



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #758  
Stagecoach Investments, LLC, applicant  
Parcel ID# 54438, 54442, and 54443

*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 1.87 acres from R-SF (Residential Single Family) to R-R (Rural Residential).

Site Area and Description

The subject property is located on the north side of Hill Gates Trail about 550 feet east of N.C. 274 in North Brook Township. The property is surrounded by property zoned R-SF (Residential Single Family). Land uses in this area include residential and agricultural 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.



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Additional Information

This parcel is located within the WS-II Protected Area of the Indian Creek Watershed, which limits the density of developments with single-family homes to 1.0 unit per acre. All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 12% 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.

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

The Planning staff recommends denial 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 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
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

### **Permitted Uses in R-R**

#### **Residential Uses**

Single-family detached	
Modular (CABO)	
Two-family house	
Boarding house	
Manufactured home, Class A	
Manufactured home, Class B	
Manufactured home, Class C	
Manufactured home, Class D	Special Use Permit required
Manufactured home, Class E	
Manufactured home park (<20 units)	
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	
Nursing home	Special Use Permit required
Place of worship, seating capacity <500	
Place of worship, seating capacity 500 to 1000	
Public safety facility	
School, elementary and secondary	



## PLANNING & INSPECTIONS DEPARTMENT

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Farm stand		
Winery	Special Use Permit required	
		Solar farm
		Technical, trade, business school
		Utility, minor
		Utility, major
		Wireless facility and tower (up to 60 ft)
		Wireless facility and tower (61-100 ft)
		Wireless facility and tower (101-325 ft.)
		Special Use Permit required
		Special Use Permit required
		Special Use Permit required
		<b>Recreational Uses</b>
		Golf Course/Golf Club
		Outdoor Recreation Fields
		Outdoor Private Swimming Pool
		Public Recreation facilities and Parks
		Recreational Fishing Lake
		Riding Stables
		Event Venue
		Special Use Permit required
		Special Use Permit required
		Special Use Permit required
		<b>Commercial Uses</b>
		Agriculture (sales, processing)
		Agricultural supply/equipment sales
		Auctions, livestock or outdoor
		Bed & breakfast
		Campground
		Club, private
		Farm stand
		Kennel
		Racetrack
		Shooting range, outdoor
		Winery
		Special Use Permit required
		<b>Other uses</b>
		Sawmill Only (no wood preservation)
		Special Use Permit required



PLANNING & INSPECTIONS DEPARTMENT

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

Case No. **ZMA #758**

Applicant **Stagecoach Investments, LLC**

Parcel ID# **54438, 54442, and 54443**

Location **North side of Hill Gates Trail about 550 feet east of NC 274 Hwy in North Brook Township**

Proposed amendment **A request to rezone 1.87 acres from R-SF (Residential Single Family) to R-R (Rural Residential).**

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 Rural Living. Rural Living areas are typically characterized by large lots, abundant open space, and a high degree of separation between buildings. Although the Westgate subdivision takes some level of exception to these principles, the majority of the lots are larger than one acre.**

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

**The zoning district in which the subject property is located is a well-established Residential-Single Family (R-SF) district with approximately 5,000 acres and a clear dividing line between it and the next district that is adjacent. The rezoning of the subject property if approved would create a spot zoning that disrupts the character of the district by allowing residential uses that are not currently allowed in the district.**



## **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 STAGE COACH INVESTMENTS, LLC

Applicant Address PO Box 1187 Cherryville, NC 28021

Applicant Phone Number 704-692-3815

Property Owner's Name Same

Property Owner's Address Same

Property Owner's Phone Number 5461

## Part II

Part II  
Property Location HILL GATES TRL - NO ADDRESSES  
2672-69-9425

Property ID # (10 digits) 2672-69-6472      Property Size 1.87 Acres Total  
54447 2672-69-8404

