



To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: December 12, 2025

Re: ZMA #771
Jerry Paul Gilbert, III, applicant
Parcel ID# 80842

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 5, 2026.

Request

The applicant is requesting the rezoning of a 0.717-acre parcel from R-SF (Residential Single-Family) to R-S (Residential Suburban).

Site Area and Description

The subject property is located on the west side of Harmon Road about 1,000 feet south of W. N.C. 27 in Howards Creek Township. The property is adjoined by property zoned R-SF (Residential Single-Family). Land uses in this area include residential and agricultural 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.



Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #771**
Applicant **Jerry Paul Gilbert, III**
Parcel ID# **80842**
Location **west side of Harmon Road about 1,000 feet south of W. N.C. 27**
Proposed amendment **Rezone a 0.717-acre parcel from R-SF (Residential Single-Family) to R-S (Residential Suburban)**

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

The permitted uses and lot dimensional standards in the R-S district are consistent with those recommended by the Land Use Plan for the Rural Living community type.

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

The R-S district provides more housing options than the R-SF district. Although all of the directly adjoining parcels are located within a R-SF district, the closest R-S district is about 700 feet away.

Permitted Uses in R-SF

Residential Uses

Single-family detached	
Modular (CABO)	
Alley-loaded house	
Storage, private (on <2 ac.)	Special Use Permit required
Storage, private (on >2 ac.)	

Civic Uses

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	
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	

Commercial Uses

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

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	

Commercial Uses

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

Other uses

Sawmill Only (no wood preservation)	Special Use Permit required
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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 Jerry Paul Gilbert III "Trey"
Applicant Address 358 Colonial Village Dr Lincolnton, NC 28092
Applicant Phone Number 704-214-4940
Property Owner's Name Jerry Paul Gilbert III "Trey" Tracy Johnson
Property Owner's Address 358 Colonial Village Dr Lincolnton, NC 28092
Property Owner's Phone Number 704-214-4940

Part II

Property Location Harmon Rd, Lincolnton, NC 28092
Property ID # (10 digits) 3603268076 Property Size 0.717
Parcel # (5 digits) 80842 Deed Book(s) 11 Page(s) 486

Part III

Existing Zoning District R-SF Proposed Zoning District R-S

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

The property is currently not being used, and
there are no existing structures

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

I am planning on putting a new 2026 doublewide
manufactured home on family land

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.

Jerry Paul Gilbert III
Applicant Tracy Johnson 12-3-25

12-3-25
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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

