



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<br>(1-6 )          |                             |
| Child care center (6+)                            | Special Use Permit required |
| Family care home                                  |                             |
| Place of worship, seating<br>capacity <500        |                             |
| Place of worship, seating<br>capacity 500 to 1000 | Special Use Permit required |
| Public safety facility                            |                             |
| School, elementary and<br>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.

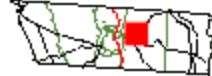
*I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.*

Max A. Caldwell, Jr.  
\_\_\_\_\_  
Applicant

6-2-25  
\_\_\_\_\_  
Date



**Lincoln County, NC**  
**Office of the Tax Administrator, GIS Mapping Division**  
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Date: 7/10/2025



|   |   |                         |                             |                         |
|---|---|-------------------------|-----------------------------|-------------------------|
|   | <b>Parcel ID</b> 27177 <b>Owner</b> CALDWELL MAX A & CALDWELL MAX A JR & CALDWELL LISA B CALDWELL DOROTHY K |                         |                             |                         |
| <b>Map</b> 3654 <b>Mailing</b> 3348 FAMILY DR                     |   |                         |                             |                         |
| <b>Account</b> 0165438 <b>Address</b> LINCOLNTON, NC 28092        |   |                         |                             |                         |
| <b>Deed</b> 2634 47 <b>Last Transaction Date</b> 12/14/2016       | <b>Sale Price</b> \$0   |                         |                             |                         |
| <b>Plat</b> 14 158 <b>Subdivision</b>                             | <b>Lot</b>  |                         |                             |                         |
| <b>Land Value</b> \$688,691 <b>Improvement Value</b> \$111,933    | <b>Total Value</b> \$800,624  |                         |                             |                         |
| <b>Previous Parcel</b>  |   |                         |                             |                         |
| <b>-----All values for Tax Year 2025 -----</b>                    |   |                         |                             |                         |
| <b>Description</b> #UNDEV COLDWATER CREEK                         | <b>Deed Acres</b> 0   |                         |                             |                         |
| <b>Address</b> 1753 OLD MILL RD                                   | <b>Tax Acres</b> 47.058   |                         |                             |                         |
| <b>Township</b> Ironton   | <b>Tax/Fire District</b> BOGER CITY   |                         |                             |                         |
| <b>Main Improvement</b> RANCH                                     | <b>Value</b> \$111,551  |                         |                             |                         |
| <b>Main Sq Feet</b> 1204 <b>Stories</b> 1                         | <b>Year Built</b> 1958  |                         |                             |                         |
| <b>Zoning District</b> PD-R                                       | <b>Conditional Use</b> CU   | <b>Calc Acres</b> 47.06 | <b>Voting Precinct</b> AS25 | <b>Calc Acres</b> 47.06 |
| <b>Watershed</b>  |   | <b>Sewer District</b>   |                             |                         |
| 47.06   |   | 47.06                   |                             |                         |
| <b>Census County</b>  |   | <b>Tract</b>            | <b>Block</b>                |                         |
| 109   |   | 070202                  | 2017                        | 0.04                    |
| 109   |   | 070202                  | 2000                        | 46.76                   |
| 109   |   | 070202                  | 2016                        | 0.25                    |
| <b>Flood Zone Description</b>                                     |   | <b>Panel</b>            |                             |                         |
| X NO FLOOD HAZARD   |   | 3710364400 36.98        |                             |                         |
| AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR |   | 3710364400 10.08        |                             |                         |

ZMA #756 | Max Caldwell, Jr.

1723

1 in. = 450 ft.



