



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: September 12, 2025

Re: ZMA #768
Pierce Real Estate Holdings, LLC, applicant
Parcel ID# 108473

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 6, 2025.

Request

The applicant is requesting the rezoning of a 2.0-acre parcel from I-G (Industrial General) to B-N (Neighborhood Business).

Site Area and Description

The subject property is located on the north side of Natalie Commons Drive about 1,500 feet west of N.C. 16 Business in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned I-G (Industrial General) and PD-R (Planned Development-Residential). 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.



PLANNING & INSPECTIONS DEPARTMENT

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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 ELDD I-G

Civic Uses

Bus terminal, public	Special Use Permit required
Civic club or community center	Special Use Permit required
County facility	
Child care center (6+)	Special Use Permit required
Child care center (6+) as accessory use	
State or federal facility not listed as S use	
Public safety facility	
Solar farm	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

Adult establishment	Special Use Permit required
Agricultural supply/equipment sales	Special Use Permit required
Cabinet shop	Special Use Permit required
Catering, food	Special Use Permit required
Contractor's office	Special Use Permit required
Contractor's yard	Special Use Permit required
Convenience store without fuel sales	Special Use Permit required**
Farm stand	Special Use Permit required
Flea market	Special Use Permit required
Florist, wholesale	Special Use Permit required
Gas station with convenience retail	Special Use Permit required
Kennel	Special Use Permit required
Newspaper publisher	
Office, general	
Office, professional	
Office, medical	
Photo finishing laboratory	Special Use Permit required
Post office	
Postal/parcel processing	Special Use Permit required
Self-storage facility	Special Use Permit required
Service, general	Special Use Permit required**
Vehicle repair	Special Use Permit required
Vehicle sales	Special Use Permit required
Vehicle service	Special Use Permit required
Vending supply	Special Use Permit required

**when located within 100' of a residential zoning district

continued on next page

Permitted Uses in ELDD I-G

Industrial Uses (2022 NAICS Classifications)

Mining, oil, and gas extraction

2111 Oil and gas extraction	Special Use Permit required
2121 Coal mining	Special Use Permit required
2122 Metal ore mining	Special Use Permit required
2123 Nonmetallic mineral mining	Special Use Permit required
2124 Support activities for mining	Special Use Permit required

Manufacturing

3113 Sugar and confectionery product	
3114 Fruit and vegetable preserving, etc.	
3115 Dairy product	
3118 Bakeries and tortilla	
3119 Other food	Special Use Permit required
3121 Beverage	
3122 Tobacco	Special Use Permit required
3131 Fiber, yarn and thread	
3132 Fabric	
3133 Textile and fabric finishing	Special Use Permit required
3141 Textile furnishings	
3149 Other textile product	
3151 Apparel knitting	
3152 Cut and sew apparel	
3159 Apparel accessories, other apparel	
3162 Footwear	
3169 Other leather and allied product	
3211 Sawmills and wood preservation	Special Use Permit required
3212 Veneer, plywood, etc.	Special Use Permit required
3219 Other wood product	Special Use Permit required
3222 Converted paper product	Special Use Permit required
3231 Printing, related support activities	
3251 Basic chemical	Special Use Permit required
3252 Resin, synthetic rubber, etc.	Special Use Permit required
3254 Pharmaceutical and medicine	
3255 Paint, coating and adhesive	Special Use Permit required
3256 Soap, cleaning compound, etc.	Special Use Permit required
3259 Other chemical product	Special Use Permit required

Manufacturing (continued)

3261 Plastics product	Special Use Permit required
3262 Rubber product	Special Use Permit required
3271 Clay product and refractory	Special Use Permit required
3272 Glass and glass product	Special Use Permit required
3273 Cement and concrete product	Special Use Permit required
3279 Other nonmetallic mineral product	Special Use Permit required
3312 Steel product manufacturing	
3313 Alumina and aluminum production	Special Use Permit required
3314 Other nonferrous metal production	Special Use Permit required
3322 Cutlery and handtool	
3323 Architectural and structural metals	Special Use Permit required
3325 Hardware manufacturing	
3326 Spring and wire product	
3327 Machine shops; turned product	
3328 Coating, engraving, heat treating	Special Use Permit required
3329 Other fabricated metal product	Special Use Permit required
3331 Agriculture, construction machinery	Special Use Permit required
3332 Industrial machinery	Special Use Permit required
3333 Commercial and service machinery	
3334 HVAC and commercial refrigeration	
3335 Metalworking machinery	
3336 Engine, turbine equipment	Special Use Permit required
3339 Other general purpose machinery	Special Use Permit required
3341 Computer and peripheral equipment	
3342 Communications equipment	
3343 Audio and video equipment	
3344 Semiconductor, other component	Special Use Permit required
3345 Measuring and control instruments	
3346 Magnetic and optical media	
3351 Electric lighting equipment	
3352 Household appliances	
3353 Electrical equipment	Special Use Permit required
3359 Other electrical component	Special Use Permit required
3361 Motor vehicle manufacturing	Special Use Permit required
3362 Motor vehicle body and trailer	Special Use Permit required

continued on next page

Permitted Uses in ELDD I-G

Manufacturing (continued)