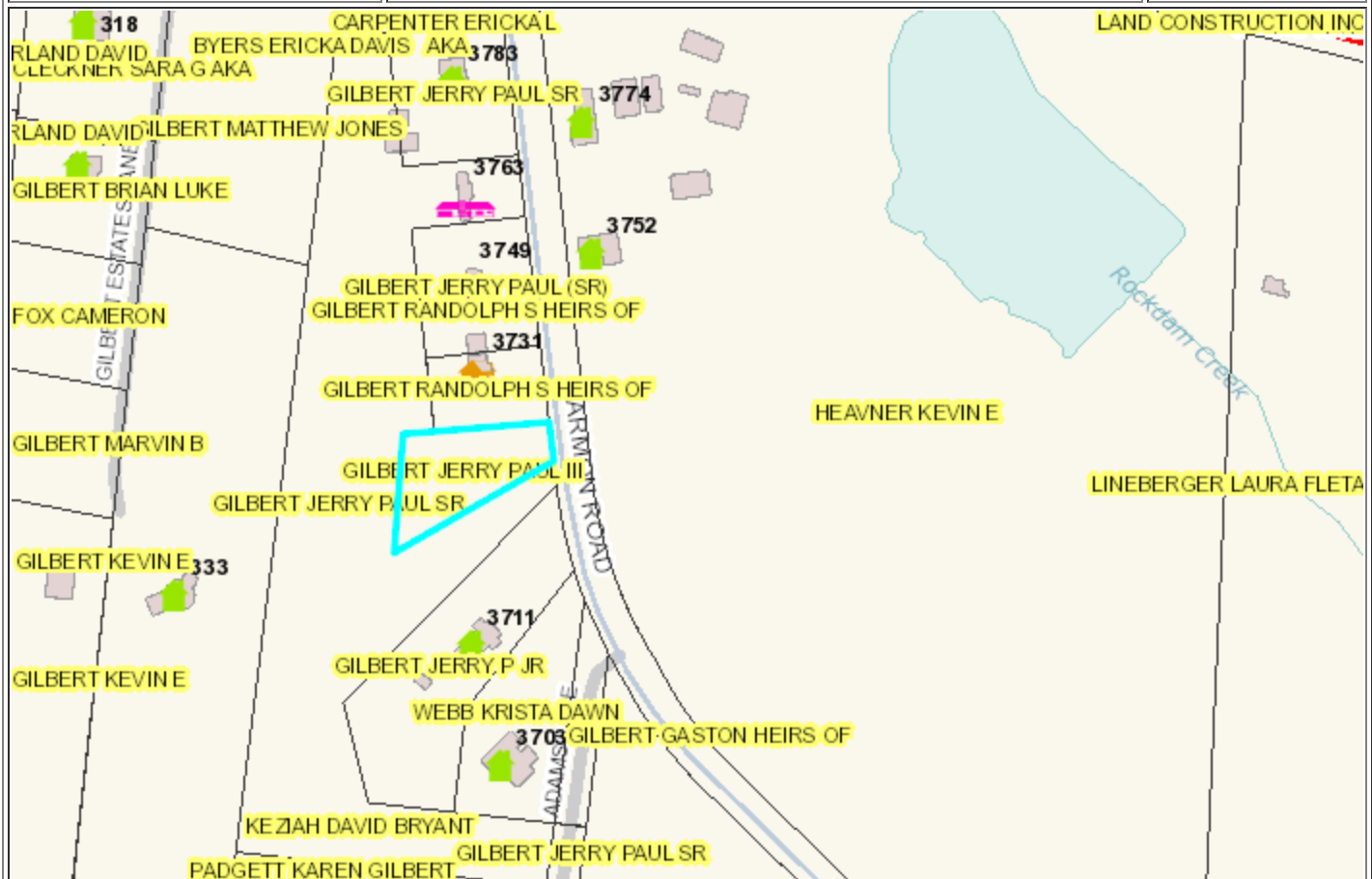
