



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 9, 2025

Re: ZMA #754
Troy LeHew, applicant
Parcel ID# 104308 and 32111

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 3.8 acres parcel from R-SF (Residential Single Family) to B-G (General Business).

Site Area and Description

The subject property is located on the south side of Unity Church Road about 600 feet east of the intersection with N.C. 16 Business in Catawba Springs Township. The property is also partially 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 industrial, business, residential, 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

This parcel is located within the WS-IV Critical Area of the Catawba River/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 2.0 units per acre. All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 24% of the project area. However, under the High Density Option, the maximum impervious coverage of such developments (those that do not include single-family or two-family homes) may be increased to 50% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners and compliance with the standards in §7.3.9 of the Unified Development Ordinance for the design, installation, inspection, and maintenance of the engineered stormwater control structure(s) that will control and treat the runoff from the developed site.

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, seating capacity <500	
Place of worship, seating capacity 500 to 1000	Special Use Permit required
Public safety facility	
School, elementary and secondary	
Utility, minor	
Utility, major	Special Use Permit required
Wireless facility and tower (up to 60 ft)	
Wireless facility and 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	

Permitted Uses in ELDD B-G

Residential Uses

Upper-story residential	Special Use Permit required
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Civic Uses

Bus terminal, public	Special Use Permit required
Cemetery	Special Use Permit required
Civic club or community center	Special Use Permit required
Coliseums 1000+ seats	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
Hospital	Special Use Permit required
Museum (privately owned)	
Nursing home	Special Use Permit required
Place of worship, seating capacity <500	
Place of worship, seating capacity 500 to 1000	Special Use Permit required
Place of worship, seating capacity >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
Solar farm	Special Use Permit required
Technical, trade, business school	Special Use Permit required
Utility, minor	
Utility, major	Special Use Permit required
Wireless facility and tower (up to 60 ft)	
Wireless facility and tower (61-100 ft)	Special Use Permit required

Recreational Uses

Amusement Center - Indoor	
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Permitted Uses in ELDD R-SF

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-G

Amusement Center - Outdoor	Special Use Permit required
Amusement Center Indoor and Outdoor	Special Use Permit required
Fitness Gym	
Golf Course/Golf Club	Special Use Permit required
Recreational Club, Private	Special Use Permit required
Gymnasium	
Outdoor Recreation Fields	Special Use Permit required
Outdoor Private Swimming Pool	Special Use Permit required
Public Recreation facilities and Parks	
Recreational Fishing Lake	Special Use Permit required
Riding Stables	
Event Venue	Special Use Permit required

Commercial Uses

Agricultural supply/equipment sales	Special Use Permit required
Artist studio, gallery	Special Use Permit required
Bank or financial institution	
Bar or nightclub	Special Use Permit required
Bed & breakfast	Special Use Permit required
Catering, food	Special Use Permit required
Club, private	Special Use Permit required
Contractor's office	Special Use Permit required
Convenience store without fuel sales	P/S**
Electronic gaming operation	Special Use Permit required
Farm stand	Special Use Permit required
Flea market	Special Use Permit required
Florist, wholesale	Special Use Permit required
Funeral home	P/S**
Gas station with convenience retail	Special Use Permit required
Hotel, motel	Special Use Permit required
Kennel	Special Use Permit required
Microbrewery	
Microbrewery combined with restaurant	
Newspaper publisher	Special Use Permit required



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Permitted Uses in ELDD B-G

Office, general	
Office, professional	
Office, medical	
Photo finishing laboratory	Special Use Permit required
Post office	
Radio or television studio	Special Use Permit required
Restaurant, general	P/S**
Restaurant, fast food	P/S**
Retail, neighborhood	
Retail, general	P/S**
Self-storage facility	Special Use Permit required
Service, neighborhood	Special Use Permit required
Service, general	P/S**
Shooting range, indoor	Special Use Permit required
Tattoo parlor/body piercing establishment	Special Use Permit required
Vehicle sales	Special Use Permit required
Vehicle service	Special Use Permit required
Veterinarian, animal hospital	P/S**

Other uses

Building material sales, lumberyards	Special Use Permit required
Data center	



PLANNING & INSPECTIONS DEPARTMENT
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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No.	ZMA #754
Applicant	Troy LeHew
Parcel ID#	104308 and 32111
Location	south side of Unity Church Road about 600 feet east of the intersection with N.C. 16 Business
Proposed amendment	Rezone 3.8 acres from R-SF (Residential Single Family) to B-G (General 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.

