



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

Joshua L. Grant, Manager

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

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 | 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 |



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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** |



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

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 ½ 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 ½ 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

Property ID # (10 digits) 3695648173 & 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: reesidential 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

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

Applicant

By:

Afshin Ghazi, Manager

06/20/2025

Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Date: 7/10/2025



30226

| | | | | |
|--|---------------------------|--------------------------|-------------------------------------|------------------------------|
| Parcel ID | 30226 | Owner | OWEN JASON BRYAN OWEN JENNIFER E | |
| Map | 3695 | Mailing | 3563 KARA LN | |
| Account | 0302574 | Address | MAIDEN, NC 28650 | |
| Deed | 3308 | Last Transaction | 03/05/2024 | Sale Price \$0 |
| | 925 | Date | | |
| Plat | 13 384 | Subdivision | ALLAN D AND EVELYN H CARSWELL | Lot 1 |
| Land Value | \$41,871 | Improvement Value | \$224,668 | Total Value \$266,539 |
| Previous Parcel | | | | |
| -----All values for Tax Year 2025 ----- | | | | |
| Description | #1 LT ALLAN CARSWELL LD | | | Deed Acres 0.91 |
| Address | 3673 N NC 16 BUSINESS HWY | | | Tax Acres 0.818 |
| Township | CATAWBA SPRINGS | | | Denver |
| Main Improvement | CONVENTIONAL | | | Value \$222,593 |
| Main Sq Feet | 2309.85 | Stories | 1.4 | Year Built 1950 |
| Zoning District | Conditional Use | Calc Acres | Voting Precinct | Calc Acres |
| R-SF | | 0.82 | DW28 | 0.82 |
| Watershed | 0.82 | | Sewer District | SEWER 0.82 |
| Census County | 109 | Tract | 071101 | Block 2018 0.82 |
| Flood | Zone Description | Panel | | |
| X | NO FLOOD HAZARD | 3710369500 | | 0.82 |



Lincoln County, NC

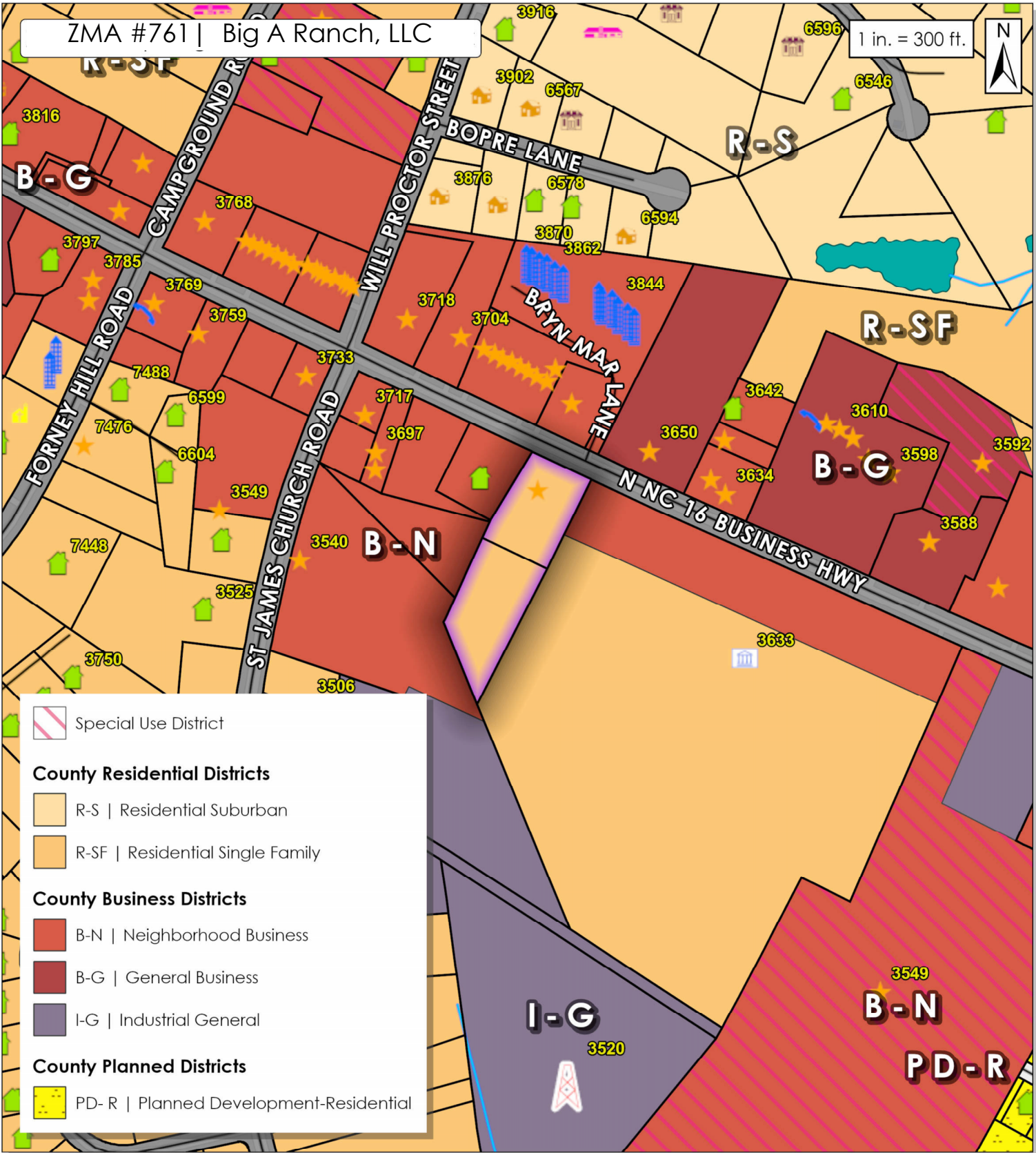
Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.
Date: 7/10/2025