Parcel # (5 digits) 54438 Deed Book(s) 3406 Page(s) 261  
5443

### **Part III**

Part III Existing Zoning District R-SF Proposed Zoning District R-R

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

Vacant

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

## Duplexes

**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.*

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**Applicant**

6/18/25  
Date

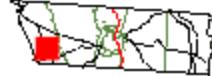


## Lincoln County, NC

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Date: 7/10/2025



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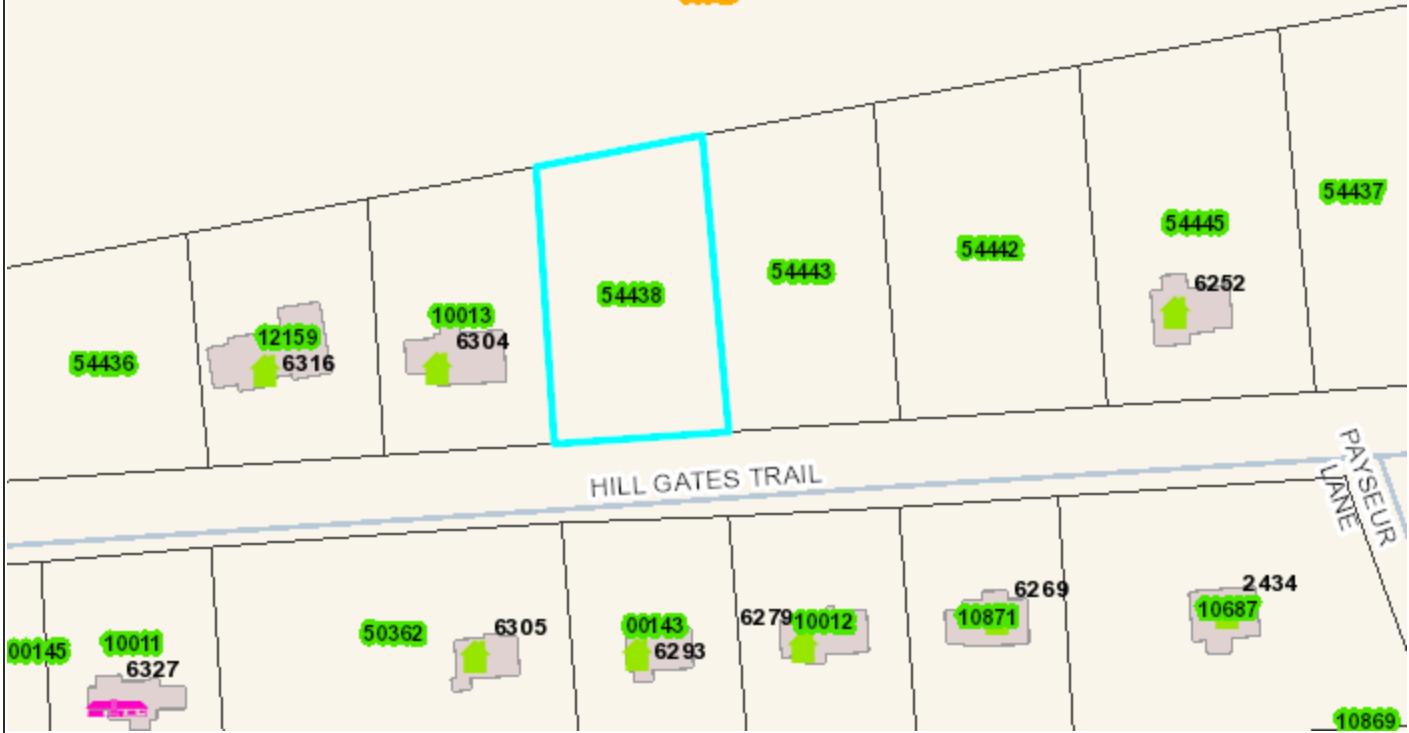


