



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: May 18, 2018

Re: Zoning Map Amendment #653
Joseph Ricotta, applicant
Parcel ID# 29464 (portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 4, 2018.

Request

The applicant is requesting the rezoning of 2.5 acres from B-G (General Business) to I-G (General Industrial). The subject property is the front portion of a 12.2-acre parcel, the remainder of which is currently zoned I-G. The stated reason for the rezoning request is to allow vehicle storage. Vehicle storage as a principal use is permitted in the I-G district but not in the B-G district. A vehicle repossession company has been storing vehicles on the I-G portion of the property.

Site Area & Description

The subject property is located at 1335 NC 73 Hwy., on the north side of N.C. 73 about 500 feet east of N.C. 27, in Ironton Township. It is adjoined by property zoned B-G and I-G. Land uses in this area include business, residential and industrial. The subject property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial. Under the previous plan, this property was part of an area designated as industrial. This rezoning application was submitted on the same day that the new plan was adopted.

Additional Information

Permitted uses

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

Under proposed I-G zoning: vehicle storage, self-storage facility, vehicle service, vehicle repair (body shop), machine shop, manufacturing, etc.

Adjoining zoning and uses

East: zoned B-G, residence.

South (opposite side of N.C. 73): zoned B-G, church and undeveloped lot.

West: zoned B-G, utility trailer sales display area.

North: zoned I-G, remainder of subject property with vehicle storage area.

Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #653**
Applicant **Joseph Ricotta**
Parcel ID# **29464 (2.4-acre portion)**
Location **1335 NC 73 Hwy.**
Proposed amendment **rezone from B-G to I-G**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located in an area designated by the Lincoln County Land Use Plan as Suburban Commercial.

This proposed amendment **is not reasonable and not in the public interest** in that:

This property is adjoined on both sides and on the opposite side of the road by properties zoned B-G. This property is located along a main highway near a main intersection. Commercial uses of this property are more appropriate at this location than potential industrial uses.



Zoning Map Amendment Application

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

Part I

Applicant Name JOSEPH RICOTTA

Applicant Address 218 N. LAUREL ST. LINCOLN, NC. 28092

Applicant Phone Number 704-732-9872

Property Owner's Name JOSEPH RICOTTA

Property Owner's Address SAME

Property Owner's Phone Number 704-732-9872

Part II

Property Location 1335 NC 73 HWY

Property ID # (10 digits) 3653-24-1767 Property Size 12 186

Parcel # (5 digits) 29464 Deed Book(s) 1175 Page(s) 119

Part III

Existing Zoning District B-6 Proposed Zoning District 1-G

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

600 SF building used for personal storage.

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

To make a car storage.

