



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

| | |
|------------------------------|-----------------------------|
| 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 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 GREG SMITH

Applicant Address 128 KILLAD FARM ROAD, STANLEY,

Applicant Phone Number 203-460-6226

Property Owner's Name LPG STANLEY SOLUTIONS PROPERTIES LLC

Property Owner's Address 7456 TAYLORWOOD DRIVE, DENVER NC 28027

Property Owner's Phone Number 203-460-6226

Part II

Property Location 128 KILLAD 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 ^{ELDD} R-T Proposed Zoning District ^{ELDD} B-N

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

WAS BEING USED AS RESIDENCE WITH TWO
STORAGE BUILDINGS

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.

Applicant [Signature]

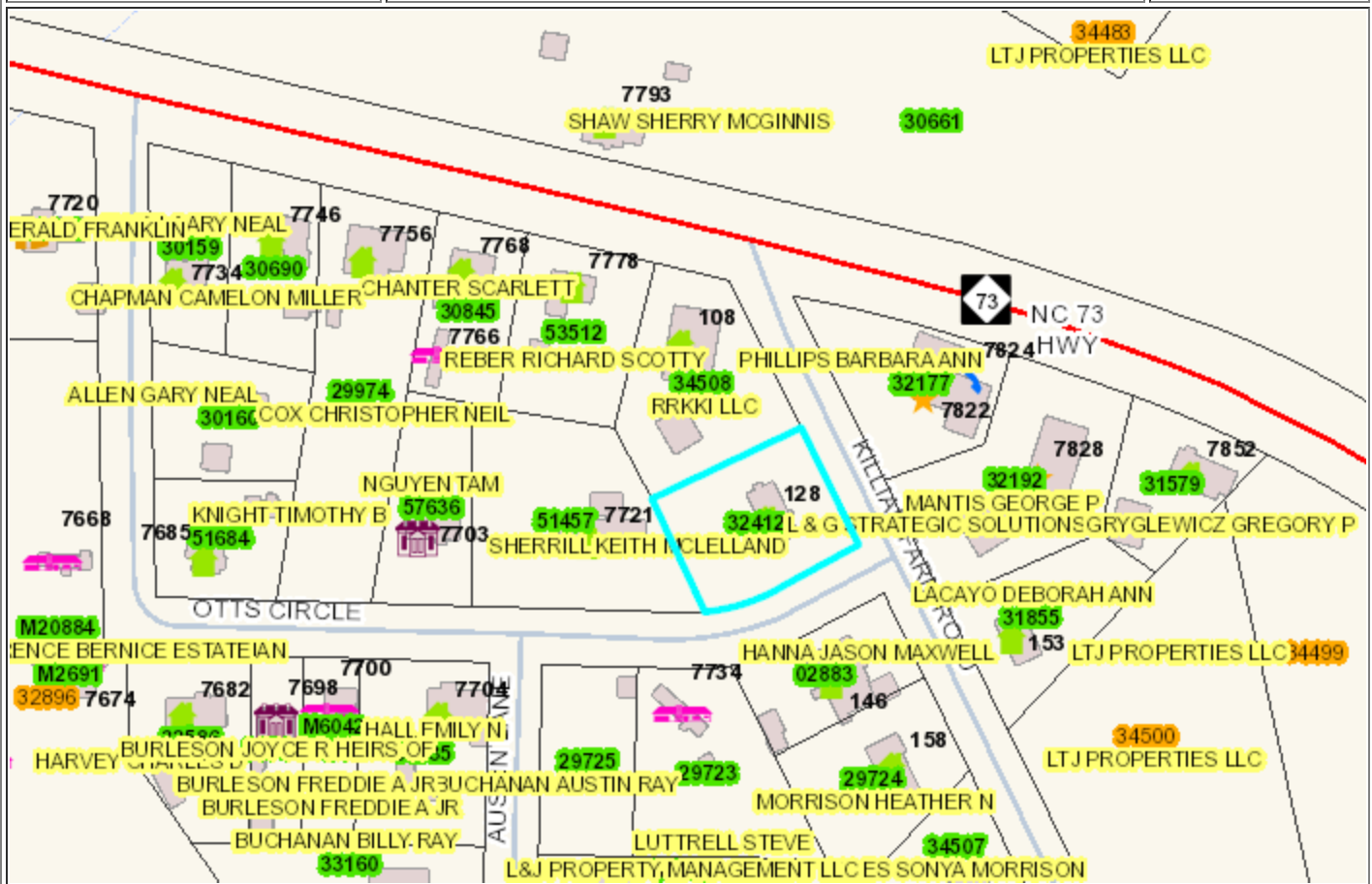
Date 12/19/25



Office of the Tax Administrator, GIS Mapping Division

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



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

KILLIAN FARM ROAD

AUSTIN LANE

LLR

SFN

SD

SFN

Land Use Plan

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

Parcel ID # 32412

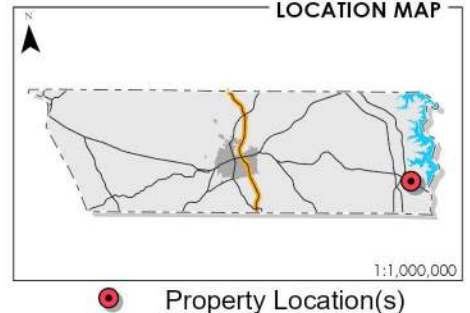
 - Property Location(s)