Photo Not Available

<b>Parcel ID</b>	54438	<b>Owner</b>	STAGECOACH INVESTMENTS LLC
<b>Map</b>	2672	<b>Mailing</b>	PO BOX 1187
<b>Account</b>	0310197	<b>Address</b>	CHERRYVILLE, NC 28021
<b>Deed</b>	3406 261	<b>Last Transaction Date</b>	05/08/2025
<b>Plat</b>		<b>Subdivision</b>	WESTGATE
<b>Land Value</b>	\$15,000	<b>Improvement Value</b>	\$0
<b>Total Value</b>	\$15,000		
<b>Previous Parcel</b>			
-----All values for Tax Year 2025 -----			
<b>Description</b>	WESTGATE 38	<b>Deed Acres</b>	0
<b>Address</b>	HILL GATES TR	<b>Tax Acres</b>	0.54
<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	NORTH BROOK
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>
R-SF		0.54	NB35
<b>Watershed</b>			<b>Calc Acres</b>
	0.54		0.54
<b>Census County</b>		<b>Sewer District</b>	
109			
<b>Tract</b>		<b>Block</b>	
070500		2025	0.54
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710266200	0.54



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Date: 7/10/2025



10723



Photo Not Available

<b>Parcel ID</b>	54442	<b>Owner</b>	STAGECOACH INVESTMENTS LLC
<b>Map</b>	2672	<b>Mailing</b>	PO BOX 1187
<b>Account</b>	0310197	<b>Address</b>	CHERRYVILLE, NC 28021
<b>Deed</b>	3406 261	<b>Last Transaction Date</b>	05/08/2025
<b>Plat</b>		<b>Subdivision</b>	WESTGATE
<b>Land Value</b>	\$18,046	<b>Improvement Value</b>	\$0
<b>Total Value</b>	\$18,046		
<b>Previous Parcel</b>			
-----All values for Tax Year 2025 -----			
<b>Description</b>	WESTGATE 36	<b>Deed Acres</b>	0
<b>Address</b>	HILL GATES TR	<b>Tax Acres</b>	0.749
<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	NORTH BROOK
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>
R-SF		0.75	Calc Acres
			NB35
			0.75
<b>Watershed</b>			
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		070500	2025
			0.75
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710266200	0.75

