



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 10, 2025

Re: ZMA #763
Katherine Sherman, applicant
Parcel ID# 75709

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 1.08 acres of a 1.52-acre parcel from R-T (Transitional Residential) to R-SF (Residential Single Family); the remainder of the parcel is already zoned R-SF.

Site Area and Description

The subject property is located at 546 Luther Dr. in Ironton Township. The property is adjoined by property zoned R-T (Transitional Residential) and R-SF (Residential Single-Family). Land uses in this area are residential uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 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 approval of this request; please see the proposed Statement of Consistency and Reasonableness included in this packet.



o. 704.736.8440



lincolncounty.org



115 W. Main St. | Lincolnton, NC 28092



PLANNING & INSPECTIONS DEPARTMENT

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Permitted Uses in R-T

Residential Uses

Single-family detached	
Modular (CABO)	
Two-family house	
Boarding house	
Manufactured home, Class A	
Manufactured home, Class B	
Manufactured home, Class C	
Manufactured home, Class D	Special Use Permit required
Manufactured home, Class E	
Manufactured home park (<20 units)	Special Use Permit required
Manufactured home park (>20 units)	Special Use Permit required
Storage, private (on <2 ac.)	Special Use Permit required
Storage, private (on >2 ac.)	

Civic Uses

Airport, public or private	Special Use Permit required
Adult care home	Special Use Permit required
Bus terminal, public	Special Use Permit required
Cemetery	
Civic club or community center	Special Use Permit required
County facility	
Child care center, small (1-6)	
Child care center (6+)	Special Use Permit required
Family care home	
Nursing home	Special Use Permit required
Place of worship, <500	
Place of worship, 500 to 1000	

Permitted Uses in 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
Wireless facility tower (101-325 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	
Public Recreation facilities and Parks	
Riding Stables	

Commercial Uses

Bed & breakfast	Special Use Permit required
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Public safety facility
School, elementary and
secondary

Club, private
Farm stand
Winery

Special Use Permit required
Special Use Permit required

Solar farm

Special Use Permit required

Technical, trade, business school

Special Use Permit required

Utility, minor

Special Use Permit required

Utility, major
Wireless facility tower (up to 60
ft)

Special Use Permit required

Wireless facility tower (61-100 ft)
Wireless facility tower (101-325
ft.)

Special Use Permit required

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
Public Recreation facilities and
Parks

Special Use Permit required

Recreational Fishing Lake

Special Use Permit required

Riding Stables

Special Use Permit required

Event Venue

Special Use Permit required

Commercial Uses

Agriculture (sales, processing)

Special Use Permit required

Bed & breakfast

Special Use Permit required

Club, private

Special Use Permit required

Farm stand

Special Use Permit required

Kennel

Special Use Permit required

Winery

Special Use Permit required

Other uses

Sawmill Only (no wood
preservation)

Special Use Permit required



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 Katherine N. Sherman

Applicant Address 546 Luther Drive Iron Station, NC 28080

Applicant Phone Number 980-221-7218

Property Owner's Name Katherine N. Sherman

Property Owner's Address 546 Luther Drive Iron Station NC 28080

Property Owner's Phone Number 980-221-7218

Part II

Property Location 546 Luther Drive Iron Station, NC 28080

Property ID # (10 digits) 3672889073 Property Size 1.521

Parcel # (5 digits) 75709 Deed Book(s) 2715 Page(s) 36

Part III

Existing Zoning District R-T & R-SF Proposed Zoning District R-SF

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

This is my primary residence, single family home in a residential neighborhood with HOA restrictions in place.

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

Property needs to be rezoned to just R-SF to be in line and consistent with HOA guidelines.

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.

Katherine Sherman
Applicant

5/5/25
Date



PLANNING & INSPECTIONS DEPARTMENT

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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #763**

Applicant **Katherine Sherman**

Parcel ID# **75709**

Location **546 Luther Dr., Ironton Township**

Proposed amendment **A request to rezone 1.08 acres of a 1.52-acre parcel from R-T (Transitional Residential) to R-SF (Residential Single Family); the remainder of the parcel is already zoned R-SF**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The subject property is part of an area classified by the Land Use Plan as Large Lot Residential consisting primarily of single-family detached homes and suitable for densities between 0.2 and 1.35 dwelling units per acre.