See Attached Application for Parcel Information



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

LOCATION MAP



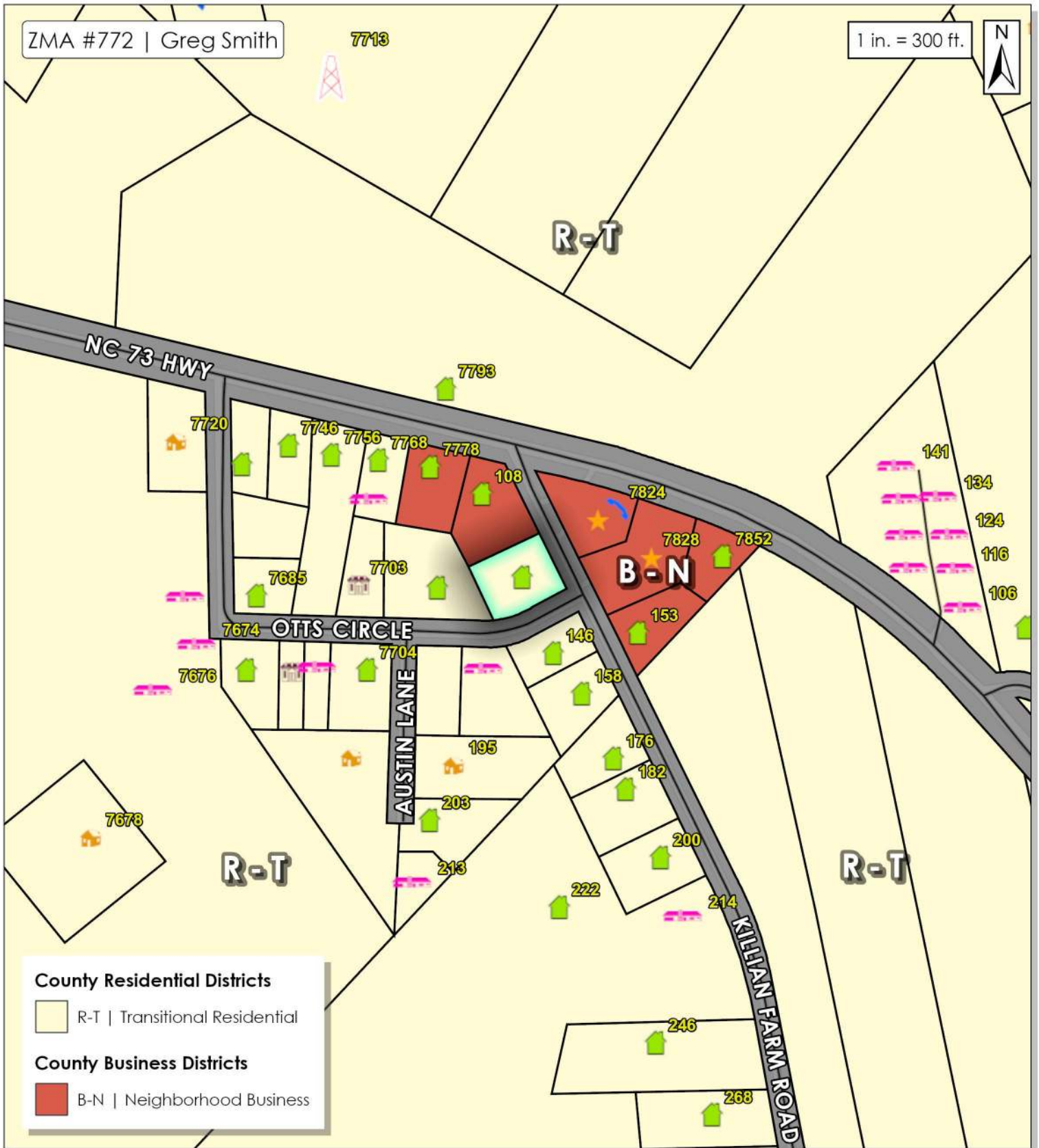
 Property Location(s)

ZMA #772 | Greg Smith

7713

1 in. = 300 ft.

N



County Residential Districts

 R-T | Transitional Residential

County Business Districts

 B-N | Neighborhood Business

Parcel ID # 32412

 - Property Location(s)

See Attached Application for Parcel Information



Lincoln County
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