



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: November 812, 2019

Re: Zoning Map Amendment #666
Dianne Self, applicant
Parcel ID# 23149

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 2, 2019.

Request

The applicant is requesting the rezoning of a 6.8-acre tract from B-G (General Business) to R-T (Transitional Residential). A house is located on this property. The stated purpose for the request is to build another home. Under the B-G zoning, residential uses are not permitted (except for upper-story residential with commercial below). The property would also need to be subdivided to permit a second home.

Site Area & Description

The subject property is located at 2703 Salem Church Road, on the east side of Salem Church Road at its intersection with Gastonia Highway, in the High Shoals area. It is adjoined by property zoned R-T and B-G. Land uses in this area include residential and business. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for general commercial services.

Additional Information

Permitted uses

Under current B-G zoning: retail sales, offices, personal services, church, etc.

Under proposed R-T zoning: site-built house, modular home, manufactured home (singlewide or doublewide), duplex, church.

Adjoining zoning and uses

East: zoned R-T, residence.

South: zoned R-T, residence.

West (opposite side of Gastonia Highway): zoned B-G and R-T, commercial building and vacant lot.

North: zoned B-G, residence.

Staff's Recommendation

Under state law, prior to adopting or rejecting a zoning amendment, the Board of Commissioners must adopt one of the following statements:

- (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (3) A statement approving the zoning amendment and containing at least all of the following:
 - a. A declaration that the approval is also deemed an amendment to the comprehensive plan.
 - b. An explanation of the change in conditions the governing board took into account in amending the plan to meet the development needs of the community.
 - c. Why the action taken is reasonable and in the public interest.

Staff recommends that the Board of Commissioners exercise Option 3. See proposed statement on following page.



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**Proposed Statement Approving Zoning Amendment,
Simultaneously Amending Land Use Plan**

Case No. **ZMA #666**
Applicant **Dianne Self**
Parcel ID# **23149**
Location **2703 Salem Church Road**
Proposed amendment **rezone from B-G to R-T**

The Board of Commissioners approves this zoning amendment and hereby declares that this approval is also deemed an amendment to the Lincoln County Land Use Plan to designate this property as Large Lot Residential. In amending the Land Use Plan, the Board of Commissioners took into account the following:

- 1) There appears to be an adequate supply of commercially zoned property in this area to meet the development needs of the community.**
- 2) This property is adjoined on three sides by properties with residential uses.**
- 3) This property adjoins an area designated as Large Lot Residential.**

This proposed amendment is **reasonable and in the public interest** in that:

The immediate area is largely residential. This property is located adjacent to properties zoned R-T. The rezoning will bring the existing use of the property into conformity and will allow a second home to be located on the property (pending subdivision of the property).



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

Part I

Applicant Name Dianne Self

Applicant Address P.O. Box 510 High Shoals NC 28077

Applicant Phone Number 704-689-5856

Property Owner's Name same as above

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location 2703 Salem Church Rd Lincolnton

