



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: January 9, 2026

Re: ZMA #773
Cole Reynolds, applicant
Parcel ID# 10023, 108816, and 108904

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 3.28 acres 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 Shoal Road about 200 feet north of Westwinds Road in Howards Creek Township. Adjoining parcels are zoned R-S (Residential Suburban) and R-SF (Residential Single-Family). Land uses in this area include residential, agricultural, and civic uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



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Additional Information

This parcel is located within the WS-II Protected Area of the Indian Creek Watershed, which limits the density of developments with single-family homes to 1.0 unit per acre. All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 12% of the project area. 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 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 Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case ZMA #773

Applicant Cole Reynolds

Parcel ID# 10023, 108816, and 108904

Location West side of Shoal Road 200 feet north of Westwinds Road

Proposed amendment Rezone 3.28 acres from R-SF (Residential Single-Family) to R-S (Residential Suburban).

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 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.

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

One of the three parcels proposed to be rezoned contains a legal non-conforming two-family dwelling. The proposed rezoning provides the opportunity for more affordable housing options near existing civic uses such as the library and the two nearby schools.



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)

Parcel # (5 digits)

366-368 Shoal rd Existing Duplex

2693082593/2693081641/2693082593

(1+23438)(3461)

Property Size

3.2 acres

(1+2219)(814)

3)

108816 108904 10023

Deed Book(s)

Page(s)

Part III

Existing Zoning District

1-5+

Proposed Zoning District

RS

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

One parcel has a duplex already on it
want to build two duplexes on adjoining lots

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

get existing duplex in correct zone/
put two on adjoining parcels that was one property

