



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: November 7, 2025

Re: ZMA #770  
Leah Fleming, applicant  
Parcel ID# 30022 and 30026

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 1, 2025.*

Request

The applicant is requesting the rezoning of 1.01 acres from R-T (Transitional Residential) to B-N (Neighborhood Business).

Site Area and Description

The subject property is located at 532 N. Pilot Knob Road at the intersection of Hagers Ferry Road and N. Pilot Knob Road in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned R-T (Transitional Residential), B-N (Neighborhood Business), and B-G (General Business). Land uses in this area include residential, business, industrial, 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

This property is located within an area that is subject to NCDEQ's Post-Construction Stormwater Permitting requirements.

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.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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

Case No. **ZMA #770**

Applicant **Leah Fleming**

Parcel ID# **30022 and 30026**

Location **532 N. Pilot Knob Road at the intersection of Hagers Ferry Road and N. Pilot Knob Road**

Proposed amendment **Rezone 1.01 acres from R-T (Transitional Residential) 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, 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 proposed district will be located within an area that has an established mixture of uses including commercial uses that would be found in a Suburban Commercial Center.**

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

**The permitted uses in the B-N district are compatible with the existing uses in this area and are consistent with the types of uses recommended by the Land Use Plan for Suburban Commercial Centers.**

## **Permitted Uses in ELDD R-T**

<b>Residential Uses</b>		<b>Recreational Uses</b>	
Single-family detached		Golf Course/Golf Club	Special Use Permit required
Modular (CABO)		Outdoor Recreation Fields	Special Use Permit required
Two-family house	Special Use Permit required	Outdoor Private Swimming Pool	Special Use Permit required
Boarding house	Special Use Permit required	Public Recreation facilities and Parks	
Manufactured home, Class A		Recreational Fishing Lake	Special Use Permit required
Manufactured home, Class B		Event Venue	Special Use Permit required
Manufactured home, Class C			
Manufactured home, Class D	Special Use Permit required		
Manufactured home, Class E			
Storage, private (on <2 ac.)	Special Use Permit required		
Storage, private (on >2 ac.)			
<b>Civic Uses</b>		<b>Commercial Uses</b>	
Adult care home	Special Use Permit required	Bed & breakfast	Special Use Permit required
Bus terminal, public	Special Use Permit required	Club, private	Special Use Permit required
Cemetery		Farm stand	Special Use Permit required
Civic club or community center	Special Use Permit required	Kennel	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			
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		
<b>Other uses</b>			
		Sawmill Only (no wood preservation)	Special Use Permit required

## Permitted Uses in ELDD 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	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

### **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**

### **Recreational Uses**

Amusement Center - Indoor	
Amusement Center - Outdoor	Special Use Permit required
Amusement Center Indoor and Outdoor	Special Use Permit required
<b>Fitness Gym</b>	
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

\*\*when located within 100' of a residential zoning 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 \_\_\_\_\_

Applicant Address \_\_\_\_\_

Applicant Phone Number \_\_\_\_\_

Property Owner's Name \_\_\_\_\_

Property Owner's Address \_\_\_\_\_

Property Owner's Phone Number \_\_\_\_\_

### **Part II**

Property Location \_\_\_\_\_

Property ID # (10 digits) \_\_\_\_\_ **4602-76-1323** Property Size \_\_\_\_\_

Parcel # (5 digits) **30022** Deed Book(s) \_\_\_\_\_ Page(s) **497** **99**

### **Part III**

Existing Zoning District \_\_\_\_\_ Proposed Zoning District \_\_\_\_\_

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

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

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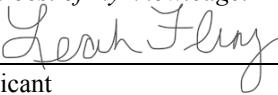
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updated office building, providing additional space for other small business tenants.

