



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

Joshua L. Grant, Manager

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.



**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

Residential Uses

| | |
|------------------------------|-----------------------------|
| Single-family detached | |
| Modular (CABO) | |
| Two-family house | Special Use Permit required |
| Boarding house | Special Use Permit required |
| Manufactured home, Class A | |
| Manufactured home, Class B | |
| 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.) | |

Civic Uses

| | |
|--|-----------------------------|
| 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 | 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 |

Recreational Uses

| | |
|--|-----------------------------|
| Golf Course/Golf Club | Special Use Permit required |
| Outdoor Recreation Fields | Special Use Permit required |
| Outdoor Private Swimming Pool | Special Use Permit required |
| Public Recreation facilities and Parks | |
| Recreational Fishing Lake | Special Use Permit required |
| Event Venue | Special Use Permit required |

Commercial Uses

| | |
|-----------------|-----------------------------|
| Bed & breakfast | Special Use Permit required |
| Club, private | Special Use Permit required |
| Farm stand | Special Use Permit required |
| Kennel | Special Use Permit required |

Other uses

| | |
|-------------------------------------|-----------------------------|
| 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 |

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 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) _____ Property Size _____
4602-76-1323

Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____
30022 497 99

Part III

Existing Zoning District _____ Proposed Zoning District _____

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

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

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.

