



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #760
Big A Ranch, LLC, applicant
Parcel ID# 02309

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 0.98-acre parcel from R-SF (Residential Single Family) to B-N (Neighborhood Business).

Site Area and Description

The subject property is located on the east side of St. James Church Road at the intersection with Glen Meadows Drive in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned R-SF (Residential Single-Family) and I-G (Industrial General). Land uses in this area include residential, business, and civic uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.



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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 denial of this request; please see the proposed Statement of Consistency and Reasonableness included in this packet.



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Permitted Uses in ELDD 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, <500	
Place of worship, 500 to 1000	Special Use Permit required

Public safety facility	
School, elementary and secondary	
Utility, minor	
Utility, major	Special Use Permit required
Wireless facility tower (up to 60 ft)	
Wireless facility tower (61-100 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	Special Use Permit required
Public Recreation facilities and Parks	
Riding Stables	

Commercial Uses

Bed & breakfast	Special Use Permit required
Club, private	Special Use Permit required
Farm stand	Special Use Permit required

Permitted Uses in ELDD B-N

Residential Uses

Townhouse	Special Use Permit required
Upper-story residential	Special Use Permit required

Civic Uses

Adult care home	Special Use Permit required
Civic club or community center	Special Use Permit required
College	Special Use Permit required
County facility	
Child care center, small group (1-6)	
Child care center (6+)	Special Use Permit required
Family care home	
Hospital	Special Use Permit required
Museum (privately owned)	
Nursing home	Special Use Permit required
Place of worship, <500	
Place of worship, 500 to 1000	

	Special Use Permit required
Place of worship, >1000	Special Use Permit required
State or federal facility not listed as S use	
Public safety facility	
School, elementary and secondary	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)	Special Use Permit required

Recreational Uses

Amusement Center - Indoor	
Amusement Center - Outdoor	Special Use Permit required
Amusement Center In & Out	Special Use Permit required
Fitness Gym	
Golf Course/Golf Club	Special Use Permit required
Outdoor Recreation Fields	Special Use Permit required
Public Recreation facilities and Parks	
Riding Stables	
Event Venue	Special Use Permit required



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Commercial Uses

Artist studio, gallery	Special Use Permit required
Bank or financial institution	
Bed & breakfast	Special Use Permit required
Convenience store without fuel sales	P/S**
Farm stand	Special Use Permit required
Funeral home	P/S**
Gas station with convenience retail	Special Use Permit required
Kennel	Special Use Permit required
Microbrewery	
Microbrewery combined with restaurant	
Newspaper publisher	Special Use Permit required
Office, general	
Office, professional	
Office, medical	
Post office	
Restaurant, general	P/S**
Retail, neighborhood	
Retail, general	P/S**
Service, neighborhood	Special Use Permit required
Service, general	P/S**
Shooting range, indoor	Special Use Permit required
Vehicle service	Special Use Permit required
Veterinarian, animal hospital	P/S**



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 Big A Ranch, LLC

Applicant Address 5131 Gorham Drive, Charlotte, NC 28226

Applicant Phone Number 704-968-7888

Property Owner's Name Callaway Homes Inc

Property Owner's Address 3525 St James Church Rd, Denver, NC 28037

Property Owner's Phone Number 704-507-4323

Part II

Property Location St James Church Rd, Denver, NC 28037

Property ID # (10 digits) 3695624881

Property Size .987 acres

Parcel # (5 digits) 02309

Deed Book(s) 222

Page(s) 222

Part III

Existing Zoning District ELDD R-SF Proposed Zoning District B-N

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

residential use - mobile home

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

future business and potential retail uses

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. Big A Ranch, LLC

By: Afshin Ghazi
Applicant Afshin Ghazi, Manager

06/20/2025
Date



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

Case No. **ZMA #760**
Applicant **Big A Ranch, LLC**
Parcel ID# **02309**
Location **East side of St. James Church Road at the intersection with Glen Meadows Drive in Catawba Springs Township.**

Proposed amendment **Request to rezone a 0.98-acre parcel from R-SF (Residential Single Family) to B-N (Neighborhood Business).**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The subject property is part of an area designated by the Land Use Plan as Single-Family Neighborhood suitable for Single Family Detached Homes, Churches, Community Centers and Parks, Natural Areas and Recreation. The Single-Family Neighborhood land use designation consists of residential neighborhoods formed as subdivisions with a relatively uniform housing type supporting mobile homes, large-lot estate, low density single family, and are usually buffered from surrounding development by transitional uses and landscaped areas. The amendment calls for a zoning that is more conducive to commercial shopping or neighborhood business uses such as those identified in a suburban commercial center.