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

Similar or more intense land uses and zoning districts adjoin the parcels in question and the proposed district will be located within a commercial business area in close proximity to residential neighborhoods.



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 **Trov LeHew**

Applicant Address **7958 Unity Church Rd Denver, NC 28037**

Applicant Phone Number **704-634-7928**

Property Owner's Name **Kaleva Investments LLC**

Property Owner's Address **707 Spring St SW Concord, NC**

Property Owner's Phone Number **980-621-8391**

Part II

Property Location **Unity Church Rd**

Property ID # (10 digits) **4603751362**

Property Size **3.9 acres**
~~2 acres~~

Parcel # (5 digits) **104308**

and # 32111

Deed Book(s) **3254** Page(s) **794**

Part III

Existing Zoning District **R-SF** Proposed Zoning District **General Business**

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

Vacant lot

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

Retail/Office space

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.

Trov LeHew

Applicant

5/28/2025

Date

Signed by:

Trov LeHew

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Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 7/10/2025



Parcel ID	32111	Owner	KALEYA INVESTMENTS LLC	
Map	4603	Mailing	707 SPRINGS STREET SW	
Account	0297229	Address	CONCORD, NC 28025-2001	
Deed	3269 105	Last Transaction Date	08/10/2023	Sale Price \$0
Plat	21 82	Subdivision	JEAN CAROL PERKINS PROPERTY	Lot 2
Land Value	\$88,254	Improvement Value	\$109,456	Total Value \$197,710
Previous Parcel				
-----All values for Tax Year 2025 -----				
Description	#2 JEAN CAROL PERKINS			Deed Acres 1.985
Address	7958 UNITY CHURCH RD			Tax Acres 1.903
Township	CATAWBA SPRINGS			EAST LINCOLN
Main Improvement	MANUFACTURED HOME			Value \$109,456
Main Sq Feet	1728	Stories	1	Year Built 1992
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		1.9	TA37	1.9
Watershed	1.9	Sewer District	SEWER	1.9
Census County	109	Tract	071201	Block 1005 1.9
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710460300	1.9	