**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

10/14/25

\_\_\_\_\_  
Date

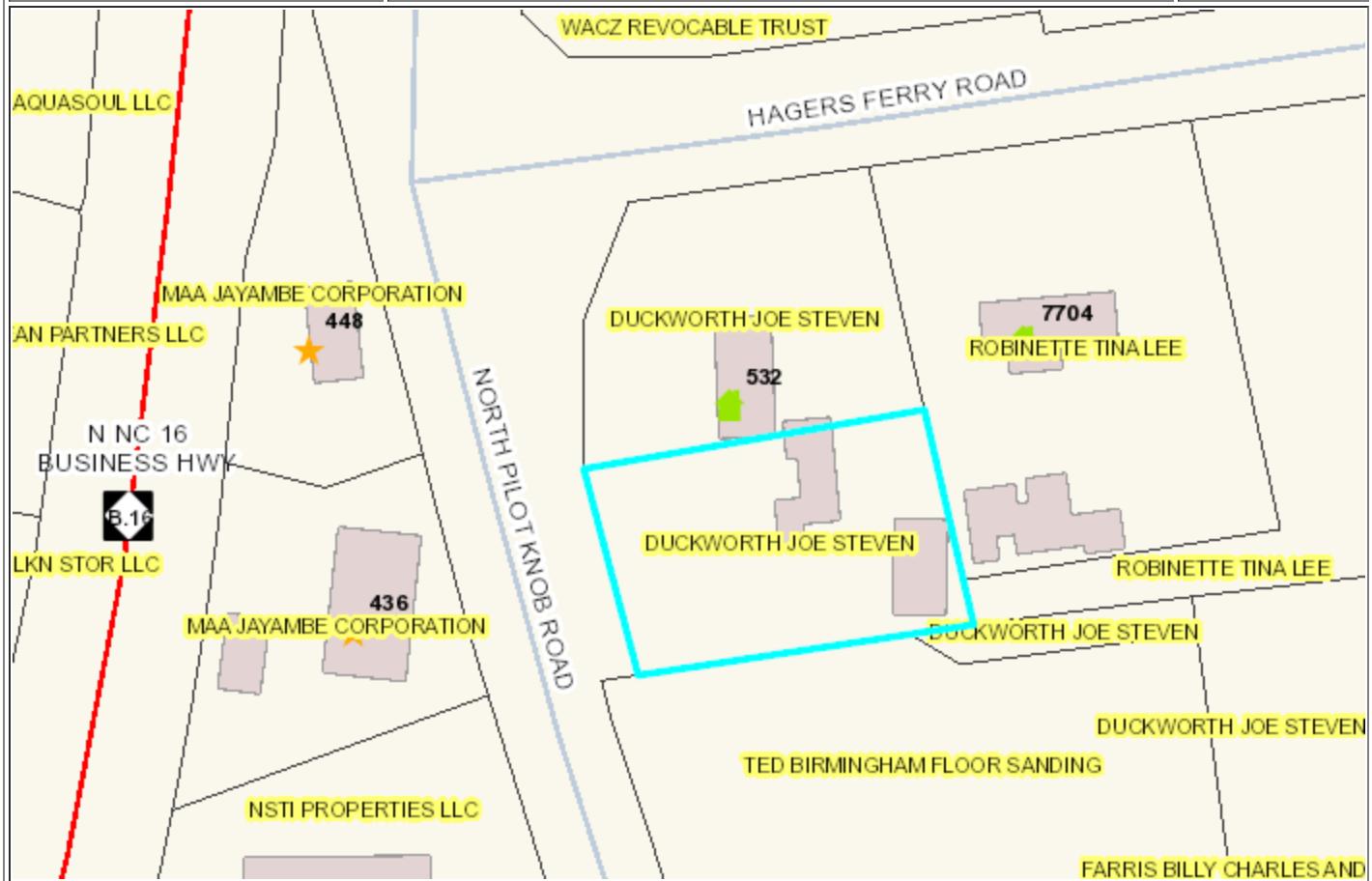


## Lincoln County, NC

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

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Date: 11/7/2025 Scale: 1 Inch = 100 Feet



