



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
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Permitted Uses in B-N

Residential Uses

Townhouse	Special Use Permit required
Upper-story residential	Special Use Permit required

Civic Uses

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

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

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	



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 portion 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.

William Gray Benton Janet Benton
Applicant

Date

Certificate of Ownership and Dedication

I/We do hereby certify that I/we are all of 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

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

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'

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:

- 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.
- 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.
- THE CLIENT ACKNOWLEDGES THAT THIS PROPERTY MAY BE SUBJECT TO THE DEVELOPMENT RESTRICTIONS AS DESCRIBED IN THE CURRENT DEVELOPMENT ORDINANCES.

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
COMPUTED POINT
UNMARKED CORNER IN TREE
REBAR FOUND (UNLESS NOTED OTHERWISE)
GEODETIC MONUMENT
REBAR SET
STONE
UTILITY POLE
HVAC
WATER WELL
WATER VALVE

BOUNDARY LINE (AS SURVEYED)
TIE LINE (NO SCALE)
RIDGE
FENCE
EDGE OF GRAVEL
CURB & GUTTER
BOUNDARY LINE (BY REFERENCE)
RIGHT-OF-WAY LINE
EASEMENT LINE
TIE LINE
OVERHEAD POWER LINE
BRANCH / CREEK
FENCE

SEE PLAT NOTES

CHICKEN
COOP & RUN

CVRD PATIO
1 STORY SFH
METAL FRAME
ON MONOSLAB
CVRD PATIO

CABLE PEDESTAL

SHED

SHED

WEED HOUSE

GREENHOUSE

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

SHED

NORTH CAROLINA
PROFESSIONAL
SEAL
L-5105
LAND SURVEYOR
JACOB W. HELTON

I, JACOB W. HELTON, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2804 PAGE 658); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE LISTED REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18TH DAY OF JUNE, 2025.

I ALSO CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

- X A. THAT THIS PLAT IS A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
B. THAT THIS PLAT IS A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
C. THAT THIS PLAT IS OF AN EXISTING PARCEL(S) OF LAND;
D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINING IN A THROUGH D ABOVE

JACOB HELTON, PLS # L-5105

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:

- PLAT NORTH IS BASED ON NAD83(2011)
- AREA COMPUTED USING COORDINATE METHOD
- ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
- ANY TRAVERSE ADJUSTMENTS WERE PERFORMED USING THE COMPASS RULE
- 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



