



**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: Jeremiah Combs, Planner

Date: November 17, 2017

Re: Zoning Map Amendment #642  
Rickard Cronland, III, applicant  
Parcel ID# 25463

*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 4, 2017.*

Request

The applicant is requesting the rezoning of 1.6 acres from B-G (General Business) to R-S (Suburban Residential) to permit an existing structure to be used as a residence.

Site Area & Description

The property is located on the east side of Salem Church Road about 200 feet north of Freeman Road in Ironton Township. This property is adjoined by property zoned B-G and R-S. The property on the opposite side of Salem Church Road is zoned R-15 Single-Family Residential (City of Lincolnton zoning jurisdiction). Land uses in this area include residential, institutional (church, assisted living facility, and county government offices), and agricultural. This property is in an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre.

Additional Information

The structure on the property was originally constructed in 1914 and used as a single-family home. When the house was converted for commercial use in 2006, it conformed to the zoning standards of the B-G zoning district, in which the property is located. Residences are not permitted uses in the B-G zoning district.

**Permitted uses**

Under current B-G zoning: retail, office

Under proposed R-S zoning: modular homes, site-built homes, duplexes, church

**Adjoining zoning and uses**

East: zoned R-S, remainder of tract.

South: zoned R-S, remainder of tract.

West: zoned R-15, residential uses.

North: zoned B-G, county government facilities.

**Staff's Recommendation**

Staff recommends approval of the rezoning request. See proposed statement on following page.



## 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

### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #642**  
Applicant **Rickard Cronland, III**  
Parcel ID# **25463**  
Location **483 Salem Church Rd; east side of Salem Church Road about 200 feet north of Freeman Road**  
Proposed amendment **rezone from B-G to R-S**

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 Suburban Residential, suitable for residential development, primarily single-family in nature. The permitted uses in the R-S district are consistent with the suitable uses identified for this area by the Land Use Plan.**

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

**The structure located on this property has been converted to a commercial structure but was originally constructed as a single-family home. The applicant requested this rezoning to permit the structure to be converted back to a single-family home and used as a residence. The remainder of this parcel is already zoned R-S.**



**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 Richard B. Cronland III

Applicant Address 3965 Asbury Church Road, Lincolnton, N.C. 28092

Applicant Phone Number 704-735-2133

Property Owner's Name Richard B. Cronland III

Property Owner's Address 3965 Asbury Church Road, Lincolnton, N.C. 28092

Property Owner's Phone Number 704-735-2133

**Part II**

Property Location 483 Salem Church Road, Lincolnton, N.C. 28092

Property ID # (10 digits) \_\_\_\_\_ Property Size \_\_\_\_\_

Parcel # (5 digits) 25463 Deed Book(s) 2548 Page(s) 122

**Part III**

Existing Zoning District B-G Proposed Zoning District R-5

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

Built as a House converted to a commercial. Structure - about 15 years ago.

