



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: August 14, 2025

Re: ZMA #765  
Joseph and Jamie Woody, applicant  
Parcel ID# 88744

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 8, 2025.*

Request

The applicant is requesting the rezoning of 3.67 acres from R-SF (Residential Single-Family) to R-R (Rural Residential); the remainder of the 5-acre parcel is already zoned R-R.

Site Area and Description

The subject property is located on the west side of Wehnt Store Road about 1,700 feet north of Flay Road in North Brook Township. The property is adjoined by property zoned R-R (Rural Residential) and R-SF (Residential Single-Family). Land uses in this area include residential and agricultural uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads. The development pattern is characterized by large lots, abundant open space and a high degree of separation between buildings.



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Additional Information

This parcel is located within the WS-III Protected Area of the Buffalo Creek 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 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

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.

## **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, 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
Wireless facility and 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
Club, private	Special Use Permit required
Farm stand	
Winery	Special Use Permit required

## Permitted Uses in R-R

<b>Residential Uses</b>		<b>Recreational Uses</b>	
Single-family detached		Golf Course/Golf Club	Special Use Permit required
Modular (CABO)		Outdoor Recreation Fields	Special Use Permit required
Two-family house		Outdoor Private Swimming Pool	
Boarding house		Public Recreation facilities and Parks	
Manufactured home, Class A		Recreational Fishing Lake	Special Use Permit required
Manufactured home, Class B		Riding Stables	
Manufactured home, Class C		Event Venue	Special Use Permit required
Manufactured home, Class D	Special Use Permit required		
Manufactured home, Class E			
Manufactured home park (<20 units)	Special Use Permit required	Agriculture (sales, processing)	Special Use Permit required
Manufactured home park (>20 units)	Special Use Permit required	Agricultural supply/equipment sales	Special Use Permit required
Storage, private (on <2 ac.)	Special Use Permit required	Auctions, livestock or outdoor	Special Use Permit required
Storage, private (on >2 ac.)		Bed & breakfast	Special Use Permit required
		Campground	Special Use Permit required
		Club, private	
		Farm stand	
		Kennel	Special Use Permit required
		Racetrack	Special Use Permit required
		Shooting range, outdoor	Special Use Permit required
		Winery	Special Use Permit required
		<b>Other uses</b>	
		Sawmill Only (no wood preservation)	Special Use Permit required



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**Zoning Amendment  
Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #765**

Applicant **Joseph and Jamie Woody**

Parcel ID# **88744**

Location **west side of Wehunt Store Road about 1,700 feet north of Flay Road**

Proposed amendment **Rezone 3.67 acres from R-SF (Residential Single-Family) to R-R (Rural Residential)**

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

**The permitted uses and larger lot sizes in the R-R district are consistent with the characteristics of the Rural Living community type in the Land Use Plan.**

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

**The remainder of this parcel, approximately 1.33 acres, is already located within an R-R district that covers an area in excess of 4,500 acres, which permits more housing options than the R-SF district.**



## **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 Joseph and Jamie Woody

Applicant Address 939 Lyndsey Brook CT Lincolnton NC 28092

Applicant Phone Number 704-740-5422 or 980-429-7013

Property Owner's Name Joseph and Jamie Woody

Property Owner's Address 939 Lyndsey Brook CT Lincolnton NC 28092

Property Owner's Phone Number 704-740-5422 or 980-429-7013

### **Part II**

Property Location Wehunt Store RD Cherryville NC 28021

Property ID # (10 digits) 2663-78-1757 Property Size 5

Parcel # (5 digits) 88744 Deed Book(s) 2061 Page(s) 345

### **Part III**

Existing Zoning District R-R and R-SF Proposed Zoning District R-R

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

About 3 acres of the land is cleared and 2 are still wooded.

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

We would like to put a doublewide

**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.*

Joseph L. Woody  
Applicant

7-28-25  
Date



## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

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Date: 8/14/2025 Scale: 1 Inch = 300 Feet