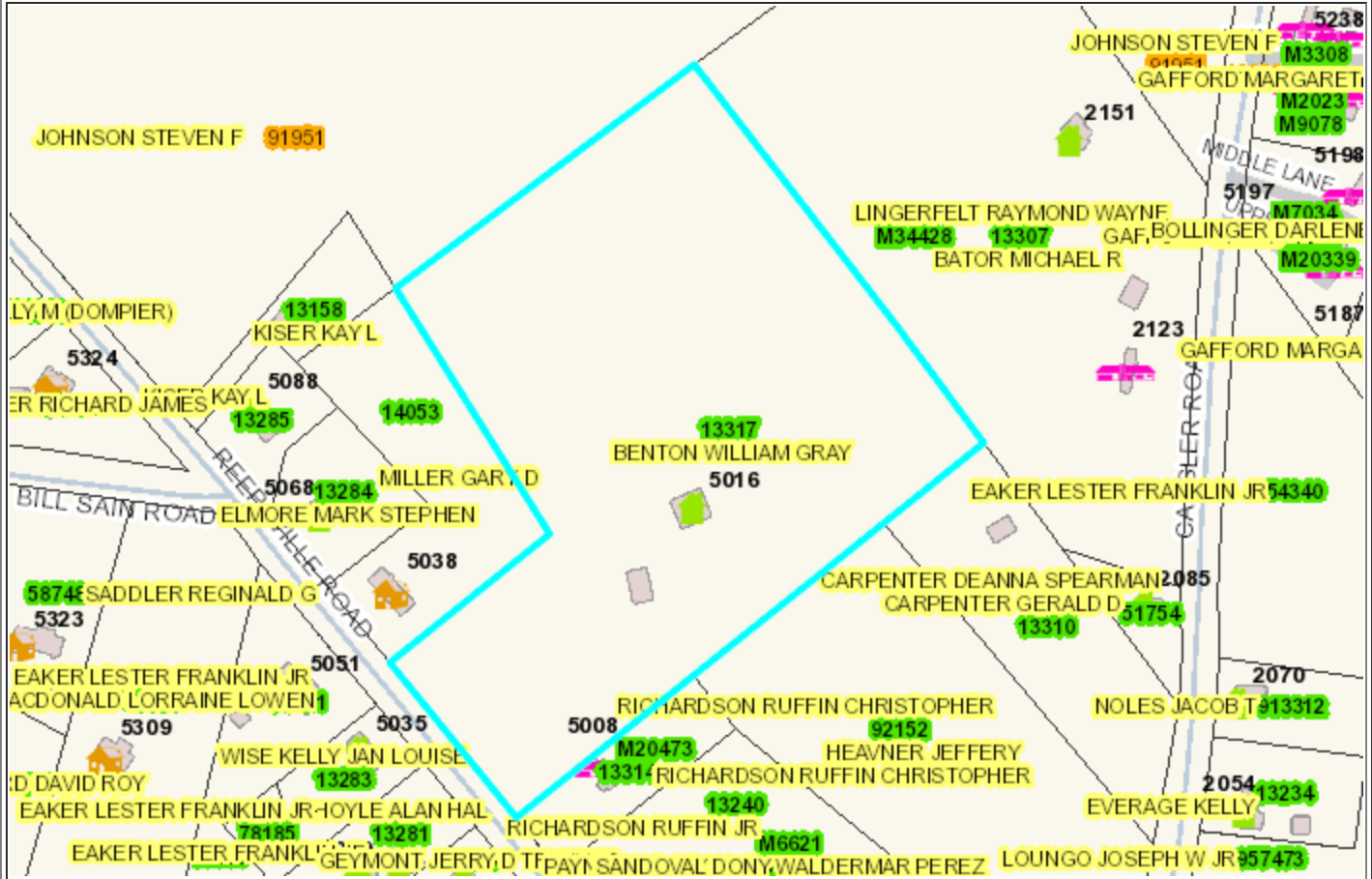


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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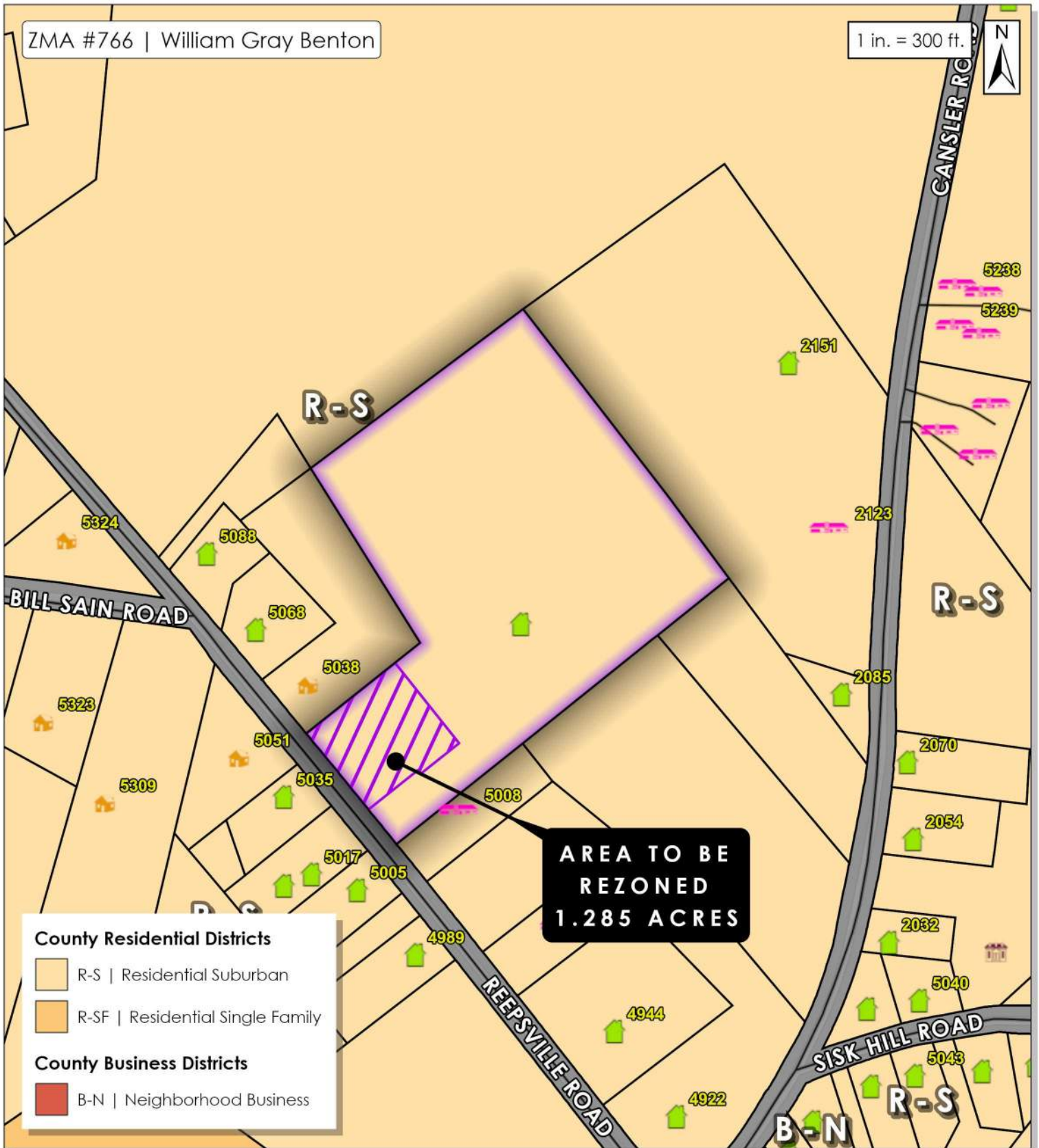
Date: 8/14/2025 Scale: 1 Inch = 300 Feet





Parcel ID	13317	Owner	BENTON WILLIAM GRAY BENTON JANET HARKEY
Map	2695	Mailing	293 BUFFALO SHOALS RD
Account	0257418	Address	LINCOLNTON, NC 28092
Deed	2804 658	Last Transaction Date	03/22/2019
Plat		Subdivision	
Land Value	\$116,552	Improvement Value	\$254,768
Previous Parcel		Total Value	\$371,320

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

Description	P A HOOVER RD 1113	Deed Acres	13.55
Address	5016 REEPSVILLE RD	Tax Acres	13.811
Township	HOWARDS CREEK	Tax/Fire District	UNION
Main Improvement	CUSTOM HOME	Value	\$219,157
Main Sq Feet	1500	Stories	1
		Year Built	2021
Zoning District	Conditional Use	Calc Acres	
R-S		13.81	
Watershed		Sewer District	
	13.81		13.81
Census County		Tract	
109		070600	
		Block	
		1038	13.81
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710268400	13.81



County Residential Districts

-  R-S | Residential Suburban
-  R-SF | Residential Single Family

County Business Districts

-  B-N | Neighborhood Business

Parcel ID # 13317

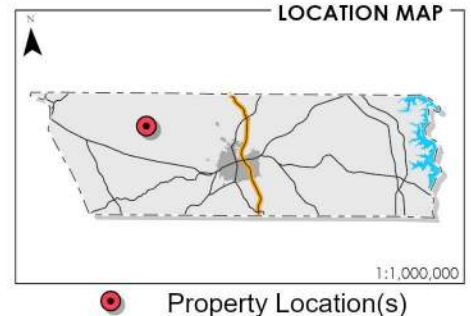
 - Property Location(s)