Leah Flay
Applicant

10/14/25
Date



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

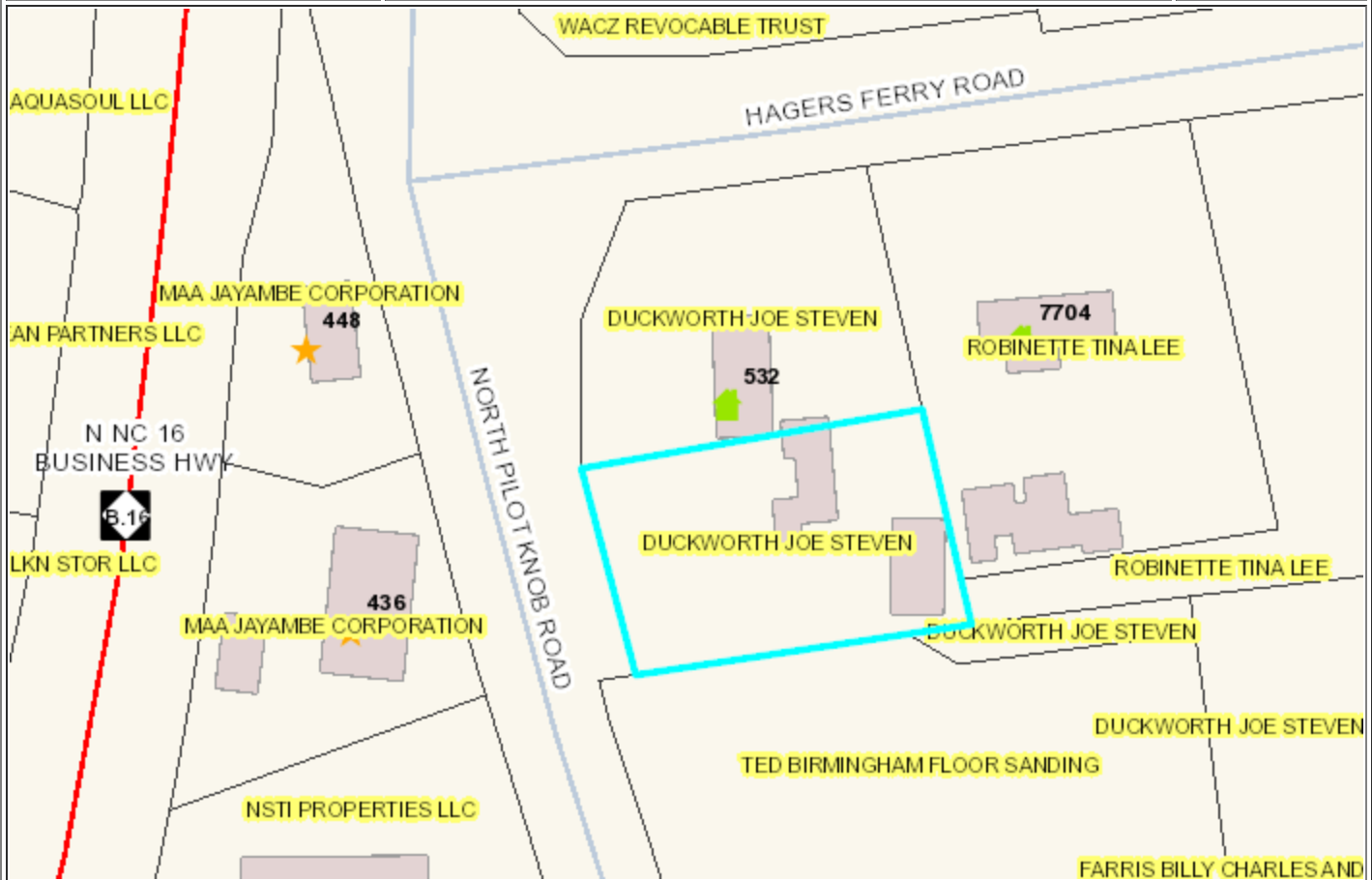


Photo Not
Available

| | | | |
|---|------------------------|------------------------------|--|
| Parcel ID | 30022 | Owner | DUCKWORTH JOE STEVEN DUCKWORTH RENE |
| Map | 4602 | Mailing | 3492 GOODSON RD |
| Account | 17887 | Address | MAIDEN, NC 28650 |
| Deed | 497 99 | Last Transaction Date | 02/18/2019 |
| Plat | | Subdivision | |
| Land Value | \$33,000 | Improvement Value | \$4,497 |
| Previous Parcel | | Lot | |
| | | Total Value | \$37,497 |
| -----All values for Tax Year 2025 ----- | | | |
| Description | PT DUCKWORTH RD 1394 | Deed Acres | 0 |
| Address | N PILOT KNOB RD | Tax Acres | 0.494 |
| Township | CATAWBA SPRINGS | Tax/Fire District | EAST LINCOLN |
| Main Improvement | | Value | |
| Main Sq Feet | | Year Built | |
| Zoning District | Conditional Use | Calc Acres | Voting Precinct Calc Acres |
| R-T | | 0.49 | CF19 0.49 |
| Watershed | 0.49 | Sewer District | SEWER 0.49 |
| Census County | 109 | Tract | 071102 |
| Flood | X | Block | 2002 |
| Zone Description | NO FLOOD HAZARD | Panel | 3710460200 |
| | | | 0.49 |