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

The subject parcel is among a well-established row of single-family housing that currently serves as a transition along St. James Church Road to buffer the Suburban Commercial Center and current uses including a school that front onto Highway 16 business. The area adjacent to the subject property consists of both Neighborhood Business Zoning and Industrial General Zoning. Changing the zoning to a commercial base zoning district of this particular parcel absent a planned development or conditional rezoning would create an inconsistent zoning district in the middle of what is currently an important transitional zone for the area in question.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/10/2025

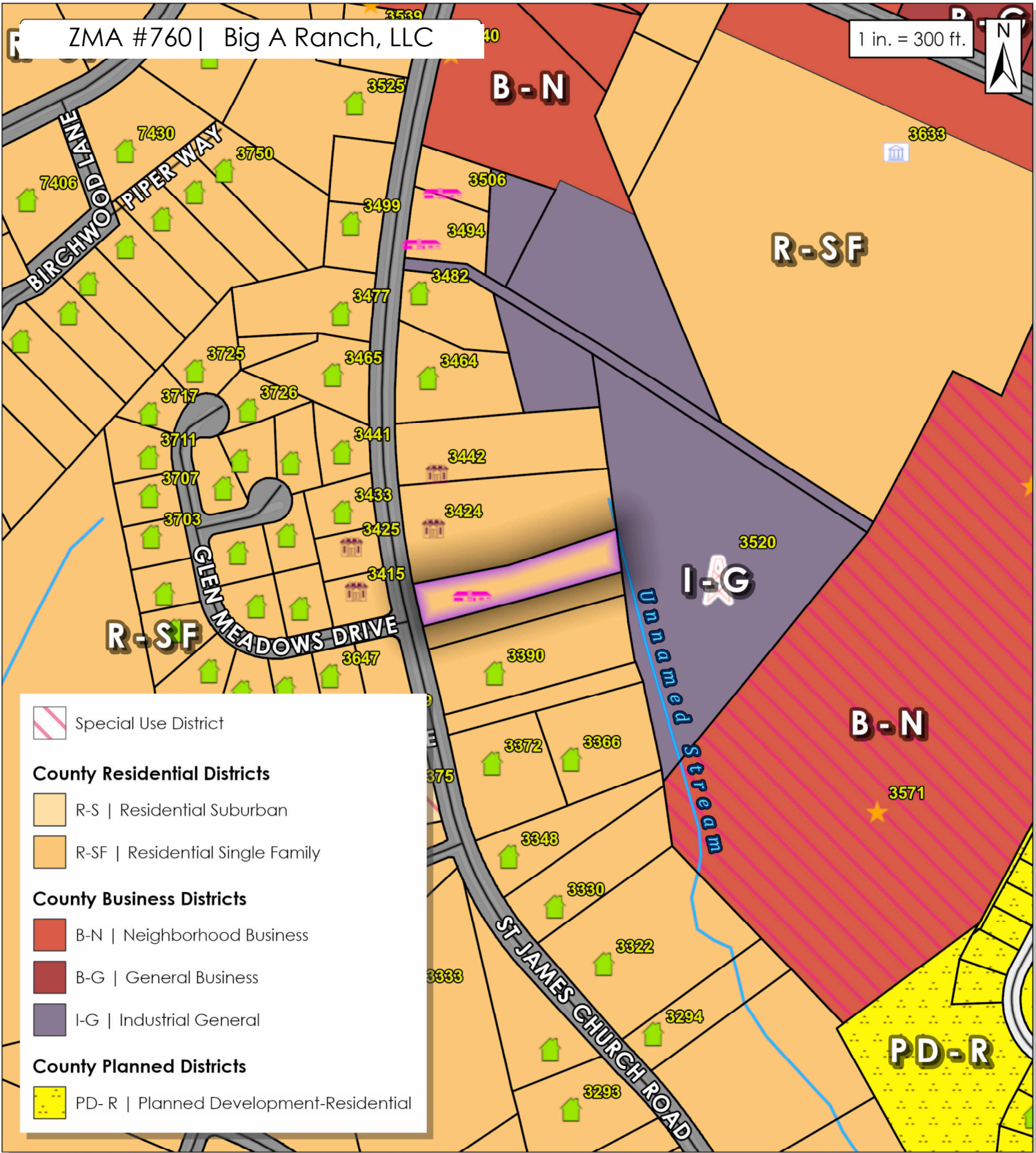


Photo Not Available

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

-----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	1.14	Sewer District	1.14
Census County	109	Tract	070500
		Block	2025 1.14
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710266200	1.14