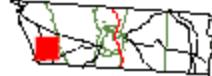


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Date: 7/10/2025

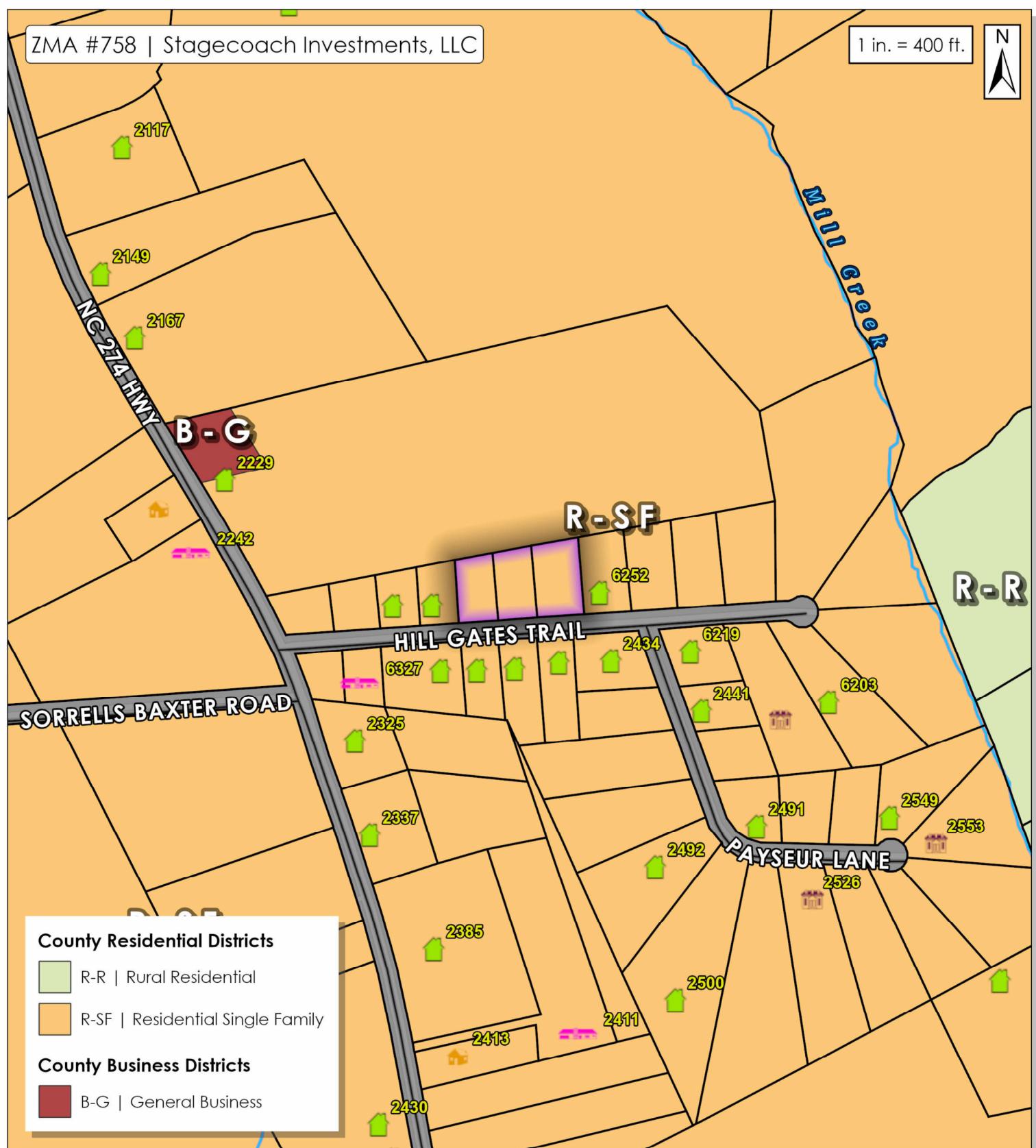


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Photo Not Available

<b>Parcel ID</b>	54443	<b>Owner</b>	STAGECOACH INVESTMENTS LLC			
<b>Map</b>	2672	<b>Mailing</b>	PO BOX 1187			
<b>Account</b>	0310197	<b>Address</b>	CHERRYVILLE, NC 28021			
<b>Deed</b>	3406 261	<b>Last Transaction Date</b>	05/08/2025			
<b>Plat</b>		<b>Subdivision</b>	WESTGATE			
<b>Land Value</b>	\$15,000	<b>Improvement Value</b>	\$0			
<b>Total Value</b>	\$15,000					
<b>Previous Parcel</b>						
-----All values for Tax Year 2025 -----						
<b>Description</b>	WESTGATE 37	<b>Deed Acres</b>	0			
<b>Address</b>	HILL GATES TR	<b>Tax Acres</b>	0.582			
<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	NORTH BROOK			
<b>Main Improvement</b>		<b>Value</b>				
<b>Main Sq Feet</b>	<b>Stories</b>	<b>Year Built</b>				
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>			
R-SF		0.58	NB35			
<b>Watershed</b>			<b>Calc Acres</b>			
	0.58		0.58			
<b>Census County</b>		<b>Sewer District</b>				
109						
<b>Tract</b>		<b>Block</b>				
070500		2025	0.58			
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>				
X	NO FLOOD HAZARD	3710266200	0.58			

