



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #759
Stagecoach Investments, LLC, applicant
Parcel ID# 54437, 54440, and 54441

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 2.89 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 1,100 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.



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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)	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.)	

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

Special Use Permit required

Technical, trade, business school

Special Use Permit required

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

Recreational Fishing Lake

Special Use Permit required

Riding Stables

Event Venue

Special Use Permit required

Commercial Uses

Agriculture (sales, processing)

Special Use Permit required

Agricultural supply/equipment sales

Special Use Permit required

Auctions, livestock or outdoor

Special Use Permit required

Bed & breakfast

Special Use Permit required

Campground

Special Use Permit required

Club, private

Farm stand

Kennel

Special Use Permit required

Racetrack

Special Use Permit required

Shooting range, outdoor

Special Use Permit required

Winery

Special Use Permit required

Other uses

Sawmill Only (no wood preservation)

Special Use Permit required



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

Case No. **ZMA #759**
Applicant **Stagecoach Investments, LLC**
Parcel ID# **54437, 54440, and 54441**
Location **North side of Hill Gates Trail about 1100 feet east of N.C. 274 in North Brook Township**
Proposed amendment **A request to rezone 2.89 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 by having some smaller lots, the majority of the lots in the development 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 contiguous acres and a clear dividing line between it and the adjacent district. 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 permitted 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 STAGECOACH 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 Same

Part II

Property Location HILL GATES TRL

Property ID # (10 digits) 2672-79-2407 Property Size 2.89 Acres Total
2672-79-3541

Parcel # (5 digits) 54437 2672-79-4543
54441 Deed Book(s) 3406 Page(s) 261
54440

Part III

Existing Zoning District R-BSF 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.

