



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua Grant, Division Manager

Date: July 10, 2025

Re: UDO Proposed Amendment #2025-3
Ashley Workman Stoffa, applicant

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

Proposal

The applicant is proposing the following amendment to the Lincoln County Unified Development Ordinance:

A request to amend the definition of Funeral Home in Section 12.3.2 of the Lincoln County Unified Development Ordinance to permit a single crematory or retort within a funeral home.

Ordinance Text in **bold** below:

Funeral Home: A building used for the preparation of the deceased for burial and display of the deceased before burial or cremation. A funeral home, as defined in this UDO, includes a funeral chapel and may include a single crematory or retort.

Background Information

The purpose of the proposed amendment is to allow funeral homes to offer this as a service to their clientele which is routinely seen in funeral homes across the state. The limitation of one crematory or retort is intentional, so that the funeral home does not become an industrial level operation with multiple retorts, which would create an incompatible intensity of the use of funeral homes otherwise.



Unified Development Ordinance
Text Amendment Application

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Ashlev Workman Stoffa

Applicant Address 1035 Cat Square Rd. Vale, NC 28168

Applicant Phone Number (980)241-9645

Part II

Briefly describe the proposed text amendment.

This proposed amendment to the current text will additionally include a single crematory or retort to the existing definition of Funeral Home.

Part III

Provide the full text of the proposed amendment (on a separate sheet if necessary) with proposed deleted text shown as struck through and proposed added text underlined.

A building used for the preparation of the deceased for burial and display of the deceased before burial or cremation. A funeral home, as defined in this UDO, includes a funeral chapel and may include a single crematory or retort.

\$400 APPLICATION FEE 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.

Applicant

A handwritten signature in black ink, appearing to read "Ashlev Workman Stoffa", written over a horizontal line.

Date

6-27-2025



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Zoning Amendment

Proposed Statement of Consistency and Reasonableness

Case UDO #2025-3
Applicant Ashley Workman Stoffa
Parcel ID# N/A
Location N/A

Proposed amendment

Amend Article 12 - Definitions to revise the definition of Funeral Home to include the ability for those facilities to house up to one individual crematory or retort.

Funeral Home: A building used for the preparation of the deceased for burial and display of the deceased before burial or cremation. A funeral home, as defined in this UDO, includes a funeral chapel and may include a single crematory or retort.

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

The proposed amendments make no major policy shifts in zoning and planning and are not contrary to any of the guiding principles, objectives or strategies of the Land Use Plan.

ESSENTIAL GOVERNMENT SERVICES. Services owned, managed, or operated in the interest of a governmental entity that provides a function critical to the health, safety, and welfare of the public. Essential government services may include but are not limited to schools, water and sewer services, emergency services, publicly-owned housing, fire protection services, and law enforcement services.

FAMILY CARE HOME. A home with support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment.

FAMILY. One or more persons related by blood, adoption, or marriage, living together as a single housekeeping unit, exclusive of household servants; or a number of persons not exceeding six, living together as a single housekeeping unit, though not related by blood, adoption, or marriage, shall be deemed to constitute a family, as shall a foster care home Approved by the State.

FENCE. Any artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

FLOOD FRINGE AREA. That area of the floodplain lying outside the floodway but still lying within the area of special flood hazard, that is, within the 100-year floodplain.

FLOODPLAIN. Any normally dry land area that is susceptible to being inundated by waters of the one percent annual chance flood, which is the 100-year flood.

FLOODWAY. The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the velocity waters of the regulatory flood.

FLOOR AREA, GROSS. See §2.6.5.

FOUNDATION PLANTINGS. Plantings located along a building wall to provide a transition between the ground surface and the building wall.

FRONTAGE. The dimension of a property that is adjacent to a road.

FUNERAL HOME. A building used for the preparation of the deceased for burial and display of the deceased before burial or cremation. A funeral home, as defined in this UDO, includes a funeral chapel-, and may include a single crematory or retort.

GAS STATION WITH CONVENIENCE RETAIL. A building used for the sale of gasoline products that also offers for sales prepackaged food items and tangible consumer goods, primarily for self-service by the consumer. Hot beverages, fountain-type beverage, and pastries may be included in the food items offered sale, but food items that are prepared or individually proportioned on the premises shall be prohibited.

GROUND COVER. Any natural vegetative growth or other material which renders the soil surface stable against accelerated erosion.

GUEST ROOM. A room or suite used as living accommodations for one or more paying visitors.

HAZARD TO AIR NAVIGATION. An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

HAZARDOUS MATERIAL. Any substance listed as such in: SARA Section 302, “Extremely Hazardous Substances”, CERCLA “Hazardous Substances”, or Section 311 of CWA (oil and hazardous substances).

HEIGHT. See §2.6.6.

HOME OCCUPATION, CUSTOMARY. See §4.6.5.E.