



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #757
Stagecoach Investments, LLC, applicant
Parcel ID# 21672

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 a 3.22-acre parcel from R-T (Transitional Residential) to I-G (Industrial General).

Site Area and Description

The subject property is located on the east side of W. N.C. 150 about 400 feet north of W. N.C. 150 Bypass in Lincolnton Township. The property is adjoined by property zoned R-T (Transitional Residential), R-S (Residential Suburban), and I-G (Industrial General). 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 Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads. The development pattern is characterized by large lots, abundant open space and a high degree of separation between buildings.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Additional Information

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 permitted residential and nonresidential developments are limited 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.

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.



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Joshua L. Grant, Manager

Permitted Uses in R-T

Residential Uses

Single-family detached	Special Use Permit required
Modular (CABO)	Special Use Permit required
Two-family house	Special Use Permit required
Boarding house	Special Use Permit required
Manufactured home, Class A	Special Use Permit required
Manufactured home, Class B	Special Use Permit required
Manufactured home, Class C	Special Use Permit required
Manufactured home, Class D	Special Use Permit required
Manufactured home, Class E	Special Use Permit required
Manufactured home park (<20 units)	Special Use Permit required
Manufactured home park (>20 units)	Special Use Permit required
Storage, private (on <2 ac.)	Special Use Permit required
Storage, private (on >2 ac.)	Special Use Permit required

Civic Uses

Airport, public or private	Special Use Permit required
Adult care home	Special Use Permit required
Bus terminal, public	Special Use Permit required
Cemetery	
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	

Permitted Uses in I-G

Civic Uses

Airport, public or private	Special Use Permit required
Bus terminal, public	
Civic club or community center	
Correctional facility	Special Use Permit required
County facility	
Child care center (6+)	Special Use Permit required
Child care center (6+) as accessory use	
State or federal facility not listed as S use	
Public safety facility	
Railroad terminal and yard	
Solar farm	Special Use Permit required
Utility, minor	
Utility, major	Special Use Permit required
Wireless facility tower (up to 60 ft)	
Wireless facility tower (61-100 ft)	
Wireless facility tower (101-325 ft.)	Special Use Permit required
 Recreational Uses	
Riding Stables	
 Commercial Uses	
Adult establishment	Special Use Permit required
Agriculture (sales, processing)	
Agricultural supply/equipment sales	



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Nursing home	Special Use Permit required	Animal shelter	Special Use Permit required
Place of worship, <500		Auctions, livestock or outdoor	Special Use Permit required
Place of worship, 500 to 1000		Cabinet shop	
Public safety facility			Catering, food
School, elementary and secondary		Contractor's office	
Solar farm	Special Use Permit required	Contractor's yard	
Technical, trade, business school	Special Use Permit required	Convenience store without fuel sales	
Utility, minor		Farm stand	
Utility, major	Special Use Permit required	Flea market	Special Use Permit required
Wireless facility tower (up to 60 ft)		Florist, wholesale	Special Use Permit required
Wireless facility tower (61-100 ft)	Special Use Permit required	Freezer lockers	
Wireless facility tower (101-325 ft.)	Special Use Permit required	Gas station with convenience retail	Special Use Permit required
		Kennel	Special Use Permit required
Recreational Uses		Newspaper publisher	
Golf Course/Golf Club	Special Use Permit required	Office, general	
Outdoor Recreation Fields	Special Use Permit required	Office, professional	
Outdoor Private Swimming Pool		Office, medical	
Public Recreation facilities and Parks		Parking lot, commercial	
Recreational Fishing Lake	Special Use Permit required	Photo finishing laboratory	
Riding Stables		Post office	
Event Venue	Special Use Permit required	Postal/parcel processing	
		Racetrack	Special Use Permit required
Commercial Uses		Self-storage facility	
Agriculture (sales, processing)	Special Use Permit required	Service, general	
Bed & breakfast	Special Use Permit required	Vehicle repair	
Club, private		Vehicle sales	Special Use Permit required
Farm stand		Vehicle service	