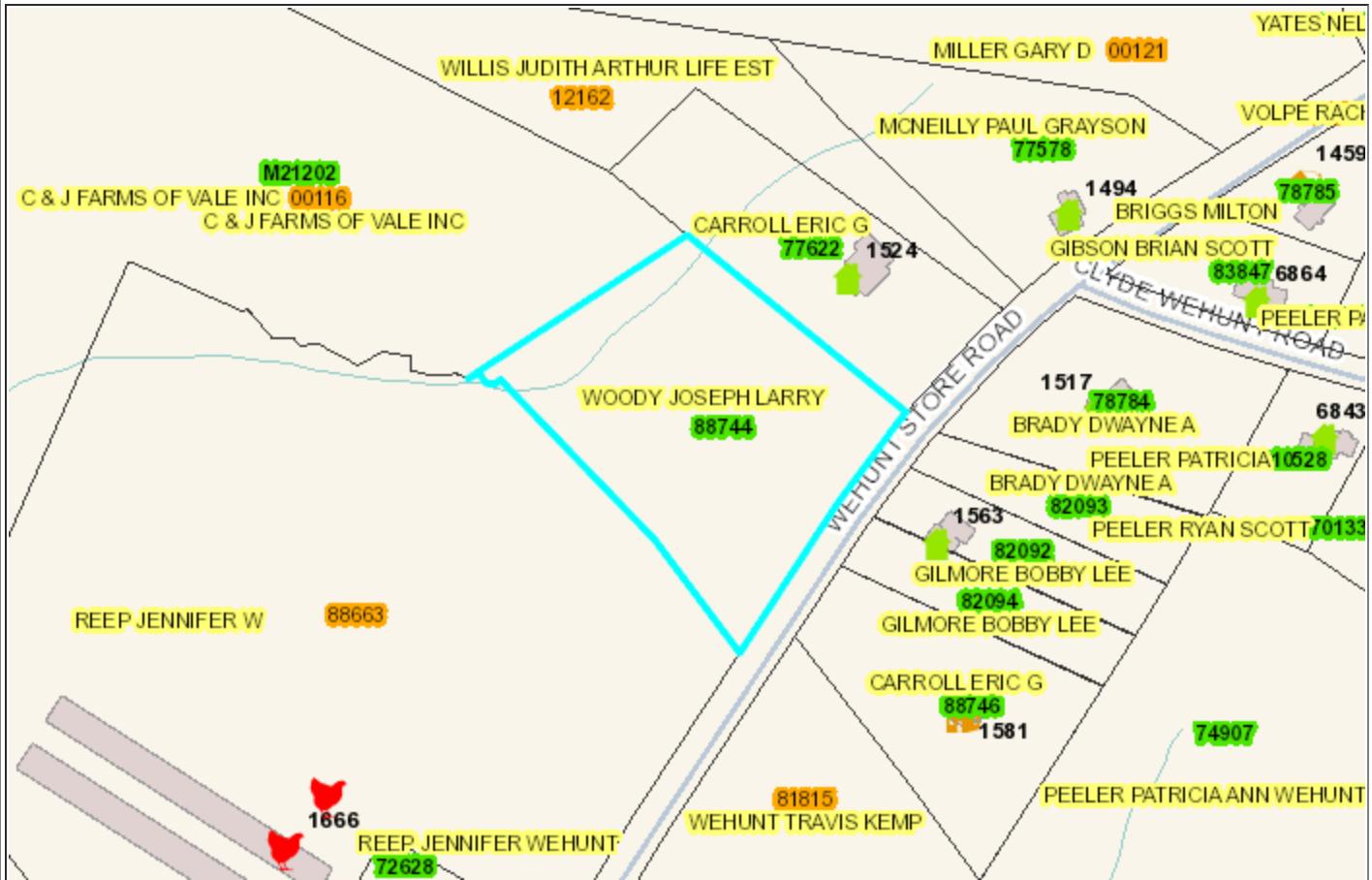