Property ID # (10 digits) 3641-43-1412 Property Size 6.76 acres

Parcel # (5 digits) 23149 Deed Book(s) 2019 Page(s) 128

Part III

Existing Zoning District B-G Proposed Zoning District R-T

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

house on property

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

build another home on acreage

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

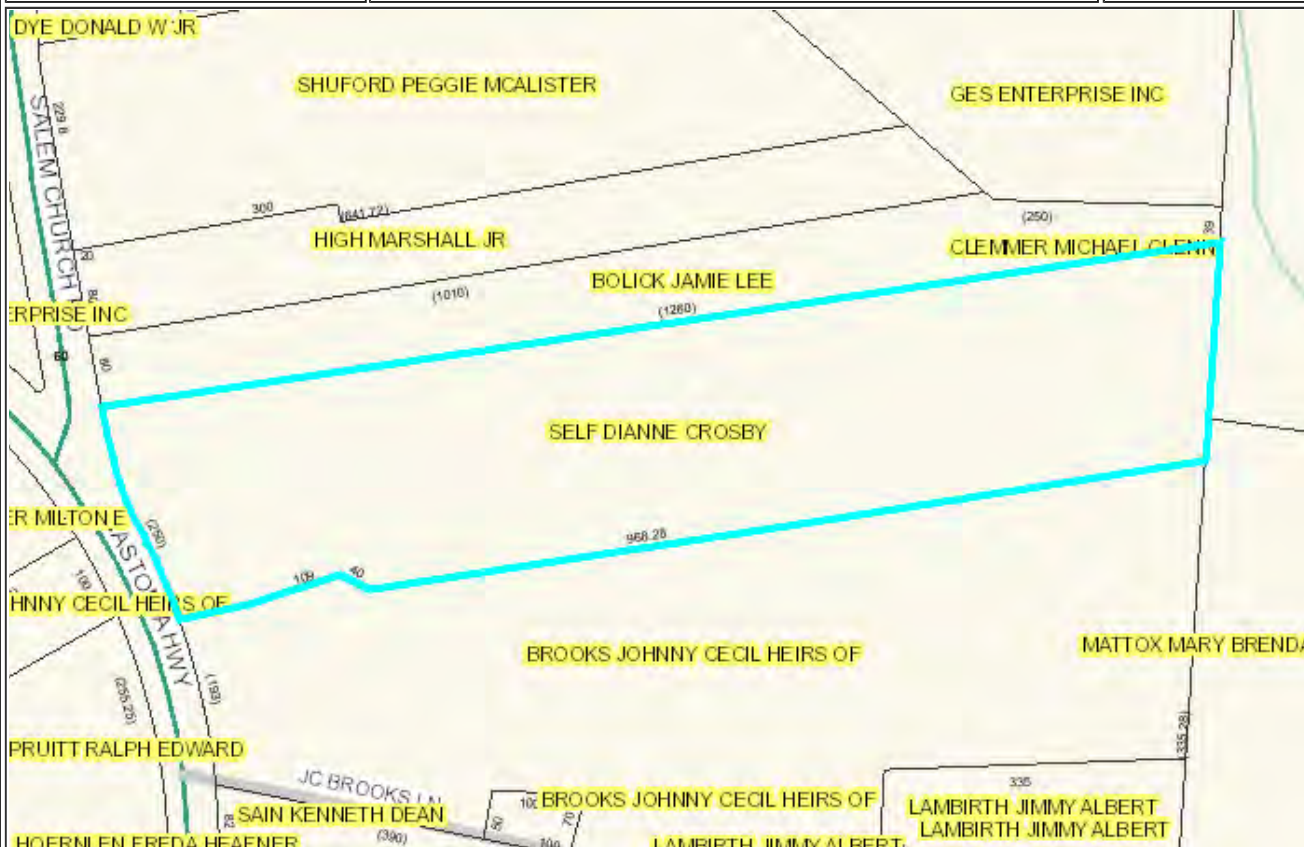
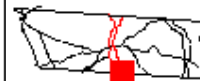
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Dianne C Self
Applicant