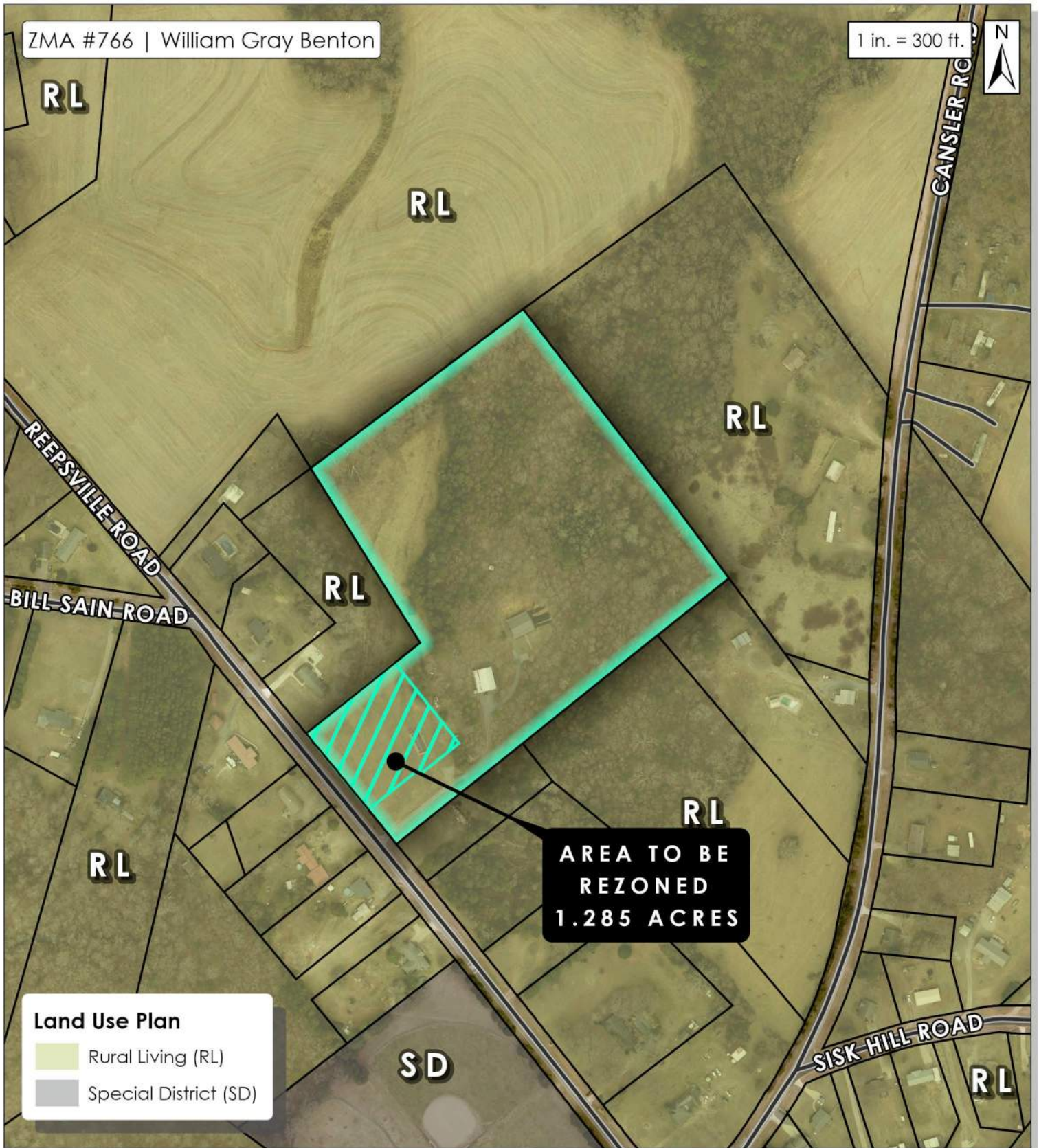
See Attached Application for Parcel Information



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

LOCATION MAP





Land Use Plan

-  Rural Living (RL)
-  Special District (SD)

Parcel ID # 13317

 - Property Location(s)

See Attached Application for Parcel Information



Lincoln County
Planning & Inspections
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3rd Floor
Lincolnton, NC 28092

LOCATION MAP