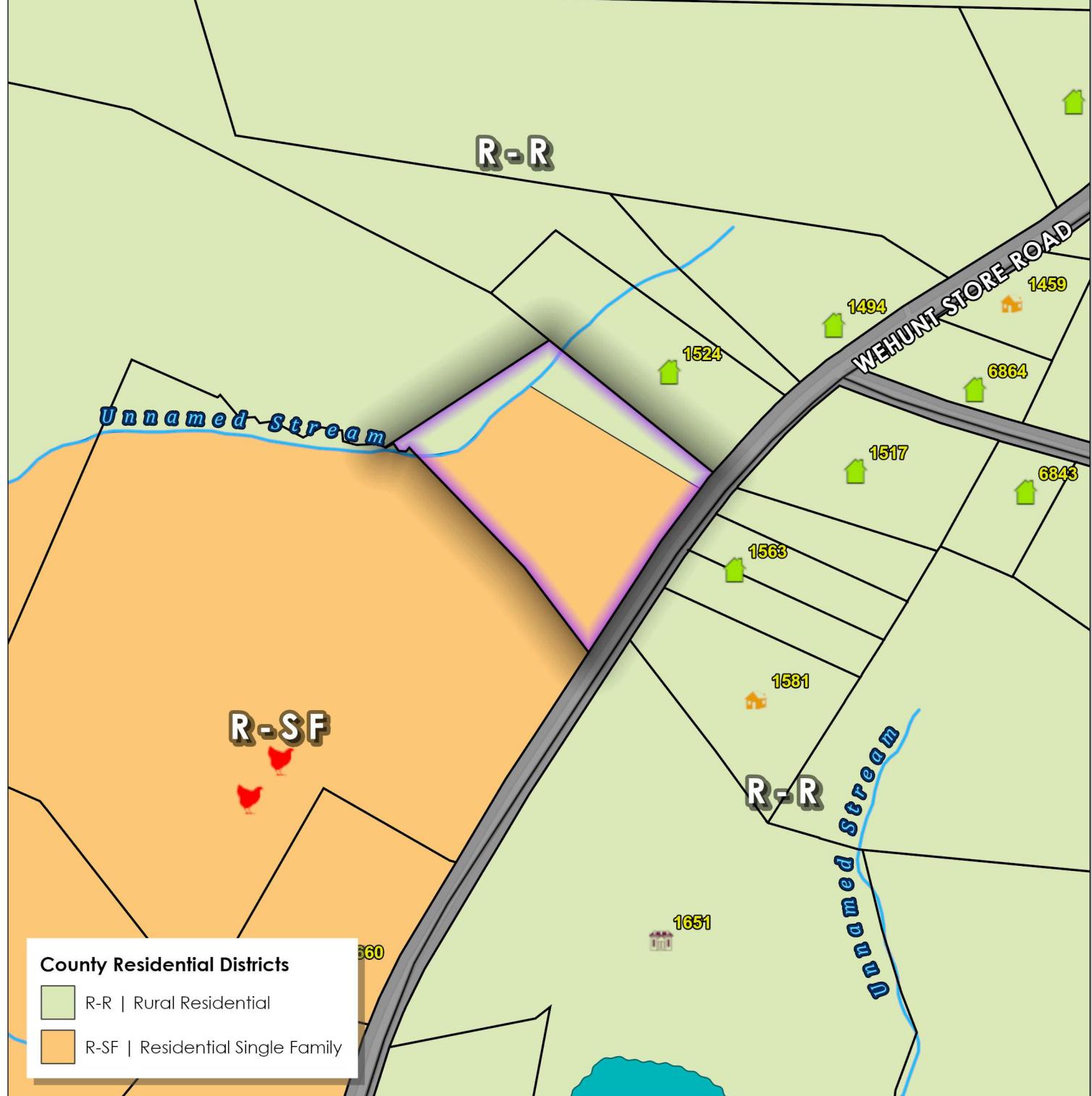


