



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #762
Big A Ranch, LLC, applicant
Parcel ID# 32101 and 32143

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 0.98 acres 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 about 700 feet south of N.C. 16 Business in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business) 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 Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



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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.



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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 Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #762**
Applicant **Big A Ranch, LLC**
Parcel ID# **32101 and 32143**
Location **The property is located on the east side of St. James Church Road about 700 feet south of N.C. 16 Business in Catawba Springs Township.**

Proposed amendment **A request to rezone 0.98 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:

The subject parcels are contiguous with either industrially zoned (I-G) or Neighborhood Business (B-N) zoned properties both with future land use plan designations of Suburban Commercial Center. The depth of the subject parcels are much shallower than the well-established row of similarly zoned parcels to the south and do not provide near the same level of transition or buffer from existing or future planned commercial areas directly to their east.



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) 3695633611 &
3695633732

Property Size .599 acres & .38 acres

Parcel # (5 digits) 32101 & 32143 Deed Book(s) 765 Page(s) 746

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: [Signature]
Applicant Afshin Ghazi, Manager

06/20/2025
Date

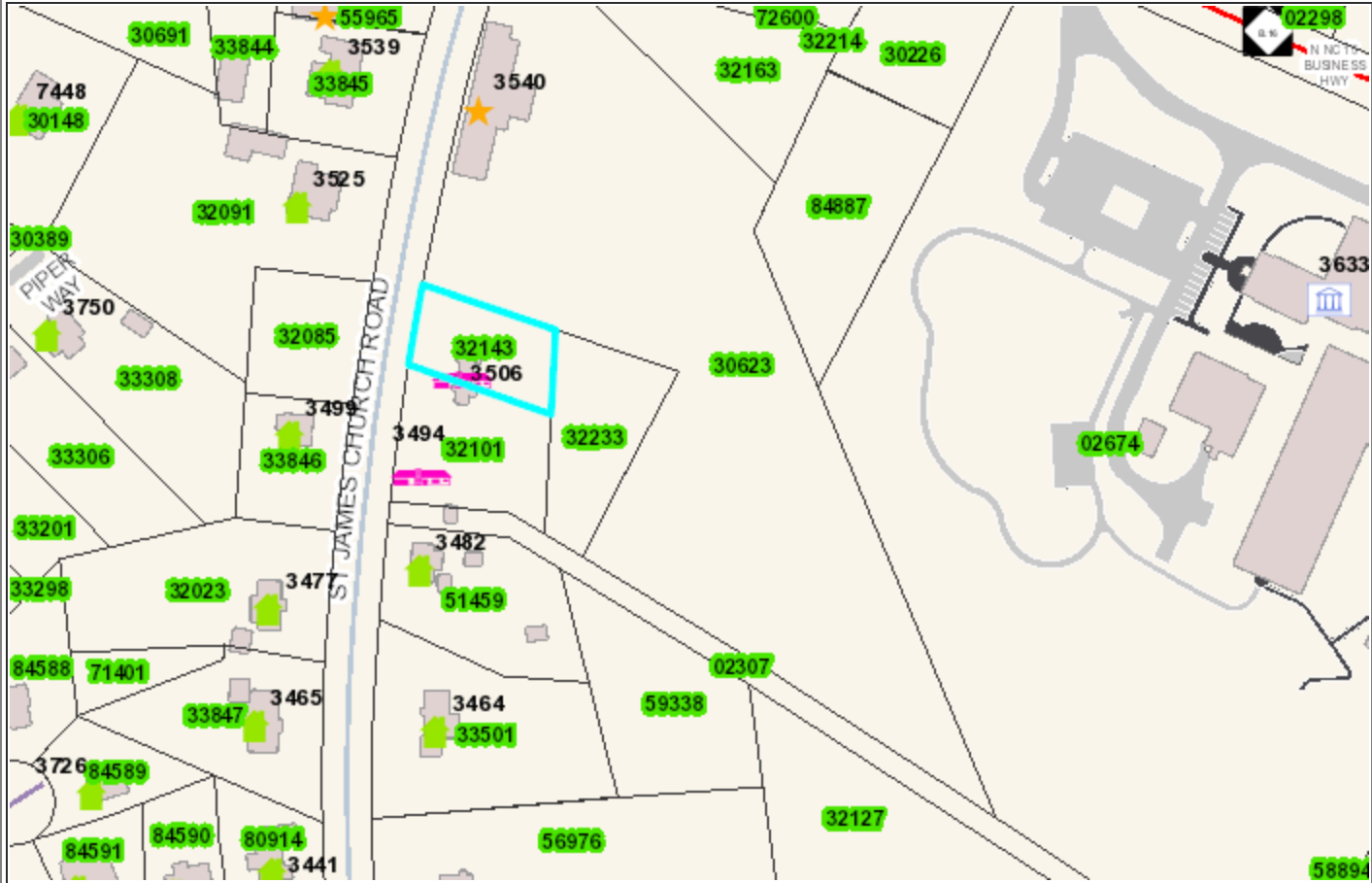


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/11/2025



Parcel ID	32143	Owner	CALLAWAY HOMES INC	
Map	3695	Mailing	C/O DWIGHT B CALLAWAY 3525 ST JAMES CHURCH RD	
Account	24458	Address	DENVER, NC 28037-0000	
Deed	765 746	Last Transaction Date	01/01/1992	Sale Price \$0
Plat		Subdivision	DR O W SHELLEM	Lot PT 11
Land Value	\$39,156	Improvement Value	\$33,993	Total Value \$73,149
Previous Parcel				