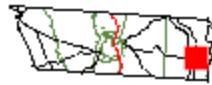
 <b>Photo Not Available</b>	<b>Parcel ID</b>	30022	<b>Owner</b>	DUCKWORTH JOE STEVEN DUCKWORTH RENE
	<b>Map</b>	4602	<b>Mailing</b>	3492 GOODSON RD
	<b>Account</b>	17887	<b>Address</b>	MAIDEN, NC 28650
	<b>Deed</b>	497 99	<b>Last Transaction Date</b>	02/18/2019
	<b>Plat</b>		<b>Subdivision</b>	<b>Sale Price</b> \$0
	<b>Land Value</b>	\$33,000	<b>Improvement Value</b>	<b>Lot</b> \$4,497
	<b>Previous Parcel</b>			<b>Total Value</b> \$37,497
	<b>-----All values for Tax Year 2025 -----</b>			
	<b>Description</b>	PT DUCKWORTH RD 1394		<b>Deed Acres</b> 0
	<b>Address</b>	N PILOT KNOB RD		<b>Tax Acres</b> 0.494
	<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b> EAST LINCOLN
	<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>
	R-T		0.49	CF19 0.49
	<b>Watershed</b>			<b>Sewer District</b>
		0.49		SEWER 0.49
	<b>Census County</b>	<b>Tract</b>	<b>Block</b>	
	109	071102	2002	0.49
	<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
	X	NO FLOOD HAZARD	3710460200	0.49



