



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #761  
Big A Ranch, LLC, applicant  
Parcel ID# 30226 and 84887

*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 1.81 acres from R-SF (Residential Single Family) to B-N (Neighborhood Business).

Site Area and Description

The subject property is located at 3673 N. N.C. 16 Business Hwy. 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 B-N (Neighborhood Business). 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 Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



**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 approval 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 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	Special Use Permit required
Amusement Center - Outdoor	Special Use Permit required
Amusement Center In & Out	
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**



o. 704.736.8440



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



115 W. Main St. | Lincolnton, NC 28092



PLANNING & INSPECTIONS DEPARTMENT

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

Case No. **ZMA #761**

Applicant **Big A Ranch, LLC**

Parcel ID# **30226 and 84887**

Location **3673 N. N.C. 16 Business Hwy. in Catawba Springs Township.**

Proposed amendment **A request to rezone 1.81 acres from R-SF (Residential Single Family) to B-N (Neighborhood Business).**

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 Suburban Commercial, which is suitable for a variety of commercial uses near high volume roads and key intersections to serve some of the daily needs of the surrounding residential neighborhoods. The proposed district will be located within an area that has an established mixture of uses including residential and commercial.**

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

**In addition to the Neighborhood Business (B-N) zoning district being consistent with the land use plan designation of suburban commercial, the two subject parcels if rezoned will build consistency along this 1/2 mile portion of NC 16 Business approaching the Campground Road intersection. Currently, one of the two parcels is the only R-SF zoned parcel with frontage on NC 16 Business within a 1/2 mile in either direction.**



## **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 Jason & Jennifer Owen, and Allan & Evelyn Carswell

Property Owner's Address 3563 Kara Lane, Maiden, NC 28650 & 3322 St James Ch Rd, Denver, NC 28037

Property Owner's Phone Number 704-507-4323

### **Part II**

Property Location 3673 N NC-16 Business, Denver, NC 28037

3695648173 &  
Property ID # (10 digits) 3695637976 Property Size .818 acres & 1 acre

Parcel # (5 digits) 30226 & 84887 Deed Book(s) 3308 Page(s) 925  
1156 871

### **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.

Parcel 30226: residential use - single family residence

Parcel 84887: vacant land with no structures

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

future business and potential retail uses

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**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:  
Applicant

A handwritten signature in black ink, appearing to read "Afshin Ghazi".  
Afshin Ghazi, Manager

06/20/2025  
Date

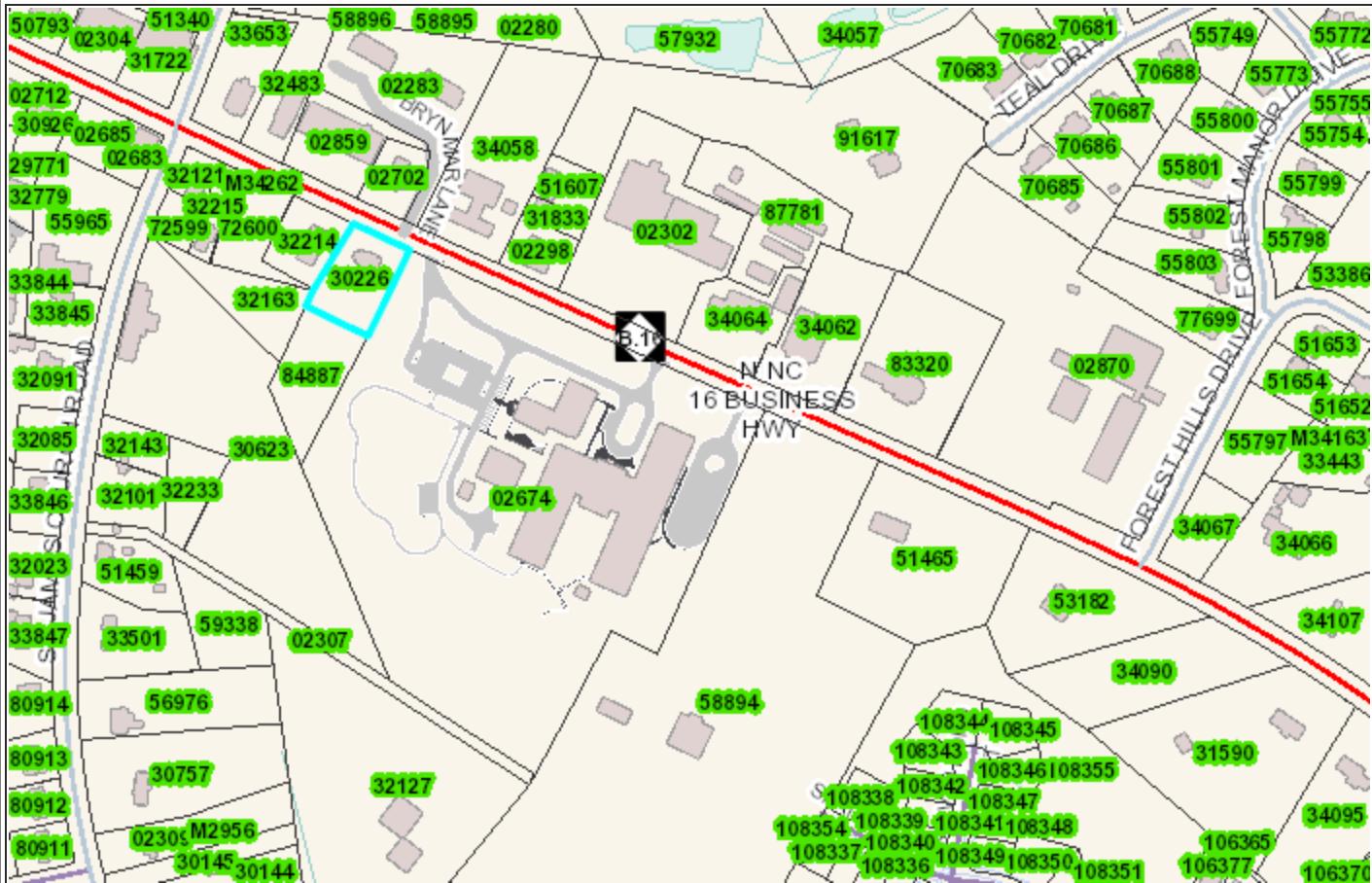
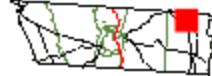