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

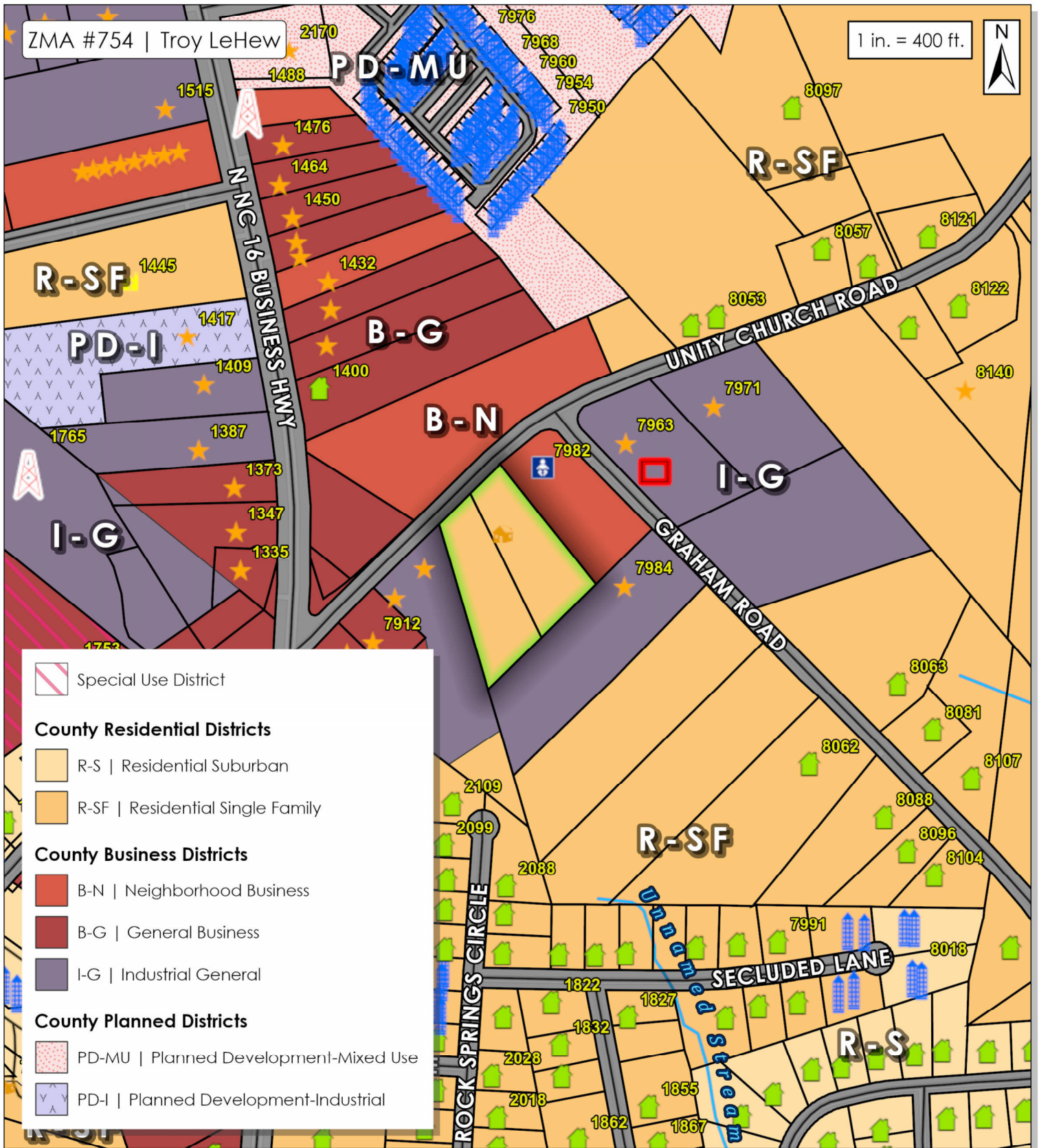
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Date: 7/10/2025



Photo Not Available

Parcel ID	104308	Owner	KALEYA INVESTMENTS LLC	
Map	4603	Mailing	707 SPRINGS STREET SW	
Account	0297229	Address	CONCORD, NC 28025-2001	
Deed	3254	Last Transaction Date	06/08/2023	Sale Price \$0
Plat	21 82	Subdivision	JEAN CAROL PERKINS PROPERTY	Lot 1
Land Value	\$76,380	Improvement Value	\$0	Total Value \$76,380
Previous Parcel				
-----All values for Tax Year 2025 -----				
Description	#1 JEAN CAROL PERKINS			Deed Acres 1.995
Address	UNITY CHURCH RD			Tax Acres 1.91
Township	CATAWBA SPRINGS			EAST LINCOLN
Main Improvement				Value
Main Sq Feet				Year Built
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		1.91	TA37	1.91
Watershed				Sewer District
1.91				SEWER 1.91
Census County				Block
109				1005 1.91
Flood	Zone Description			
X	NO FLOOD HAZARD	Panel		
		3710460300	1.91	

