



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.



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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

Solar farm

Technical, trade, business school

Utility, minor

Utility, major

Wireless facility tower (up to 60
ft)

Wireless facility tower (61-100 ft)

Wireless facility tower (101-325
ft.)

Special Use Permit required

Special Use Permit required

Special Use Permit required

Special Use Permit required

Special Use Permit required

Club, private

Farm stand

Winery

Special Use Permit required

Special Use Permit required

Recreational Uses

Golf Course/Golf Club

Outdoor Recreation Fields

Outdoor Private Swimming Pool
Public Recreation facilities and
Parks

Recreational Fishing Lake

Riding Stables

Event Venue

Special Use Permit required

Special Use Permit required

Special Use Permit required

Special Use Permit required

Commercial Uses

Agriculture (sales, processing)

Bed & breakfast

Club, private

Farm stand

Kennel

Winery

Special Use Permit required

Special Use Permit required

Special Use Permit required

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



**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**

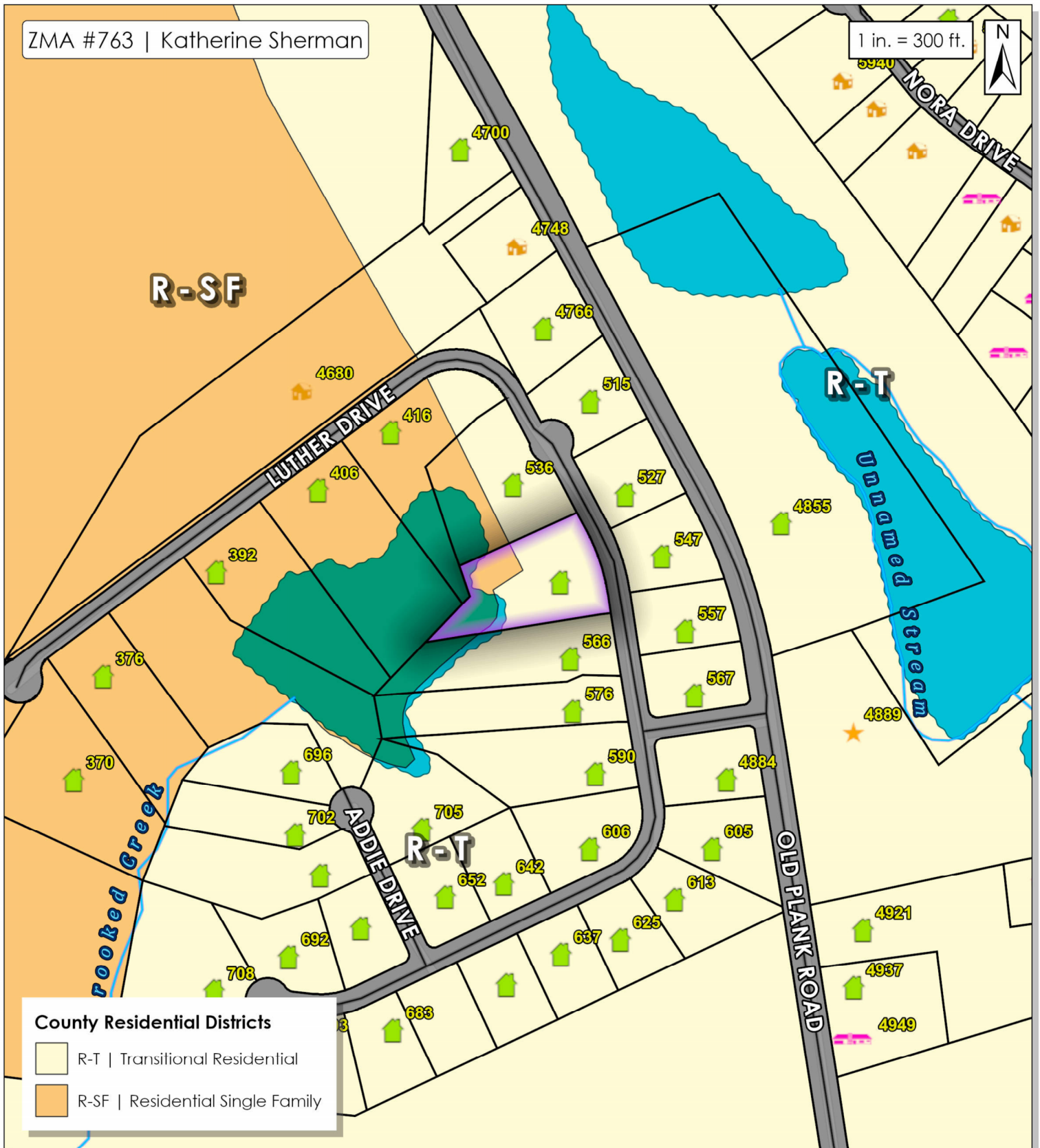
This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

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.