Photo Not Available

<b>Parcel ID</b>	88744	<b>Owner</b>	WOODY JOSEPH LARRY JOHNSON JAMIE MARIE AKA JAMIE WOODY
<b>Map</b>	2663	<b>Mailing</b>	939 LYNDSEY BROOK CT
<b>Account</b>	0172694	<b>Address</b>	LINCOLNTON, NC 28092-1733
<b>Deed</b>	3293 415	<b>Last Transaction Date</b>	12/06/2023
<b>Plat</b>		<b>Subdivision</b>	<b>Sale Price</b> \$75,000
<b>Land Value</b>	\$50,814	<b>Improvement Value</b>	<b>Lot</b>
<b>Previous Parcel</b>	00116		<b>Total Value</b> \$50,814
<b>-----All values for Tax Year 2025 -----</b>			
<b>Description</b>	PT OF WEHUNT LAND	<b>Deed Acres</b>	5.765
<b>Address</b>	FLAY RD	<b>Tax Acres</b>	5.002
<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	NORTH BROOK
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>
R-R		1.33	NB35
R-SF		3.67	5
<b>Watershed</b>		<b>Sewer District</b>	
5		5	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		070500	3024
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	

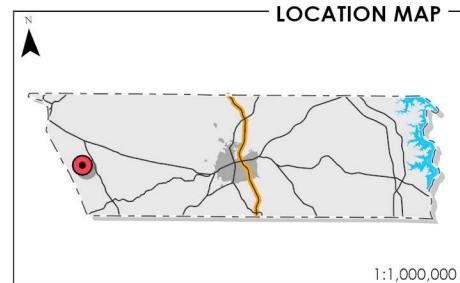


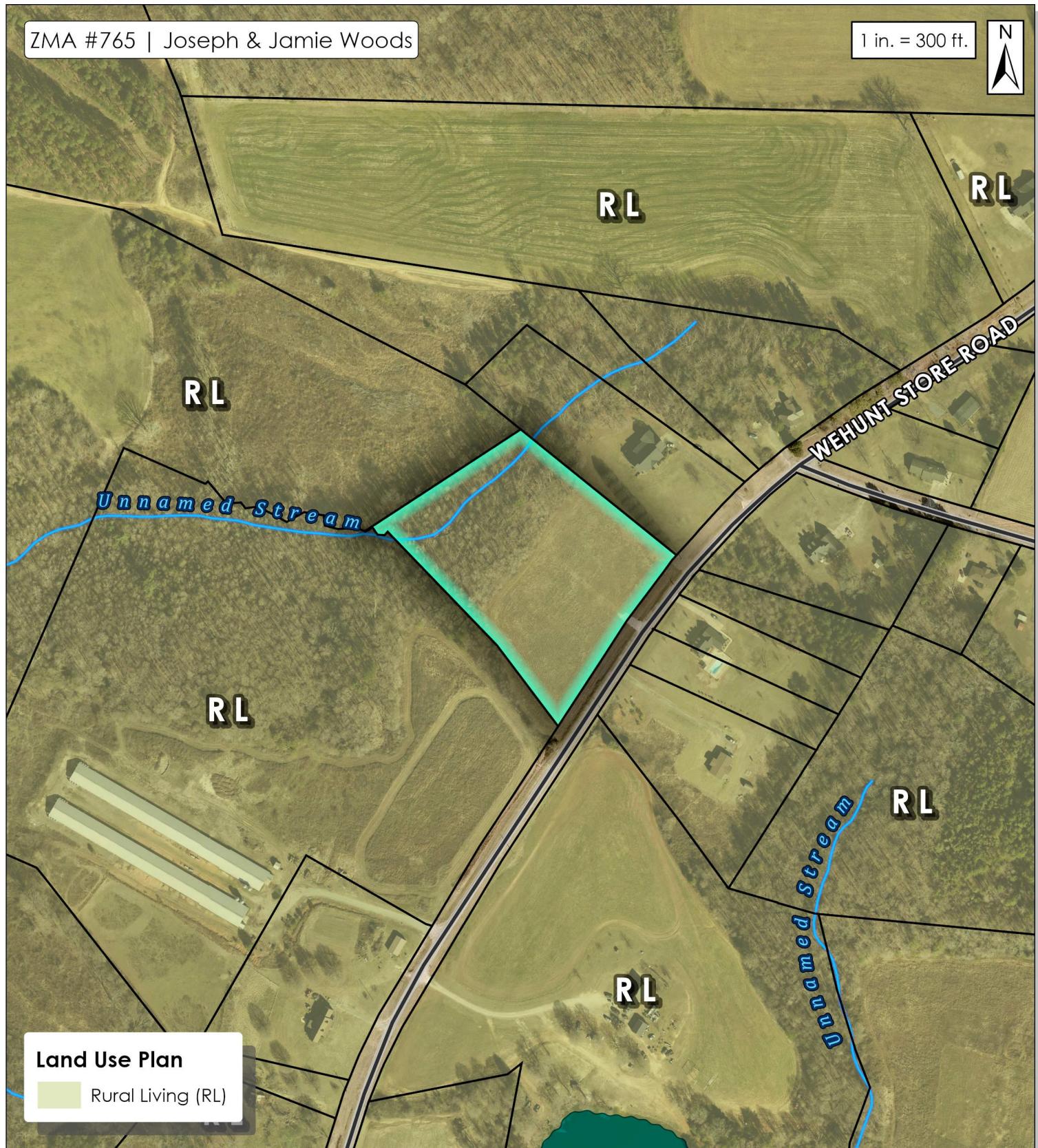
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

**Parcel ID # 88744**

- Property Location(s)

See Attached Application for Parcel Information



**Land Use Plan**

Rural Living (RL)

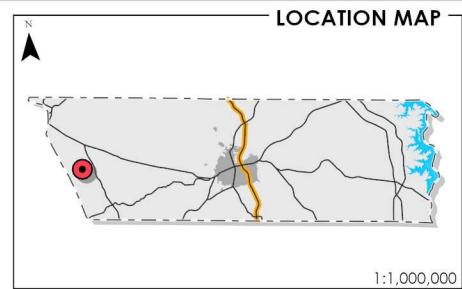


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