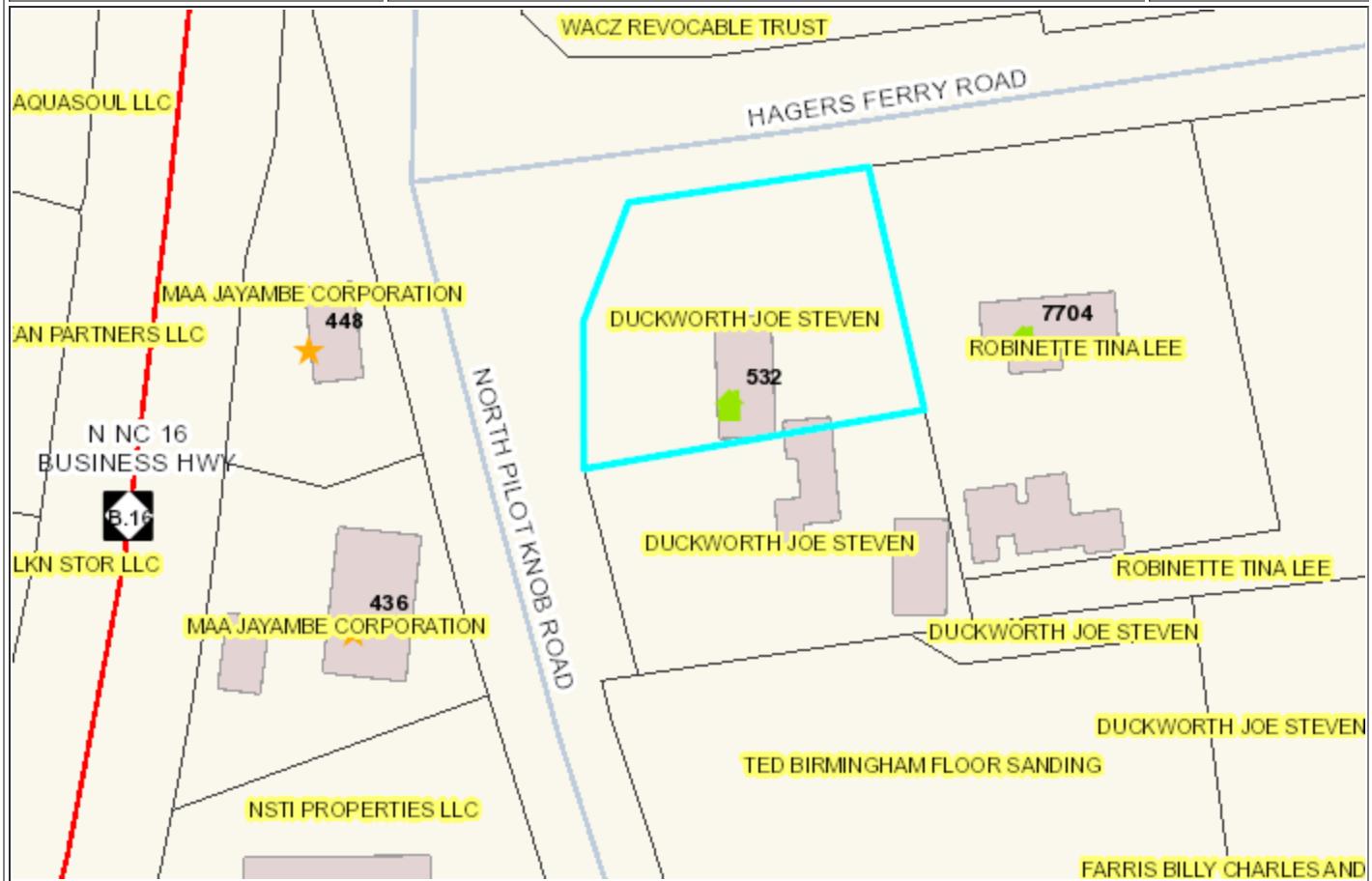
## Lincoln County, NC

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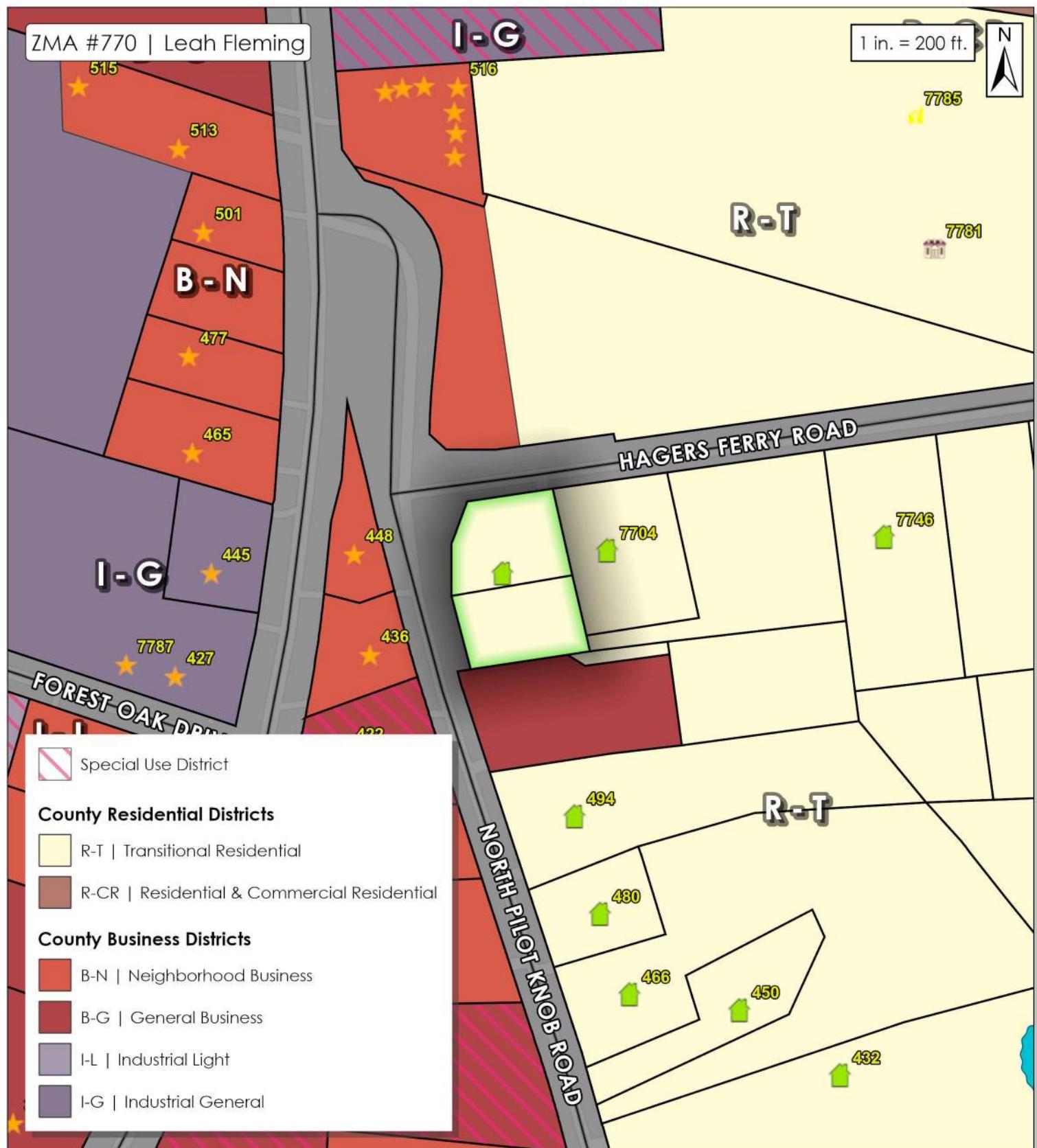
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Date: 11/7/2025 Scale: 1 Inch = 100 Feet



