



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: September 12, 2025

Re: ZMA #769  
Greenwald Real Estate Holdings, LLC, applicant  
Parcel ID# 30946 and 30947

*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 25.84 acres from PD-R (Planned Development-Residential) to R-T (Transitional Residential).

Site Area and Description

The subject property is located on Horace Lane about 750 feet west of Forney Hill Road in Catawba Springs Township. The property is adjoined by property zoned R-T (Transitional Residential). Land uses in this area are primarily residential.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.



**PLANNING & INSPECTIONS DEPARTMENT**

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**Additional Information**

These parcels were part of a 63-acre site that was rezoned from R-T to PD-R in 2007 to permit the development of 38 lots for single-family homes as Phase 3 of the Willow Farms subdivision, but the phase was not developed and the master plan expired. The rest of that 63-acre site was rezoned back to R-T in 2019.

The following page identifies the permitted uses under the proposed zoning district.

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-T

### **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        |                             |
| Place of worship, seating capacity 500 to 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 |
| Event Venue                            | Special Use Permit required |

### **Commercial Uses**

|                                 |                             |
|---------------------------------|-----------------------------|
| Agriculture (sales, processing) | Special Use Permit required |
| Bed & breakfast                 | Special Use Permit required |
| Club, private                   |                             |
| Farm stand                      |                             |
| Kennel                          | Special Use Permit required |

### **Other uses**

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



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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

Case No. **ZMA #769**

Applicant **Greenwald Real Estate Holdings, LLC**

Parcel ID# **30946 and 30947**

Location **Horace Lane about 750 feet west of Forney Hill Road**

Proposed amendment **Rezone 25.84 acres from PD-R (Planned Development-Residential) to R-T (Transitional Residential)**

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

**The uses and the lot dimensional standards in the R-T district align with recommended uses and density in the Large Lot Residential community type.**

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

**Rezoning these parcels will restore the potential for developing them for uses that are permitted within the R-T 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 Greenwald Real Estate Holdings, LLC / Joshua Greenwald

Applicant Address 4171 Island Fox Ln. Denver NC 28037

Applicant Phone Number 740.466.2079

Property Owner's Name Bee Sting Development, LLC

Property Owner's Address 152 WINDEMERE ISLE RD STATESVILLE NC 28677

Property Owner's Phone Number 980-505-2421

Part II  
Property Location Horace Ln

Property ID # (10 digits) 3685805492 ; 3695001399 Property Size 25.848

Parcel # (5 digits) 30946 ; 30947 Deed Book(s) 2384 Page(s) 348

Part III  
Existing Zoning District PD-R CU Proposed Zoning District R-T

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

Vacant Land

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

Single Family Residence

**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

8/19/2025

Date



## Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 9/12/2025 Scale: 1 Inch = 300 Feet