Applicant

Date

6/16/25



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/10/2025

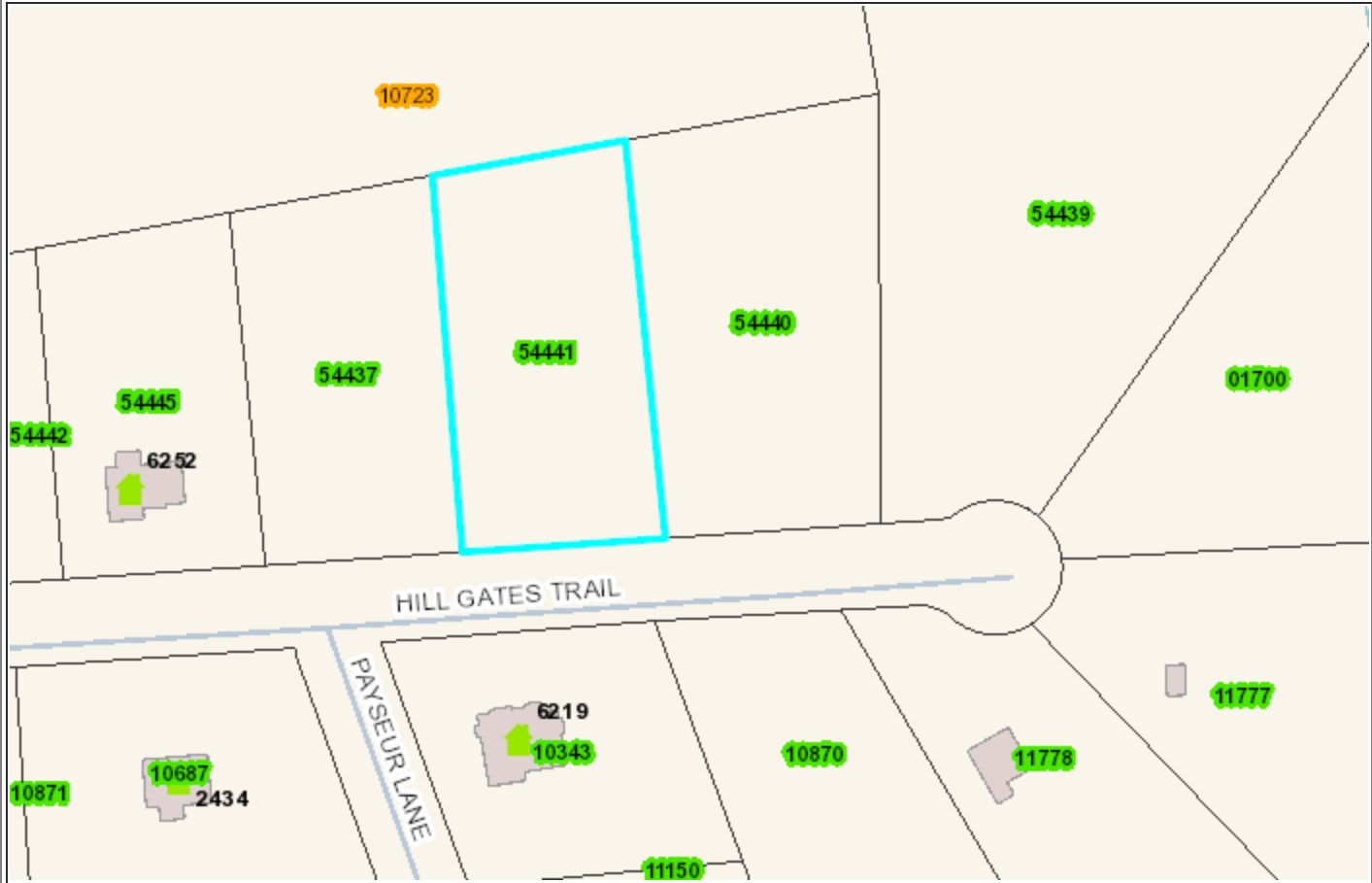


Photo Not
Available

Parcel ID	54441	Owner	STAGECOACH INVESTMENTS LLC
Map	2672	Mailing	PO BOX 1187
Account	0310197	Address	CHERRYVILLE, NC 28021
Deed	3406 261	Last Transaction Date	05/08/2025
Plat		Subdivision	WESTGATE
Land Value	\$18,620	Improvement Value	\$0
		Total Value	\$18,620

Previous Parcel

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

Description	WESTGATE 33	Deed Acres	0
Address	HILL GATES TR	Tax Acres	0.9
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		0.9	NB35	0.9

Watershed	0.9	Sewer District	0.9
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Census County	109	Tract	070500	Block	2025	0.9
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Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710266200	0.9
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Date: 7/10/2025



Photo Not
Available

Parcel ID	54440	Owner	STAGECOACH INVESTMENTS LLC
Map	2672	Mailing	PO BOX 1187
Account	0310197	Address	CHERRYVILLE, NC 28021
Deed	3406 261	Last Transaction Date	05/08/2025
Plat		Subdivision	WESTGATE
Land Value	\$19,763	Improvement Value	\$0
Previous Parcel		Sale Price	\$265,000
		Lot	32
		Total Value	\$19,763

Previous Parcel

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

Description	WESTGATE 32	Deed Acres	0
Address	HILL GATES TR	Tax Acres	1.134
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		1.14	NB35	1.14

Watershed	Sewer District
1.14	1.14

Census County	Tract	Block	
109	070500	2025	1.14

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710266200	1.14



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Date: 7/10/2025



Photo Not
Available

Parcel ID	54437	Owner	STAGECOACH INVESTMENTS LLC
Map	2672	Mailing	PO BOX 1187
Account	0310197	Address	CHERRYVILLE, NC 28021
Deed	3406 261	Last Transaction Date	05/08/2025
Plat		Subdivision	WESTGATE
Land Value	\$18,449	Improvement Value	\$0
		Total Value	\$18,449