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

Date

1-8-26

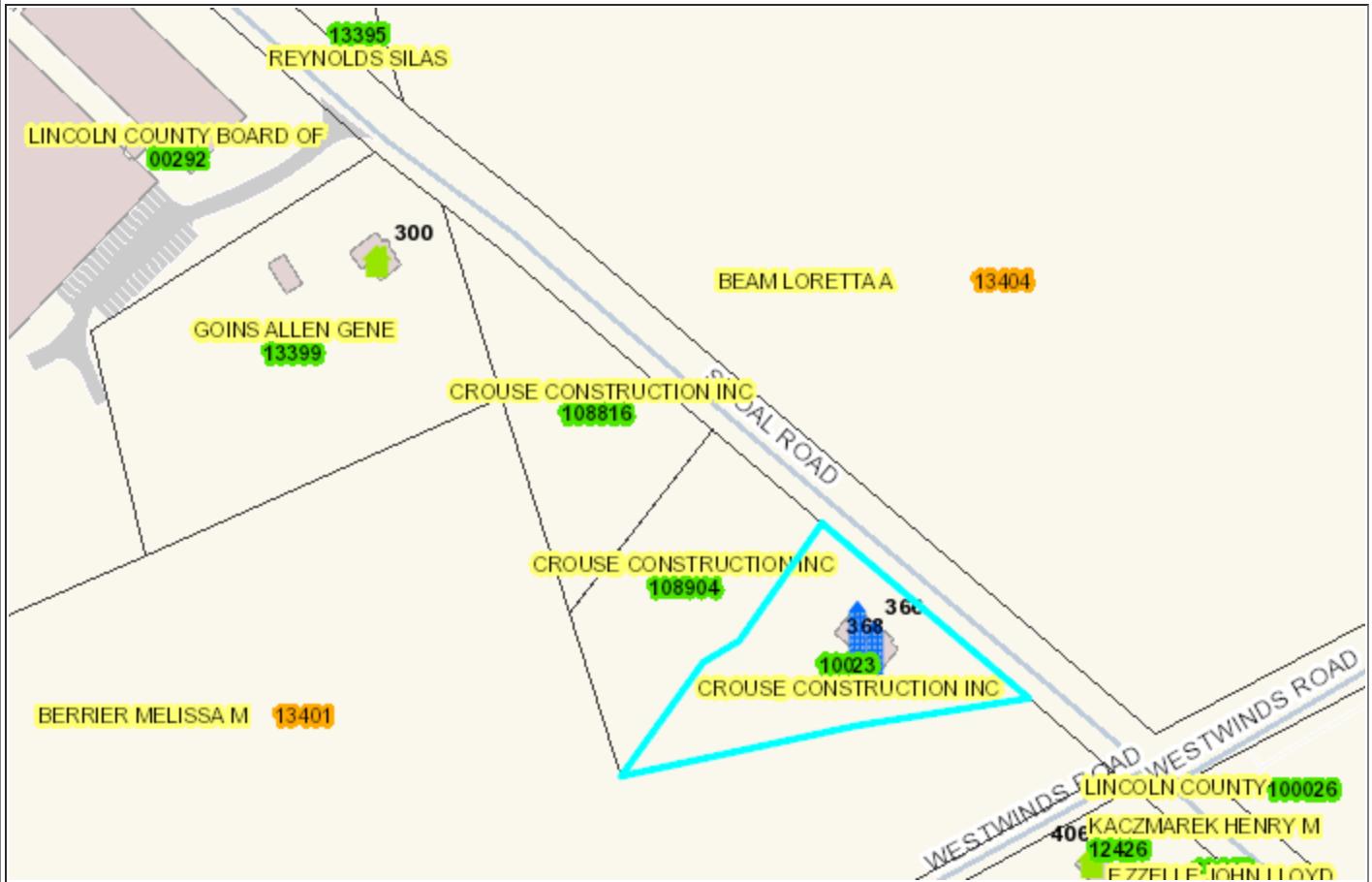


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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



Parcel ID	10023	Owner	CROUSE CONSTRUCTION INC
Map	2693	Mailing	368 SHOAL RD
Account	0312272	Address	LINCOLNTON, NC 28092
Deed	3461 814	Last Transaction Date	12/10/2025
Plat	29 26	Subdivision	LAB
Land Value	\$27,012	Improvement Value	\$95,622
Previous Parcel			
-----All values for Tax Year 2025 -----			
Description	LAB SUBDIVISION	Deed Acres	1.127
