



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #756
Max Caldwell, Jr., applicant
Parcel ID# 27177

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 4, 2025.

Request

The applicant is requesting the rezoning of 43.22 acres from PD-R (Planned Development-Residential) to R-SF (Residential Single Family).

Site Area and Description

The subject property is located at the end of Laudun Drive about 900 feet south of Old Mill Road in Ironton Township. The property is adjoined by property zoned PD-R (Planned Development-Residential) and R-S (Residential Suburban). Land uses in this area are 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.

Additional Information

The following pages identify the permitted uses under the current zoning and the permitted uses under the proposed zoning.

The Planning staff recommends approval of this request; please see the proposed Statement of Consistency and Reasonableness included in this packet.



PLANNING & INSPECTIONS DEPARTMENT

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Permitted Uses in PD-R

Planned Development Residential
Uses Limited to Residential Lots
Approved under Previous Plan

Permitted Uses in R-SF

Residential Uses

Single-family detached

Modular (CABO)

Alley-loaded house

Storage, private (on <2 ac.)

Special Use Permit required

Storage, private (on >2 ac.)

Civic Uses

Cemetery

Special Use Permit required

Civic club or community center

Special Use Permit required

County facility

Child care center, small group
(1-6)

Child care center (6+)

Special Use Permit required

Family care home

Place of worship, seating
capacity <500

Place of worship, seating
capacity 500 to 1000

Special Use Permit required

Public safety facility

School, elementary and
secondary

Utility, minor

Utility, major

Special Use Permit required



PLANNING & INSPECTIONS DEPARTMENT

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Wireless facility and tower (up to 60 ft)

Wireless facility and tower (61-100 ft) Special Use Permit required

Wireless facility and tower (101-325 ft.) Special Use Permit required

Recreational Uses

Golf Course/Golf Club Special Use Permit required

Outdoor Recreation Fields Special Use Permit required

Outdoor Private Swimming Pool

Public Recreation facilities and Parks

Riding Stables

Commercial Uses

Bed & breakfast Special Use Permit required

Club, private Special Use Permit required

Farm stand

Winery Special Use Permit required



PLANNING & INSPECTIONS DEPARTMENT

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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #756**
Applicant **Max Caldwell, Jr.**
Parcel ID# **27177**
Location **end of Laudun Drive about 900 feet south of Old Mill Road**
Proposed amendment **Rezone 43.22 acres from PD-R (Planned Development-Residential) to R-SF (Residential Single Family)**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

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

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

The dimensional standards in the Residential Single Family (R-SF) district align more closely with that of the character of the area in question than did the previously approved lots in the Phase 2 of the development.



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 Max A. Caldwell, Jr.
Applicant Address 3330 Family Drive, Lincolnton, NC 28092
Applicant Phone Number 828-312-8916
Property Owner's Name Max A. Caldwell + Dorothy K. Caldwell
+ Max A. Caldwell, Jr. + Lisa B. Caldwell
Property Owner's Address 3330 Family Drive, Lincolnton, NC 28092
Property Owner's Phone Number 828-312-8916

Part II

Property Location Coldwater Creek (undeveloped) - Laudun Drive
Property ID # (10 digits) 3654-32-7820 Property Size 43.221 Acres
Parcel # (5 digits) 27177 Deed Book(s) 2634 Page(s) 47

Part III

Existing Zoning District PD-R Proposed Zoning District R-SF

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

Farm + Timber land, No structures

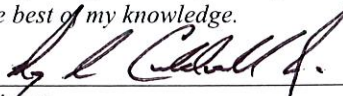
Briefly explain the proposed use and/or structure which would require a rezoning.

