



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: August 14, 2025

Re: ZMA #766  
William Gray Benton, applicant  
Parcel ID# 13317

*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 a 1.285-acre portion of a 13.81-acre parcel from R-S (Residential Suburban) to B-N (Neighborhood Business). A survey of the area proposed to be rezoned is included in this packet.

Site Area and Description

The subject property is located at 5016 Reepsville Road in Howards Creek Township. The property is adjoined on all sides by property zoned R-S (Residential Suburban). Land uses in this area include business, residential, agricultural, and civic 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.

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.

## Permitted Uses in R-S

### **Residential Uses**

Single-family detached	
Modular (CABO)	
Alley-loaded house	
Two-family house	
Townhouse	Special Use Permit required
Multi-family	Special Use Permit required
Boarding house	
Manufactured home, Class A	
Manufactured home, Class B	
Manufactured home, Class C	Special Use Permit required
Manufactured home, Class E	Special Use Permit required
Storage, private (on <2 ac.)	Special Use Permit required
Storage, private (on >2 ac.)	

### **Civic Uses**

Adult care home	Special Use Permit required
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	
Nursing home	Special Use Permit required
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

### **Other uses**

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

## **Permitted Uses in B-N**

### **Residential Uses**

Townhouse	Special Use Permit required
Upper-story residential	Special Use Permit required
<b>Civic Uses</b>	
Adult care home	Special Use Permit required
Civic club or community center	
College	Special Use Permit required
County facility	
Child care center, small group (1-6 )	
Child care center (6+)	
Family care home	
Hospital	
Museum (privately owned)	
Nursing home	Special Use Permit required
Place of worship, seating capacity <500	
Place of worship, seating capacity 500 to 1000	
Place of worship, seating capacity >1000	
State or federal facility not listed as S use	
Public safety facility	
School, elementary and secondary	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

### **Commercial Uses**

Artist studio, gallery	
Bank or financial institution	
Bed & breakfast	
Convenience store without fuel sales	
Farm stand	
Funeral home	
Gas station with convenience retail	Special Use Permit required
Kennel	Special Use Permit required
Microbrewery	
Microbrewery combined with restaurant	
Newspaper publisher	Special Use Permit required
Office, general	
Office, professional	
Office, medical	
Post office	
Restaurant, general	
Retail, neighborhood	
Retail, general	
Service, neighborhood	
Service, general	
Shooting range, indoor	Special Use Permit required
Vehicle service	Special Use Permit required
Veterinarian, animal hospital	

### **Recreational Uses**

Amusement Center - Indoor	
Amusement Center - Outdoor	Special Use Permit required
Amusement Center Indoor and Outdoor	Special Use Permit required
Fitness Gym	
Golf Course/Golf Club	
Outdoor Recreation Fields	
Public Recreation facilities and Parks	
Riding Stables	
Event Venue	Special Use Permit required



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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

Case No. **ZMA #766**

Applicant **William Gray Benton**

Parcel ID# **13317**

Location **5016 Reepsville Road**

Proposed amendment **Rezone a 1.285-acre portion of a 13.81-acre parcel from R-S (Residential Suburban) to B-N (Neighborhood Business)**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**The Rural Living community type in the Land Use Plan recommends commercial activity, such as the commercial uses permitted in the B-N district, be located in small nodes concentrated at rural crossroads. Although this property is close to a rural crossroads, it is located more than 1,000 feet from the intersection.**

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

**This property is located within 500 feet of a 23-acre school campus that spans both sides of Hoover Elmore Road at the intersection with Reepsville Road. A third corner of this same intersection is an undeveloped 1.85-acre parcel that is zoned B-N.**



## **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 William Gray Benton

Applicant Address 5016 Reepsville Rd, Vale NC 28168

Applicant Phone Number 828-666-2314

Property Owner's Name William Gray Benton, Janet Harkey Benton

Property Owner's Address 5016 Reepsville Rd, Vale NC 28168

Property Owner's Phone Number 828-666-2314

### **Part II**

Property Location 1.41 acre sub of 5016 Reepsville Rd proposed, see attached plat

Property ID # (10 digits) 2695-43-9597 Property Size 1.285 acre portion of parcel (see attached survey)

Parcel # (5 digits) 13317 Deed Book(s) 2804 Page(s) 658

### **Part III**

Existing Zoning District R-S Proposed Zoning District B-N

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

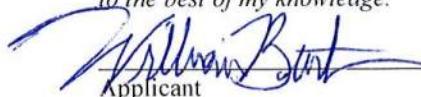
Open field w/ fruit trees around perimeter. One 800sq.ft greenhouse is on the proposed 1.285-acre lot

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

Propose construction of a 1260sq.ft farm store. Store will sell farm produce, baked goods, ice cream, coffee, and retail items commonly found in country stores (canned goods, etc.)