Address	368 SHOAL RD	Tax Acres	1.127
Township	HOWARDS CREEK	Tax/Fire District	HOWARDS CREEK
Main Improvement	DUPLEX/TRIPLEX	Value	\$94,622
Main Sq Feet	1344	Stories	1
Year Built	1962		



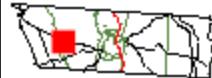
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-SF		1.13	HC33	1.13
Watershed				Sewer District
1.13				1.13
Census County		Tract	Block	
109		070500	1005	1.13
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710268200		1.13



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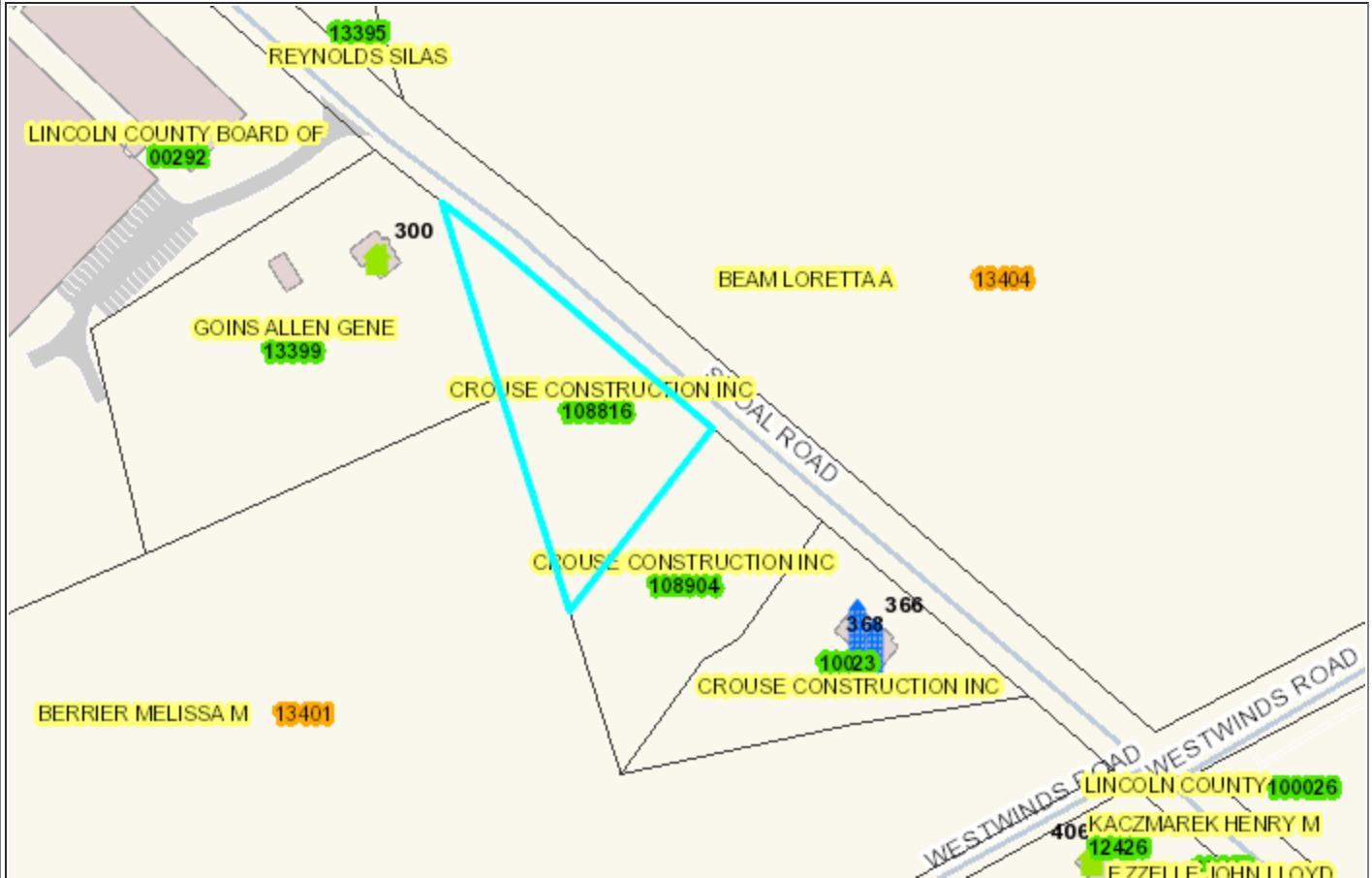