PLANNING & INSPECTIONS DEPARTMENT

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Kennel	Special Use Permit required	Vending supply
Winery	Special Use Permit required	
Industrial Uses		
Other uses		
Sawmill Only (no wood preservation)	Special Use Permit required	Mining, oil and gas extraction
		2111 Oil and gas extraction Special Use Permit required
		2121 Coal mining Special Use Permit required
		2122 Metal ore mining Special Use Permit required
		2123 Nonmetallic mineral mining Special Use Permit required
		2124 Support activities for mining Special Use Permit required
		Manufacturing
		3111 Animal food Special Use Permit required
		3112 Grain and oilseed milling Special Use Permit required
		3113 Sugar and confectionery product
		3114 Fruit and vegetable preserving, etc.
		3115 Dairy product
		3116 Animal slaughtering and processing Special Use Permit required
		3117 Seafood product preparation Special Use Permit required
		3118 Bakeries and tortilla
		3119 Other food Special Use Permit required
		3121 Beverage
		3122 Tobacco Special Use Permit required
		3131 Fiber, yarn and thread
		3132 Fabric
		3133 Textile and fabric finishing Special Use Permit required
		3141 Textile furnishings



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3149 Other textile product	
3151 Apparel knitting	
3152 Cut and sew apparel	
3159 Apparel accessories, other apparel	
3161 Leather and hide tanning	Special Use Permit required
3162 Footwear	
3169 Other leather and allied product	
3211 Sawmills and wood preservation	Special Use Permit required
3212 Veneer, plywood, etc.	
3219 Other wood product	
3222 Converted paper product	Special Use Permit required
3231 Printing, related support activities	
3241 Petroleum and coal products	Special Use Permit required
3251 Basic chemical	Special Use Permit required
3252 Resin, synthetic rubber, etc.	Special Use Permit required
3253 Pesticides, fertilizer, etc.	Special Use Permit required
3254 Pharmaceutical and medicine	
3255 Paint, coating and adhesive	Special Use Permit required
3256 Soap, cleaning compound, etc.	Special Use Permit required
3259 Other chemical product	Special Use Permit required
3261 Plastics product	
3262 Rubber product	Special Use Permit required
3271 Clay product and refractory	Special Use Permit required
3272 Glass and glass product	Special Use Permit required
3273 Cement and concrete product	Special Use Permit required
3274 Lime and gypsum product	Special Use Permit required



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3279 Other nonmetallic mineral product	Special Use Permit required
3311 Iron and steel mills	Special Use Permit required
3312 Steel product manufacturing	
3313 Alumina and aluminum production	Special Use Permit required
3314 Other nonferrous metal production	Special Use Permit required
3315 Foundries	Special Use Permit required
3321 Forging and stamping	
3322 Cutlery and handtool	
3323 Architectural and structural metals	
3324 Boiler, tank and shipping container	
3325 Hardware manufacturing	
3326 Spring and wire product	
3327 Machine shops; turned product	
3328 Coating, engraving, heat treating	Special Use Permit required
3329 Other fabricated metal product	Special Use Permit required
3331 Agriculture, construction machinery	
3332 Industrial machinery	
3333 Commercial and service machinery	
3334 HVAC and commercial refrigeration	
3335 Metalworking machinery	
3336 Engine, turbine equipment	
3339 Other general purpose machinery	Special Use Permit required



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3341 Computer and peripheral equipment	
3342 Communications equipment	
3343 Audio and video equipment	
3344 Semiconductor, other component	Special Use Permit required
3345 Measuring and control instruments	
3346 Magnetic and optical media	
3351 Electric lighting equipment	
3352 Household appliances	
3353 Electrical equipment	
3359 Other electrical component	Special Use Permit required
3361 Motor vehicle manufacturing	Special Use Permit required
3362 Motor vehicle body and trailer	
3363 Motor vehicle parts	
3364 Aerospace product and parts	
3365 Railroad rolling stock	Special Use Permit required
3366 Ship and boat building	Special Use Permit required
3369 Other transportation equipment	Special Use Permit required
3371 Household and institutional furniture	
3372 Office furniture (including fixtures)	
3379 Other furniture-related product	
3391 Medical equipment and supplies	
3399 Other miscellaneous manufacturing	Special Use Permit required
Wholesale trade	