**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.*

   
Applicant

Date \_\_\_\_\_

**Certificate of Ownership and Dedication**

I/we do hereby certify that I/we are all the owners of fee simple title to the property shown and described hereon, which is located in the subdivision jurisdiction of Lincoln County and that I/we hereby adopt this plan of subdivision with my/our free consent and establish minimum lot size and building setback lines as noted.

\_\_\_\_\_  
Owner Date

**Certificate of Approval for Recording**

I hereby certify that the subdivision plat shown hereon has been found to comply with Article 5, Subdivision Standards of the Lincoln County Unified Development Ordinance and that this plat has been approved by Lincoln County on \_\_\_\_\_ for recordation in the Lincoln County Register of Deeds.

Subdivision Administrator Date

**Review Officer Certificate**

State of North Carolina  
County of Lincoln  
I, \_\_\_\_\_ Review Officer of Lincoln County certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date

**IN APPROVING THIS PLAT, LINCOLN COUNTY DOES NOT GUARANTEE THE SUITABILITY OF ANY LOT FOR THE PLACEMENT OF A SEPTIC SYSTEM**

LINE	BEARING	DISTANCE
L1	N 51°39'14" E	59.16'
L2	N 51°37'09" E	30.31'
L3	N 51°34'06" E	30.31'
L4	S 51°34'06" W	30.32'
L5	S 51°34'06" W	45.92'
L6	S 51°31'58" W	30.28'
L7	N 52°04'41" E	190.44'
L8	N 51°34'06" E	140.82'
L9	S 38°27'41" E	10.86'
L10	N 51°37'09" E	109.19'
L11	S 38°27'38" E	99.97'

©MAG NAIL

**LEGEND**  
 RCP REINFORCED CONCRETE PIPE  
 HDPE HIGH DENSITY PLASTIC  
 CMP CORRUGATED METAL PIPE  
 DB PG DEED BOOK & PAGE  
 MB PG MAP/PLAT BOOK & PAGE  
 R/W RIGHT OF WAY  
 AC ACRES  
 C/L CENTERLINE  
 OB OUTBUILDING  
 (T) TOTAL  
 AXLE  
 SURVEY SPIKE SET  
 CONCRETE MONUMENT  
 MAGNETIC/PK NAIL  
 IRON PIPE  
 COMPUTER POINT  
 UNMARKED CORNER IN TREE  
 REBAR FOUND  
 (UNLESS NOTED OTHERWISE)  
 GEODETIC MONUMENT  
 REBAR SET  
 STONE  
 UTILITY POLE  
 HVAC  
 WATER WELL  
 WATER VALVE

FIRM PANEL 2684  
MAP NUMBER 3710268400J  
EFFECTIVE DATE 8/16/2007  
PROPERTY LIES IN ZONE X

ZONING: R-S

SETBACKS (S.B.):  
ROAD YARD: 30'  
SIDE YARD: 10'  
REAR YARD: 40'

MIN. LOT SIZE: 32,670 SQ FT  
MIN. LOT WIDTH: 100'

**SURVEY NOTES:**

1. THIS PROPERTY IS SUBJECT TO THE MAINTENANCE OF ANY PUBLIC UTILITIES EVIDENT AND NOT EVIDENT AND TO ANY RIGHTS-OF-WAY, EASEMENTS, OR AGREEMENTS OF RECORD PRIOR TO OR AT THE DATE OF SURVEY.
2. THE CLIENT ACKNOWLEDGES THAT NO TITLE SEARCH OR OPINION OF TITLE OR OWNERSHIP IS IMPLIED OR CERTIFIED BY THE INFORMATION SHOWN ON THIS PLAT, AND THAT NO INVESTIGATION HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT DEVELOPMENT ORDINANCES.

