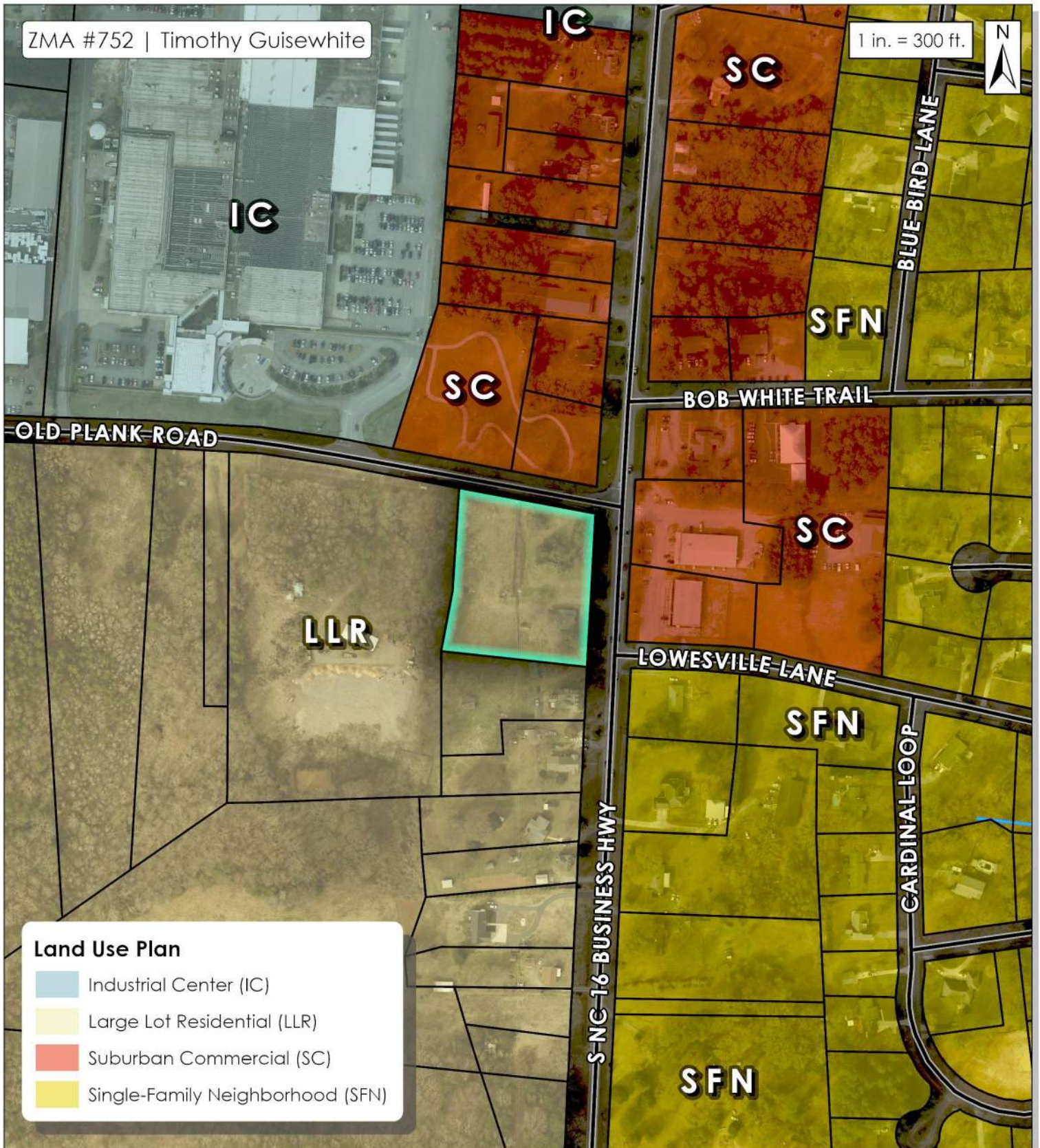
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

NCPIN # 4601026566

- Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)



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LOCATION MAP