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Date: 7/10/2025



<b>Parcel ID</b>	30226	<b>Owner</b>	OWEN JASON BRYAN OWEN JENNIFER E
<b>Map</b>	3695	<b>Mailing</b>	3563 KARA LN
<b>Account</b>	0302574	<b>Address</b>	MAIDEN, NC 28650
<b>Deed</b>	3308 925	<b>Last Transaction Date</b>	03/05/2024
<b>Plat</b>	13 384	<b>Subdivision</b>	ALLAN D AND EVELYN H CARSWELL
<b>Land Value</b>	\$41,871	<b>Improvement Value</b>	\$224,668
			<b>Total Value</b> \$266,539
<b>Previous Parcel</b>			
<b>-----All values for Tax Year 2025 -----</b>			
<b>Description</b>	#1 LT ALLAN CARSWELL LD		
<b>Address</b>	3673 N NC 16 BUSINESS HWY		
<b>Township</b>	CATAWBA SPRINGS		
<b>Main Improvement</b>	CONVENTIONAL		
<b>Main Sq Feet</b>	2309.85	<b>Stories</b>	1.4
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> DW28 <b>Calc Acres</b> 0.82
R-SF			
<b>Watershed</b>	<b>Sewer District</b>		
0.82	SEWER 0.82		
<b>Census County</b>	<b>Tract</b>	<b>Block</b>	
109	071101	2018	0.82
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710369500	0.82