3363 Motor vehicle parts	
3364 Aerospace product and parts	Special Use Permit required
3366 Ship and boat building	Special Use Permit required
3369 Other transportation equipment	Special Use Permit required
3371 Household and institutional furniture	
3372 Office furniture (including fixtures)	
3379 Other furniture-related product	Special Use Permit required
3391 Medical equipment and supplies	
3399 Other miscellaneous manufacturing	Special Use Permit required

Wholesale trade

4231 Motor vehicle, parts and supplies	
4232 Furniture and home furnishing	
4233 Lumber, construction materials	
4234 Profession, commercial equipment	
4235 Metal and mineral	
4236 Electrical and electronic goods	
4237 Hardware, plumbing and heating	
4238 Machinery, equipment and supplies	
4239 Miscellaneous durable goods	
4241 Paper and paper product	
4242 Drugs and druggists sundries	
4243 Apparel, piece goods and notions	
4244 Grocery and related product	
4245 Farm product raw material	
4246 Chemical and allied products	Special Use Permit required
4247 Petroleum, petroleum products	Special Use Permit required
4248 Alcoholic beverage	
4249 Miscellaneous nondurable goods	
4251 Wholesale electronic markets	

Transportation and warehousing

4841 General freight trucking	
4842 Specialized freight trucking	Special Use Permit required
4855 Charter bus	
4931 Warehousing and storage	

Other uses

Building material sales, lumberyards	Special Use Permit required
Crematorium	Special Use Permit required
Data center	
Process of Dry cleaning and laundry plants	Special Use Permit required
Laboratories	Special Use Permit required
Motor sports/team racing	
Product distributing plant	Special Use Permit required
Repair and servicing of machinery, equipment or products	
Retail sales as an accessory use to a manufacturing or distribution plant	
Research and development	Special Use Permit required
Sawmill Only (no wood preservation)	
Supply houses	Special Use Permit required

Permitted Uses in ELDD 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	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
Family care home	
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
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	Special Use Permit required
Outdoor Recreation Fields	Special Use Permit required
Public Recreation facilities and Parks	
Event Venue	Special Use Permit required

Commercial Uses

Artist studio, gallery	Special Use Permit required
Bank or financial institution	
Bed & breakfast	Special Use Permit required
Convenience store without fuel sales	Special Use Permit required**
Farm stand	Special Use Permit required
Funeral home	Special Use Permit required**
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	Special Use Permit required**
Retail, neighborhood	
Retail, general	Special Use Permit required**
Service, neighborhood	Special Use Permit required
Service, general	Special Use Permit required**
Shooting range, indoor	Special Use Permit required
Vehicle service	Special Use Permit required
Veterinarian, animal hospital	Special Use Permit required**

**when located within 100' of a residential zoning district



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

Case No. **ZMA #768**
Applicant **Pierce Real Estate Holdings, LLC**
Parcel ID# **108473**
Location **north side of Natalie Commons Drive about 1,500 feet west of N.C. 16**
Business
Proposed amendment **Rezone a 2.0-acre parcel from I-G (Industrial General) to B-N (Neighborhood 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 Center, 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. The uses in the proposed B-N district are consistent with the recommended uses in the Suburban Commercial Center community type.

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

The uses permitted in the B-N district would provide a better transition between the existing nonresidential development and residential development along Natalie Commons Drive than the uses permitted in the I-G 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 Pierce Real Estate Holdings, LLC (Andrew Pierce and Shannon Pierce)

Applicant Address 7777 Rock Meadows Trail Ct.

Applicant Phone Number 7045076694

Property Owner's Name Pierce Real Estate Holdings, LLC (Andrew Pierce and Shannon Pierce)

Property Owner's Address 7777 Rock Meadows Trail Ct.

Property Owner's Phone Number 7045076694

Part II

Property Location Natalie Commons Drive

Property ID # (10 digits) 4603466453

Property Size 2 Acres

Parcel # (5 digits) 108473

Deed Book(s) 3232 Page(s) 105

Part III

Existing Zoning District IG Proposed Zoning District BN

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

Property is currently a vacant, unimproved lot.