Photo Not Available

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

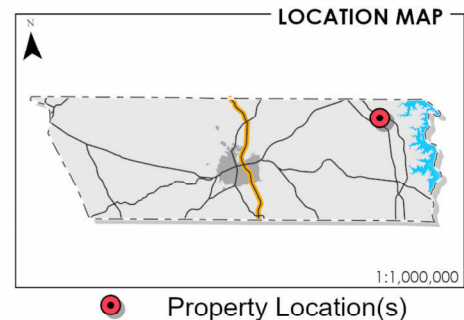


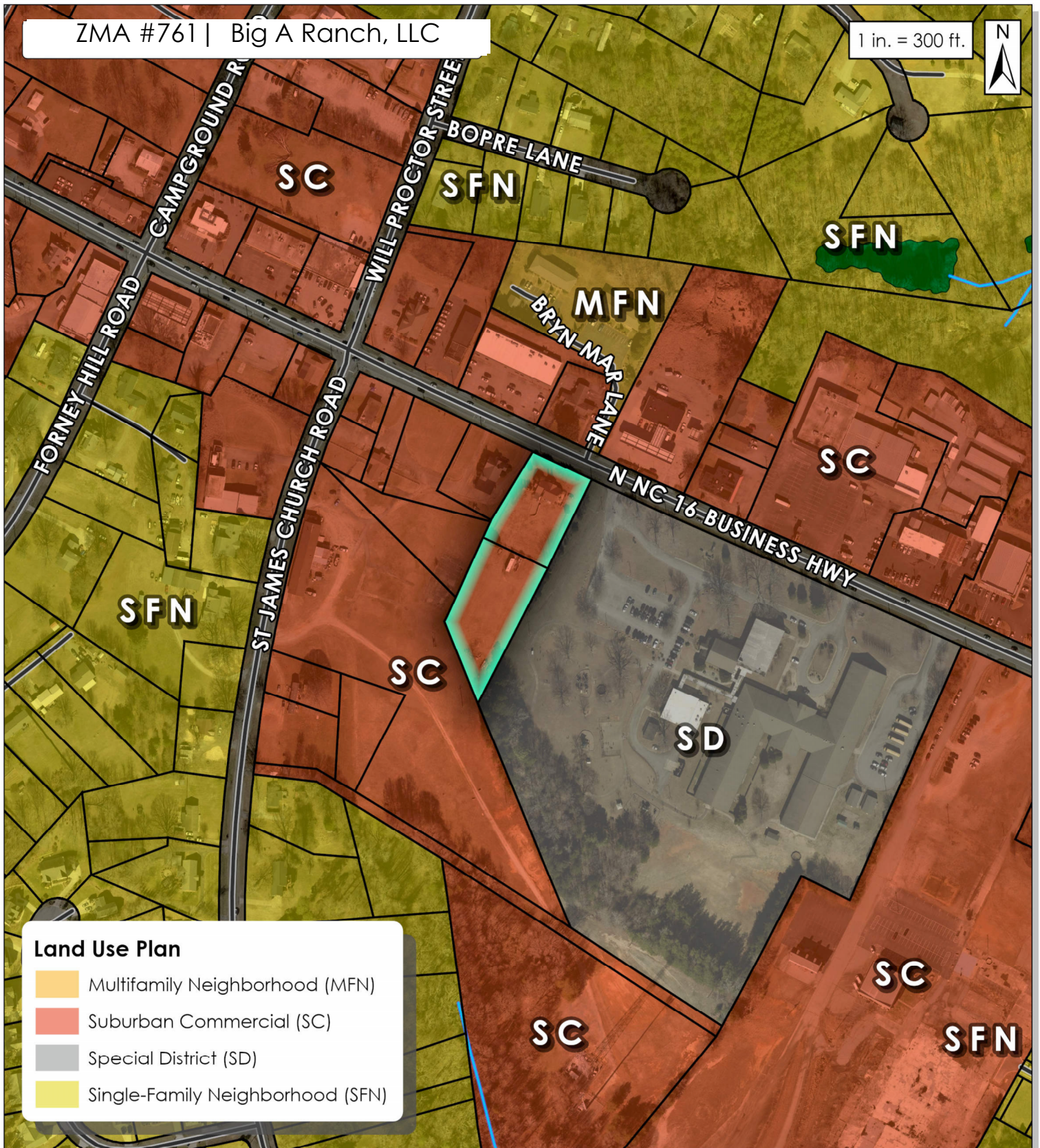
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 30226 & 84887

- Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

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



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

Parcel ID # 30226 & 84887

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP