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- 4231 Motor vehicle, parts and supplies
- 4232 Furniture and home furnishing furnfurnishingstruction materials construction materials
- 4233 Lumber, construction materials
- 4234 Profession, commercial equipment
- 4235 Metal and mineral
- 4236 Electrical and electronic goods
- 4237 Hardware, plumbing and heating
- 4238 Machinery, equipment and supplies
- 4239 Miscellaneous durable goods
- 4241 Paper and paper product
- 4242 Drugs and druggists sundries
- 4243 Apparel, piece goods and notions
- 4244 Grocery and related product
- 4245 Farm product raw material
- 4246 Chemical and allied products
- 4247 Petroleum, petroleum products beverage
- 4248 Alcoholic beverage
- 4249 Miscellaneous nondurable goods
- 4251 Wholesale electronic markets
- Transportation and warehousing
- 4841 General freight trucking
- 4842 Specialized freight trucking

Special Use Permit required

Special Use Permit required

Special Use Permit required



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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #757**

Applicant **Stagecoach Investments, LLC**

Parcel ID# **21672**

Location **East side of W NC 150 Hwy about 400 feet north of W NC 150 Bypass**

Proposed amendment **A request to rezone a 3.22-acre parcel from R-T (Transitional Residential) to I-G (Industrial General).**

This proposed amendment **is not 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 Rural Living. Rural Living areas are typically characterized by large lots, abundant open space, and a high degree of separation between buildings. Small nodes of commercial activity, such as gas stations, convenience stores, or restaurants, are concentrated at rural crossroads, serving some daily needs of the surrounding rural population.

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

The subject property is located at a major intersection in close proximity to property zoned industrial directly across W Hwy 150. This same property is also recognized by the future land use plan as a continuing industrial center.



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 STAGECOACH INVESTMENTS, LLC

Applicant Address PO Box 1187, Cherryville, NC 28021

Applicant Phone Number 704-692-3815

Property Owner's Name DANNY COFFEE

Property Owner's Address 1410 E MAIN ST, Cherryville, NC 28021

Property Owner's Phone Number _____

Part II

Property Location 1725 W NC 150

Property ID # (10 digits) 3622-03-9221 Property Size 3.22 Tax acres

Parcel # (5 digits) 21672 Deed Book(s) 2678 Page(s) 811

Part III

Existing Zoning District R-T Proposed Zoning District I-G

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

Storage Building

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

Contractors office + automotive storage

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.

