



**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: August 24, 2018

Re: Zoning Map Amendment #655  
Gerald Henley, applicant  
Parcel ID# 81545 (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 September 10, 2018.*

Request

The applicant is requesting the rezoning of 1.0 acre from I-G (General Business) to R-T (Transitional Residential). The subject property is part of a 5.0-acre parcel, the remainder of which is zoned I-G. The applicant is planning to subdivide the 5.0-acre parcel to create a 1.0-acre lot for a residence.

Site Area & Description

The subject property is located about 300 feet west of Henry Dellinger Road and 800 feet south of N.C. 150 in Ironton Township. It is adjoined by property zoned I-G and R-T. Land uses in this area include industrial, business and residential. The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center. It adjoins an area designated as Large Lot Residential.

Additional Information

**Permitted uses**

Under current I-G zoning: vehicle service, vehicle repair, machine shop, woodworking shop, etc.

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

**Adjoining zoning and uses**

East: zoned R-T, residential use.

South: zoned R-T, undeveloped tract.

West: zoned I-G, industrial/business use.

North: zoned I-G, industrial/business use.

## 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 #655**  
Applicant **Gerald Henley**  
Parcel ID# **81545 (1.0-acre portion)**  
Location **300 feet west of Henry Dellinger Road, 800 feet south of N.C. 150**  
Proposed amendment **rezone from I-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 fact that this property adjoins an area designated as Large Lot Residential and that the plan is intended to be subject to adjustment, particularly along designation boundaries.**