Previous Parcel

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

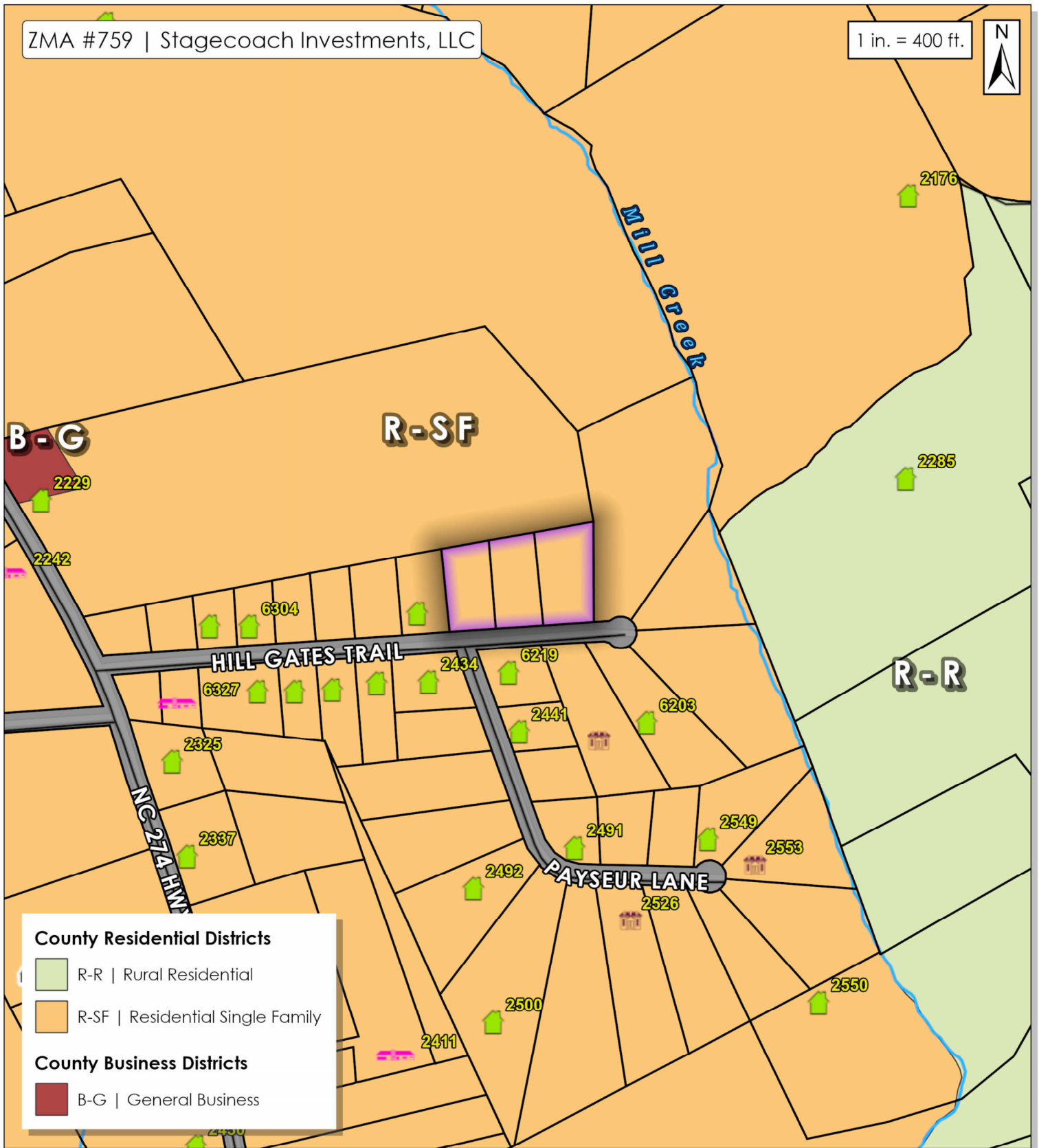
Description	WESTGATE 34	Deed Acres	0
Address	HILL GATES TR	Tax Acres	0.855
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		0.86	NB35	0.86

Watershed	0.86	Sewer District	0.86
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Census County	109	Tract	070500	Block	2025	0.86
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Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710266200	0.86
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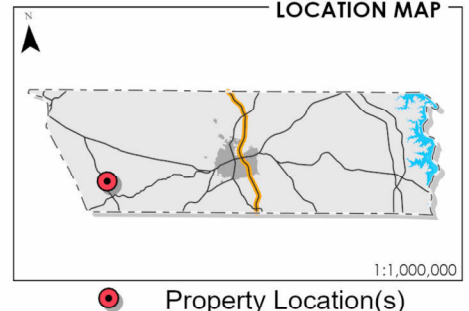
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 54437, 54440, & 54441

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP





RL

RL

RL

RL

HILL GATES TRAIL

RL

Mill Creek

PAYSEUR LANE

RL

RL

Land Use Plan

 Rural Living (RL)



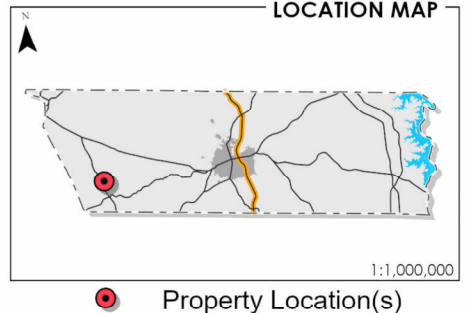
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