Proposed use: Residential Subdivision

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

6-2-25
Date

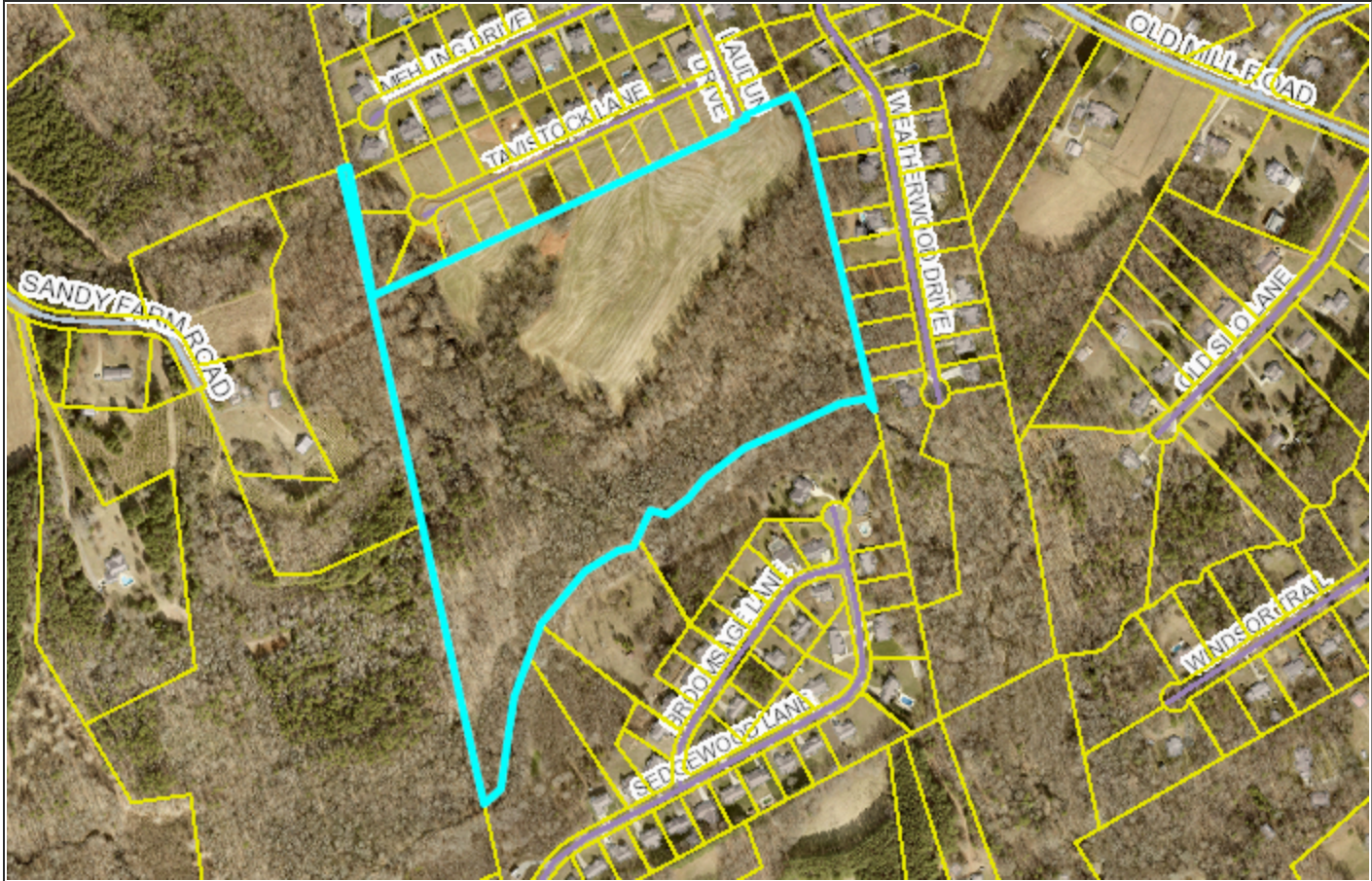


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/10/2025



27177

Parcel ID	27177	Owner	CALDWELL MAX A & CALDWELL MAX A JR & CALDWELL LISA B CALDWELL DOROTHY K	
Map	3654	Mailing	3348 FAMILY DR	
Account	0165438	Address	LINCOLNTON, NC 28092	
Deed	2634 47	Last Transaction Date	12/14/2016	Sale Price \$0
Plat	14 158	Subdivision		Lot
Land Value	\$688,691	Improvement Value	\$111,933	Total Value \$800,624

Previous Parcel

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

Description	#UNDEV COLDWATER CREEK		Deed Acres	0
Address	1753 OLD MILL RD		Tax Acres	47.058
Township	IRONTON		Tax/Fire District	BOGER CITY
Main Improvement	RANCH		Value	\$111,551
Main Sq Feet	1204	Stories	1	Year Built 1958

