



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 Wehunt 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.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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

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 group (1-6)	
Child care center (6+)	Special Use Permit required
Family care home	
Nursing home	Special Use Permit required
Place of worship, seating capacity <500	
1000	
Public safety facility	
School, elementary and secondary	
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
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	
Recreational Fishing Lake	Special Use Permit required
Riding Stables	
Event Venue	Special Use Permit required

Commercial Uses

Agriculture (sales, processing)	Special Use Permit required
Agricultural supply/equipment sales	Special Use Permit required
Auctions, livestock or outdoor	Special Use Permit required
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

Other uses

Sawmill Only (no wood preservation)	Special Use Permit required
-------------------------------------	-----------------------------



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 dunker

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

7-25-25
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

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

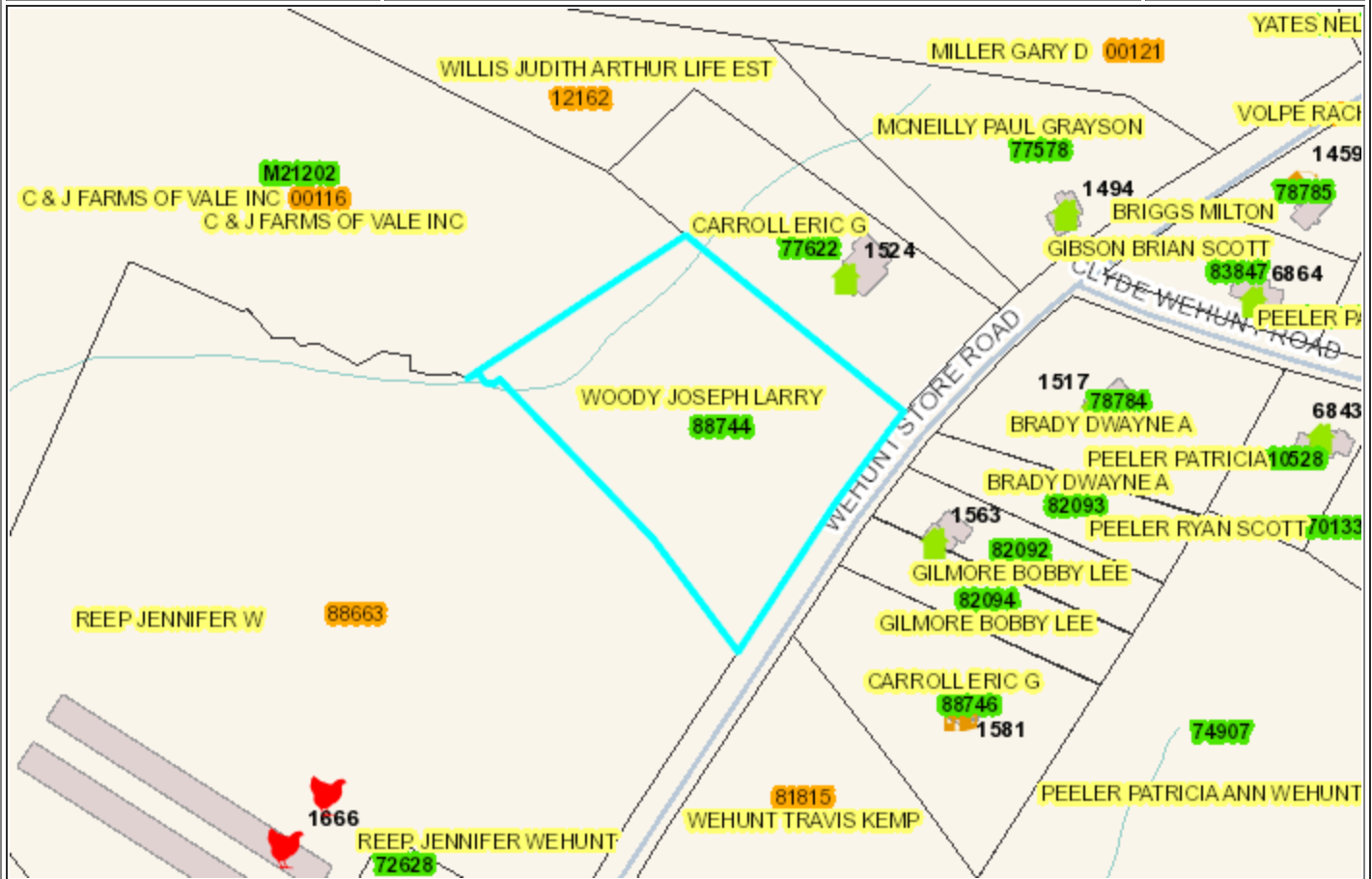


Photo Not
Available

Parcel ID	88744	Owner	WOODY JOSEPH LARRY JOHNSON JAMIE MARIE AKA JAMIE WOODY	
Map	2663	Mailing	939 LYNDESEY BROOK CT	
Account	0172694	Address	LINCOLNTON, NC 28092-1733	
Deed	3293 415	Last Transaction Date	12/06/2023	Sale Price \$75,000
Plat		Subdivision		Lot
Land Value	\$50,814	Improvement Value	\$0	Total Value \$50,814
Previous Parcel	00116			