SMC

Applicant

6/16/25

Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/10/2025

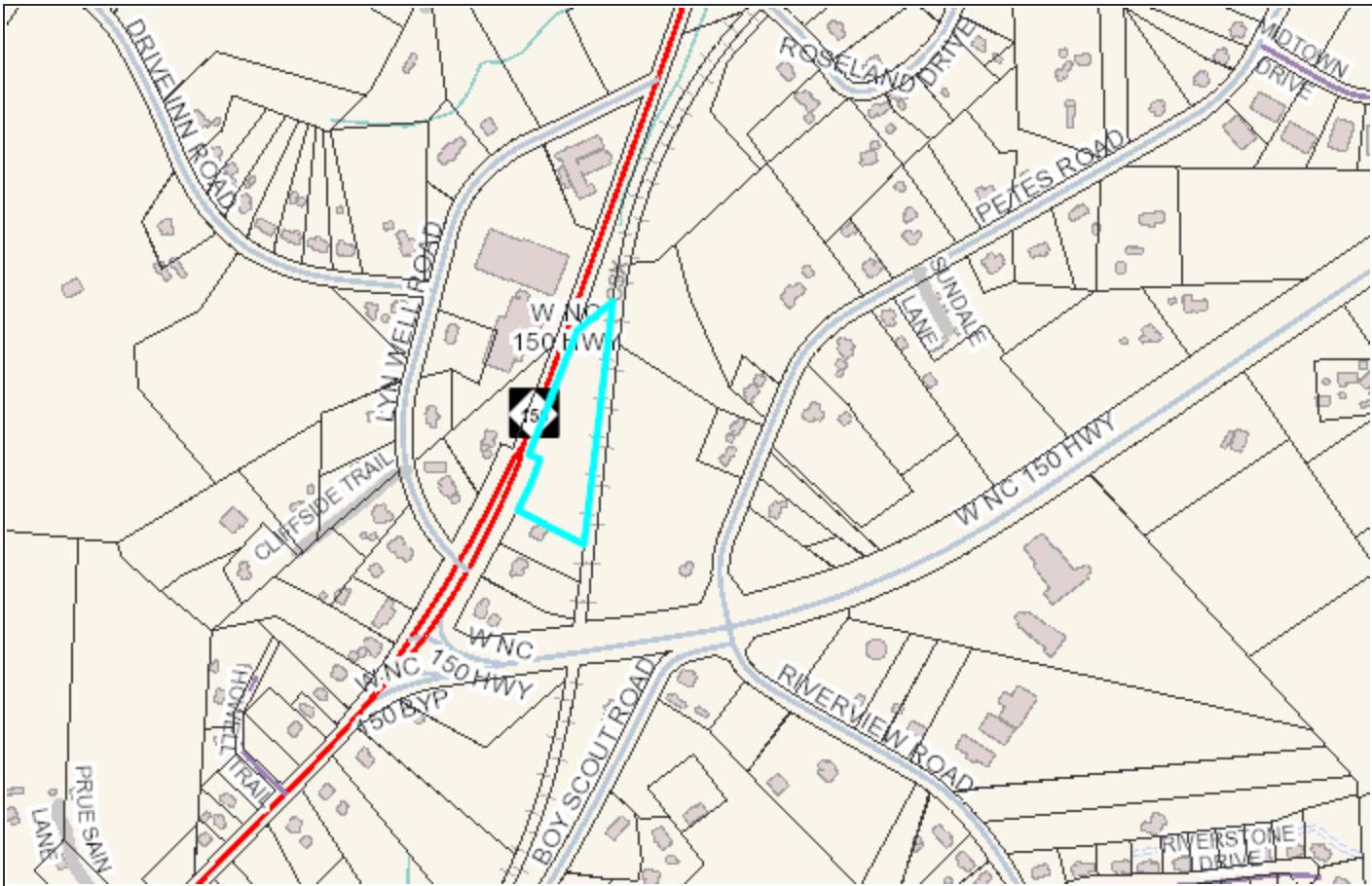
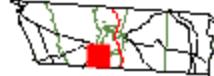
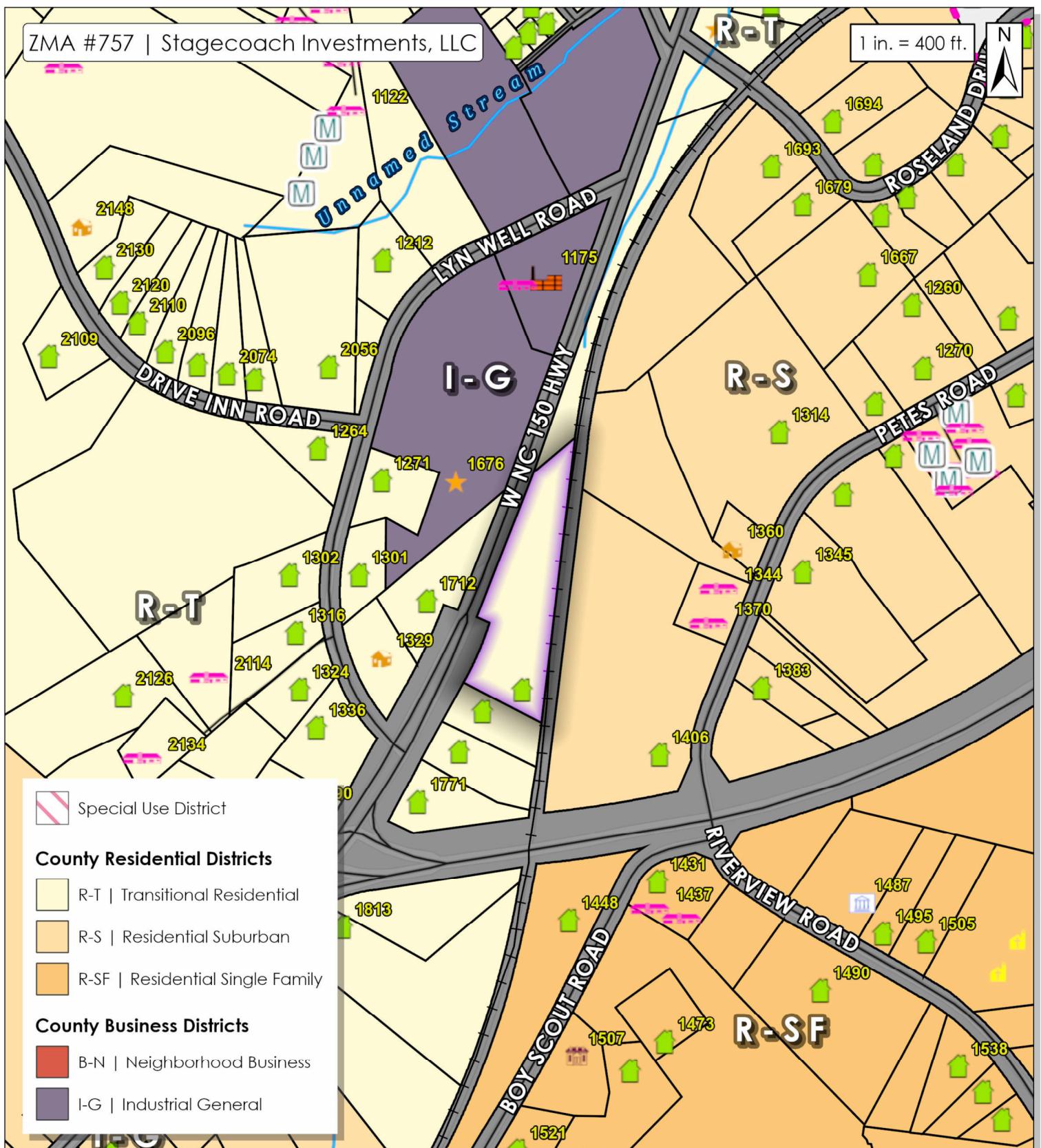