**LINCOLN COUNTY, NORTH CAROLINA**  
 I, \_\_\_\_\_, A  
 NOTARY PUBLIC OF THE COUNTY AND STATE  
 AFORESAID CERTIFY  
 THAT  
 PERSONALLY CAME BEFORE ME THIS DAY  
 AND ACKNOWLEDGED THE EXECUTION OF  
 THE FOREGOING INSTRUMENT, WITNESS MY  
 HAND AND OFFICIAL STAMP OR SEAL THIS  
 day of \_\_\_\_\_, of \_\_\_\_\_.

**10' DRAINAGE AND UTILITY EASEMENT ALONG EACH LOT LINE.**

THIS PROPERTY IS LOCATED WITHIN THE BUFFER  
 OF A VOLUNTARY AGRICULTURAL DISTRICT

**Watershed Certificate**

The BENTON Minor subdivision, to the best of my knowledge, does not lie within a water supply watershed designated by the North Carolina Division of Environmental Management as appears on the Watershed Protection Map of Lincoln County.

Subdivision Administrator Date

**TOTAL ACREAGE BEING SUBDIVIDED: 13.001 AC**  
**TOTAL NUMBER OF NEW LOTS: 1**  
**TOTAL ACREAGE OF NEW LOTS: 1.410 AC**

A  
**MINOR SUBDIVISION**  
 for

*William Benton*

HOWARDS CREEK TOWNSHIP  
 LINCOLN COUNTY, NC  
 JUNE 18, 2025

**PROPERTY INFORMATION:**  
 PIN 2695439597  
 5016 REEPSVILLE RD  
 VALE, NC

**OWNER INFORMATION:**  
 WILLIAM G BENTON  
 JANET H BENTON  
 293 BUFFALO SHOALS RD  
 LINCOLNTON, NC

**PLAT NOTES:**

1. PLAT NORTH IS BASED ON NAD83(2011)
2. AREA COMPUTED USING COORDINATE METHOD
3. ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
4. ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE COMPASS RULE
5. PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN

**HELTON**

**SURVEYING & MAPPING PLLC**  
 (704) 634-9354

FIRM #P-2095  
 JACOB W. HELTON, PLS, CFS  
 JACOBH@HELTON.BIZ  
 203B ISLAND FORD RD  
 MAIDEN, NC 28650

**DEED AND PLAT REFERENCES:**  
 DB: 2804 PG: 658

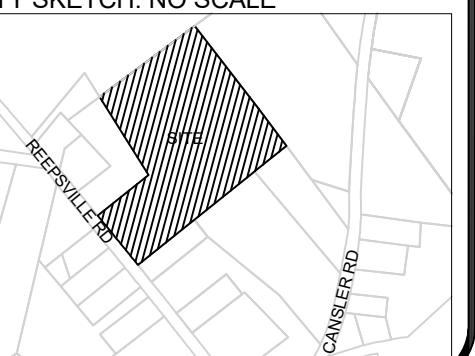
0 100 200  
 SCALE: 1" = 100'