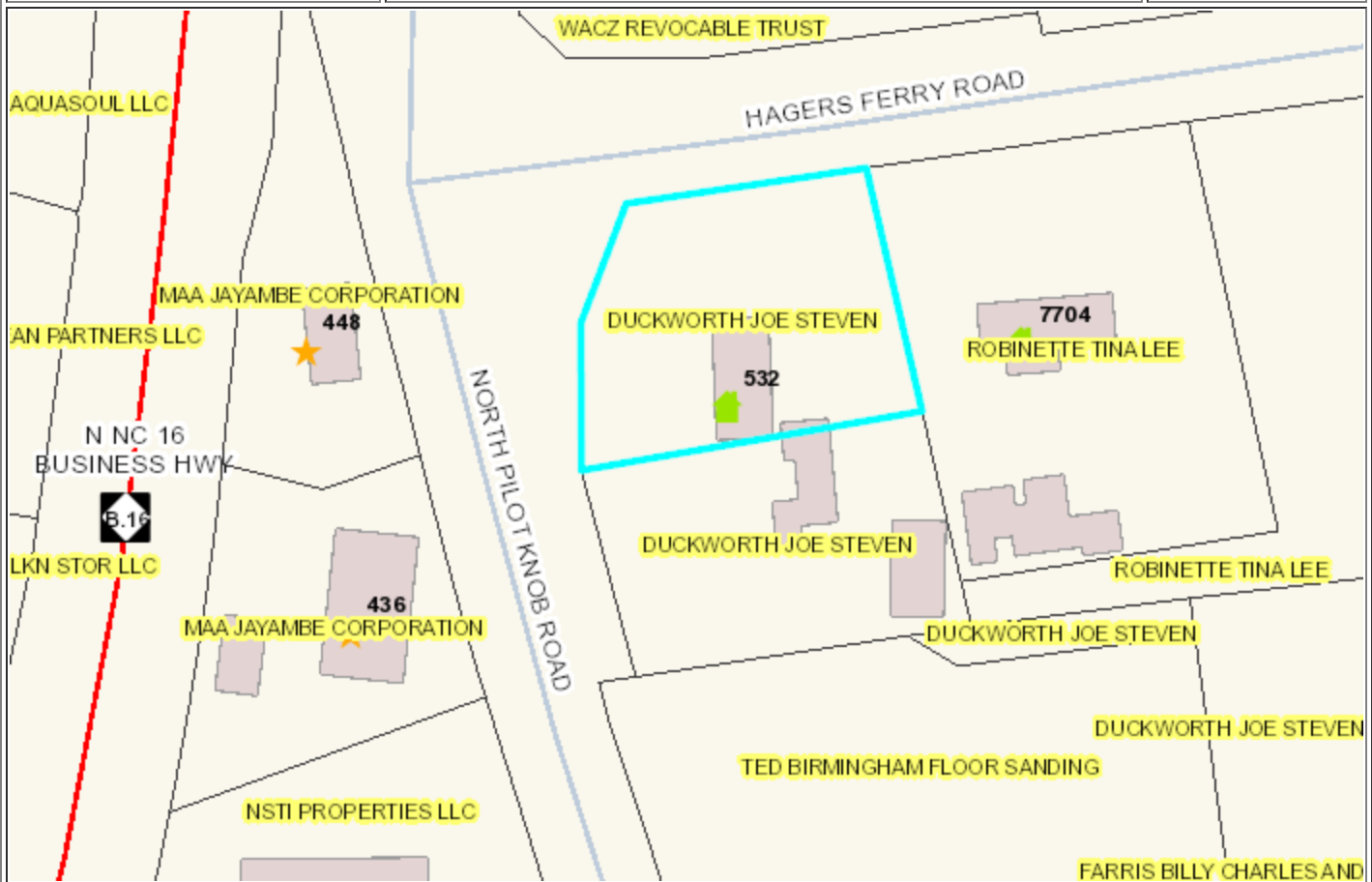


Lincoln County, NC

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.

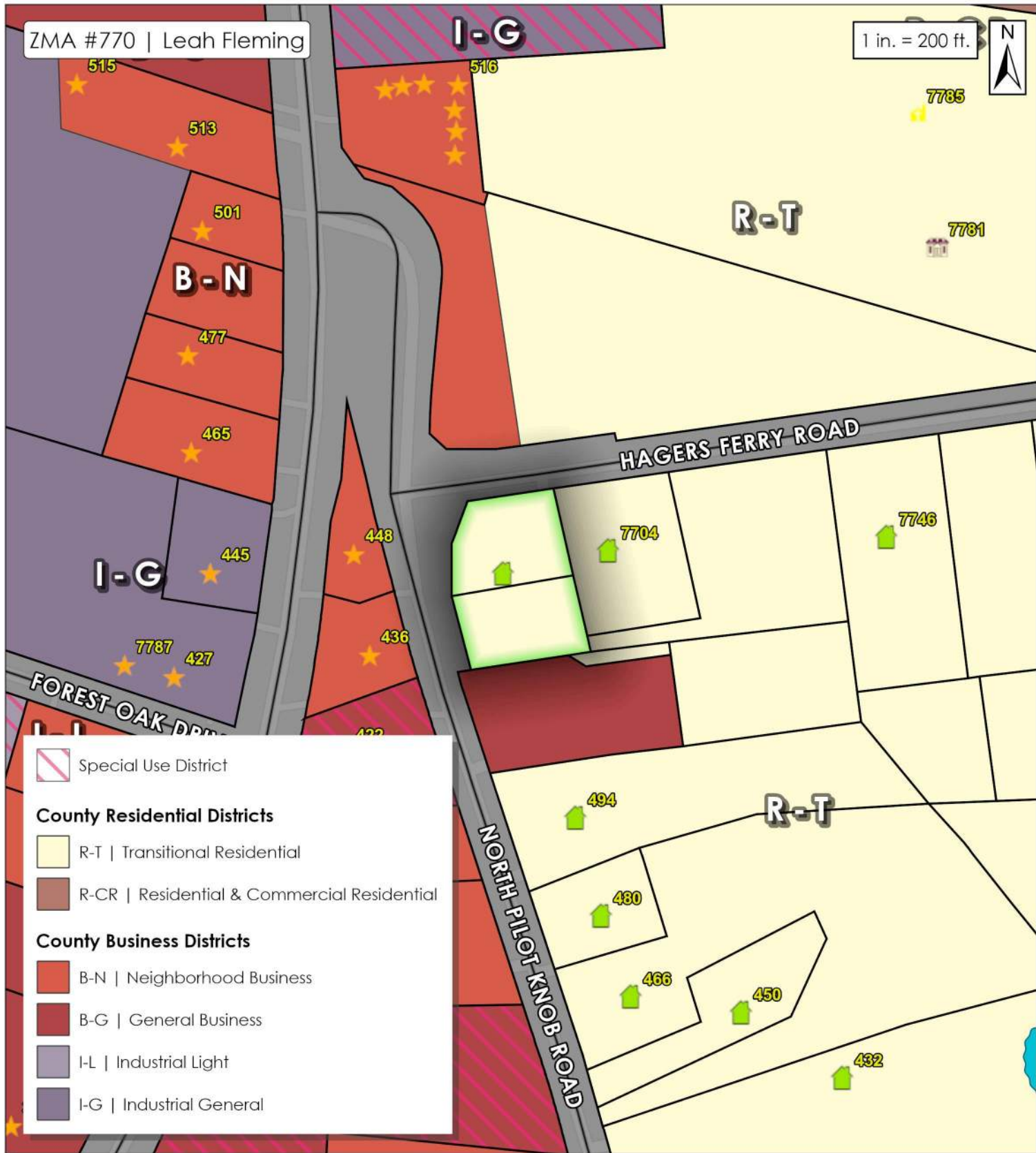
Date: 11/7/2025 Scale: 1 Inch = 100 Feet