Photo Not Available

Parcel ID	108816	Owner	CROUSE CONSTRUCTION INC		
Map	2693	Mailing	368 SHOAL RD		
Account	0312272	Address	LINCOLNTON, NC 28092		
Deed	3438 219	Last Transaction Date	09/23/2025	Sale Price	\$0
Plat	29 26	Subdivision	LAB	Lot	1
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress
Previous Parcel	13404				
-----All values for Tax Year 2025-----					
Description	1 LAB SUBDIVISION			Deed Acres	1.411
Address	SHOAL RD			Tax Acres	1.1
Township	HOWARDS CREEK			Tax/Fire District	HOWARDS CREEK
Main Improvement				Value	
Main Sq Feet		Stories		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	
R-SF		1.1	HC33	1.1	
Watershed			Sewer District		
	0.65			1.1	
	0.45				
Census County		Tract		Block	



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

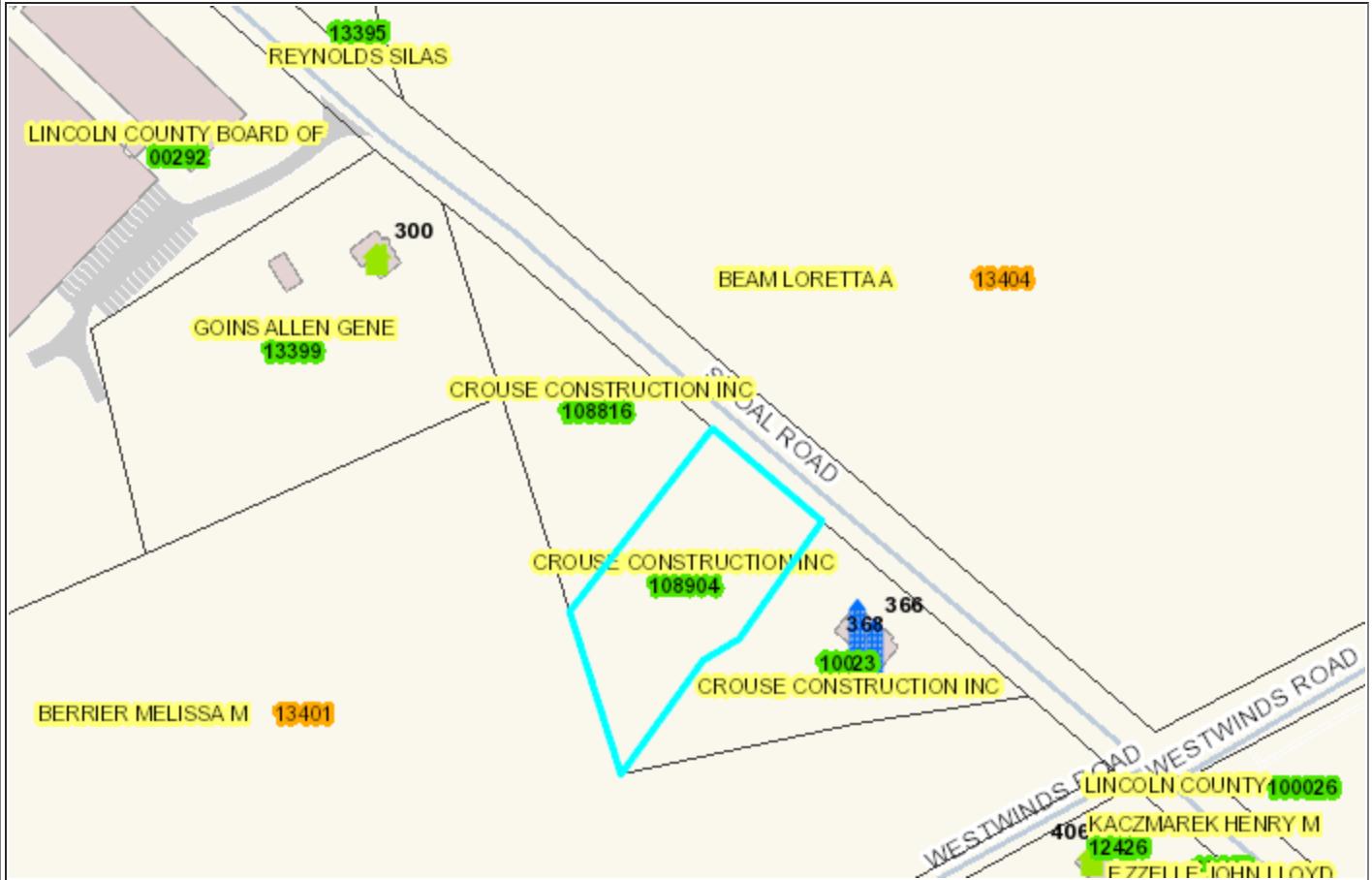


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Parcel ID	108904	Owner	CROUSE CONSTRUCTION INC		
Map	2693	Mailing	368 SHOAL RD		
Account	0312272	Address	LINCOLNTON, NC 28092		
Deed	3438 219	Last Transaction Date	09/23/2025		
Plat	29 26	Subdivision	LAB	Lot	2
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress
Previous Parcel	108816				
-----All values for Tax Year 2025-----					
Description	2 LAB SUBDIVISION			Deed Acres	1.168
Address	SHOAL RD			Tax Acres	1.054
Township	HOWARDS CREEK			HOWARDS CREEK	
Main Improvement					
Main Sq Feet		Stories		Value	
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	Year Built
R-SF		1.05	HC33	1.05	
Watershed					
	1.01		Sewer District		1.05
	0.05				
Census County		Tract		Block	

ZMA #773 | Cole Reynolds

B-N

1 in. = 300 ft.



R-S

Unnamed Stream

R-SF

260

235

4797

R-SF

WESTWINDS ROAD

SHOAL ROAD

MCCURRY FARM LANE

406
418
438
460
2070
2082
2045

County Residential Districts

R-S | Residential Suburban

R-SF | Residential Single Family

County Business Districts

B-N | Neighborhood Business



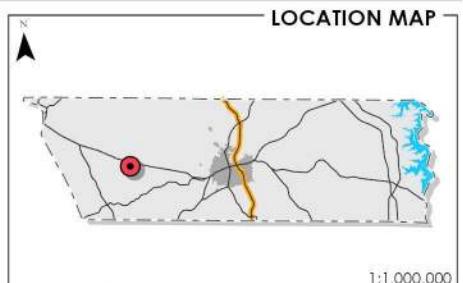
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

**Parcel ID # 10023, 108816,
& 108904**

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



1:1,000,000

Property Location(s)