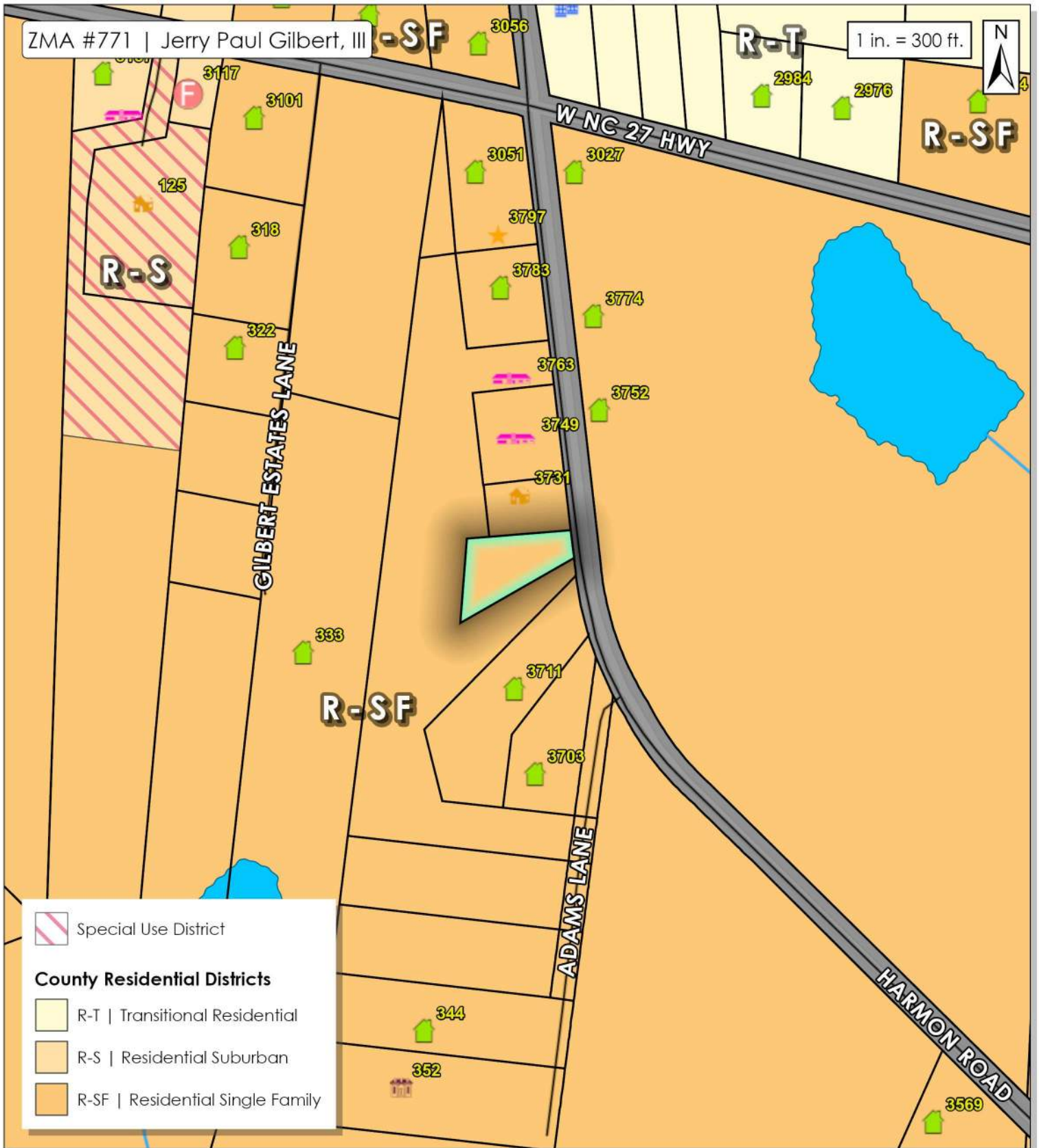


