



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, 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: February 17, 2017

Re: Zoning Map Amendment #633
Teramore Development, LLC, applicant
Parcel ID# 90408 (two portions)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 6, 2017.

Request

The applicant is requesting the rezoning of 0.88 acre from R-T (Transitional Residential) to B-N (Neighborhood Business). The request involves a 0.84-acre parcel and a 0.037-acre portion of another parcel that were recently combined with a third parcel to create a 2.4-acre parcel, the remainder of which is already zoned B-N.

Site Area & Description

The 2.4-acre tract is located on the northwest corner of N.C. 73 and Amity Church Road. The subject property is adjoined by property zoned R-T and B-N. County water is available at this location. Land uses in this area are primarily residential. This property is part of an area designated by the Lincoln County Land Use Plan as Neighborhood Business, appropriate for small-scale retail and service establishments.

Additional Information

Permitted uses

Under current R-T zoning: manufactured home, duplex, modular home, site-built house, church.

Under proposed B-N zoning: retail sales, offices, personal services, etc., with a maximum gross floor area of 10,000 square feet.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #633**
Applicant **Teramore Development, LLC**
Parcel ID# **90408 (two portions)**
Location **northwest corner of N.C. 73 and Amity Church Road**
Proposed amendment **rezone from R-T to B-N**

This proposed amendment is **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 Neighborhood Business, appropriate for small-scale retail and service establishments.

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

The subject property is adjoined by property zoned B-N. Other properties in this area are zoned B-N. This property is part of a 2.4-acre tract that is located at a main intersection on a major highway.



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 Teramore Development, LLC

Applicant Address PO Box 6460 – Thomasville, GA 31758

Applicant Phone Number (229) 516-4289

Property Owner's Name Teramore Development, LLC

Property Owner's Address 131 Amity Church Road – Iron Station, NC 28080

Property Owner's Phone Number (704) 689-7791

Part II

Property Location Amity Church Road

Property ID # (10 digits) 3673-26-5439 Property Size 0.9 acres

Property ID # (10 digits) portion of 3673-26-7776 Property Size 0.04 acres of 9.35 acres

Parcel # (5 digits) 90776 & 25457 Deed Book(s) 1848 Page(s) 329

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.
The property is currently vacant with no existing structures.

Briefly explain the proposed use and/or structure which would require a rezoning.
The proposed use is a commercial retail building.

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.