Photo Not Available

Parcel ID	21672	Owner	COFFEE DANNY
Map	3622	Mailing	1410 E MAIN STREET
Account	0263259	Address	CHERRYVILLE, NC 28021
Deed	2678 811	Last Transaction Date	07/18/2017
Plat		Subdivision	
Land Value	\$32,320	Improvement Value	\$31,725
Previous Parcel			Total Value \$64,045
-----All values for Tax Year 2025 -----			
Description	CORNWELL LD HWY 150	Deed Acres	4.2
Address	1725 W NC 150 HWY	Tax Acres	3.22
Township	LINCOLNTON	Tax/Fire District	CROUSE
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct
R-T		3.22	LB34
Watershed			Calc Acres
	3.22		3.22
Census County		Sewer District	
109			
Flood	Zone Description	Tract	Block
X	NO FLOOD HAZARD	070400	1035
			3.22
		Panel	
		3710362200	3.22



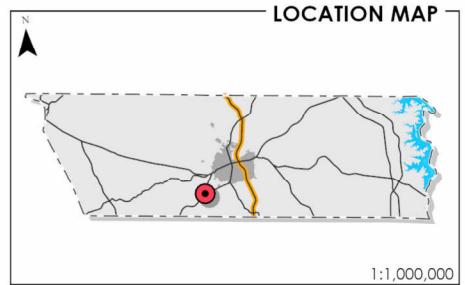
Parcel ID # 21672

- Property Location(s)

See Attached Application for Parcel Information



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



Property Location(s)



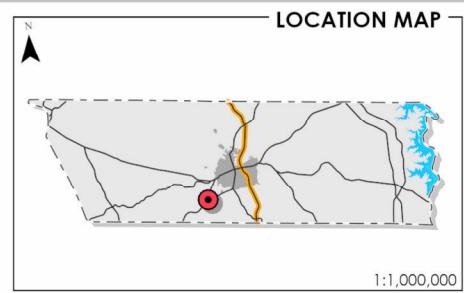
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