



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.



**PLANNING & INSPECTIONS DEPARTMENT**

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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.



o. 704.736.8440



[lincolncounty.org](http://lincolncounty.org)



115 W. Main St. | Lincolnton, NC 28092



## PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

### 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	

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	Special Use Permit required
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



## PLANNING & INSPECTIONS DEPARTMENT

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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: The signature of Afshin Ghazi, a cursive black ink signature.

By:

Afshin Ghazi, Manager

06/20/2025

Date



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

**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

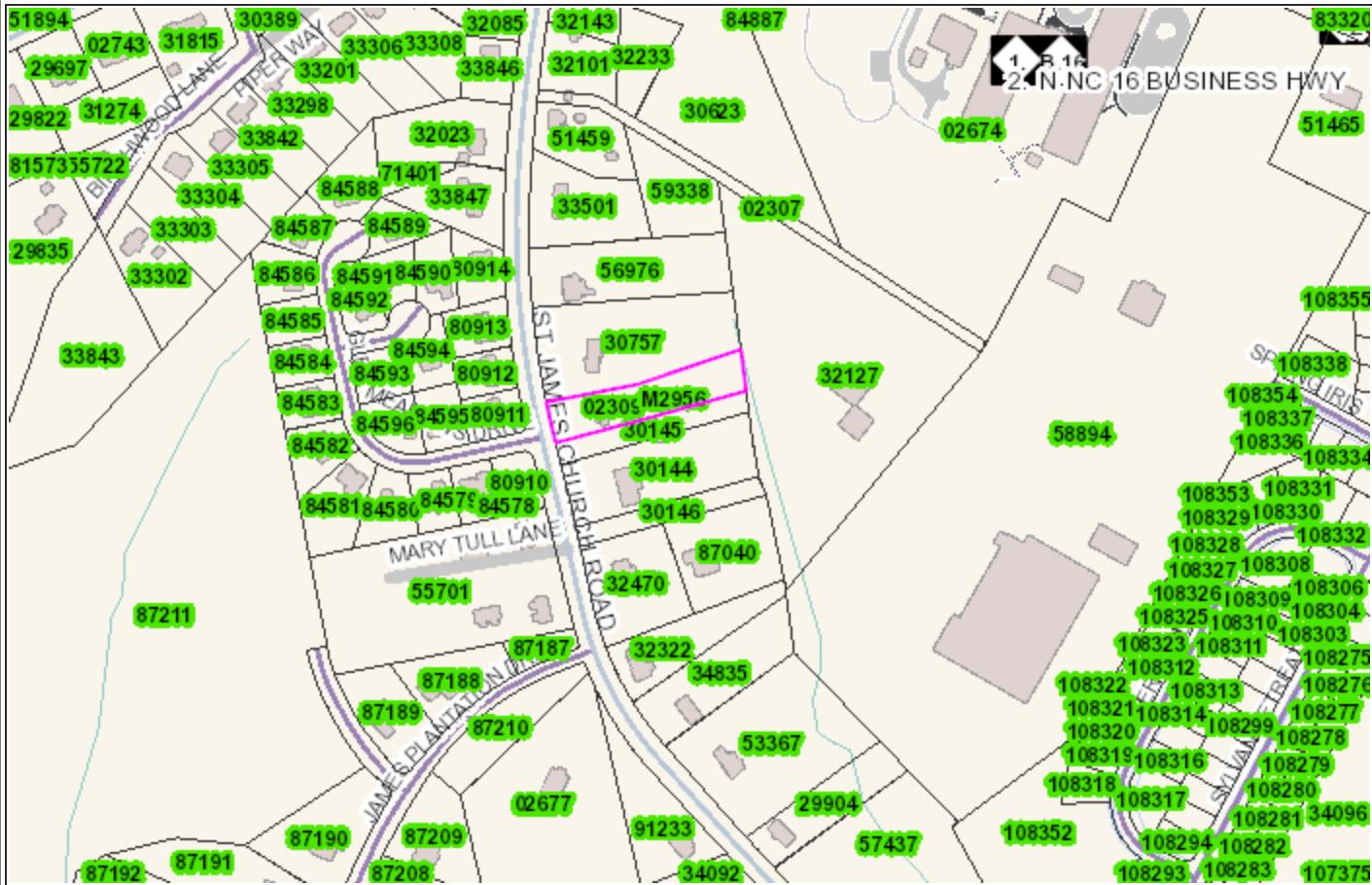
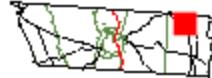
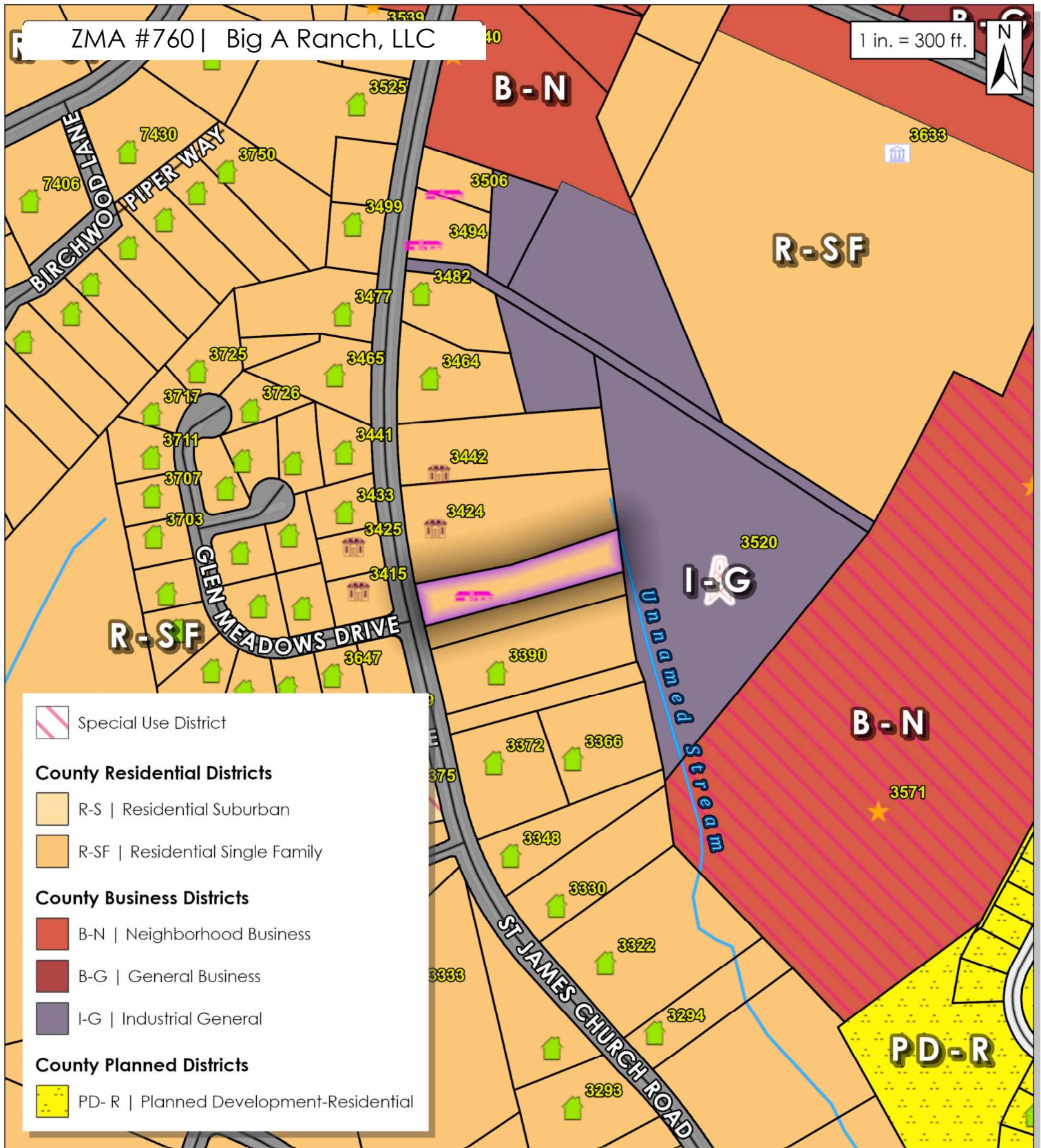