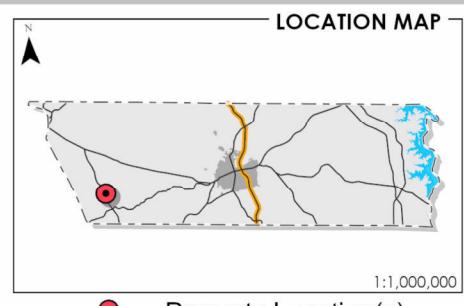


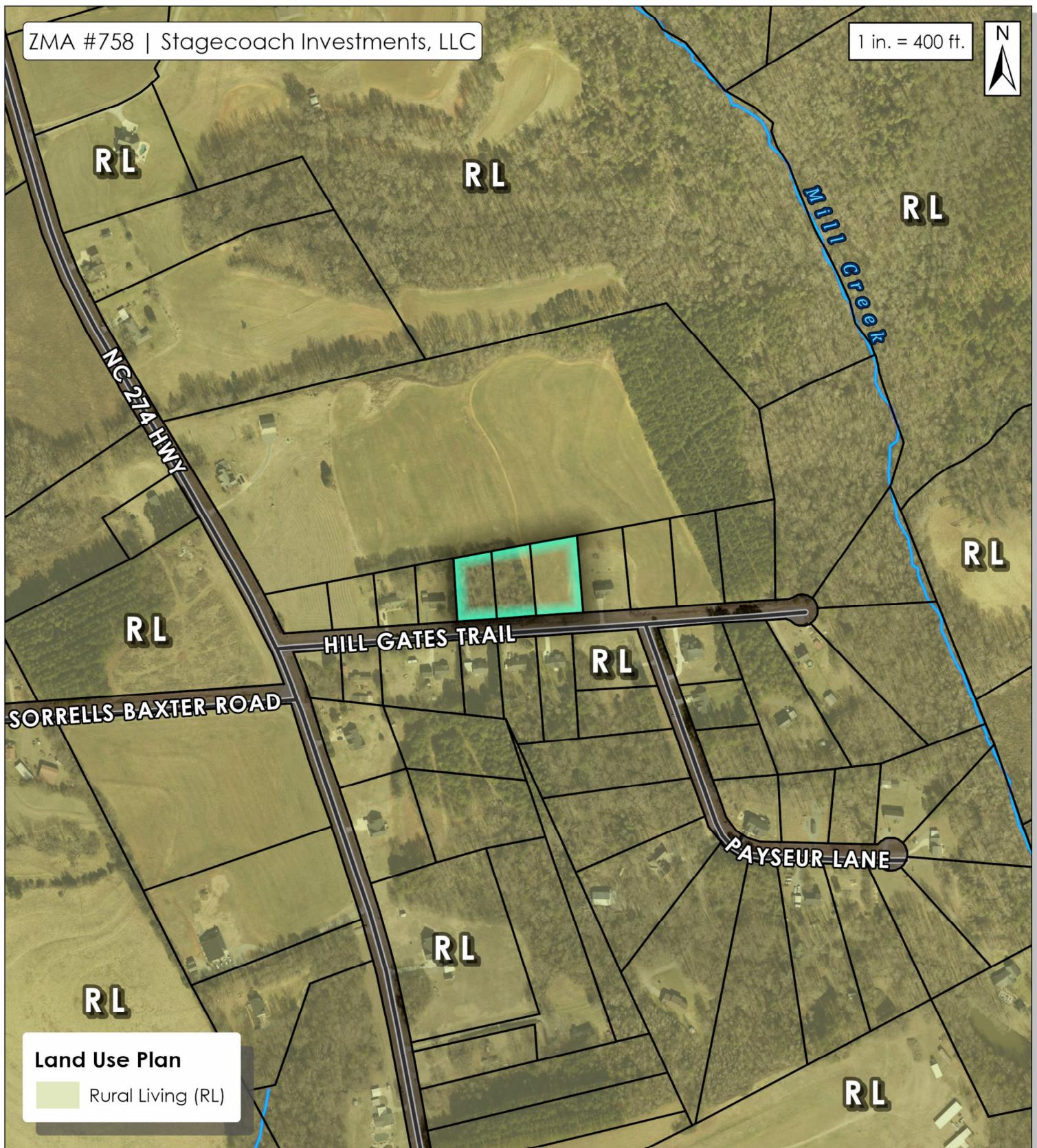
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 54438, 54442, & 54443

- Property Location(s)

See Attached Application for Parcel Information





**Land Use Plan**

Rural Living (RL)



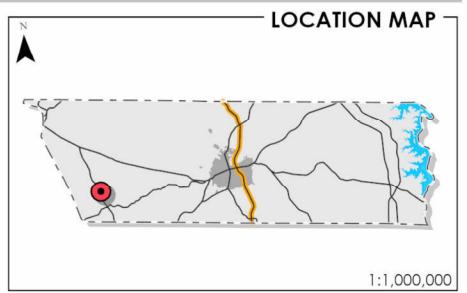
Lincoln County  
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Lincolnton, NC 28092

**Parcel ID # 54438, 54442, & 54443**

- Property Location(s)

See Attached Application for Parcel Information

**LOCATION MAP**



Property Location(s)