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

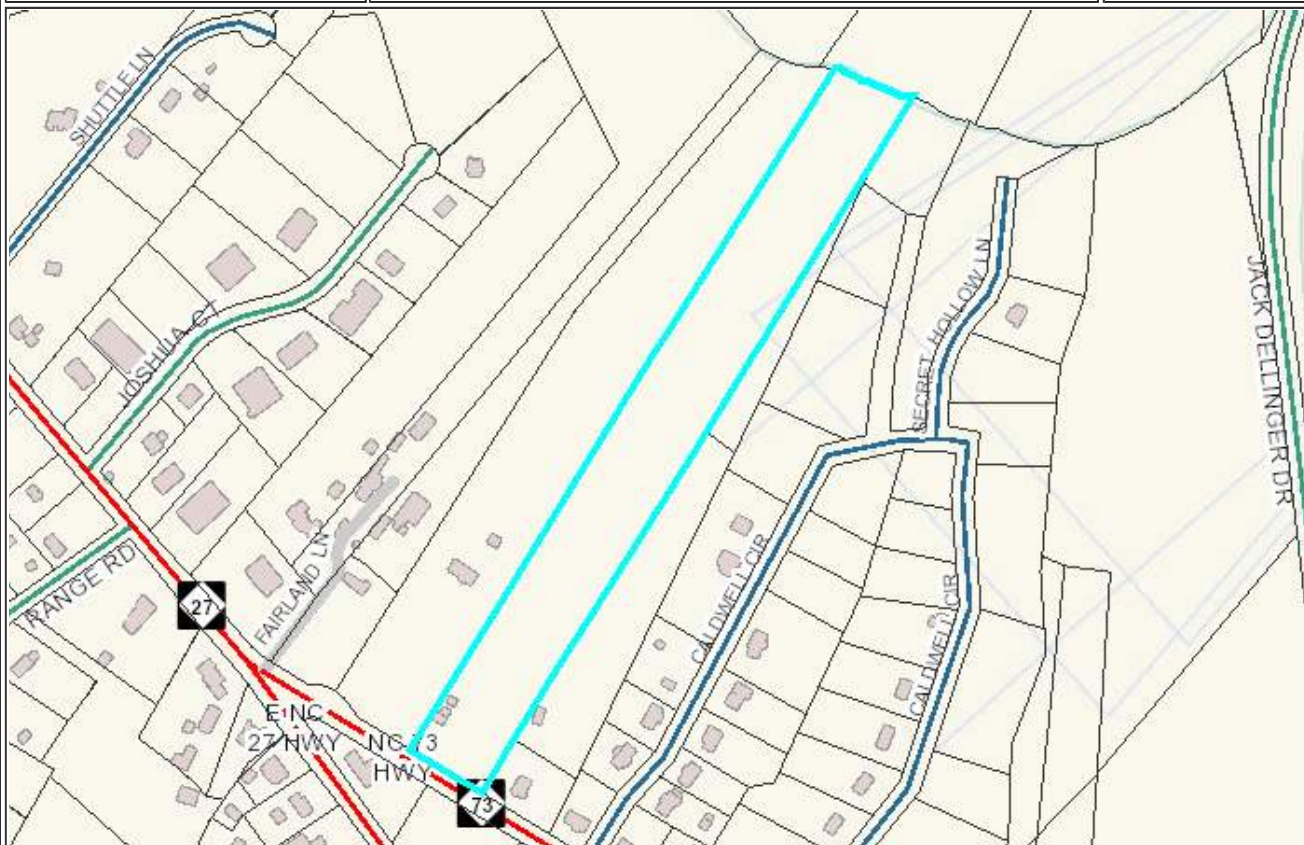
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Joseph Ricotta
Applicant

April 16/2018
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: 4/26/2018 Scale: 1 Inch = 500 Feet



Parcel ID	29464	Owner	RICOTTA MARIA RICOTTA JOSEPH	
Map	3653	Mailing	218 N LAUREL ST	
Account	0125275	Address	LINCOLNTON, NC 28092-3408	
Deed	1175 119	Last Transaction Date	05/22/2000	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$222,412	Improvement Value	\$10,478	Total Value \$232,890
Previous Parcel				
-----All values for Tax Year 2018 -----				
Description	A SMITH LAND 27 & 73		Deed Acres	12.35
Address	1335 NC 73 HWY		Tax Acres	12.186
Township	IRONTON		Tax/Fire District	BOGER CITY
Main Improvement	SHOP 20X30		Value	\$9,748
Main Sq Feet	600	Stories	1	Year Built 1995
Zoning District Calc Acres				
B-G	2.41		Voting Precinct Calc Acres	
I-G	9.78		IS23	12.19
Watershed				
	12.19		Sewer District	
			12.19	
Census County				
109			Tract	Block
			070902	3016
				12.19
Flood				
X	Zone Description		Panel	
	NO FLOOD HAZARD		3710365300	12.19

Zoning Map Amendment #653
subject property is outlined in yellow



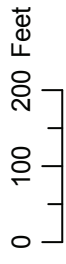
April 26, 2018

Esri, Inc., Lincoln County, NC

0 100200 Feet



1 inch = 500 feet



1 inch = 250 feet

April 30, 2018

Joseph Ricotta

1 in. = 200 ft.



Suburban Commercial

Large-Lot Residential

Suburban Commercial

Land Use Plan

-  Open Space
-  Rural Living
-  Industrial Center
-  Large Lot Residential
-  Single-Family Neighborhood
-  Multifamily Neighborhood
-  Rural Crossroads
-  Suburban Commercial
-  Suburban Office
-  Special District
-  Walkable Neighborhood
-  Walkable Activity Center

FAIRLAND LN

CALDWELL CIR

NC 73 HWY

BREW-LINK RD



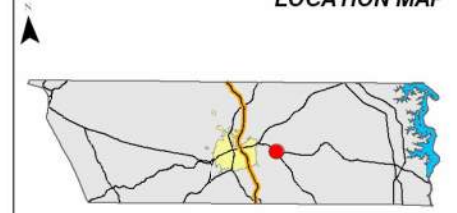
ZMA #653

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

 - Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



 Property Location(s)

1:1,000,000