Photo Not Available

<b>Parcel ID</b>	54440	<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>Sale Price</b>	\$265,000		
<b>Plat</b>		<b>Subdivision</b>	WESTGATE	<b>Lot</b>	32		
<b>Land Value</b>	\$19,763	<b>Improvement Value</b>	\$0	<b>Total Value</b>	\$19,763		
<b>Previous Parcel</b>							
-----All values for Tax Year 2025-----							
<b>Description</b>	WESTGATE 32			<b>Deed Acres</b>	0		
<b>Address</b>	HILL GATES TR			<b>Tax Acres</b>	1.134		
<b>Township</b>	NORTH BROOK			<b>Tax/Fire District</b>	NORTH BROOK		
<b>Main Improvement</b>							
<b>Main Sq Feet</b>		<b>Stories</b>		<b>Value</b>			
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>				
R-SF		1.14	NB35				
<b>Watershed</b>			<b>Sewer District</b>				
1.14			1.14				
<b>Census County</b>		<b>Tract</b>	<b>Block</b>				
109		070500	2025	1.14			
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>			
X	NO FLOOD HAZARD			3710266200			
				1.14			

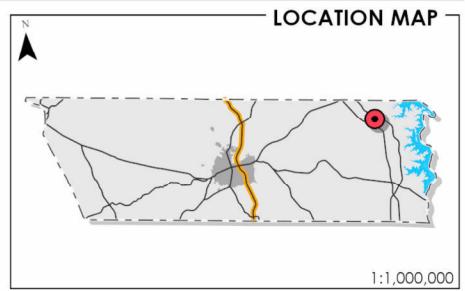


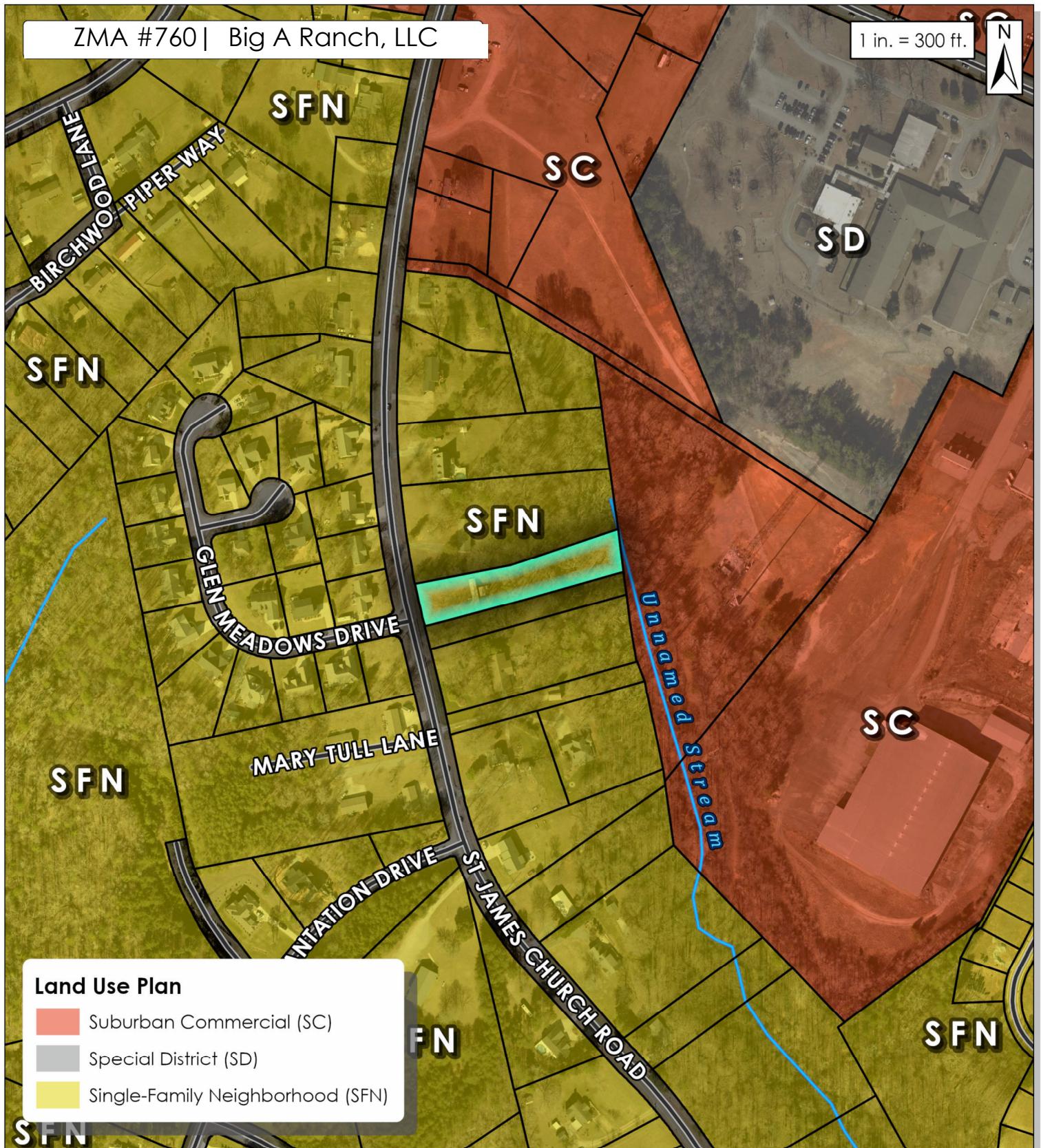
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 02309

- Property Location(s)

See Attached Application for Parcel Information





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