



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: January 9, 2026

Re: ZMA #772
Greg Smith, applicant
Parcel ID# 32412

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 2, 2026.

Request

The applicant is requesting the rezoning of a 0.58-acre parcel from R-T (Transitional Residential) to B-N (Neighborhood Business).

Site Area and Description

The subject property is located at 128 Killian Farm Road about 200 feet south of N.C. 73 on the west side of Killian Farm Road in Catawba Springs Township. The property is located in the ELDD (Eastern Lincoln Development District) overlay. Adjoining parcels are zoned B-N (Neighborhood Business) and R-T (Transitional Residential). Land uses in this area include business, residential, and agricultural uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.



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Additional Information

This parcel is located within the WS-IV Protected Area of the Catawba/Mountain Island Lake Watershed, which limits the density of developments with single-family and two-family homes to 3.0 units per acre (or 2.0 units per acre if curb and gutter are installed). All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 36% of the project area (or 24% if curb and gutter are installed). However, under the 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

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 R-T

Residential Uses		Recreational Uses	
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.)			
Civic Uses		Commercial Uses	
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		
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

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
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

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



Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case ZMA #772

Applicant Greg Smith

Parcel ID# 32412

Location 128 Killian Farm Road

Proposed amendment Rezone 0.58-acre parcel from R-T (Transitional Residential) to B-N (Neighborhood Business).

This proposed amendment **is not 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 Single Family Neighborhood, suitable for a variety of housing types in the single-family dwelling category.

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

The subject parcel is near the intersection of Killian Farm Road / NC 73 Hwy where there are a number of other commercial uses including property zoned B-N (Neighborhood-Business). The proposal provides space for suburban commercial and/or office uses that are referenced in the County's Future Land Use Plan as being typically located near single-family neighborhoods.



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 George SMITH

Applicant Address 128 Killian Farm Road, Stanley,

Applicant Phone Number 203-460-4224

Property Owner's Name LPG Strategic Solutions Properties LLC

Property Owner's Address 7456 Tanyard Drive, Denver NC 28037

Property Owner's Phone Number 203-460-4224

Part II

Property Location 128 Killian Farm Road

Property ID # (10 digits) 4602819463 Property Size .587 acres

Parcel # (5 digits) 32412 Deed Book(s) 3449 Page(s) 819

Part III Existing Zoning District R-T Proposed Zoning District B-N

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

Was Being used as Residence with Two
Storage Building

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

BN - All Approved Business Uses.

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.

George SMITH
 Applicant

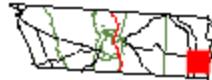
12/19/25
 Date



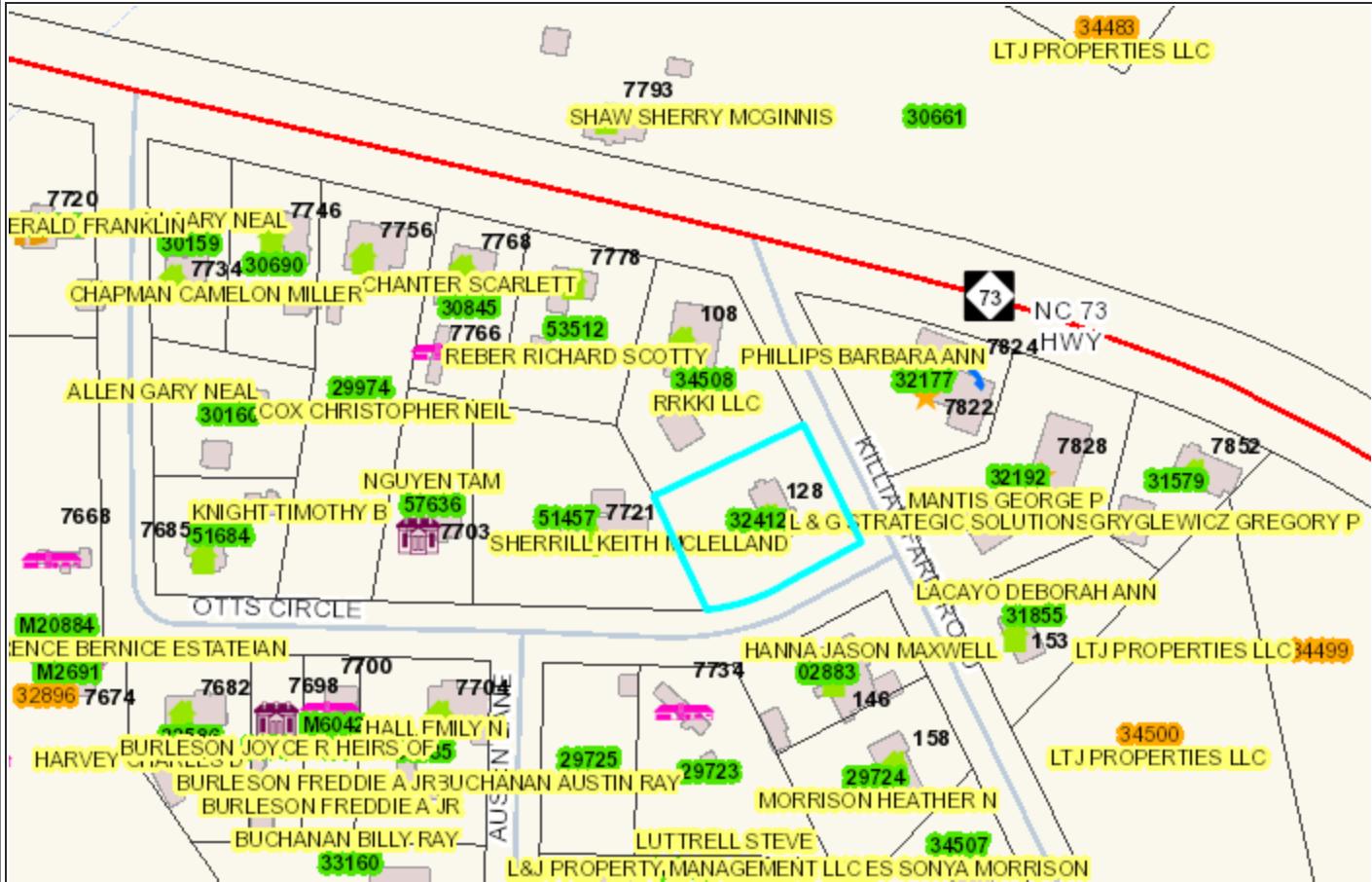
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 1/9/2026 Scale: 1 Inch = 200 Feet