| | | | |
|------------------------|----------|------------------------------|--|
| Parcel ID | 30026 | Owner | DUCKWORTH JOE STEVEN DUCKWORTH RENE |
| Map | 4602 | Mailing | 3492 GOODSON RD |
| Account | 17887 | Address | MAIDEN, NC 28650 |
| Deed | 497 100 | Last Transaction Date | 02/18/2019 |
| Plat | | Subdivision | |
| Land Value | \$45,000 | Improvement Value | \$147,658 |
| Previous Parcel | | Total Value | \$192,658 |

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

| | | | |
|-------------------------|---------------------|--------------------------|-----------------|
| Description | PT DUCKWORTH LD | Deed Acres | 0 |
| Address | 532 N PILOT KNOB RD | Tax Acres | 0.517 |
| Township | CATAWBA SPRINGS | Tax/Fire District | EAST LINCOLN |
| Main Improvement | RANCH | Value | \$147,658 |
| Main Sq Feet | 1224 | Stories | 1 |
| Year Built | | | 1970 |
| Zoning District | R-T | Conditional Use | |
| | | Calc Acres | 0.52 |
| Watershed | 0.52 | Voting Precinct | CF19 |
| | | Calc Acres | 0.52 |
| Sewer District | SEWER | Calc Acres | 0.52 |
| Census County | 109 | Tract | 071102 |
| | | Block | 2002 |
| | | | 0.52 |
| Flood | X | Zone Description | NO FLOOD HAZARD |
| | | Panel | 3710460200 |
| | | | 0.52 |