9-26-19
Date



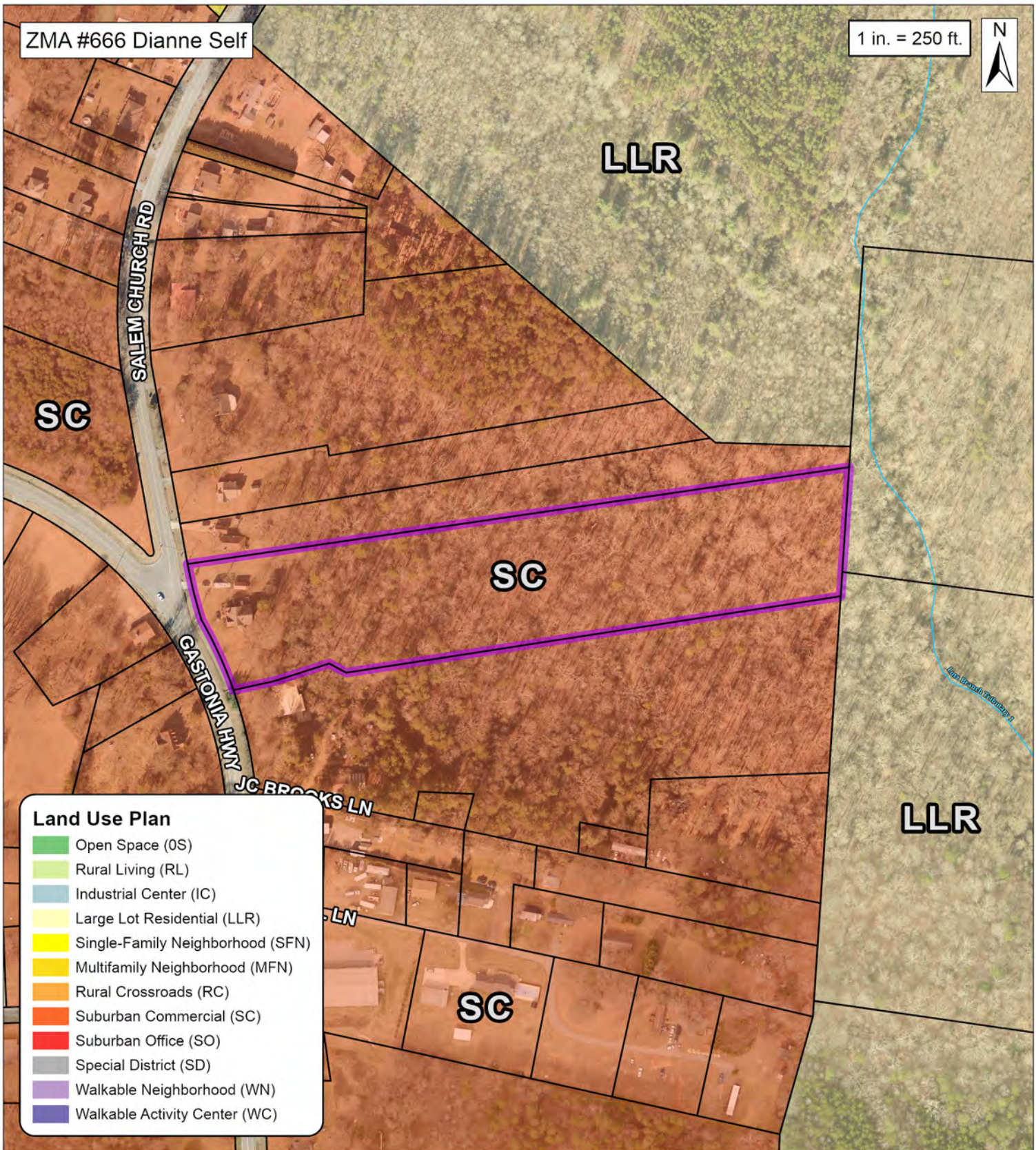
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 11/1/2019 Scale: 1 Inch = 200 Feet















Parcel ID	23149	Owner	SELF DIANNE CROSBY	
Map	3641	Mailing	2703 SALEM CHURCH RD	
Account	0274648	Address	LINCOLNTON, NC 28092	
Deed	2848 158	Last Transaction Date	09/23/2019	Sale Price \$165,000
Plat		Subdivision		Lot
Land Value	\$51,662	Improvement Value	\$88,516	Total Value \$140,178
Previous Parcel				
-----All values for Tax Year 2019 -----				
Description	HOMESITE RD 1307		Deed Acres	0
Address	2703 SALEM CHURCH RD		Tax Acres	6.763
Township	IRONTON	Tax/Fire District	SOUTH FORK	
Main Improvement	CAPE COD		Value	\$88,211
Main Sq Feet	1492	Stories	1	Year Built 1947
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
B-G	6.76	SL24	6.76	
Watershed			Sewer District	
	6.76		6.76	
Census County		Tract	Block	
109		071001	2024	6.76
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710364100	6.76	

ZMA #666 Dianne Self

1 in. = 250 ft.



Land Use Plan

-  Open Space (OS)
-  Rural Living (RL)
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Single-Family Neighborhood (SFN)
-  Multifamily Neighborhood (MFN)
-  Rural Crossroads (RC)
-  Suburban Commercial (SC)
-  Suburban Office (SO)
-  Special District (SD)
-  Walkable Neighborhood (WN)
-  Walkable Activity Center (WC)



Parcel ID# 23149

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