**SURVEY:** MMA/DLC 6/17/25 **DRAWN:** KDO 6/18/25 **JOB:** W25129

**VICINITY SKETCH: NO SCALE**



JACOB W. HELTON, PLSS # L-5105



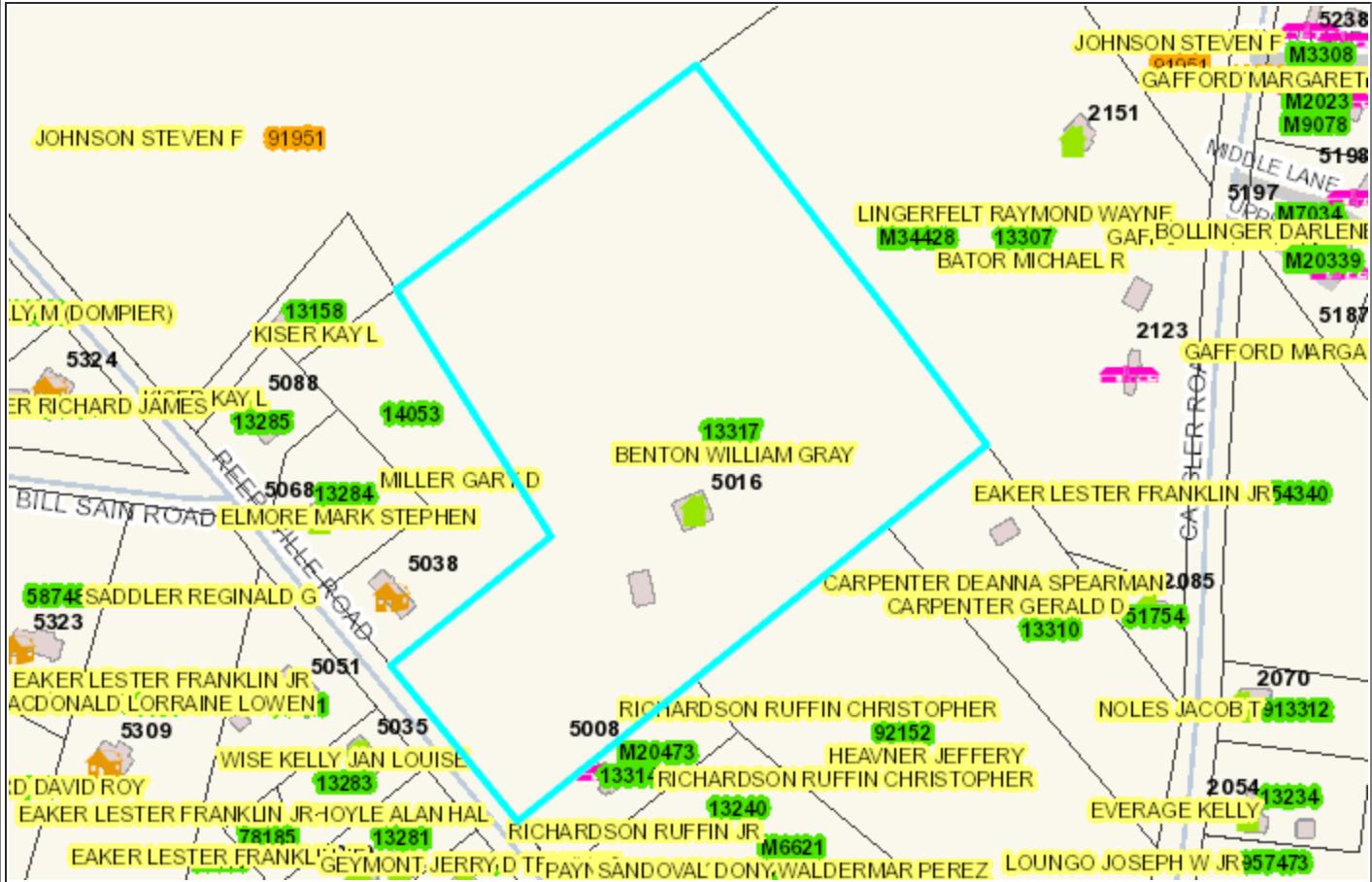
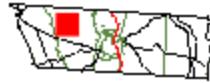


## Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

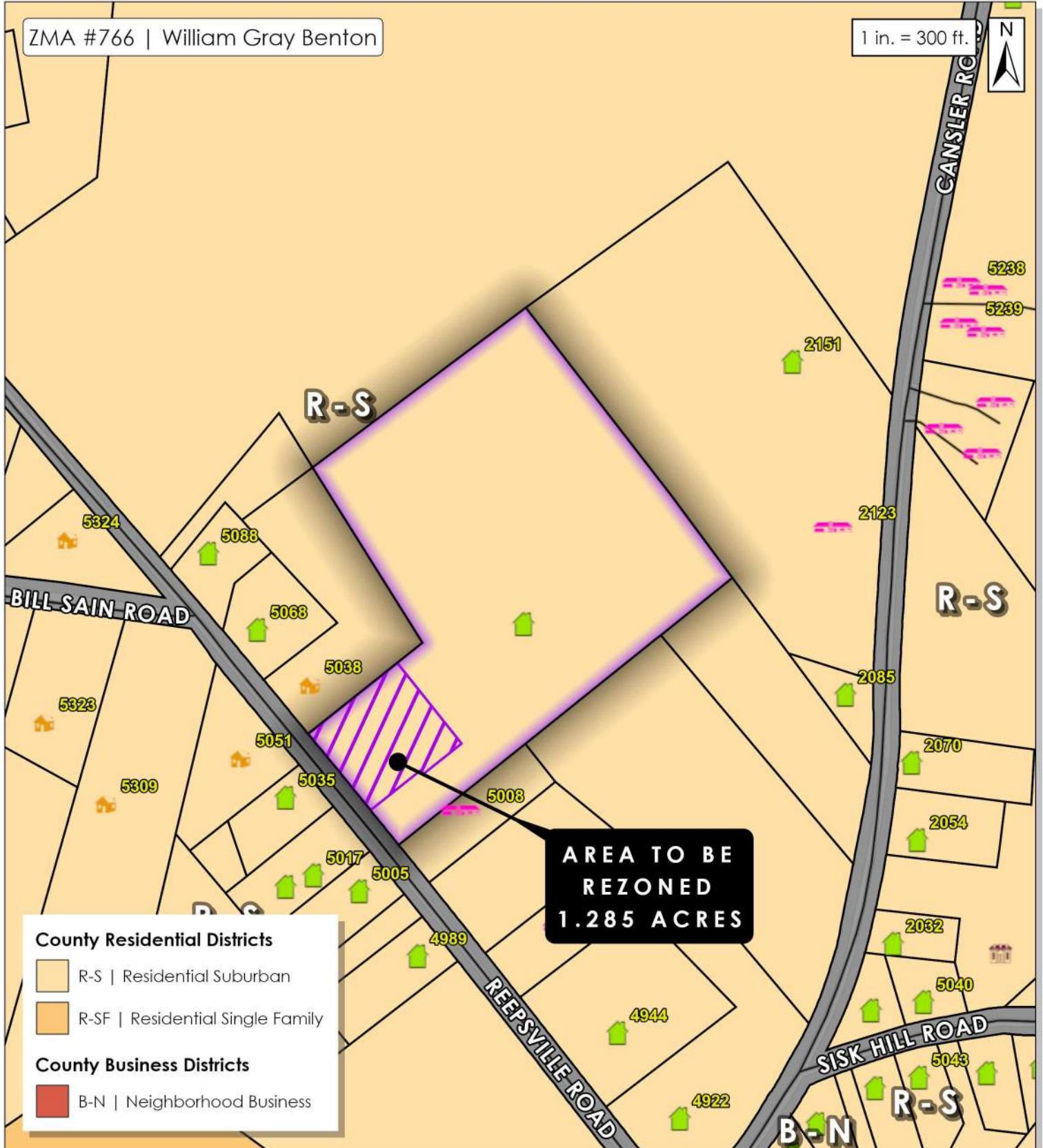
Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, 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



<b>Parcel ID</b>	13317	<b>Owner</b>	BENTON WILLIAM GRAY BENTON JANET HARKEY
<b>Map</b>	2695	<b>Mailing</b>	293 BUFFALO SHOALS RD
<b>Account</b>	0257418	<b>Address</b>	LINCOLNTON, NC 28092
<b>Deed</b>	2804 658	<b>Last Transaction Date</b>	03/22/2019
<b>Plat</b>		<b>Subdivision</b>	<b>Lot</b>
<b>Land Value</b>	\$116,552	<b>Improvement Value</b>	\$254,768
<b>Previous Parcel</b>			<b>Total Value</b> \$371,320
<b>-----All values for Tax Year 2025 -----</b>			
<b>Description</b>	P A HOOVER RD 1113		<b>Deed Acres</b> 13.55
<b>Address</b>	5016 REEPSVILLE RD		<b>Tax Acres</b> 13.811
<b>Township</b>	HOWARDS CREEK		<b>Tax/Fire District</b> UNION
<b>Main Improvement</b>	CUSTOM HOME		<b>Value</b> \$219,157
<b>Main Sq Feet</b>	1500	<b>Stories</b>	<b>Year Built</b> 2021
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> <b>Calc Acres</b>
R-S		13.81	DV08 13.81
<b>Watershed</b>		<b>Sewer District</b>	
13.81		13.81	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		070600	1038 13.81
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>
X	NO FLOOD HAZARD		3710268400 13.81