Photo Not
Available

Parcel ID	80842	Owner	GILBERT JERRY PAUL III JOHNSON TRACY MICHELLE	
Map	3603	Mailing	358 COLONIAL VILLAGE DR	
Account	0313627	Address	LINCOLNTON, NC 28092	
Deed	3453 813	Last Transaction Date	11/07/2025	Sale Price \$0
Plat	11 486	Subdivision	JERRY PAUL GILBERT SR	Lot 2
Land Value	\$19,811	Improvement Value	\$0	Total Value \$19,811
Previous Parcel	14207			

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

Description	#2 LOT JERRY PAUL GILBERT		Deed Acres	0.761
Address	HARMON RD		Tax Acres	0.717
Township	HOWARDS CREEK		Tax/Fire District	HOWARDS CREEK
Main Improvement			Value	
Main Sq Feet	Stories			
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		0.72	HC33	0.72
Watershed	0.72		Sewer District	0.72
Census County	109	Tract	070500	Block
			1001	0.72
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710360300	0.72	

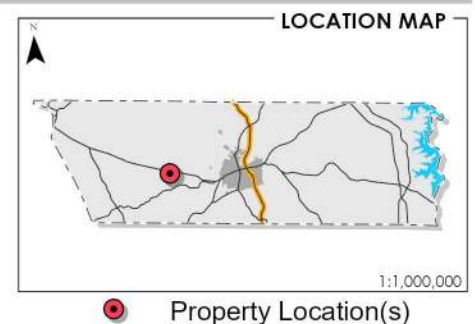


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 80842

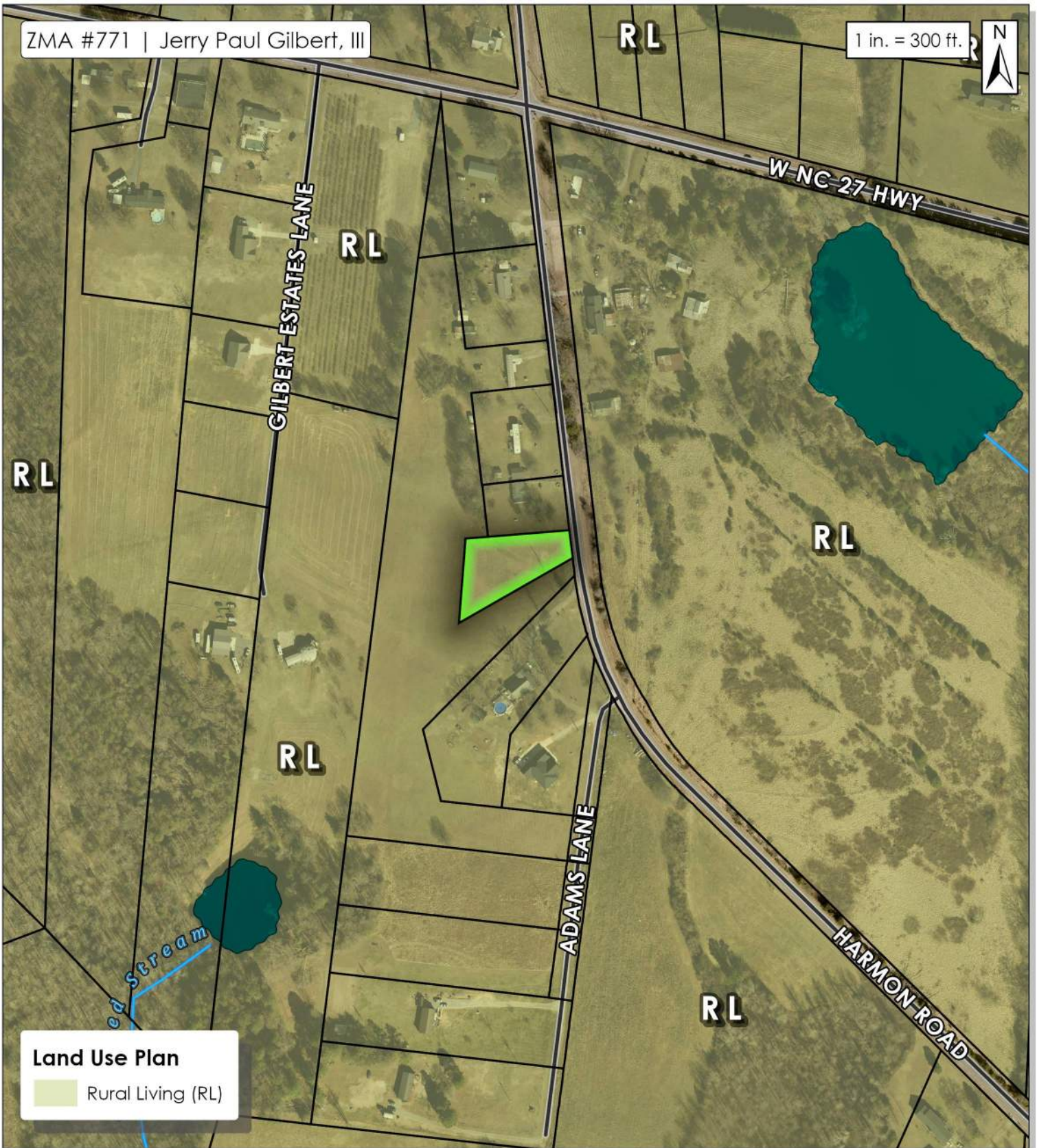
- Property Location(s)

See Attached Application for Parcel Information



ZMA #771 | Jerry Paul Gilbert, III

1 in. = 300 ft.



Land Use Plan

 Rural Living (RL)



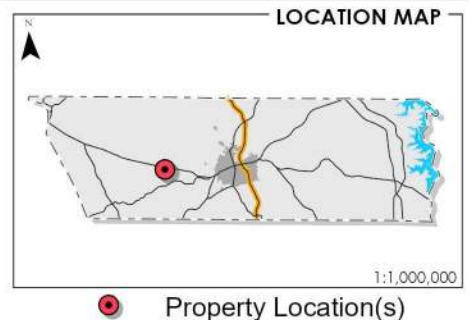
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See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)