 30026	<b>Parcel ID</b>	30026	<b>Owner</b>	DUCKWORTH JOE STEVEN DUCKWORTH RENE
	<b>Map</b>	4602	<b>Mailing</b>	3492 GOODSON RD
	<b>Account</b>	17887	<b>Address</b>	MAIDEN, NC 28650
	<b>Deed</b>	497 100	<b>Last Transaction Date</b>	02/18/2019
	<b>Plat</b>		<b>Subdivision</b>	
	<b>Land Value</b>	\$45,000	<b>Improvement Value</b>	\$147,658
	<b>Previous Parcel</b>			<b>Total Value</b> \$192,658
-----All values for Tax Year 2025 -----				
	<b>Description</b>	PT DUCKWORTH LD		<b>Deed Acres</b> 0
	<b>Address</b>	532 N PILOT KNOB RD		<b>Tax Acres</b> 0.517
	<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
	<b>Main Improvement</b>	RANCH		<b>Value</b> \$147,658
	<b>Main Sq Feet</b>	1224	<b>Stories</b>	<b>Year Built</b> 1970
	<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> Calc Acres
	R-T		0.52	CF19 0.52
	<b>Watershed</b>		<b>Sewer District</b>	
		0.52	SEWER	0.52
	<b>Census County</b>		<b>Tract</b>	<b>Block</b>
	109		071102	2002 0.52
	<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
	X	NO FLOOD HAZARD	3710460200	0.52