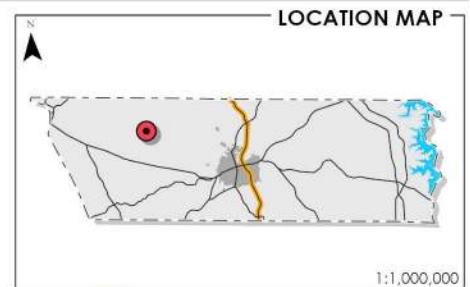
Parcel ID # 13317

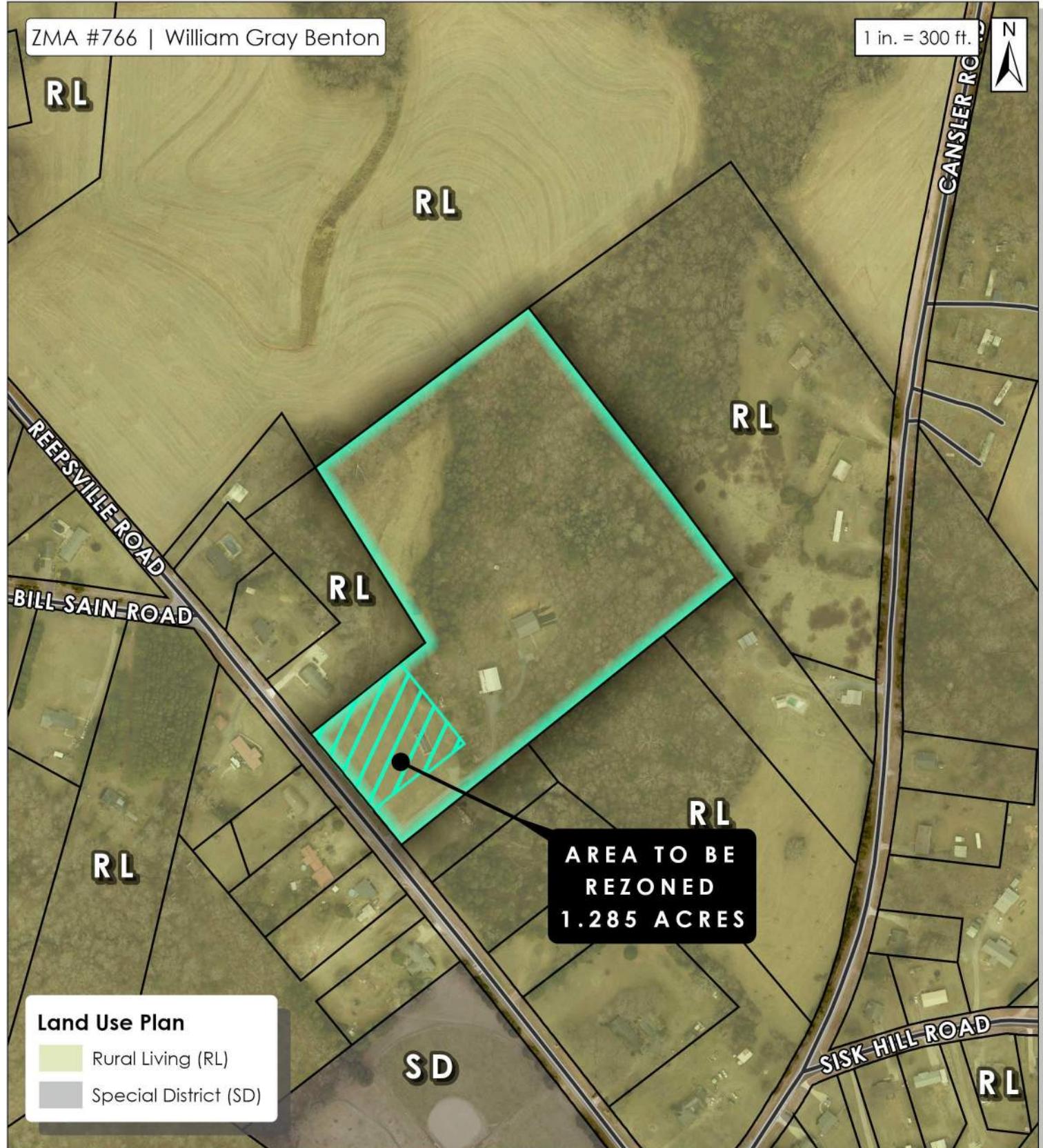
- Property Location(s)

See Attached Application for Parcel Information



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



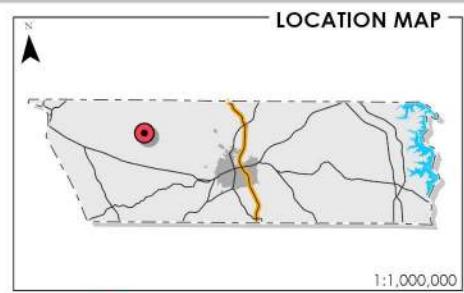


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 13317

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)