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

Description	A COCHRANE/RD 1380	Deed Acres	0
Address	3506 ST JAMES CHURCH RD	Tax Acres	0.38
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	MANUFACTURED HOME	Value	\$33,993
Main Sq Feet	980	Stories	1
		Year Built	2000

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		0.38	DW28	0.38

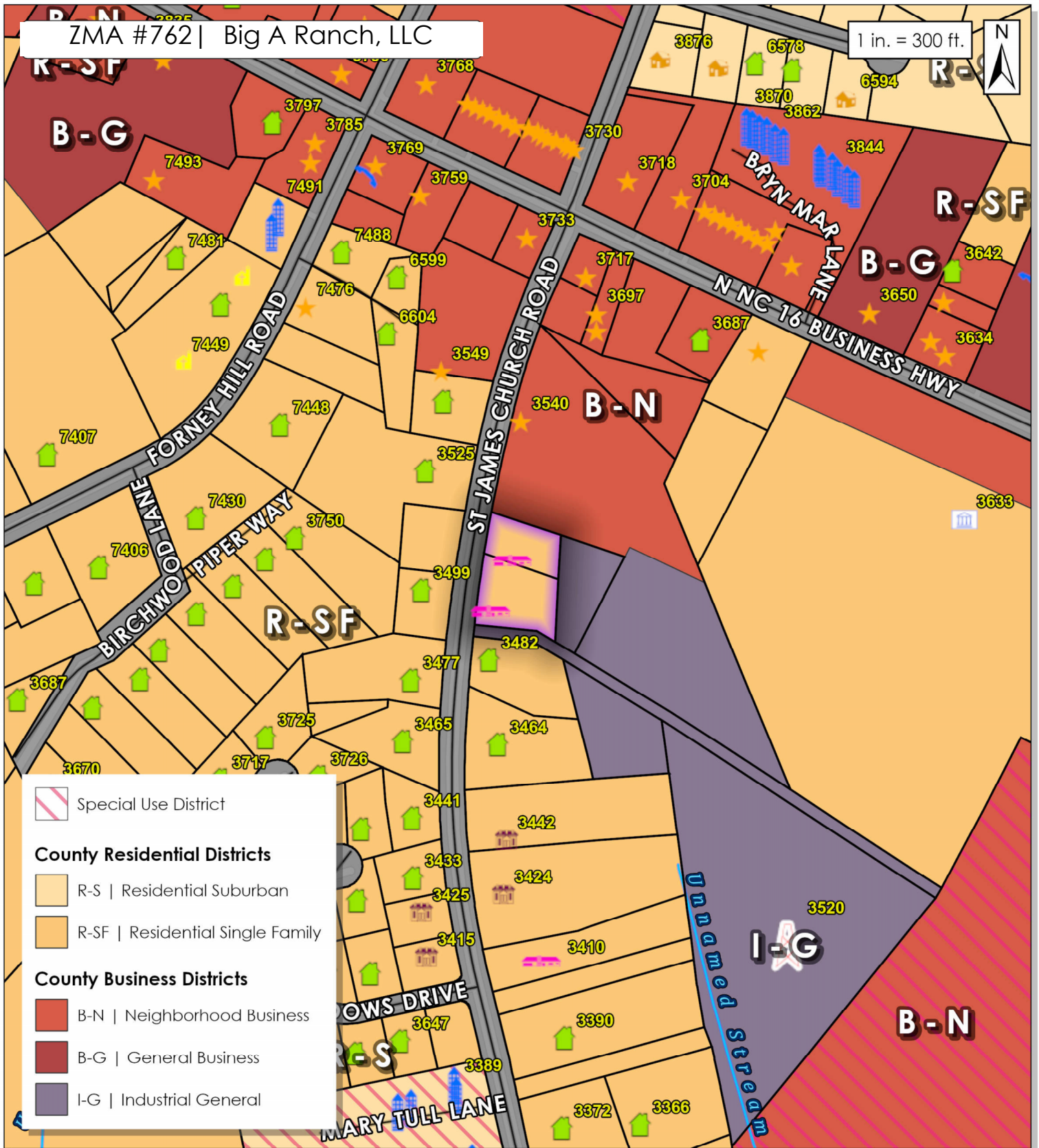
Watershed	0.38	Sewer District	SEWER	0.38
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Census County	109	Tract	071101	Block	2018	0.38
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Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710369500	0.38
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ZMA #762 | Big A Ranch, LLC

1 in. = 300 ft.



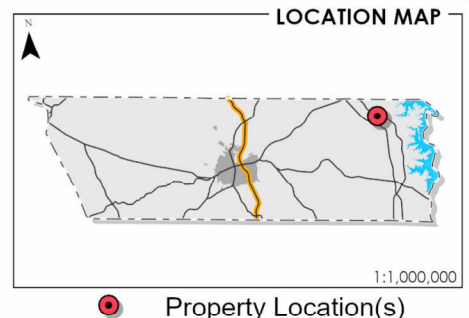
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 32101 & 32143

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP





BRYN MAR LANE
N NC-16 BUSINESS HWY

Land Use Plan

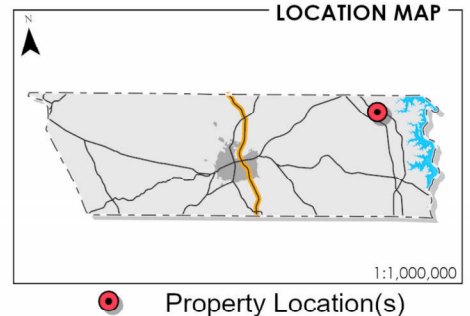
- Multifamily Neighborhood (MFN)
- Suburban Commercial (SC)
- Special District (SD)
- Single-Family Neighborhood (SFN)

Parcel ID # 32101 & 32143

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



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