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

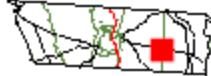
The property is currently split zoned and is already partially zoned Residential Single Family (R-SF). It is also directly adjacent to the other half of the same neighborhood which is also zoned R-SF.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/11/2025



Parcel ID	75709	Owner	SHERMAN KATHERINE NOEL
Map	3672	Mailing	546 LUTHER DRIVE
Account	0249330	Address	IRON STATION, NC 28080
Deed	2715 36	Last Transaction Date	12/28/2017
Plat	11 43	Subdivision	SIGMON FARMS
Land Value	\$60,764	Improvement Value	\$555,416
Total Value	\$616,180		

Previous Parcel

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

Description	#28 SIGMON FARMS SUB REV	Deed Acres	1.525
Address	546 LUTHER DR	Tax Acres	1.521
Township	IRONTON	Tax/Fire District	ALEXIS
Main Improvement	CUSTOM HOME	Value	\$513,080
Main Sq Feet	2691.9	Year Built	2017

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		0.45	IS23	1.52
R-T		1.08		

Watershed

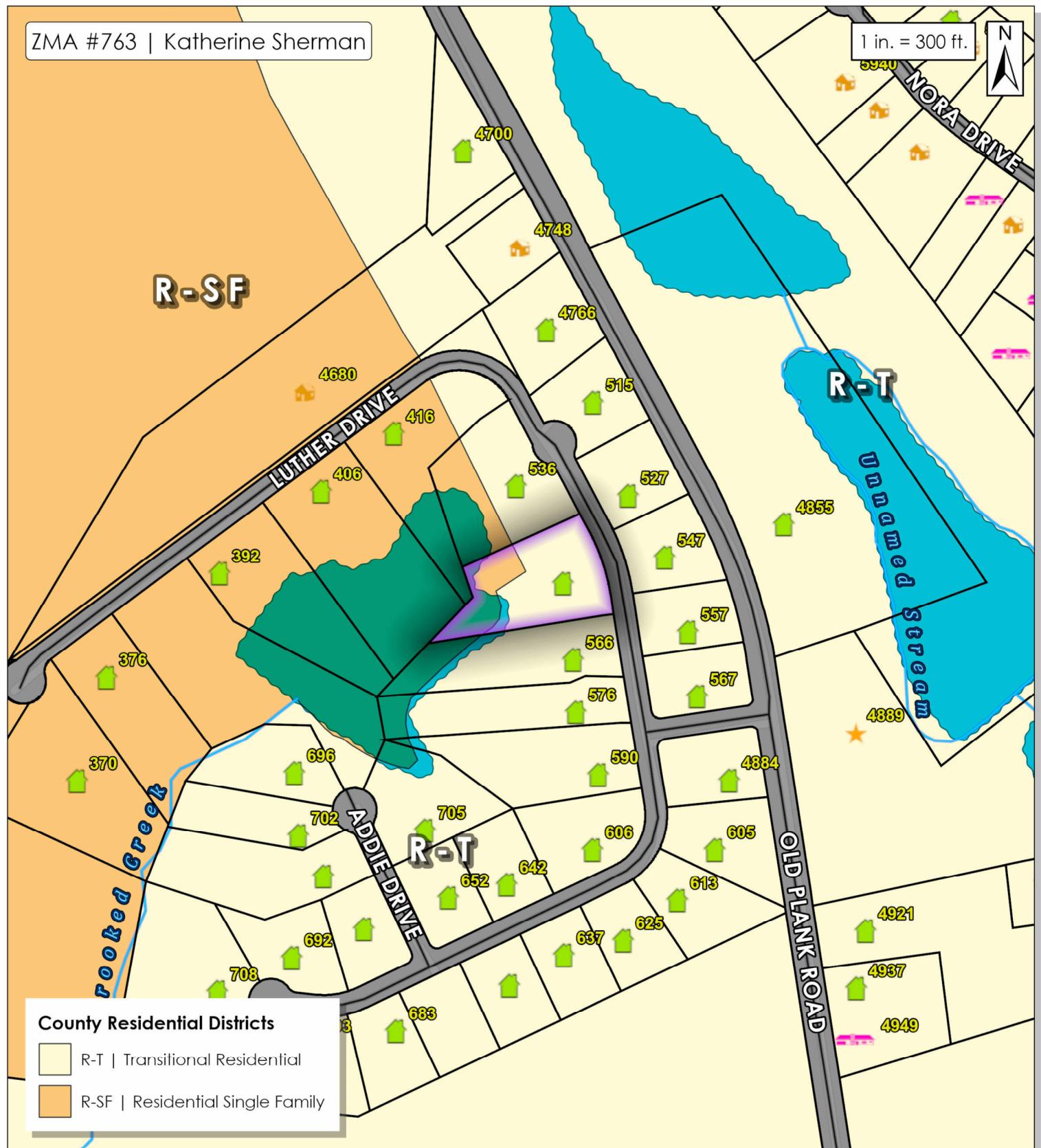
1.52 1.52

Census County	Tract	Block	
109	071002	1000	1.52

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710366200	1.52



1 in. = 300 ft.