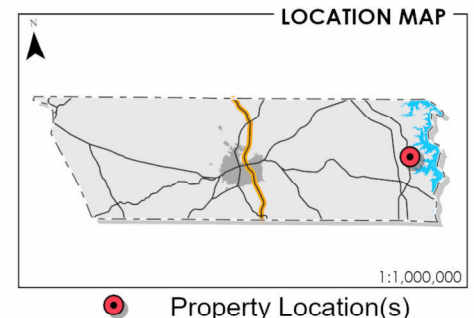


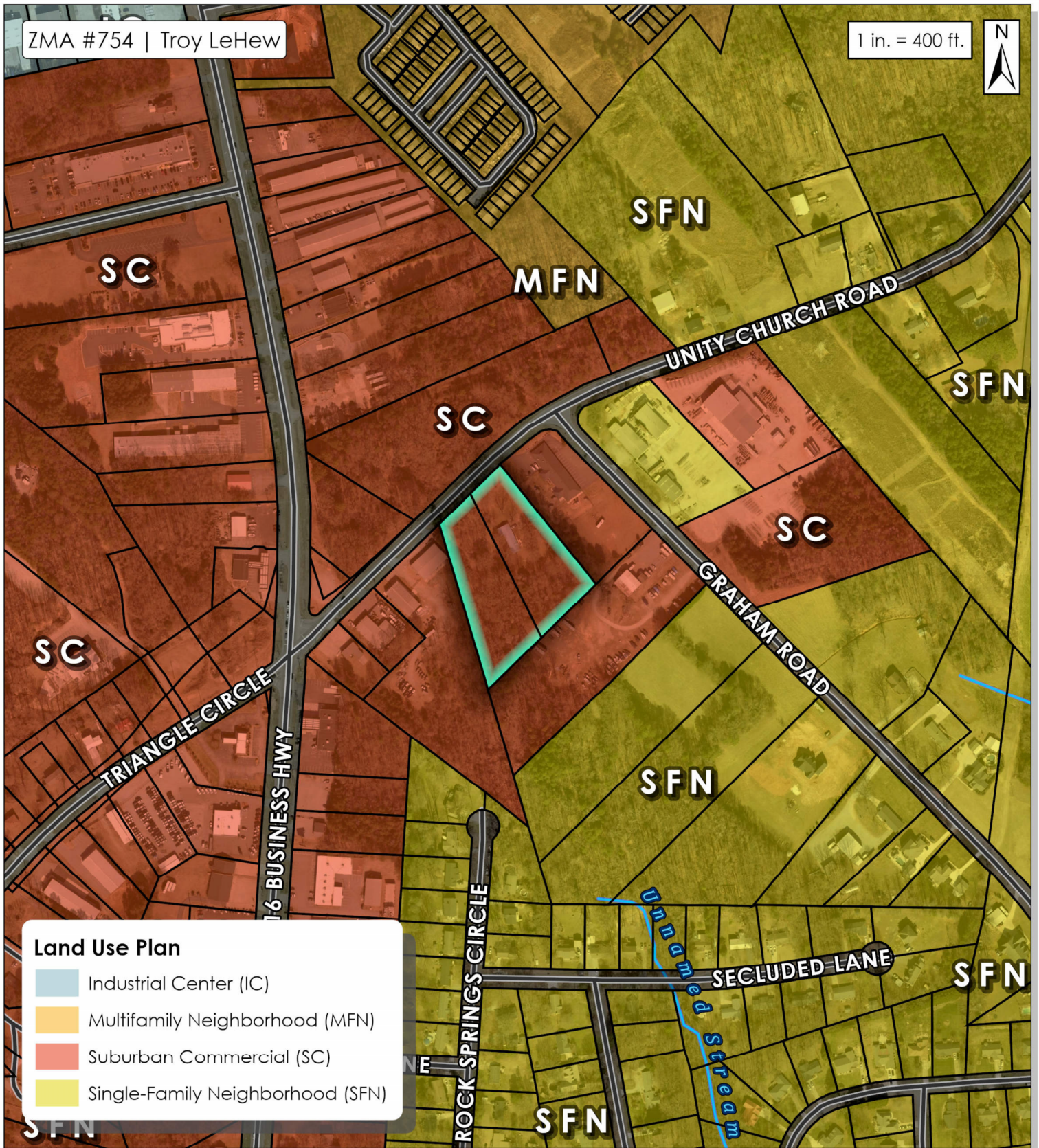
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 104308 & 32111

- Property Location(s)

See Attached Application for Parcel Information





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