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
PD-R	CU	47.06	AS25	47.06

Watershed

47.06

Sewer District

47.06

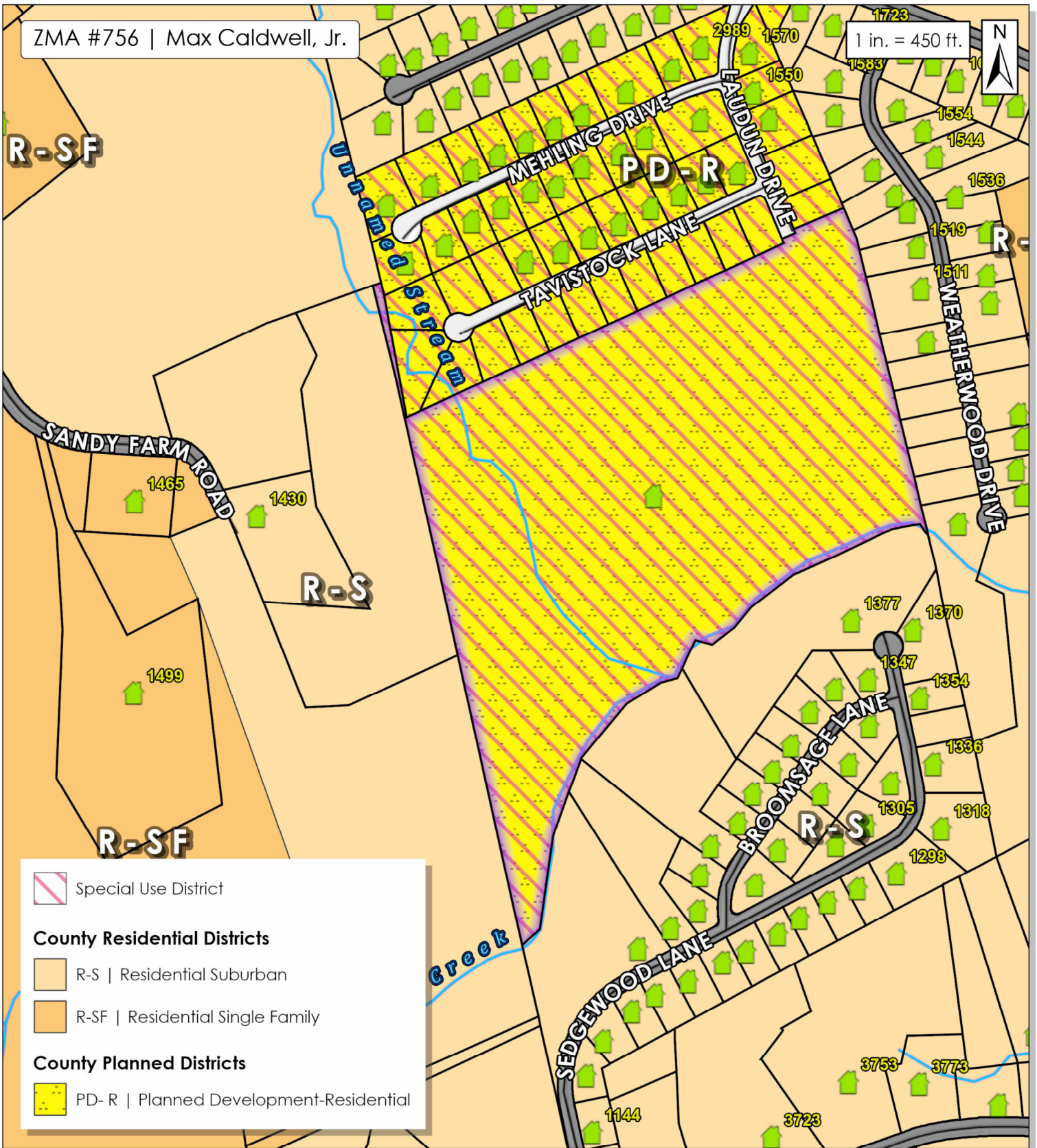
Census County	Tract	Block	
109	070202	2017	0.04
109	070202	2000	46.76
109	070202	2016	0.25

Flood Zone Description

X	NO FLOOD HAZARD	Panel	3710364400 36.98
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710364400 10.08

ZMA #756 | Max Caldwell, Jr.

1 in. = 450 ft.



 Special Use District

County Residential Districts

 R-S | Residential Suburban

 R-SF | Residential Single Family

County Planned Districts

 PD-R | Planned Development-Residential

Parcel ID # 27177

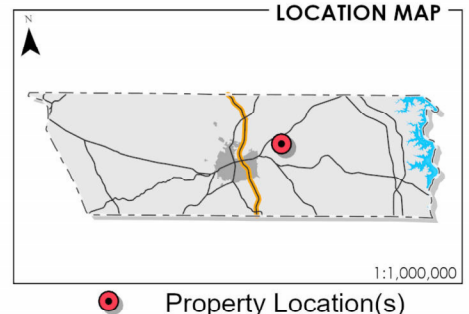
 - Property Location(s)