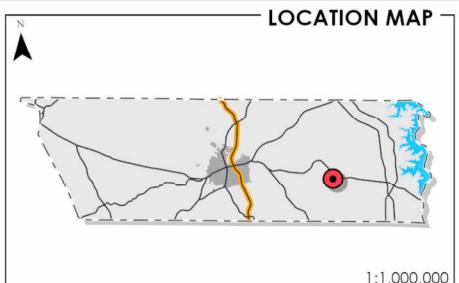


Lincoln County
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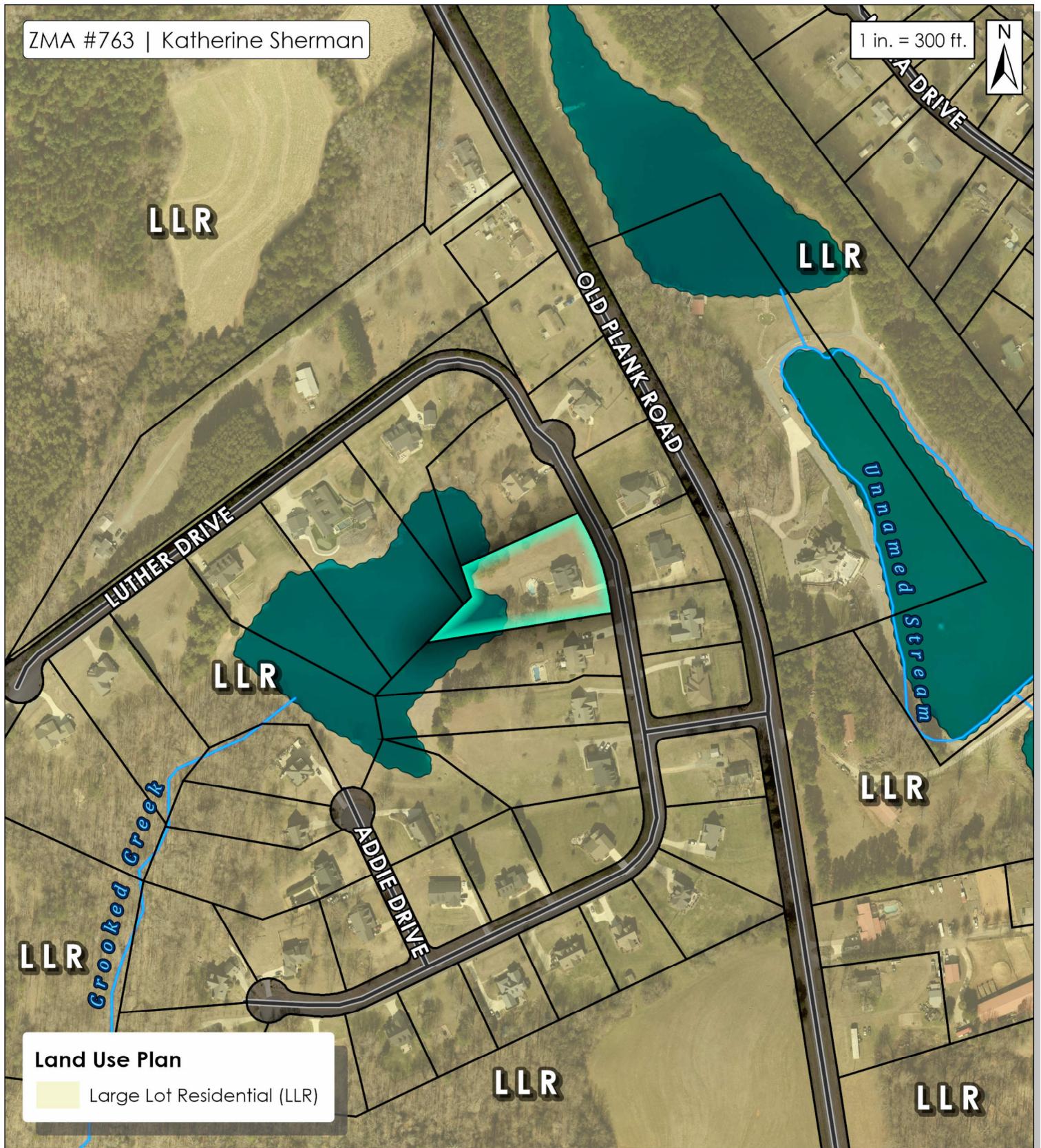
Parcel ID # 75709

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)



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See Attached Application for Parcel Information