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

We would like to rezone it to match adjacent property zoning and to bring the property in alignment with the Lincoln County future land use plan.

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.

Andrew Pierce

Applicant

Shannon Pierce

08/20/25

Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 9/12/2025 Scale: 1 Inch = 200 Feet

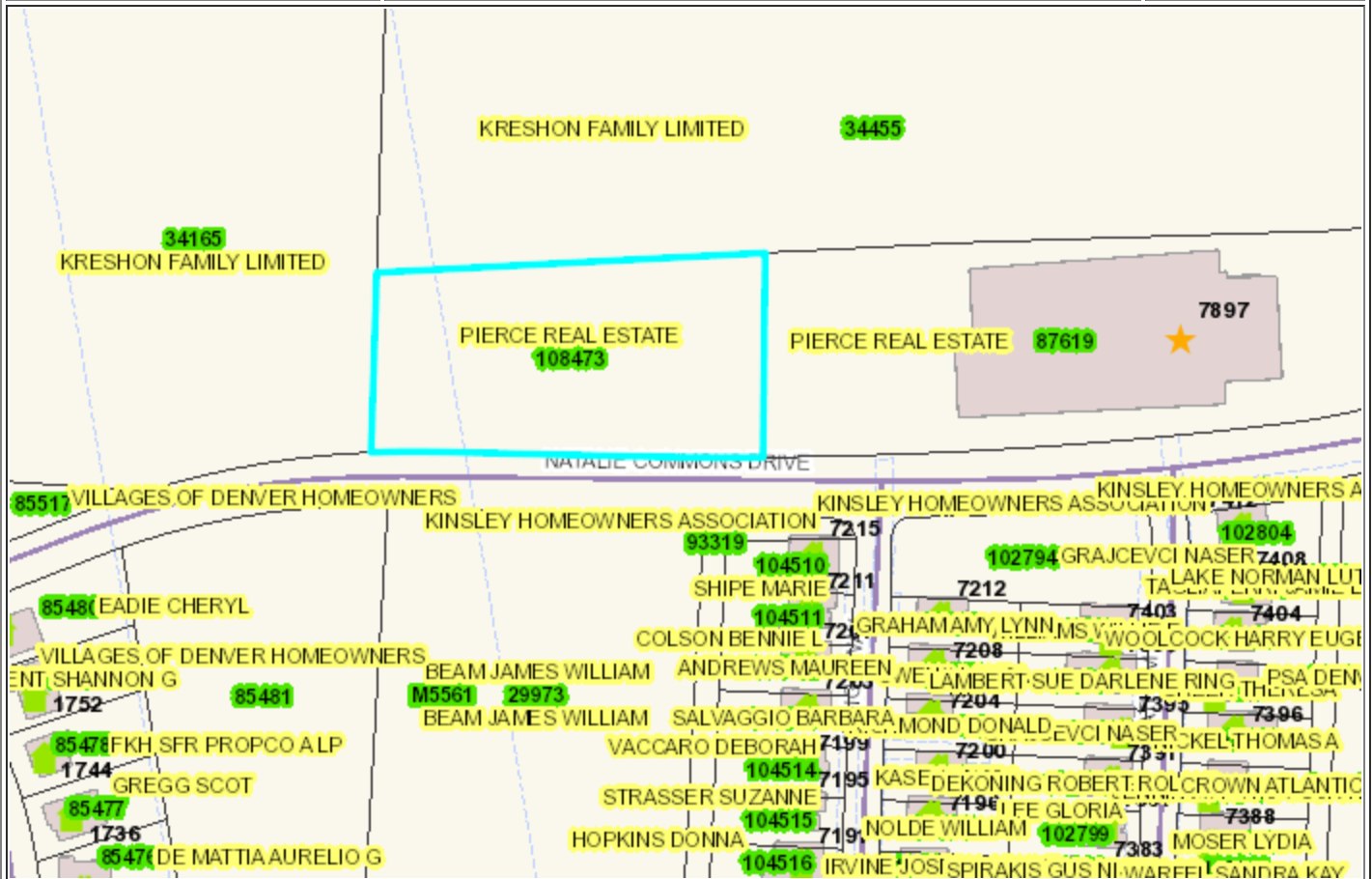
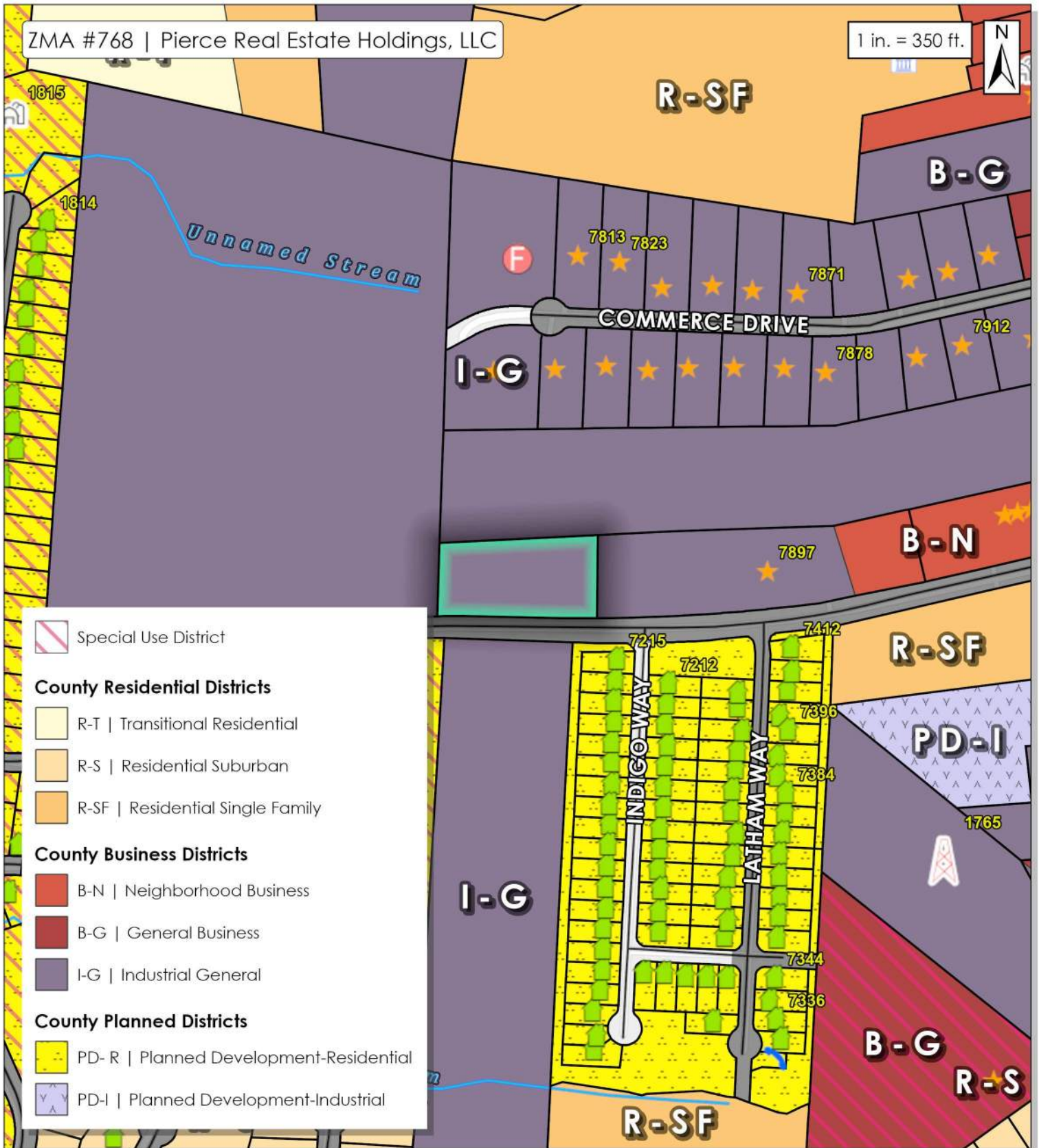