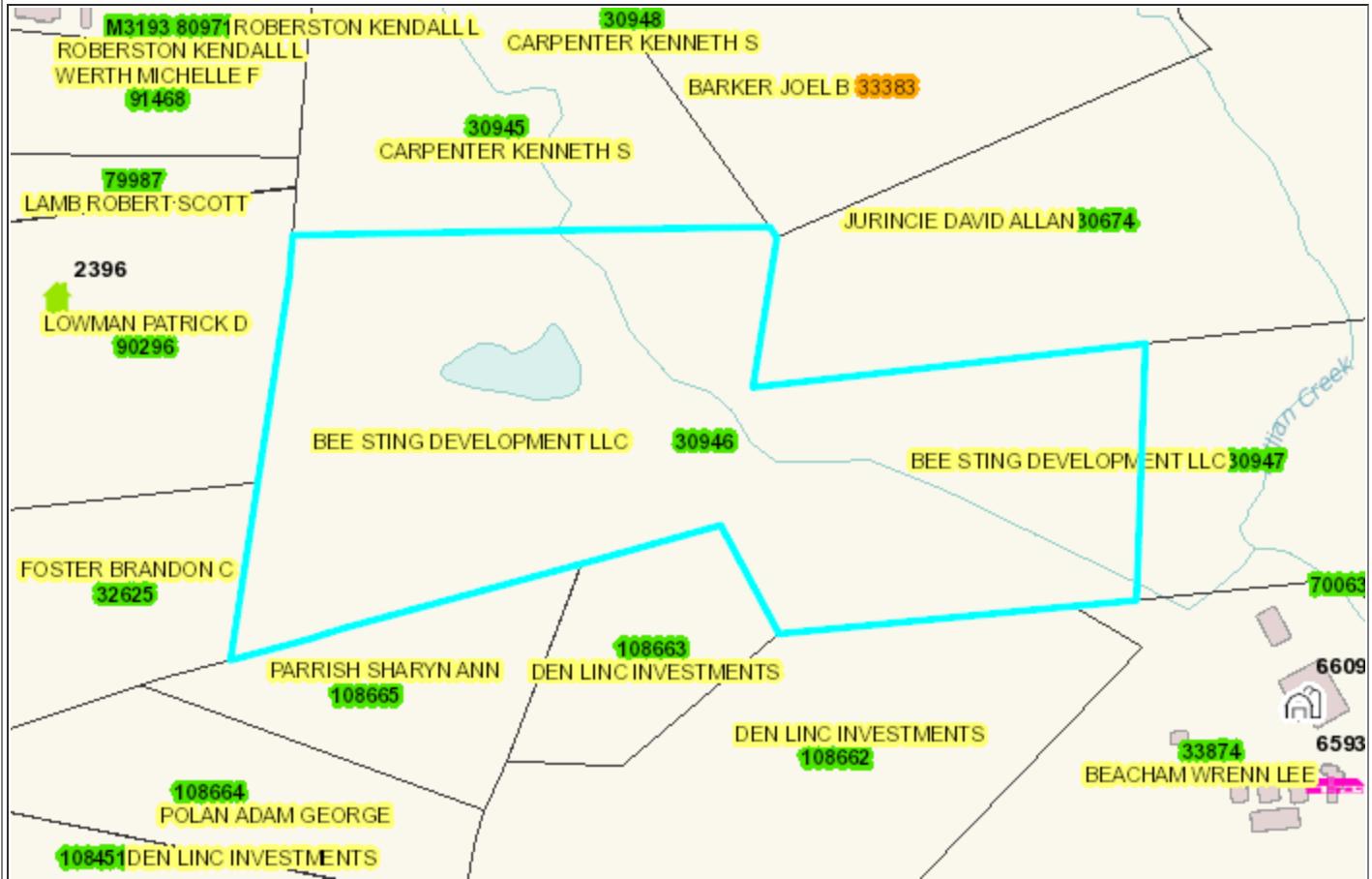
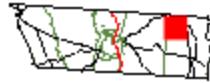


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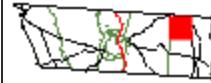
|  |  |                              |                           |                          |           |  |  |  |
|--|--|------------------------------|---------------------------|--------------------------|-----------|--|--|--|
| <b>Parcel ID</b>                       | 30946  | <b>Owner</b>                 | BEE STING DEVELOPMENT LLC |                          |           |  |  |  |
| <b>Map</b>                             | 3685   | <b>Mailing</b>               | 152 WINDEMERE ISLE RD     |                          |           |  |  |  |
| <b>Account</b>                         | 0245473  | <b>Address</b>               | STATESVILLE, NC 28677     |                          |           |  |  |  |
| <b>Deed</b>                            | 2384 348   | <b>Last Transaction Date</b> | 03/26/2013                | <b>Sale Price</b>        | \$37,500  |  |  |  |
| <b>Plat</b>                            |  | <b>Subdivision</b>           |                           | <b>Lot</b>               |           |  |  |  |
| <b>Land Value</b>                      | \$179,223  | <b>Improvement Value</b>     | \$0                       | <b>Total Value</b>       | \$179,223 |  |  |  |
| <b>Previous Parcel</b>                 |  |                              |                           |                          |           |  |  |  |
| -----All values for Tax Year 2025----- |  |                              |                           |                          |           |  |  |  |
| <b>Description</b>                     | KEENER LD OFF RD1373   |                              |                           | <b>Deed Acres</b>        | 16.44     |  |  |  |
| <b>Address</b>                         | HORACE LN  |                              |                           | <b>Tax Acres</b>         | 16.327    |  |  |  |
| <b>Township</b>                        | CATAWBA SPRINGS  |                              |                           | <b>Tax/Fire District</b> | DENVER    |  |  |  |
| <b>Main Improvement</b>                |  |                              |                           |                          |           |  |  |  |
| <b>Value</b>                           |  |                              |                           |                          |           |  |  |  |
| <b>Main Sq Feet</b>                    | <b>Stories</b>   |                              |                           | <b>Year Built</b>        |           |  |  |  |
| <b>Zoning District</b>                 | <b>Conditional Use</b>   | <b>Calc Acres</b>            | <b>Voting Precinct</b>    | <b>Calc Acres</b>        |           |  |  |  |
| PD-R                                   | CU   | 16.33                        | DW28                      | 16.33                    |           |  |  |  |
| <b>Watershed</b>                       |  |                              |                           |                          |           |  |  |  |
| <b>Sewer District</b>                  |  |                              |                           |                          |           |  |  |  |
| 16.33                                  |  |                              |                           |                          |           |  |  |  |
| <b>Census County</b>                   |  |                              | <b>Tract</b>              | <b>Block</b>             |           |  |  |  |
| 109                                    |  |                              | 071101                    | 2013                     | 16.33     |  |  |  |
| <b>Flood Zone Description</b>          |  |                              |                           |                          |           |  |  |  |
| <b>Panel</b>                           |  |                              |                           |                          |           |  |  |  |
| AE                                     | SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR |                              |                           | 3710368500               | 0.77      |  |  |  |
| X                                      | NO FLOOD HAZARD  |                              |                           | 3710368500               | 15.56     |  |  |  |