30226



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Date: 7/10/2025

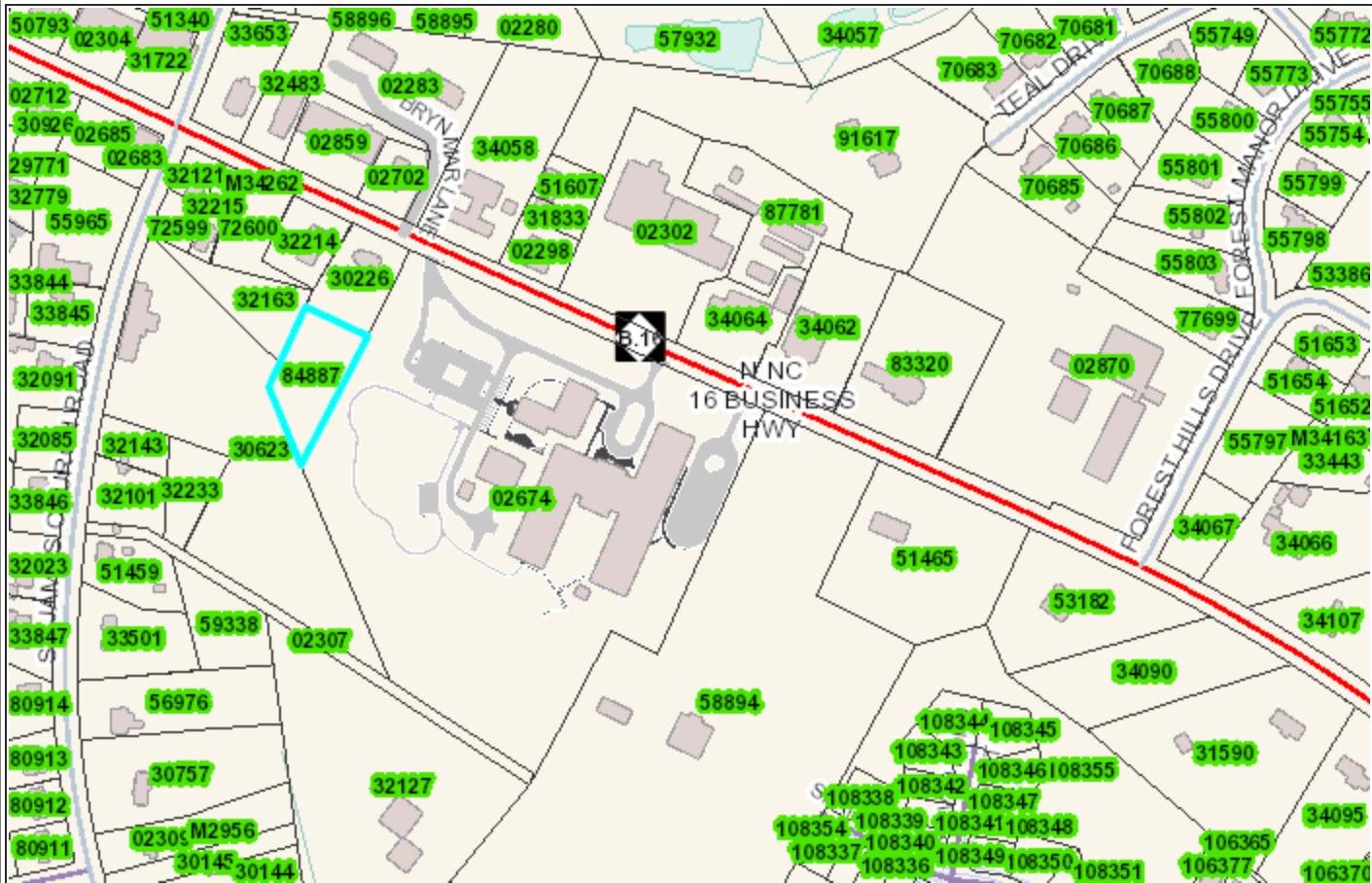
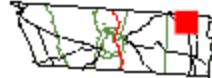
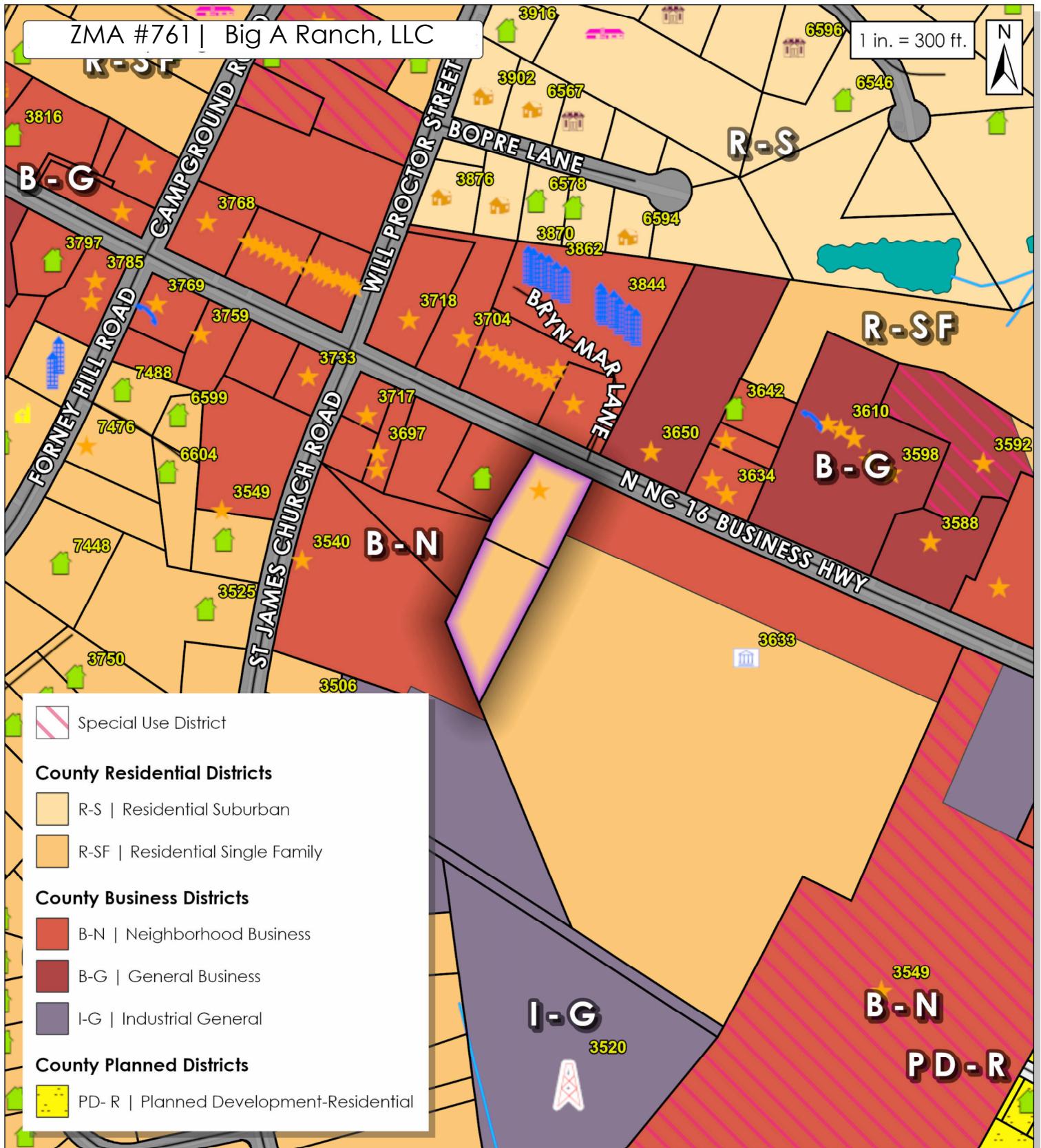