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

**This property adjoins property that is zoned R-T on two sides and is located to the rear of an existing house.**



**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 GERALD P Henley

Applicant Address 6900 E NC 150 Hwy Maiden NC  
28650

Applicant Phone Number 704-651-3394

Property Owner's Name GERALD P Henley

Property Owner's Address 6900 E NC 150 Hwy Maiden NC  
28650

Property Owner's Phone Number 704-651-3394

**Part II**

Property Location 4443 Henry Dellinger Rd Maiden NC  
28650

Property ID # (10 digits) 3686-00-8875 Property Size 1.0 Acre

Parcel # (5 digits) 81545 Deed Book(s) 1458 Page(s) 479

**Part III**

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

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

undeveloped

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

Residence

**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.*

Gerald P Henley  
Applicant

7/25/2018  
Date

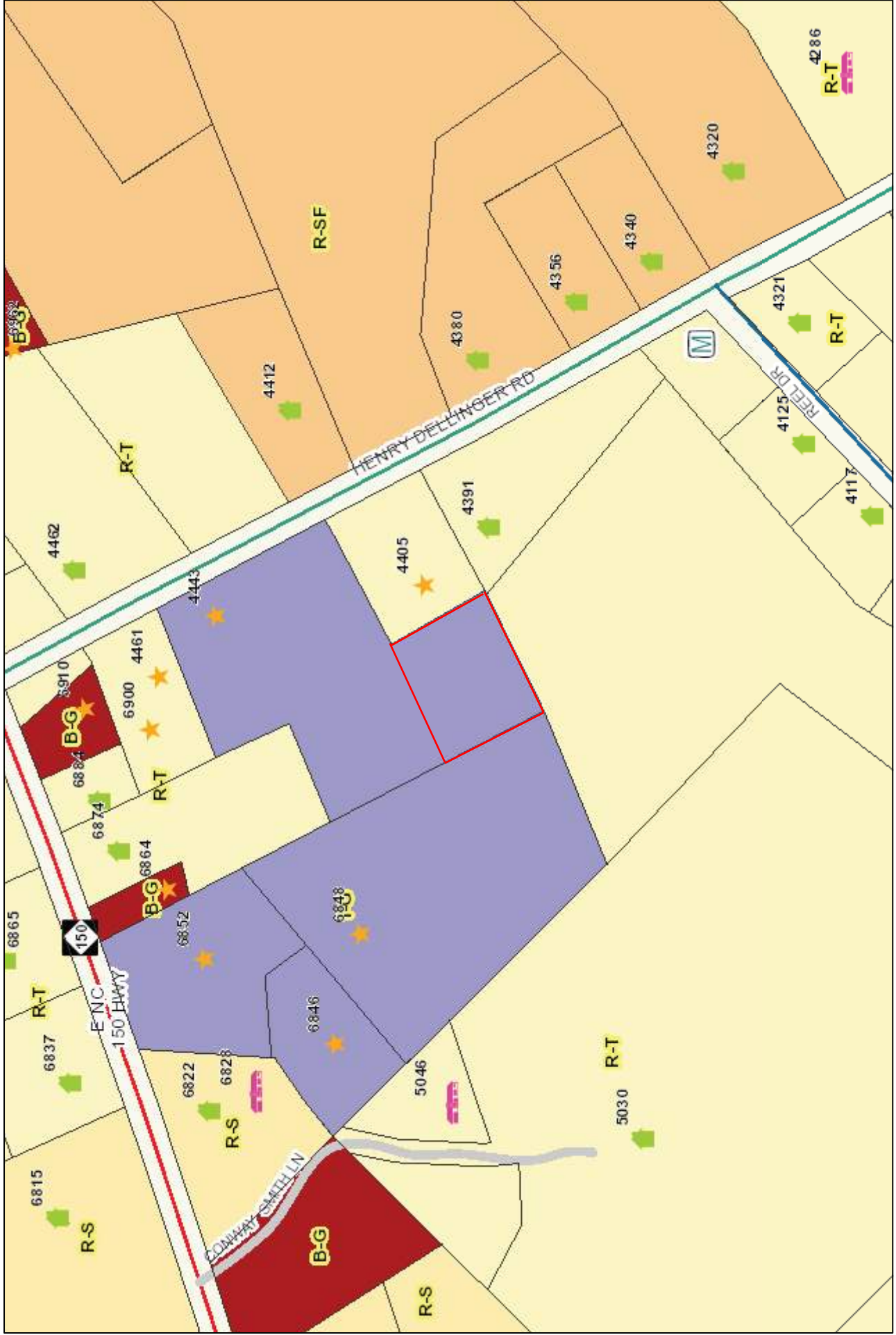
Vanessa J Henley POA

**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: 7/24/2018    Scale: 1 Inch = 200 Feet

Photo Not Available

<b>Parcel ID</b>	81545	<b>Owner</b>	HENLEY GERALD P HENLEY VANESSA F	
<b>Map</b>	3686	<b>Mailing Address</b>	6900 E NC 150 HWY MAIDEN, NC 28650-9289	
<b>Account</b>	0166337	<b>Deed</b>	1458 479	<b>Last Transaction Date</b>
				05/05/2003
<b>Plat</b>	12 164	<b>Subdivision</b>	GERALD P HENLEY PROPERTY	
<b>Land Value</b>	\$108,760	<b>Improvement Value</b>	\$340,087	<b>Lot Total Value</b>
				\$448,847
<b>Previous Parcel</b>	59082	-----All values for Tax Year 2018 -----		
<b>Description</b>	B HENLEY LAND 1 BARN			<b>Deed Acres</b>
				5.03
<b>Address</b>	4443 HENRY DELLINGER RD			<b>Tax Acres</b>
				4.876
<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	DENVER	
<b>Main Improvement</b>	40X100 SERVICE SHOP			<b>Value</b>
				\$119,160
<b>Main Sq Feet</b>	4000	<b>Stories</b>	1	
				<b>Year Built</b>
				2006
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct Calc Acres</b>		
I-G	4.88	DW28	1.6	
		PC22	3.28	
<b>Watershed</b>	4.88	<b>Sewer District</b>		
			4.88	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>	
109		070902	2000	3.28
109		070902	2019	1.6
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710368600		4.88

Zoning Map Amendment #655  
subject property is outlined in red

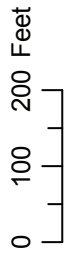


July 24, 2018

Esri, Inc., Lincoln County, NC

1 inch = 250 feet

Zoning Map Amendment #655  
subject property is outlined in red



1 inch = 250 feet

July 24, 2018

Gerald Henley

1 in. = 130 ft.




150 HWY

**Industrial Center**

**Rural Living**

HENRY DELLINGER RD

 Portion to be Rezoned

**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

**Large Lot Residential**



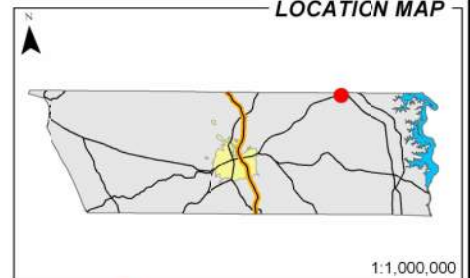
# ZMA #655


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 Purple

LOCATION MAP



 Property Location(s)