SC

SD

SC

SC

WESTWINDS ROAD

RL

SHOAL ROAD

SC

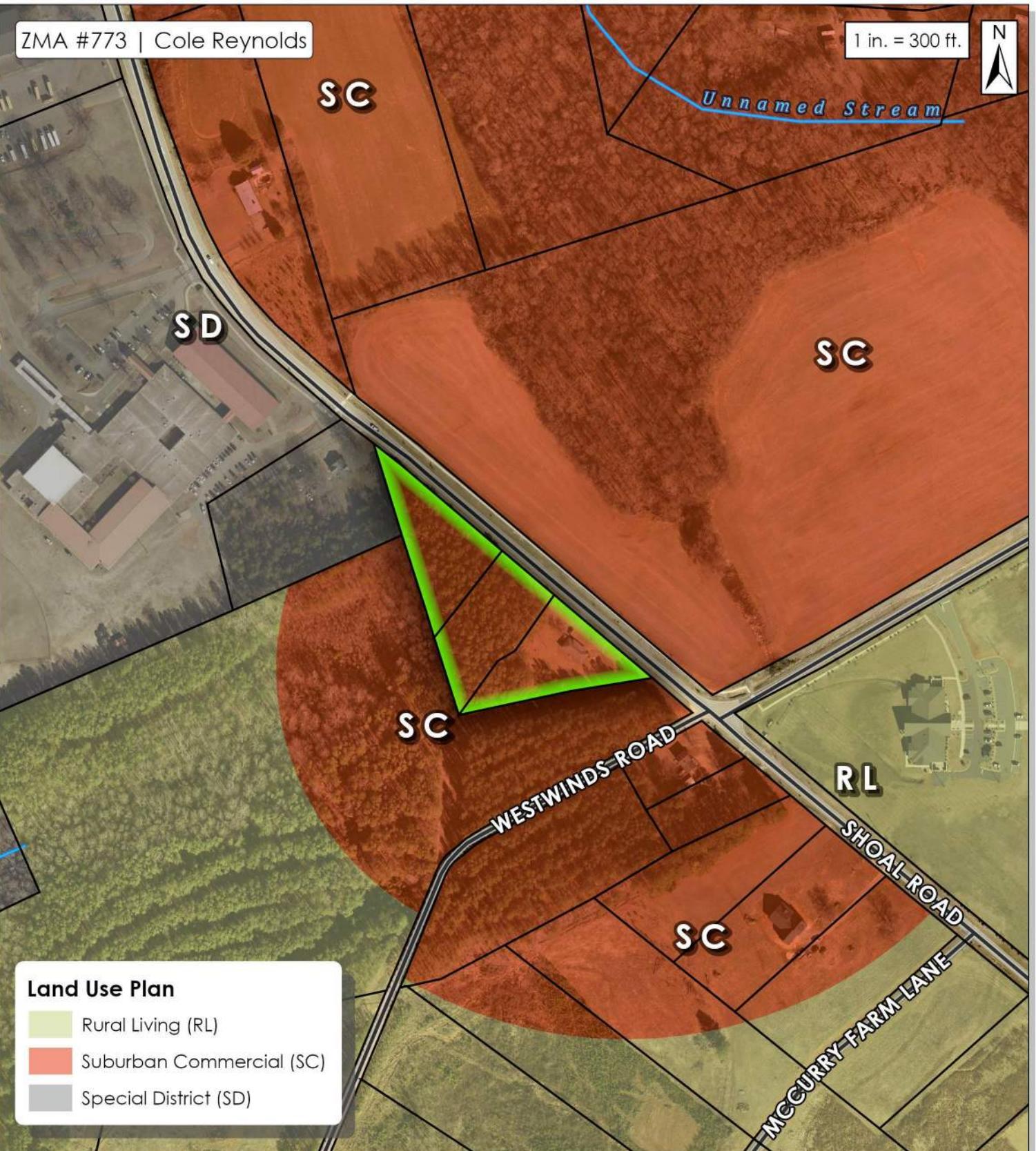
McCURRY FARM LANE

Land Use Plan

Rural Living (RL)

Suburban Commercial (SC)

Special District (SD)



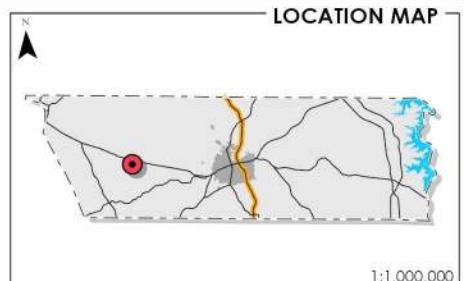
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LOCATION MAP



Property Location(s)