Photo Not Available

<b>Parcel ID</b>	84887	<b>Owner</b>	CARSWELL ALLAN D CARSWELL EVELYN H	
<b>Map</b>	3695	<b>Mailing</b>	3322 SAINT JAMES CHURCH RD PO BOX 430	
<b>Account</b>	0119752	<b>Address</b>	CONNELLY SPRINGS, NC 28612	
<b>Deed</b>	1156 871	<b>Last Transaction Date</b>	02/01/2000	
<b>Plat</b>	13 384	<b>Subdivision</b>	ALLAN D AND EVELYN H CARSWELL	
<b>Land Value</b>	\$13,950	<b>Improvement Value</b>	\$0	
<b>Previous Parcel</b>	30226		<b>Total Value</b>	\$13,950
<b>-----All values for Tax Year 2025 -----</b>				
<b>Description</b>	#2 LT ALLAN CARSWELL LD	<b>Deed Acres</b>	1	
<b>Address</b>	N NC 16 BUSINESS HWY	<b>Tax Acres</b>	1	
<b>Township</b>	CATAWBA SPRINGS	<b>Value</b>	DENVER	
<b>Main Improvement</b>				
<b>Main Sq Feet</b>	<b>Stories</b>			
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> <b>Calc Acres</b>	
R-SF		1	DW28 1	
<b>Watershed</b>		<b>Sewer District</b>		
1		SEWER 1		
<b>Census County</b>		<b>Tract</b>	<b>Block</b>	
109		071101	2018 1	
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>	
X	NO FLOOD HAZARD		3710369500 1	