See Attached Application for Parcel Information



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

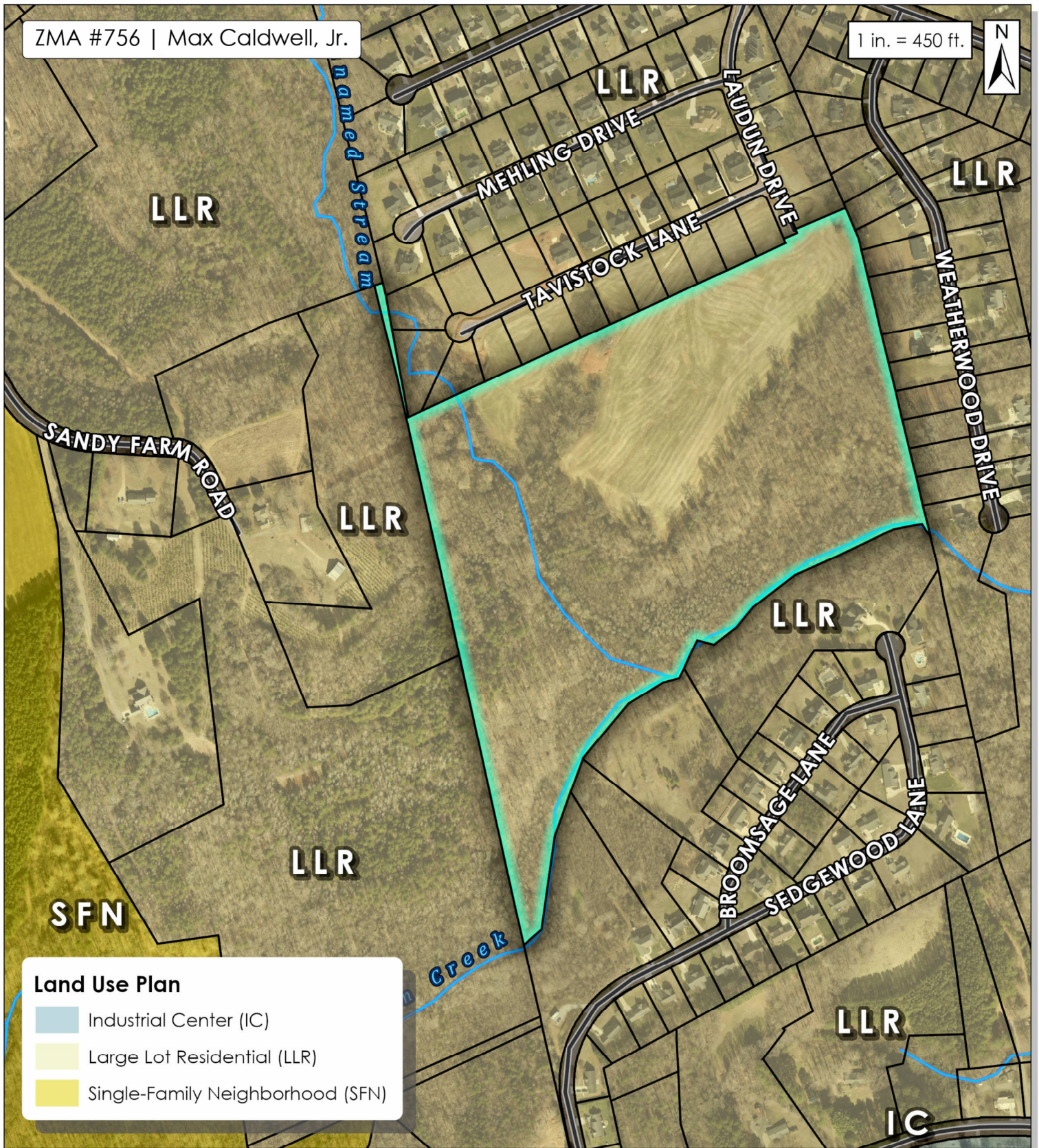
LOCATION MAP






 Property Location(s)

ZMA #756 | Max Caldwell, Jr.

1 in. = 450 ft.



Land Use Plan

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

Parcel ID # 27177

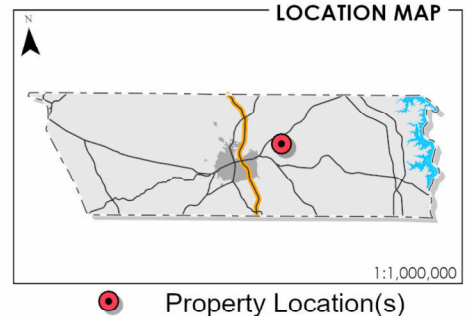
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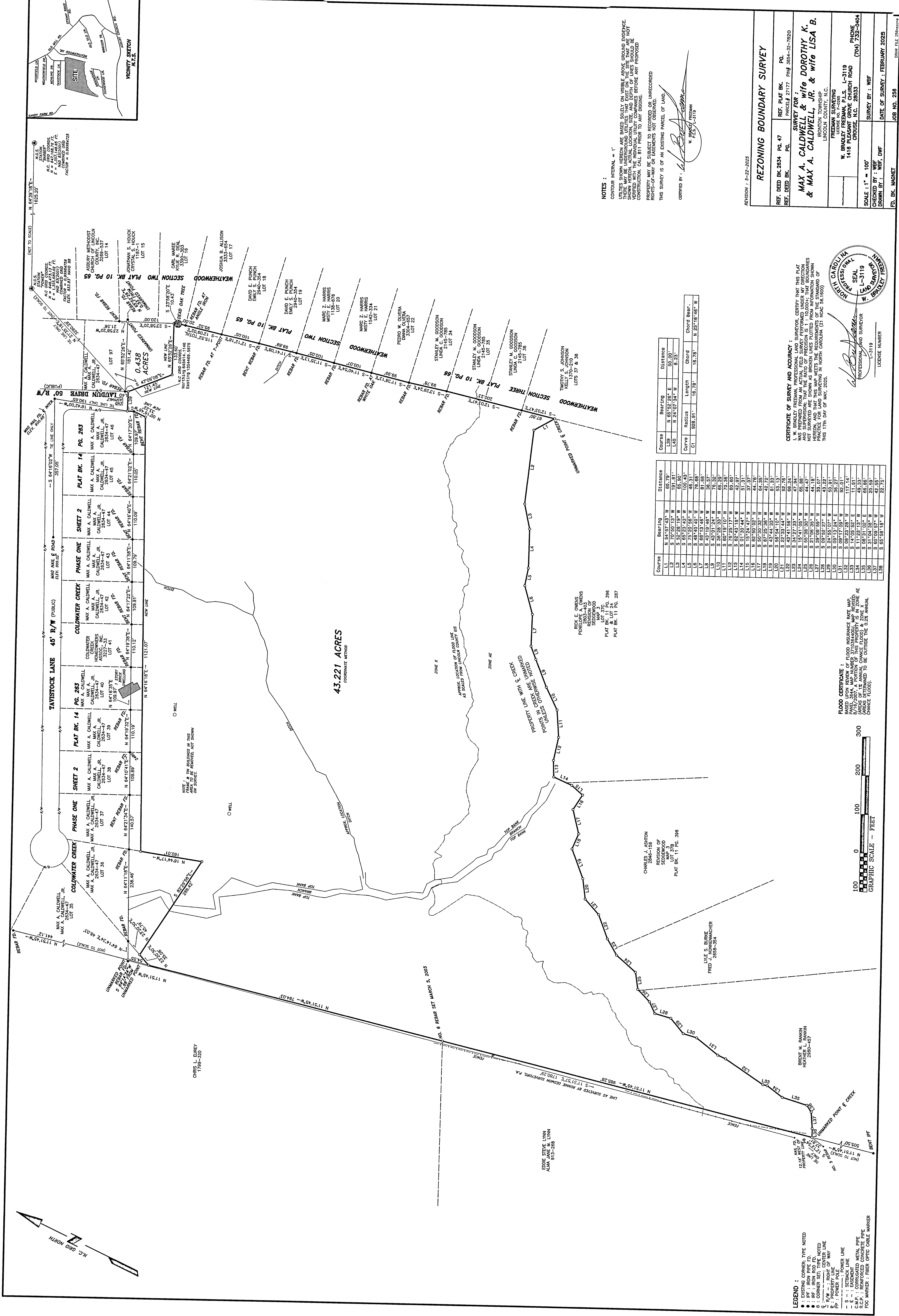
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Lincoln County
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115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP





LEGEND :

- : EXISTING CORNER: TYPE NOTED
- : IPF : IRON PIPE FD.
- : IRF : IRON ROD FD.
- : CORNER SET: TYPE NOTED
- C : _____ : CENTER LINE
- R/W : _____ : RIGHT OF WAY
- P : PROPERTY LINE
- PP : POWER POLE
- S — : SETBACK LINE
- E — : EASEMENT
- C.M.P. : CORRUGATED METAL PIPE
- R.C.P. : REINFORCED CONCRETE PIPE
- FLG MARKER : FIBER OPTIC CABLE