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

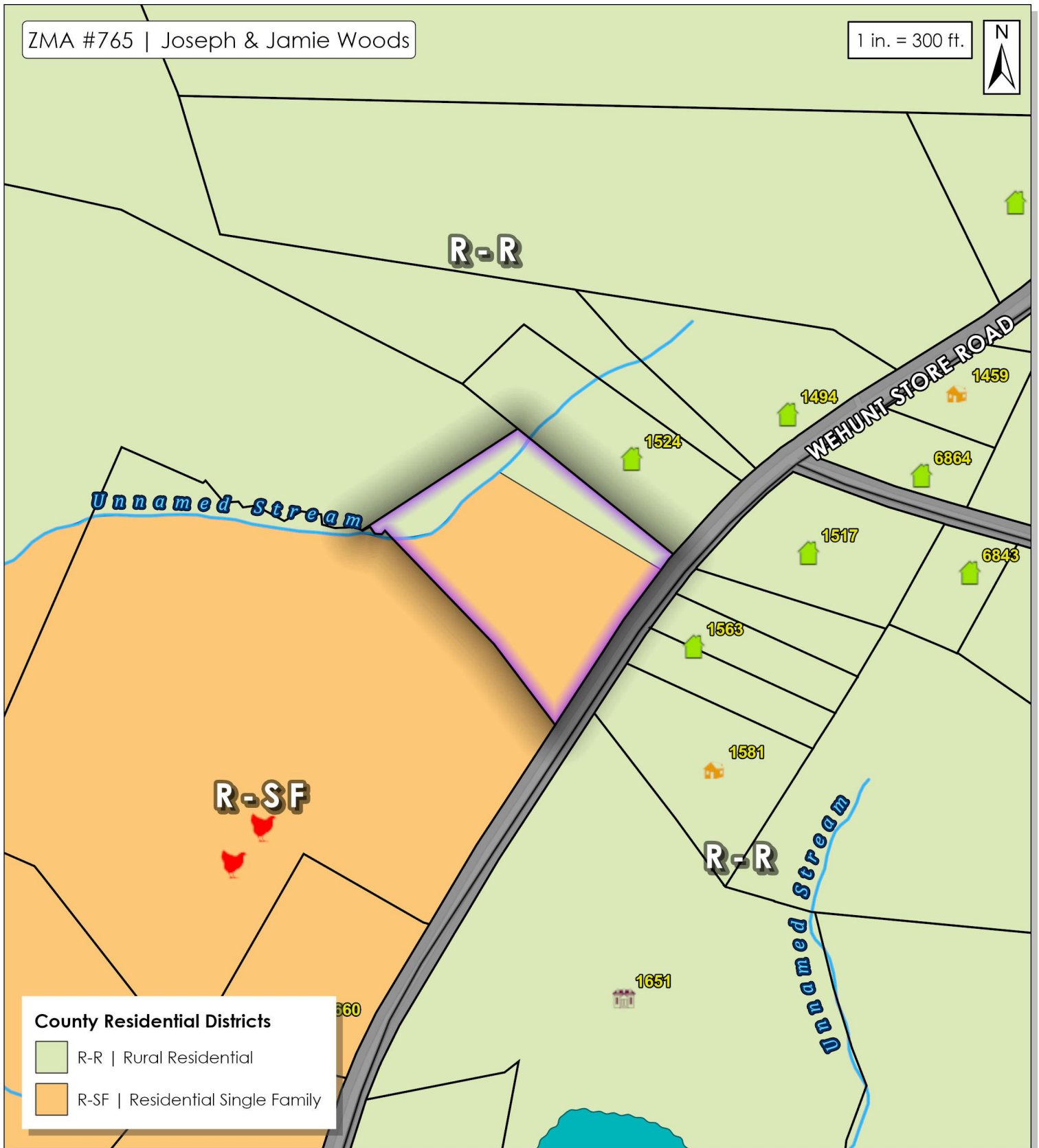
Description	PT OF WEHUNT LAND	Deed Acres	5.765
Address	FLAY RD	Tax Acres	5.002
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-R		1.33	NB35	5
R-SF		3.67		

Watershed	5	Sewer District	5
------------------	---	-----------------------	---

Census County	109	Tract	070500	Block	3024		5
----------------------	-----	--------------	--------	--------------	------	--	---

Flood		Zone Description		Panel	
--------------	--	-------------------------	--	--------------	--