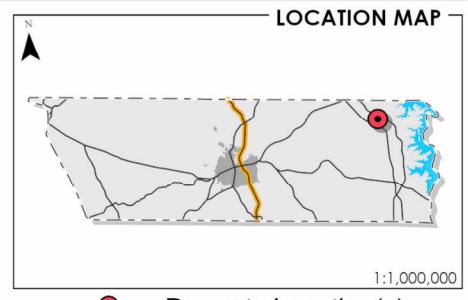


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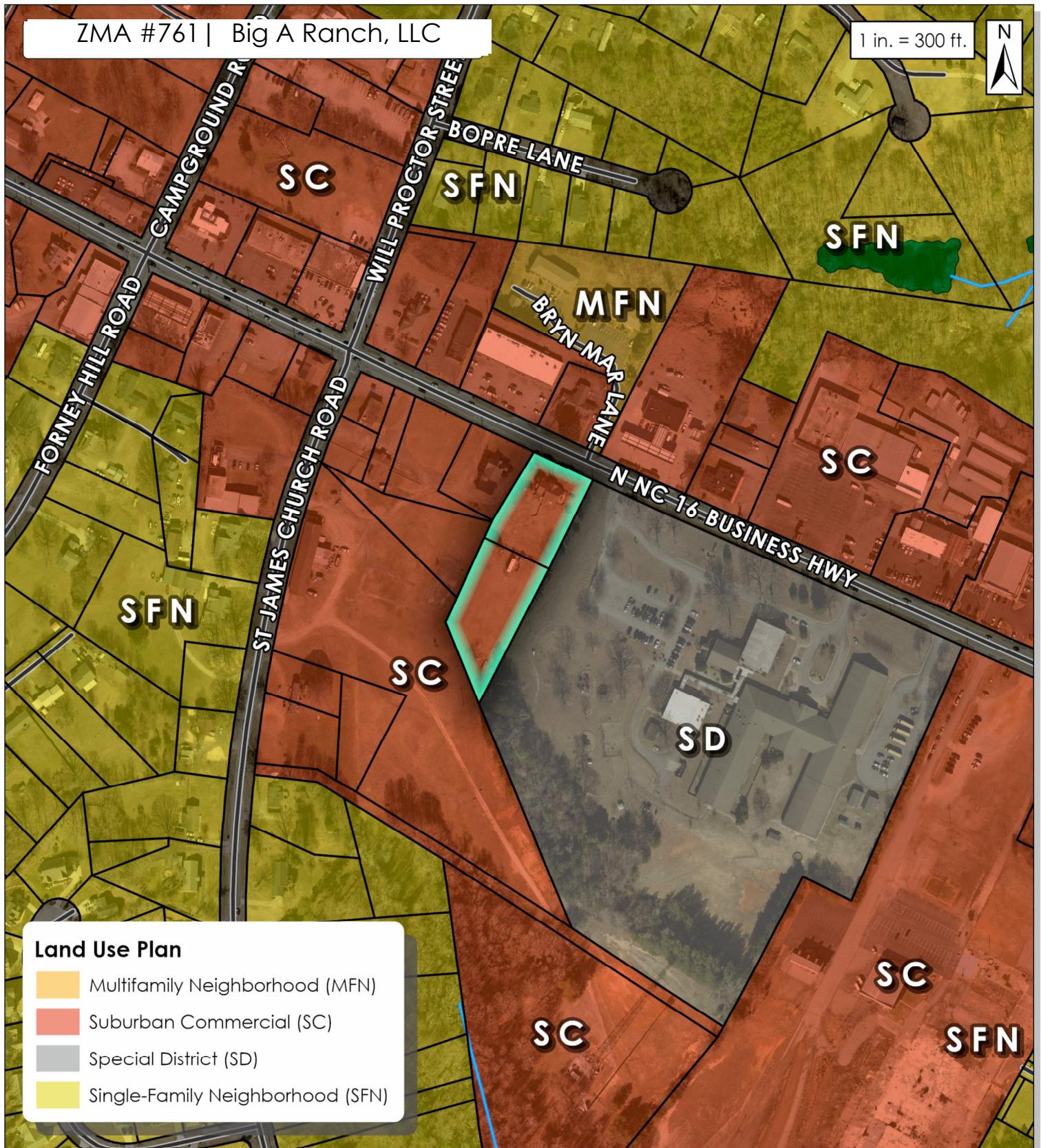
Parcel ID # 30226 & 84887

- Property Location(s)

See Attached Application for Parcel Information



1 in. = 300 ft.

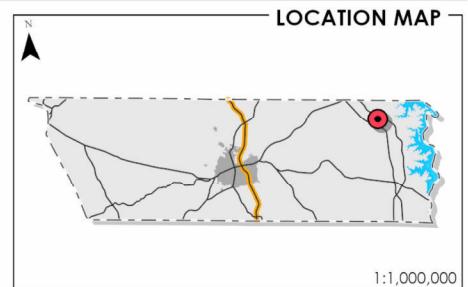


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