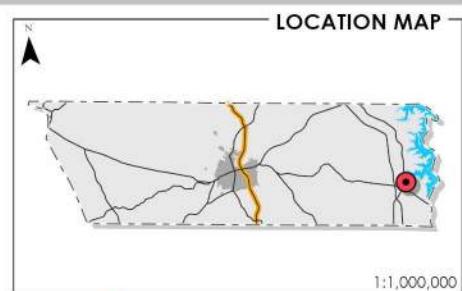


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

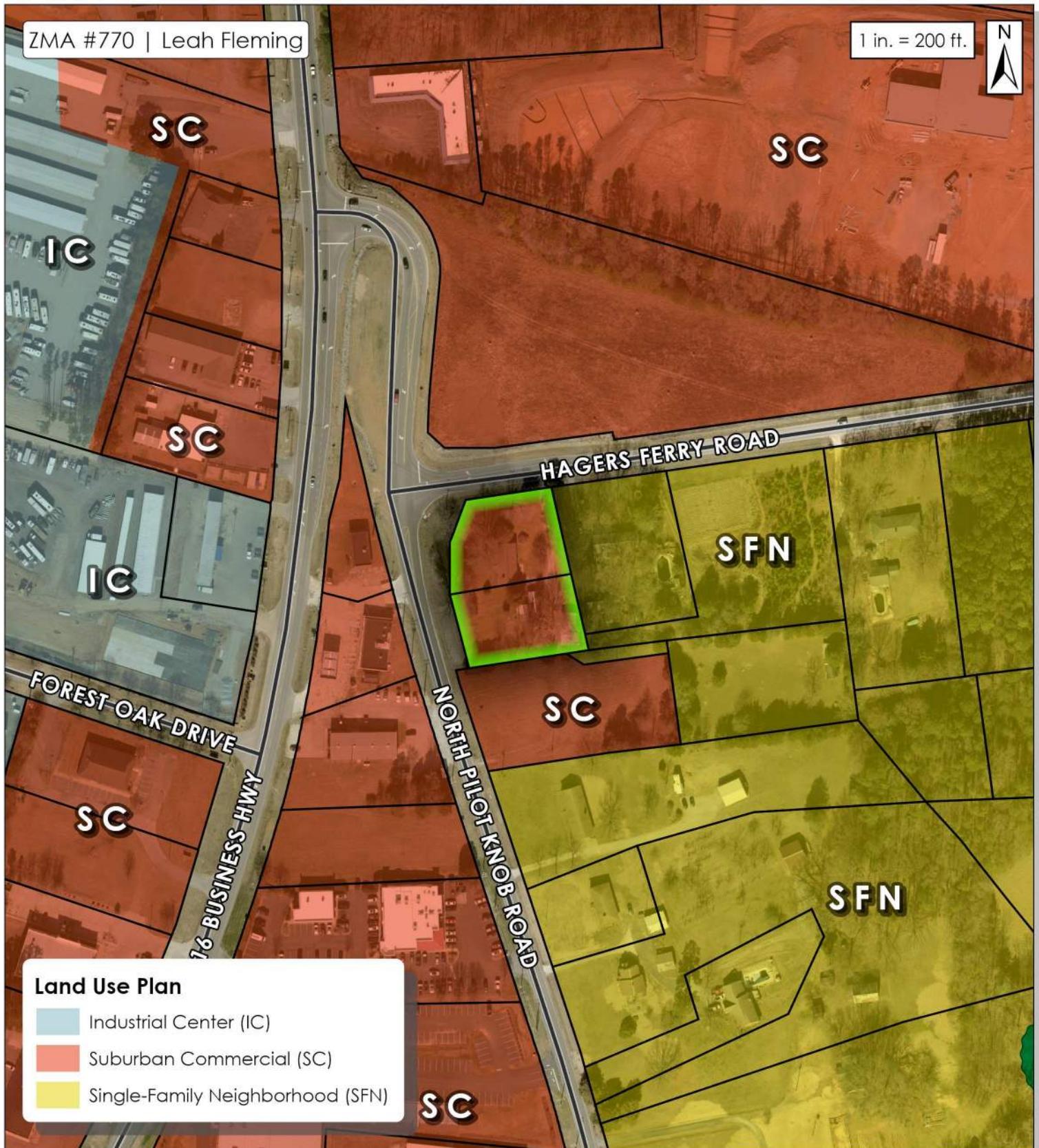
Parcel ID # 30022 & 30026

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)

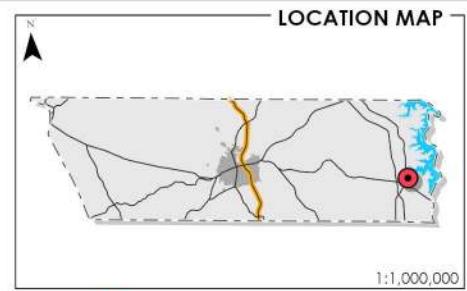


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