R-SF

PD-R

R

SANDY FARM ROAD

1465

1430

R-S

R-SF

Special Use District

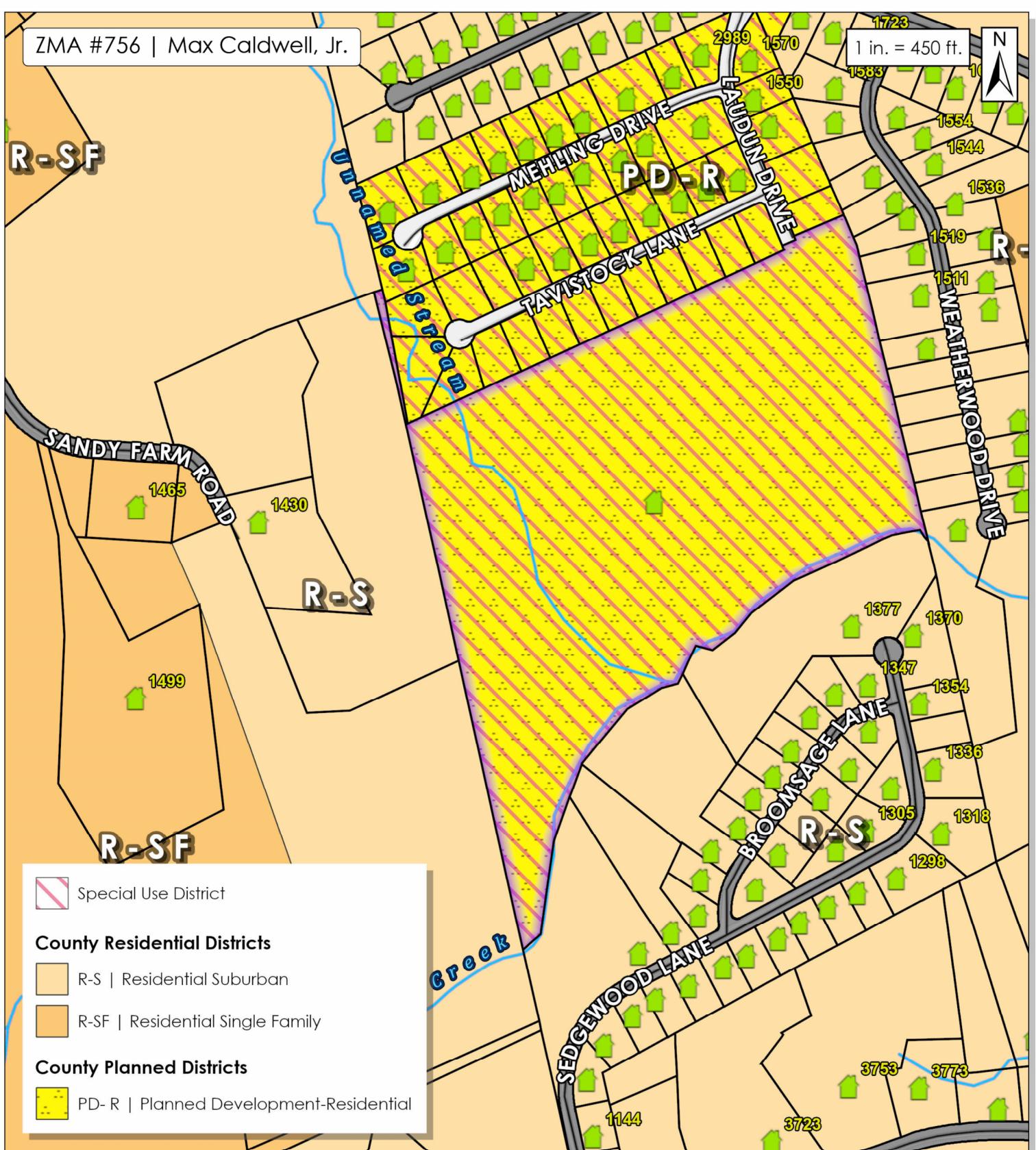
#### County Residential Districts

R-S | Residential Suburban

R-SF | Residential Single Family

#### County Planned Districts

PD-R | Planned Development-Residential



Parcel ID # 27177

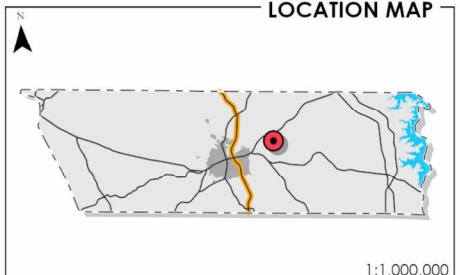