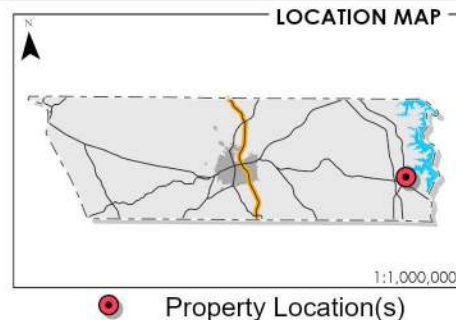


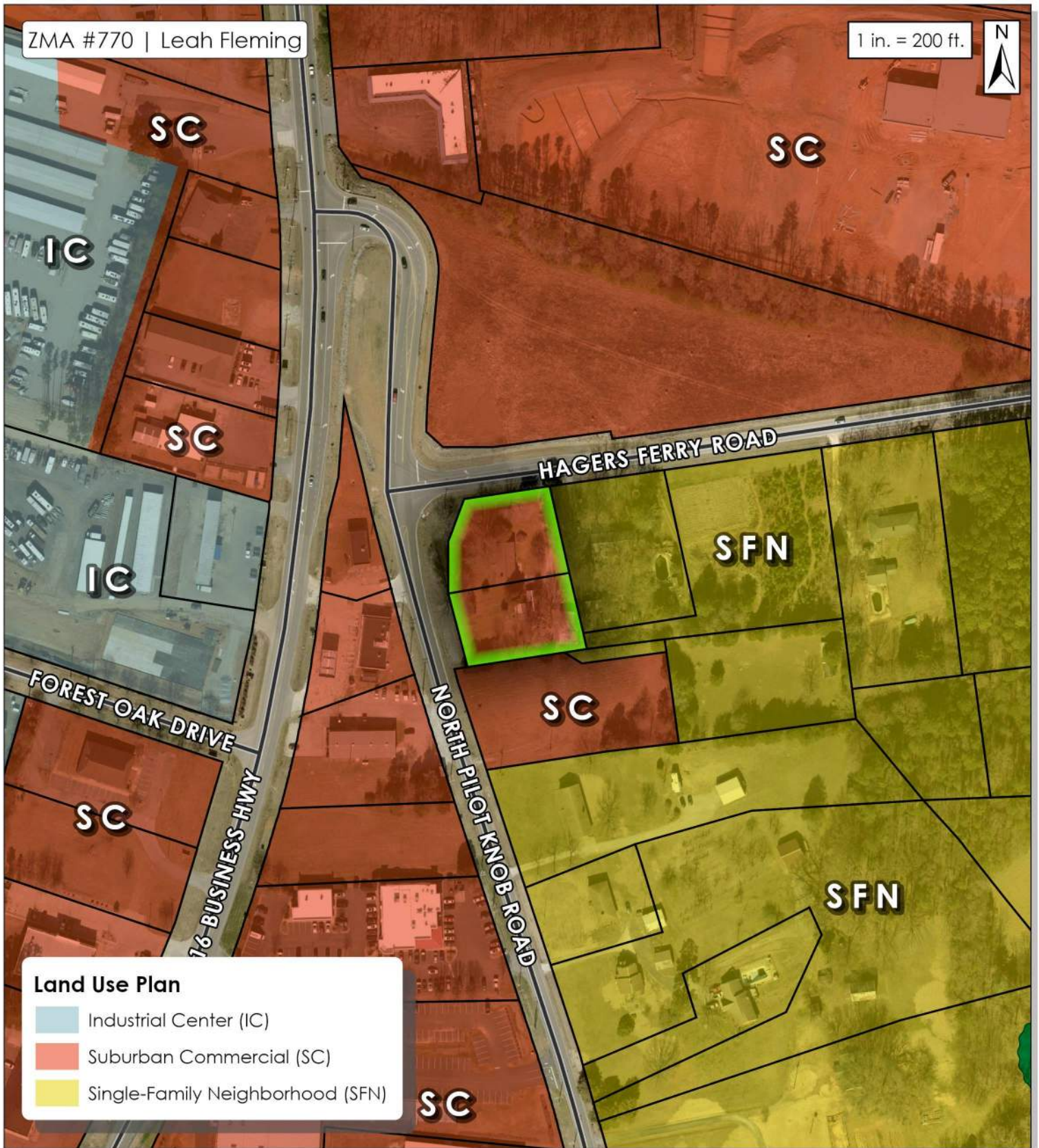
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 30022 & 30026




Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

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



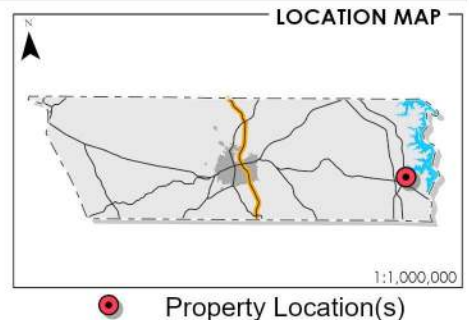
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID # 30022 & 30026

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)