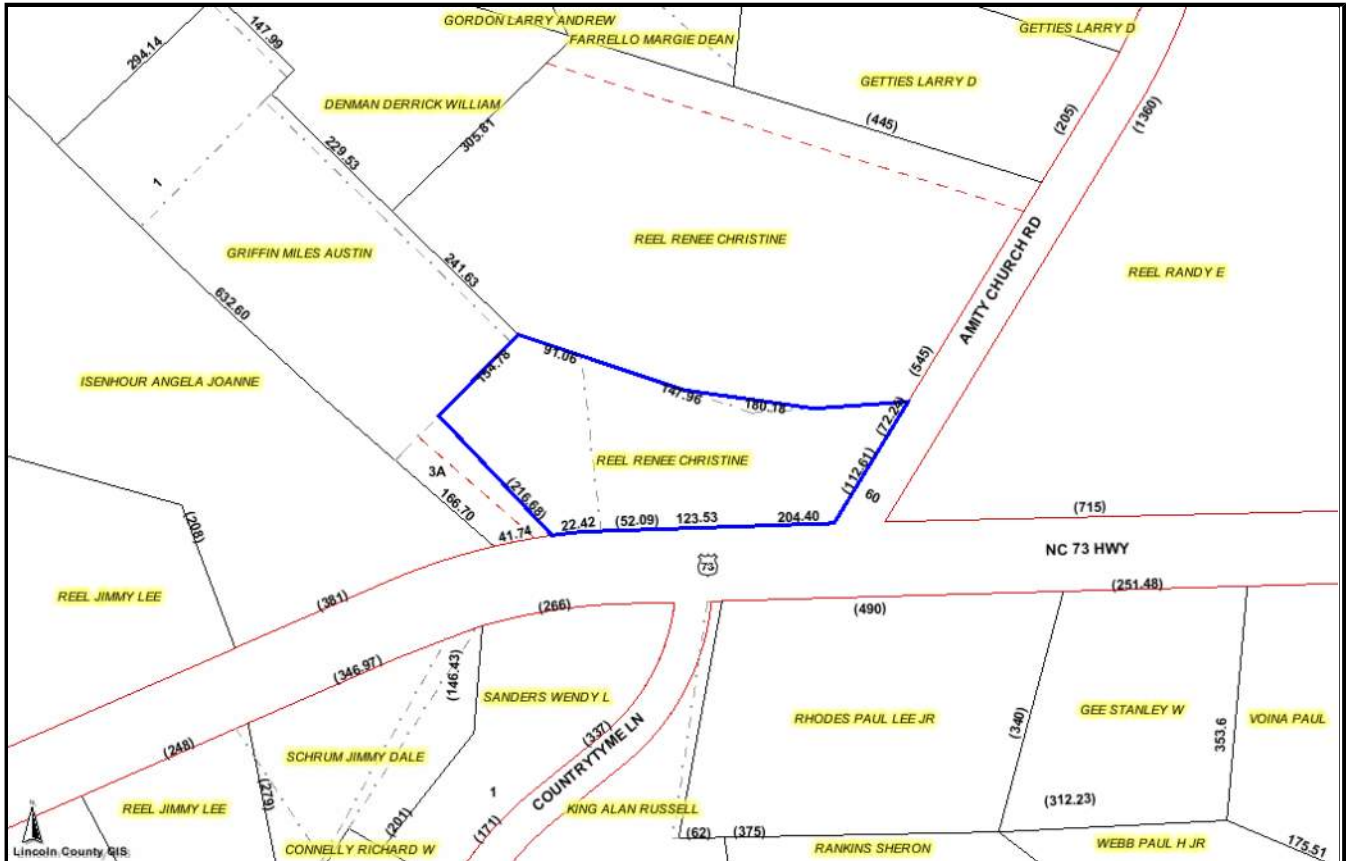
[Signature]
Applicant


1/19/17
Date



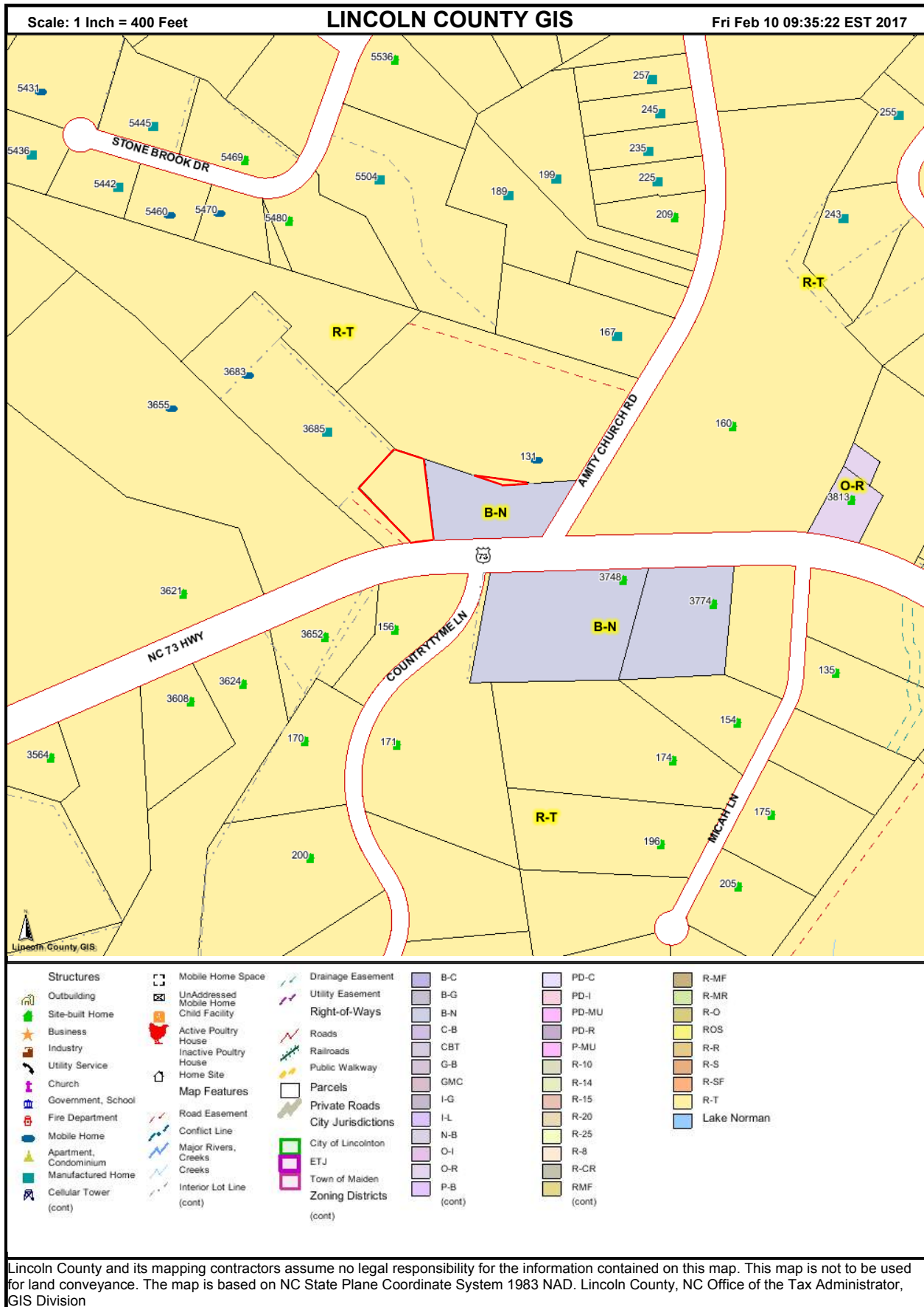
Lincoln County, NC

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: 2/9/2017 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR			
 Photo Not Available		This parcel is new, and a tax data was not yet available for download.			
		Zoning District B-N R-T	Calculated Acres 1.57 0.88	Voting Precinct ORE BANK (OB21)	Calculated Acres 2.45
Watershed Class Not in a watershed		2.45	Sewer District Not in the sewer district	2.45	
2000 Census County 37109		Tract 070900		Block 4008	2.45
Flood X	Zone Description NO FLOOD HAZARD	Panel 3710366200		2.45	

Zoning Map Amendment #633 Subject property is outlined in red



Zoning Map Amendment #633 Land Use Plan map of area