Photo Not Available

Parcel ID	108473	Owner	PIERCE REAL ESTATE HOLDINGS LLC		
Map	4603	Mailing	7777 ROCK MEADOWS TRAIL COURT		
Account	0295871	Address	DENVER, NC 28037-6507		
Deed	3232 105	Last Transaction Date	05/07/2025	Sale Price	\$0
Plat	28 33	Subdivision	PIERCE REAL ESTATE HOLDINGS LLC	Lot	2
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress
Previous Parcel	87619				
-----All values for Tax Year 2025 -----					
Description	2 PIERCE REAL ESTATE			Deed Acres	2
Address	NATALIE COMMONS DR			Tax Acres	2
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN	
Main Improvement				Value	
Main Sq Feet			Stories	Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres		
I-G		2	WP32	2	
Watershed			Sewer District		
	2			2	



Special Use District

County Residential Districts

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

County Business Districts

- B-N | Neighborhood Business
- B-G | General Business
- I-G | Industrial General

County Planned Districts

- PD-R | Planned Development-Residential
- PD-I | Planned Development-Industrial



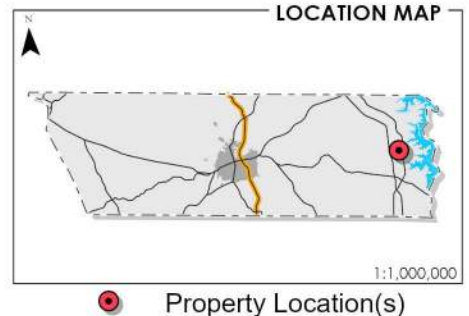
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 108473

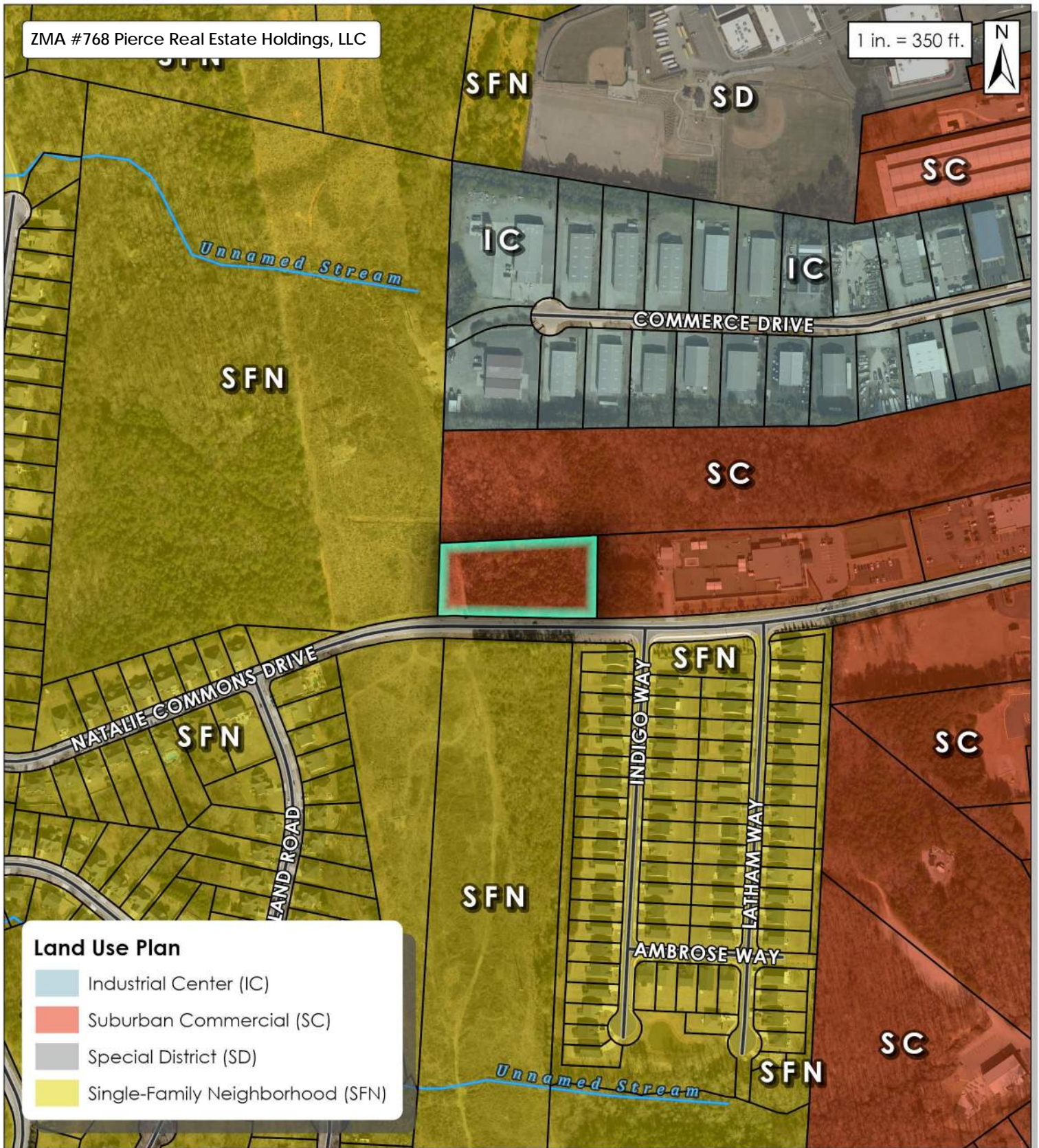
- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



Property Location(s)



Land Use Plan

-  Industrial Center (IC)
-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)



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Lincolnton, NC 28092

Parcel ID # 108473

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP