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710366200	1.52



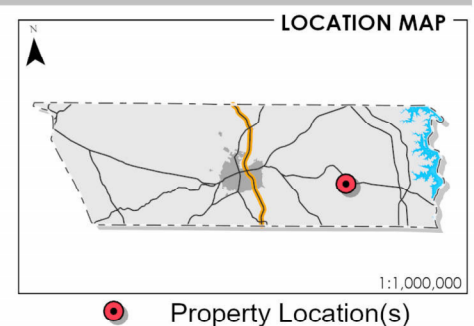
Parcel ID # 75709

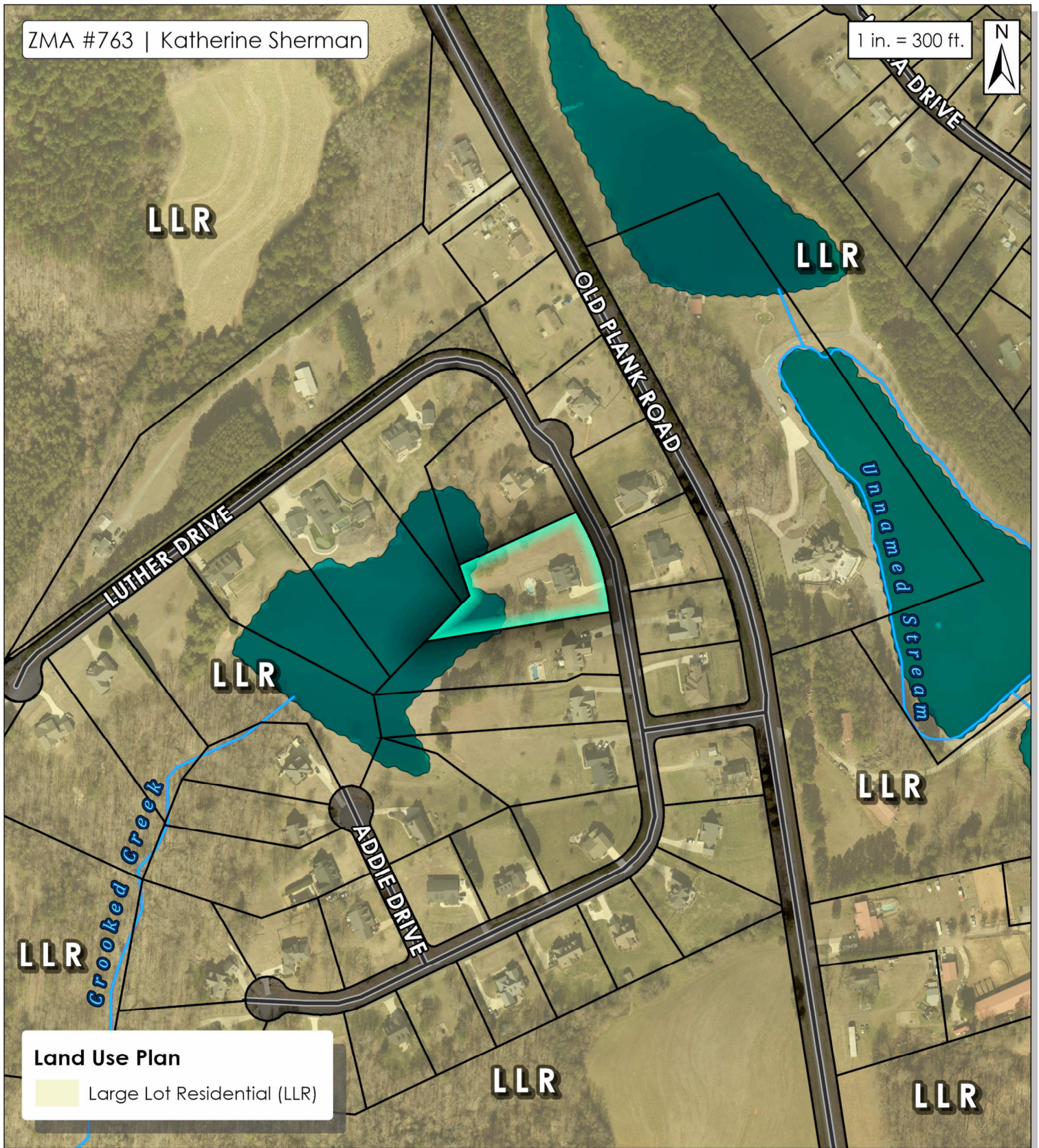
 - Property Location(s)

See Attached Application for Parcel Information



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





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115 W. Main St
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Lincolnton, NC 28092

Parcel ID # 75709

 - Property Location(s)

See Attached Application for Parcel Information