## Lincoln County, NC

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

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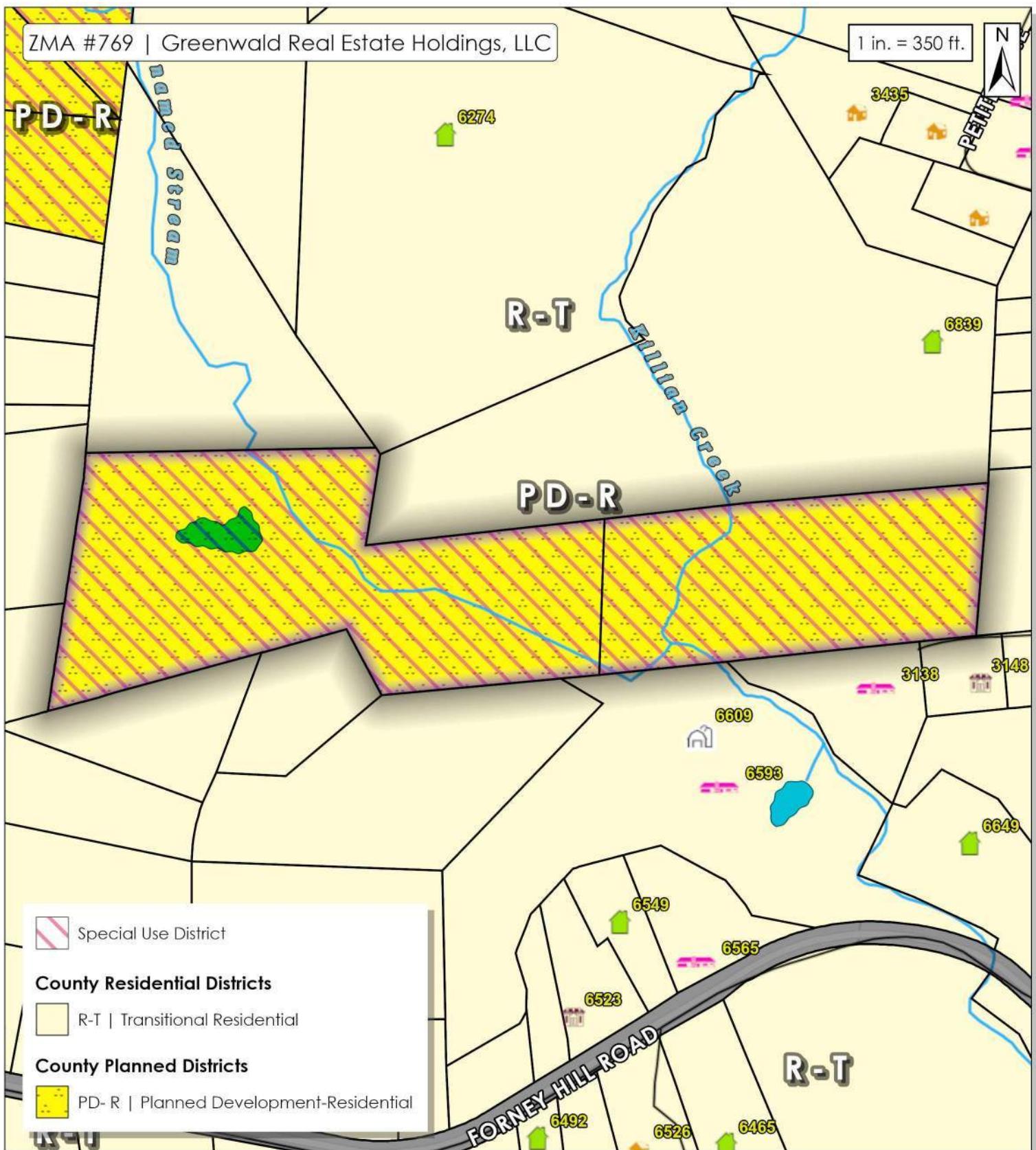
Date: 9/12/2025 Scale: 1 Inch = 300 Feet