Lincoln County  
Planning & Inspections  
115 W. Main St  
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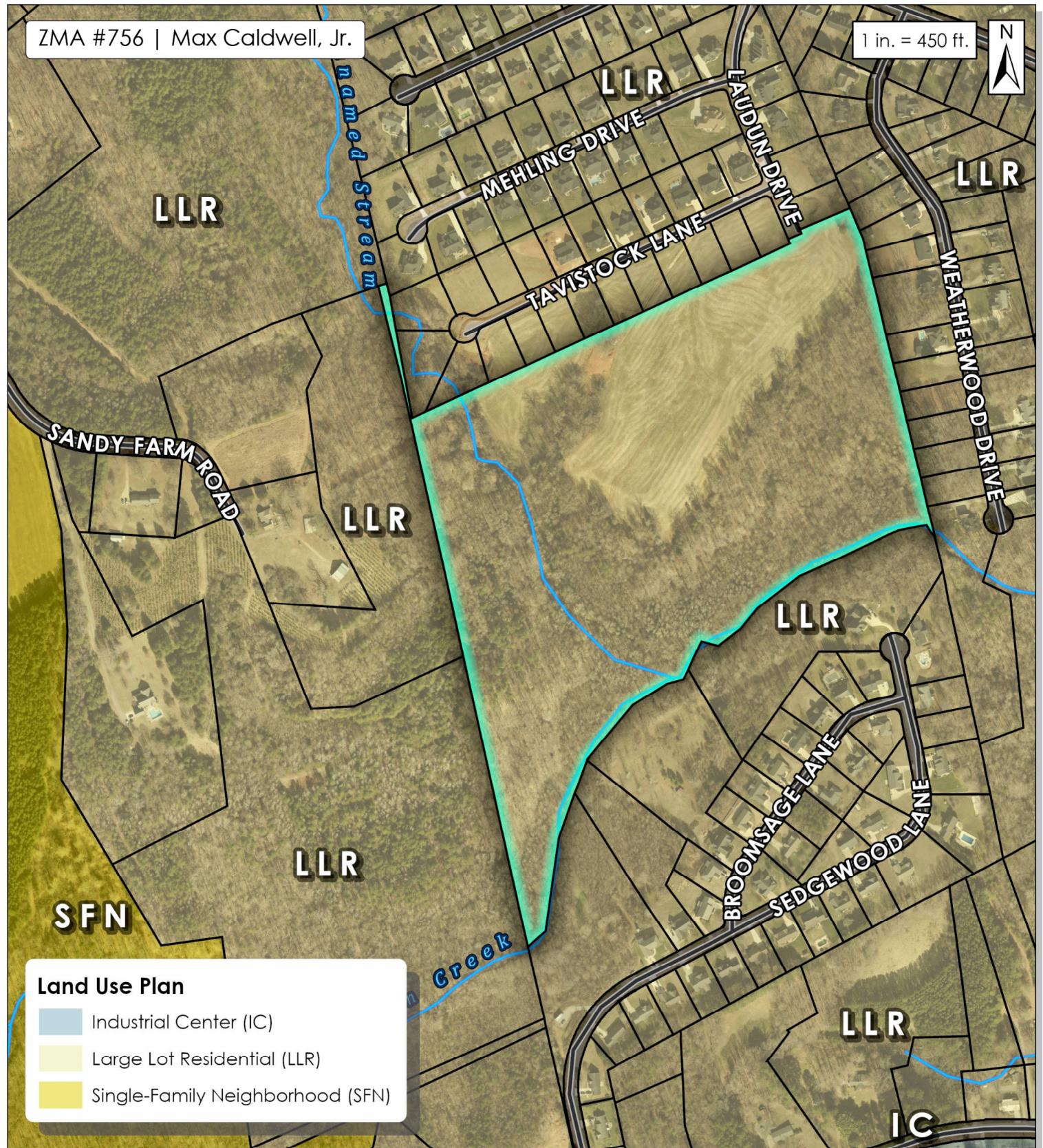
- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



Property Location(s)

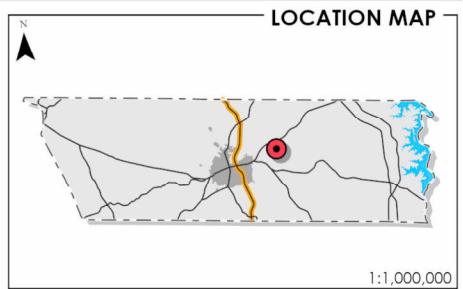


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