 32412	Parcel ID	32412	Owner	L & G STRATEGIC SOLUTIONS PROPERTIES LLC				
	Map	4602	Mailing	7456 TALLWOOD DR				
	Account	0313337	Address	DENVER, NC 28037				
	Deed	3449 819	Last Transaction Date	10/27/2025	Sale Price	\$325,000		
	Plat		Subdivision		Lot			
	Land Value	\$38,439	Improvement Value	\$211,373	Total Value	\$249,812		
	Previous Parcel							
	-----All values for Tax Year 2025 -----							
	Description	SHERRILL LD RD 1396			Deed Acres	0.81		
	Address	128 KILLIAN FARM RD			Tax Acres	0.587		
	Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN		
	Main Improvement	RANCH			Value	\$208,196		
	Main Sq Feet	1822	Stories	1	Year Built	1966		
	Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres			
	R-T		0.59	LW31	0.59			
	Watershed			Sewer District				
	0.59			0.59				
	Census County		Tract	Block				
	109		071102	1002	0.59			
	Flood	Zone Description	Panel					
	X	NO FLOOD HAZARD	3710460200		0.59			



WC

WC

NC-73 HWY

SFN

SFN

SC

OTTS CIRCLE

AUSTIN LANE

KILLIAN FARM ROAD

LLR

SFN

SD

Land Use Plan

- Large Lot Residential (LLR)
- Suburban Commercial (SC)
- Special District (SD)
- Single-Family Neighborhood (SFN)
- Walkable Activity Center (WC)



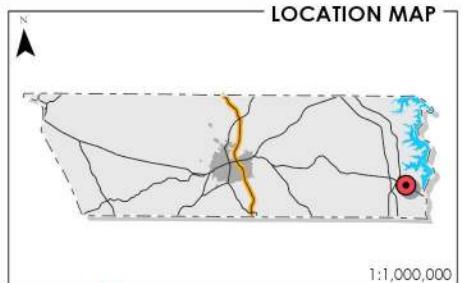
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 32412

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



1:1,000,000

Property Location(s)

ZMA #772 | Greg Smith

7713

1 in. = 300 ft.



R-T

NC 73 HWY

7720

7746

7756

7768

7778

7793

108

7824

7828

7852

141

134

124

116

106

146

158

195

176

182

200

222

214

246

268

213

203

195

176

182

200

222

214

246

268

AUSTIN LANE

R-T

County Residential Districts

R-T | Transitional Residential

County Business Districts

B-N | Neighborhood Business



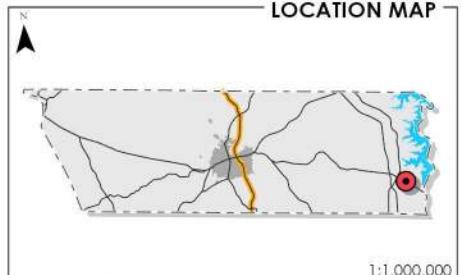
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LOCATION MAP



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