County Residential Districts

-  R-R | Rural Residential
-  R-SF | Residential Single Family

Parcel ID # 88744

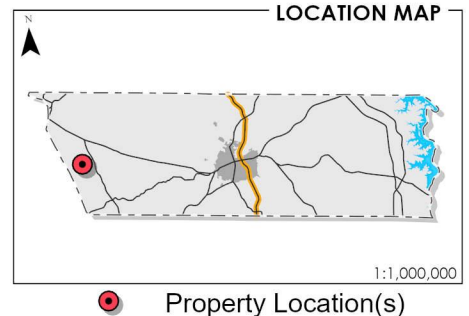
 - Property Location(s)

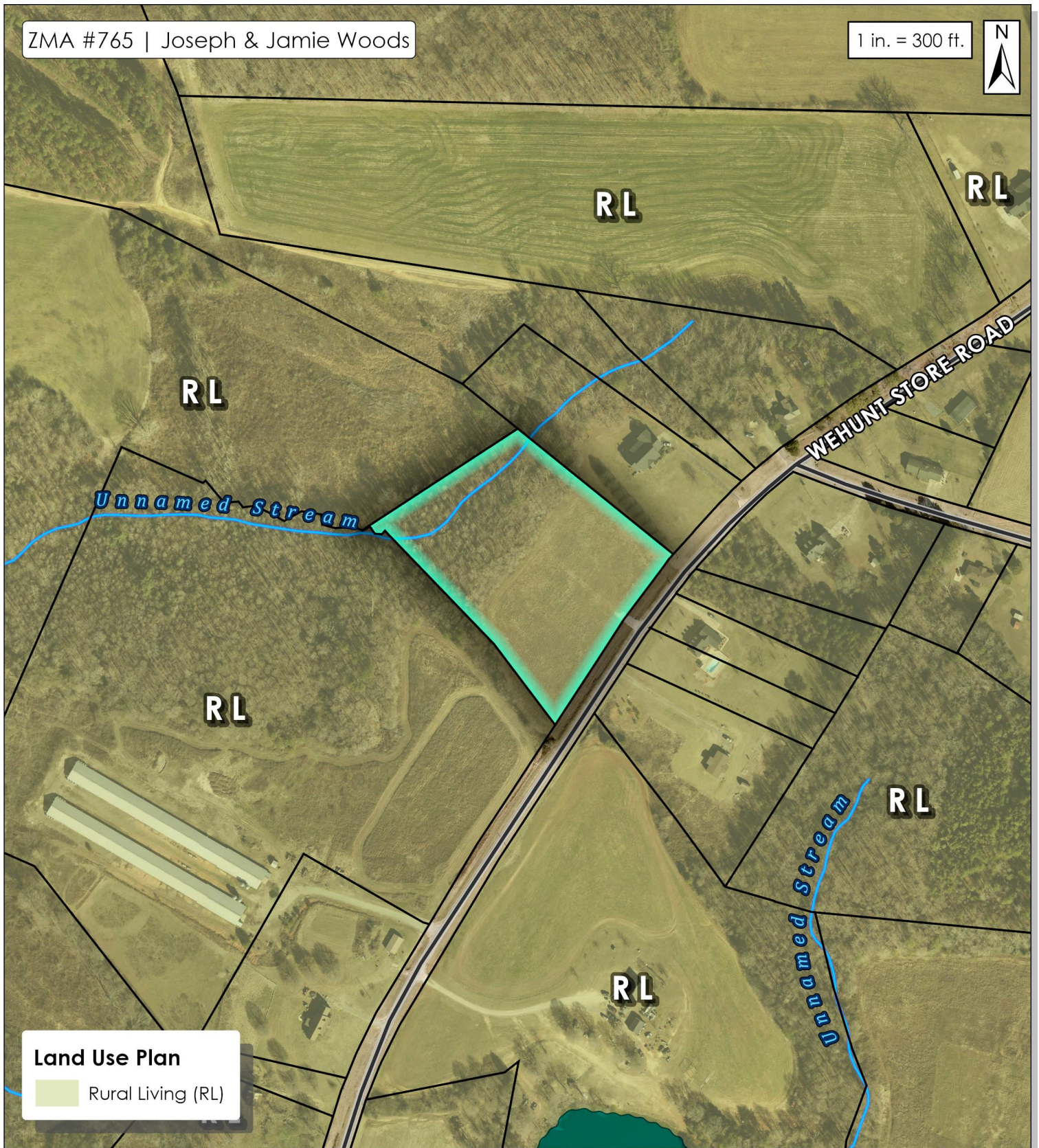
See Attached Application for Parcel Information



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

LOCATION MAP





Land Use Plan

 Rural Living (RL)

Parcel ID # 88744

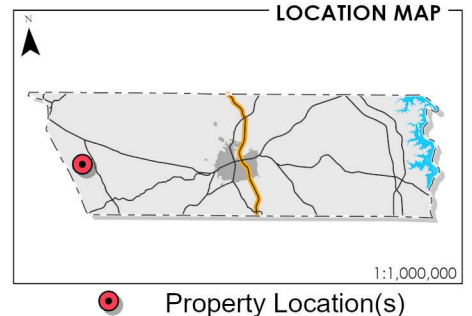
 - Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP



 Property Location(s)