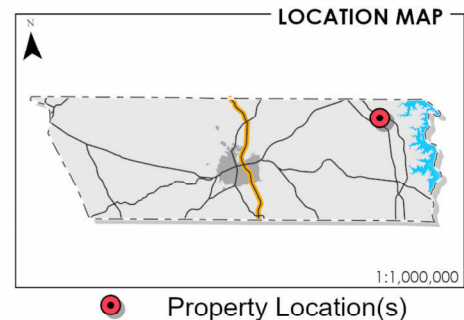


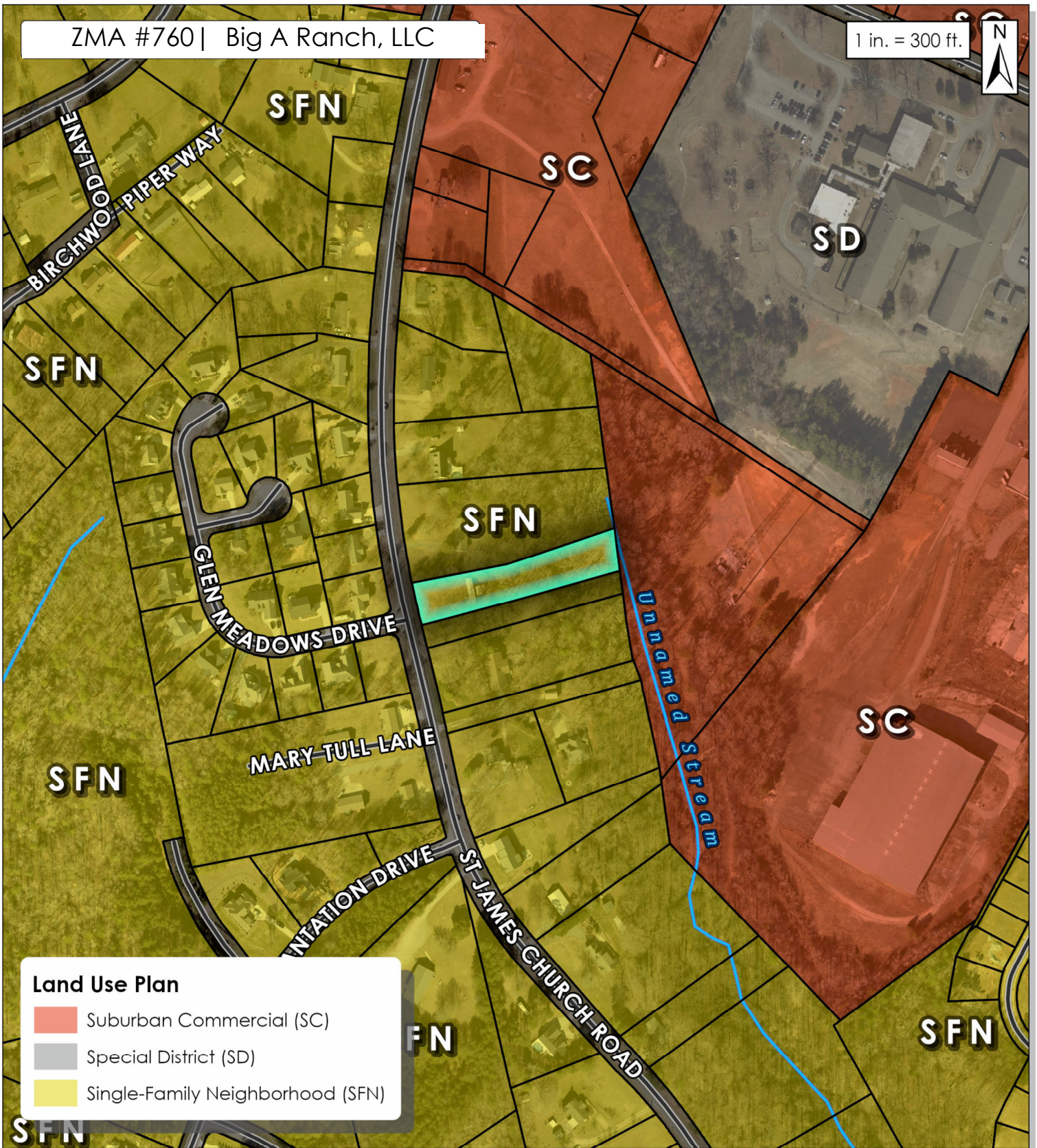
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 02309

- Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)

Parcel ID # 02309

 - Property Location(s)

See Attached Application for Parcel Information



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LOCATION MAP