Photo Not Available

|   |  |                              |  |
|---|--|------------------------------|--|
| <b>Parcel ID</b>                        | 30947  | <b>Owner</b>                 | BEE STING DEVELOPMENT LLC                |
| <b>Map</b>                              | 3695   | <b>Mailing</b>               | 152 WINDERMERE ISLE RD                   |
| <b>Account</b>                          | 0245473  | <b>Address</b>               | STATESVILLE, NC 28677                    |
| <b>Deed</b>                             | 2384 348   | <b>Last Transaction Date</b> | 03/26/2013                               |
| <b>Plat</b>                             |  | <b>Subdivision</b>           |  |
| <b>Land Value</b>                       | \$91,766   | <b>Improvement Value</b>     | \$0                                      |
| <b>Previous Parcel</b>                  |  |                              |  |
| -----All values for Tax Year 2025 ----- |  |                              |  |
| <b>Description</b>                      | ABER LD OFF RD 1373  | <b>Deed Acres</b>            | 8.64                                     |
| <b>Address</b>                          | HORACE LN  | <b>Tax Acres</b>             | 9.521                                    |
| <b>Township</b>                         | CATAWBA SPRINGS  | <b>Tax/Fire District</b>     | DENVER                                   |
| <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> <b>Calc Acres</b> |
| PD-R                                    | CU   | 9.52                         | DW28 9.52                                |
| <b>Watershed</b>                        |  | <b>Sewer District</b>        |  |
|   | 9.52   |                              | 9.52                                     |
| <b>Census County</b>                    |  | <b>Tract</b>                 | <b>Block</b>                             |
| 109                                     |  | 071101                       | 2013 2.56                                |
| 109                                     |  | 071101                       | 2014 6.96                                |
| <b>Flood Zone Description</b>           |  |                              | <b>Panel</b>                             |
| AE                                      | SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR |                              | 3710368500 2.38                          |

1 in. = 350 ft.

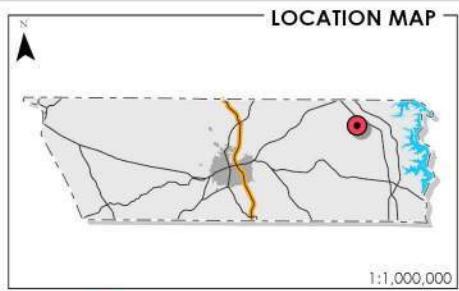


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 30946 &amp; 30947

- Property Location(s)

See Attached Application for Parcel Information



1 in. = 350 ft.

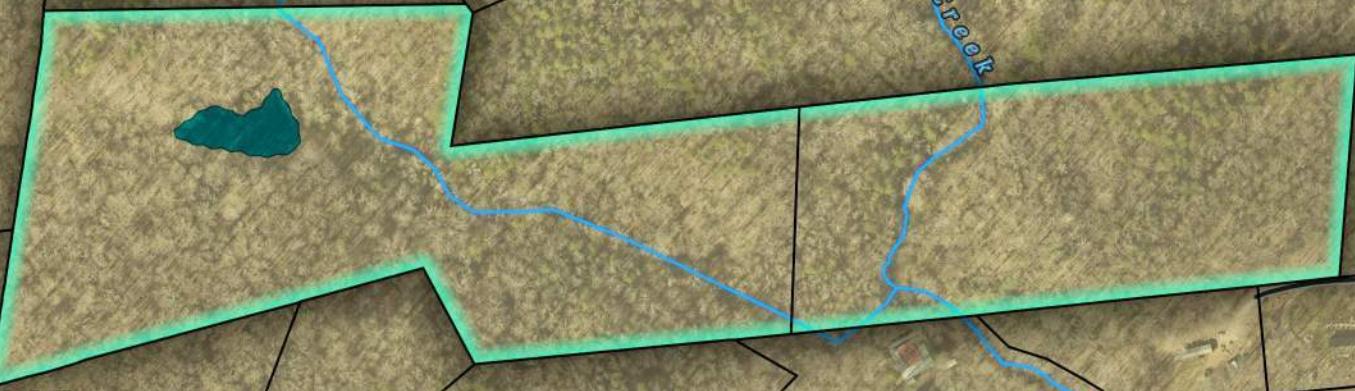


Unnamed Stream

LLR

LLR

Killian Creek



LLR

LLR

LLR

FORNEY-HILL ROAD

LLR

LLR

**Land Use Plan**

Large Lot Residential (LLR)

LLR



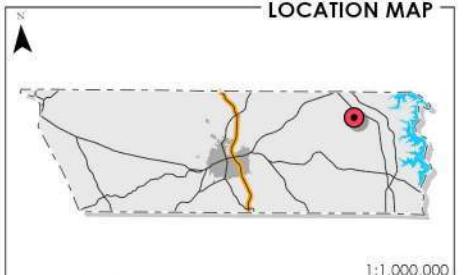
Lincoln County  
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115 W. Main St  
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**Parcel ID # 30946 & 30947**

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



Property Location(s)