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

want to use as a House again

**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.

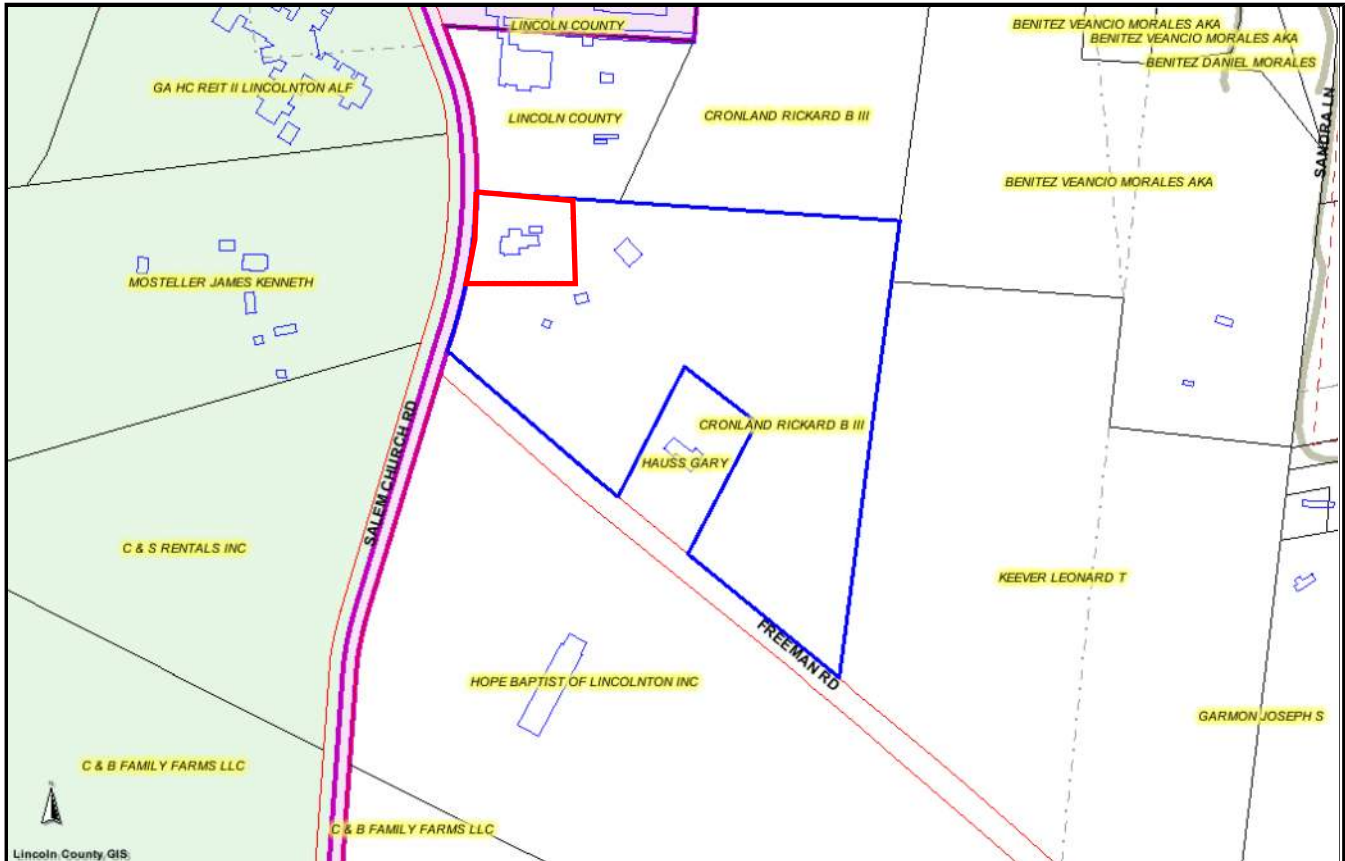
Richard B. Cronland III  
Applicant

10-10-17  
Date

Zoning Map Amendment #642  
Subject property is outlined in red



**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: 11/9/2017    Scale: 1 Inch = 400 Feet**



Lincoln County GIS

**PHOTOS**



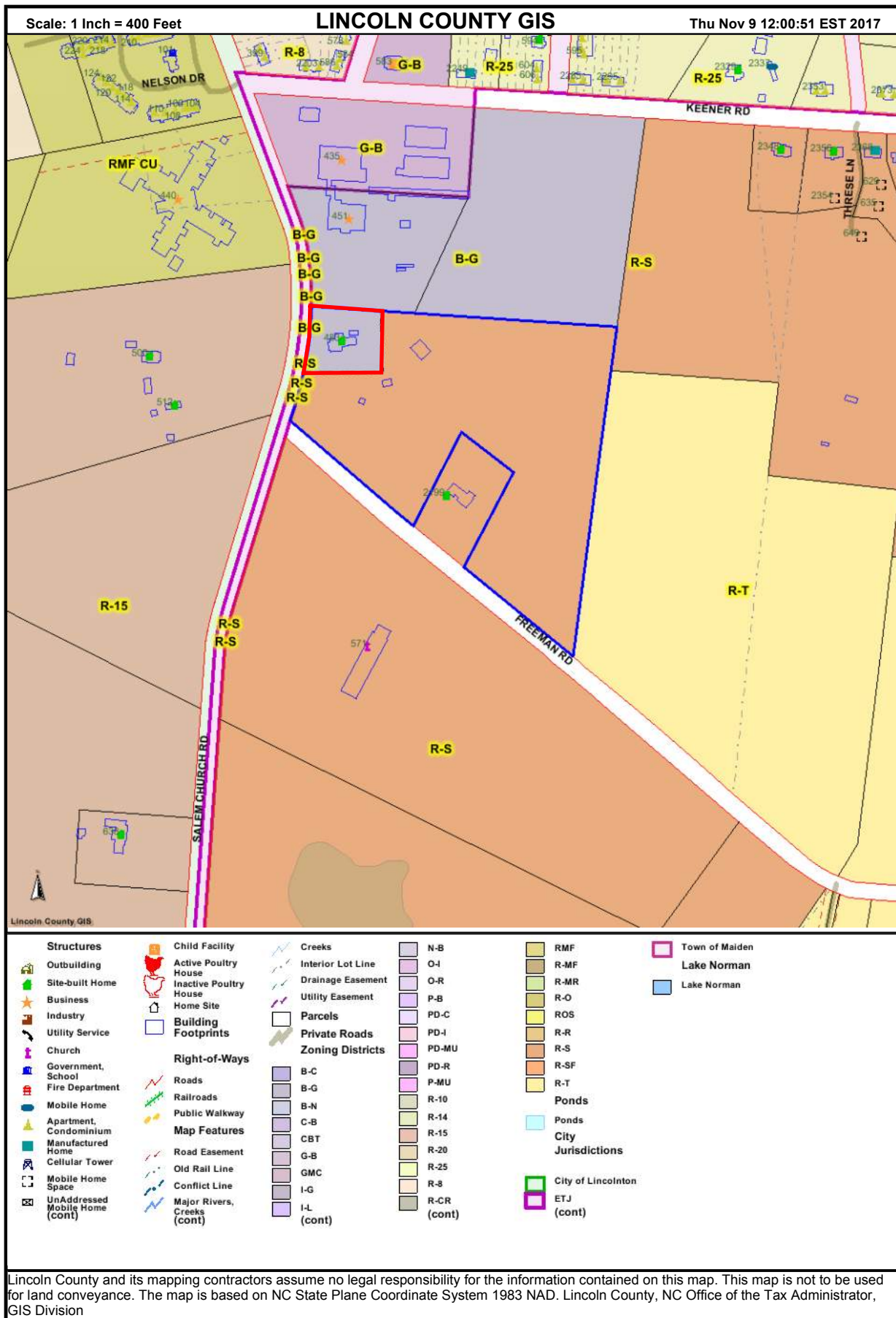
25463

**PARCEL INFORMATION FOR 3643-33-7470**

<b>Parcel ID</b>	25463	<b>Owner</b>	CRONLAND RICKARD B III CRONLAND MYNA H ADDITIONAL NAMES 3965 ASBURY CHURCH RD LINCOLN TON NC 28092		
<b>Map Account</b>	3643-14 0256421	<b>Mailing Address</b>	3965 ASBURY CHURCH RD LINCOLN TON NC 28092		
<b>Deed</b>	2548-122	<b>Last Transaction Date</b>	10/9/2015	<b>Sale Price</b>	0
<b>Land Value</b>	\$183,649	<b>Total Value</b>	\$272,160	<b>Previous Parcel</b>	
----- All values are for tax year 2016. -----					
<b>Description</b>	HAUSS LAND RD 1001			<b>Deed Acres</b>	0
<b>Address</b>	483 SALEM CHURCH RD			<b>Tax Acres</b>	13.19
<b>Township</b>	IRON TON			<b>Tax/Fire District</b>	BOGER CITY
<b>Main Improvement</b>	OFFICE CONVERSION			<b>Value</b>	\$80,687
<b>Main Sq Feet</b>	1625	<b>Stories</b>	1.3	<b>Year Built</b>	1914
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
R-S	12.22	SALEM (SL24)	13.19		
B-G	0.97				
<b>Watershed Class</b>		<b>Sewer District</b>	Not in the sewer district		
Not in a watershed	11.66		13.19		
WS-IVP	1.54				
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		070300	1019	0.26	
37109		071000	3028	12.93	
37109		071000	3029	0.01	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710364300	13.19		



Zoning Map Amendment #642  
Subject property is outlined in red





Zoning Map Amendment #642  
Subject property is outlined in red

