



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: May 28, 2020

Re: Zoning Map Amendment #673
Damon Lusk, applicant
Parcel ID# 89707

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2020.

Request

The applicant is requesting the rezoning of 1.5 acres from R-S (Residential Suburban) to B-N (Neighborhood Business).

Site Area & Description

The property is located on the east side of Wexford Lane about 400 feet south of N.C. 16 Business. It is part of a 2.0-acre parcel, the remainder of which is already zoned B-N. The subject property is located in the Eastern Lincoln Development District (ELDD) overlay district. It is adjoined by property zoned R-S and B-N. Land uses in this area include residential, institutional (assisted living center) and business. This property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.

Additional Information

Permitted uses

Under current R-S zoning: site-built houses, modular homes, duplexes, church.

Under proposed B-N zoning: retail sales, offices, personal services (hair salon, for example), etc.

Adjoining zoning and uses

East: zoned R-S, townhouses (The Terraces).

South: zoned R-S, assisted living center (Wexford House).

West (opposite side of Wexford Lane): zoned R-S, residence.

North: zoned B-N, residence.

Staff's Recommendation

Staff recommends approval 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 #673**
Applicant **Damon Lusk**
Parcel ID# **89707**
Location **east side of Wexford Lane about 400 feet south of N.C. 16 Business**
Proposed amendment **rezone from R-S 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 an Industrial Center, suitable for nonresidential uses.

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

The subject property is adjoined by property zoned B-N. Businesses are located in this area. B-N zoning will provide an appropriate transition between the adjacent residential development and a potential future industrial area.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Damon Lusk

Applicant Address 4052 N. HWY 16 Denver, NC 28037

Applicant Phone Number 704-578-3404

Property Owner's Name Lee Killian

Property Owner's Address Wexford Lane

Property Owner's Phone Number 704-740-6791

Part II

Property Location Hwy 16 South, Right on Wexford Lane. Property on Left

Property ID # (10 digits) 3695353732 Property Size 2.047

Parcel # (5 digits) 89707 Deed Book(s) _____ Page(s) _____

Part III

Existing Zoning District R-S Proposed Zoning District B-N

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

Bare Land

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

Stucco 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.

Damon Lusk _____

03/16/2020

Applicant Lee B. Killian

Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

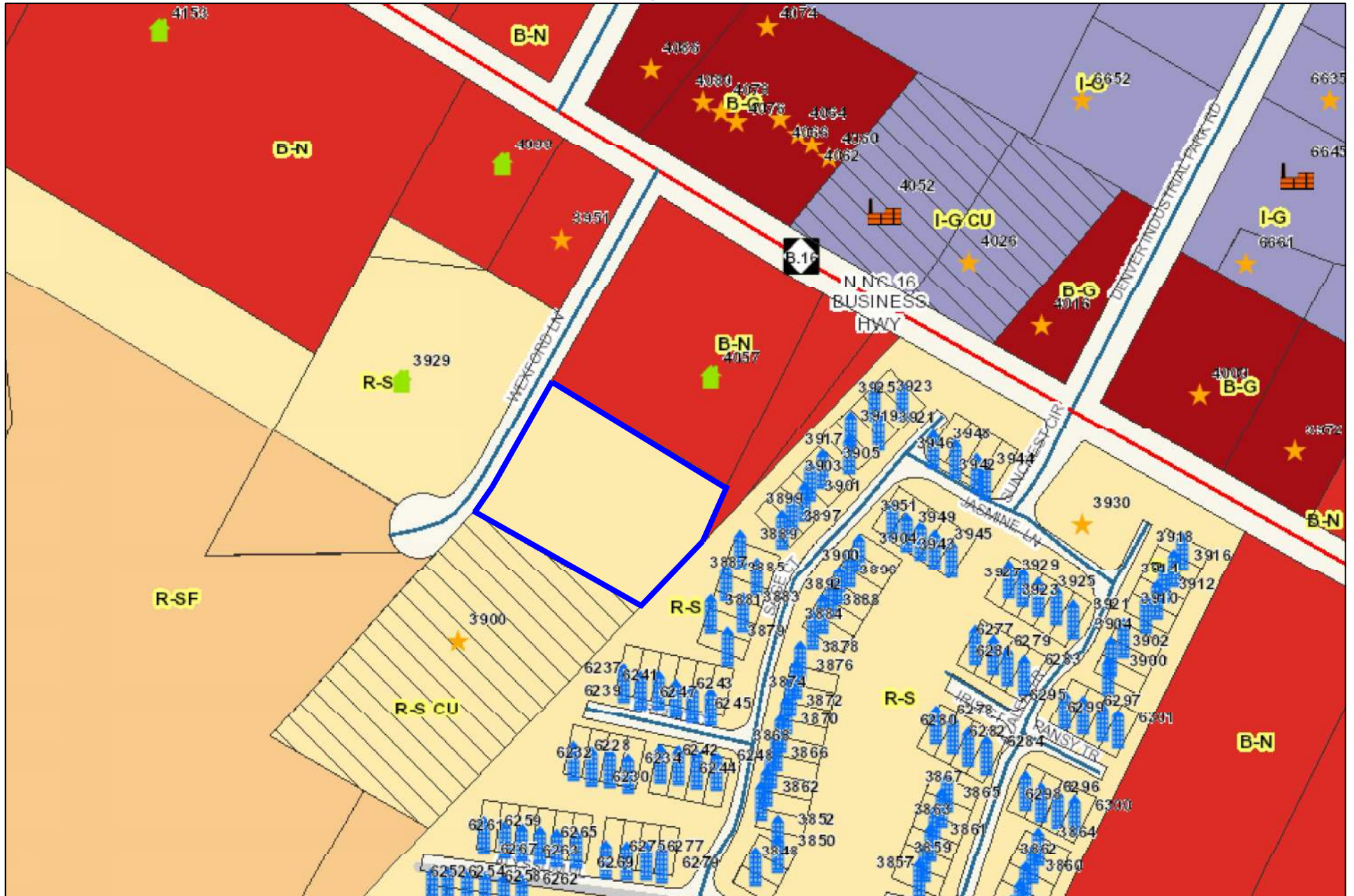
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Date: 3/23/2020 Scale: 1 Inch = 120 Feet



Photo Not Available

Parcel ID	89707	Owner	KILLIAN LEE B KILLIAN ERNESTINE K	
Map	3695	Mailing	4153 N HWY 16 P O BOX 22	
Account	0063614	Address	DENVER, NC 28037	
Deed	2161 493	Last Transaction Date	11/23/2009	Sale Price \$0
Plat		Subdivision	LEE B KILLIAN	Lot C & PT D
Land Value	\$152,350	Improvement Value	\$0	Total Value \$152,350
Previous Parcel	72767	-----All values for Tax Year 2020 -----		
Description	C & PT D LEE B KILLIAN		Deed Acres	0
Address	WEXFORD LN		Tax Acres	2.047
Township	CATAWBA SPRINGS		Tax/Fire District	DENVER
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	Calc Acres		Voting Precinct	Calc Acres
B-N	0.5		DW28	2.05
R-S	1.54			
Watershed		Sewer District		
	0.3	SEWER	2.05	
	1.75			
Census County		Tract	Block	
109		071101	2011	2.05
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500	2.05	

Zoning Map Amendment #673 subject property is outlined in blue



March 23, 2020

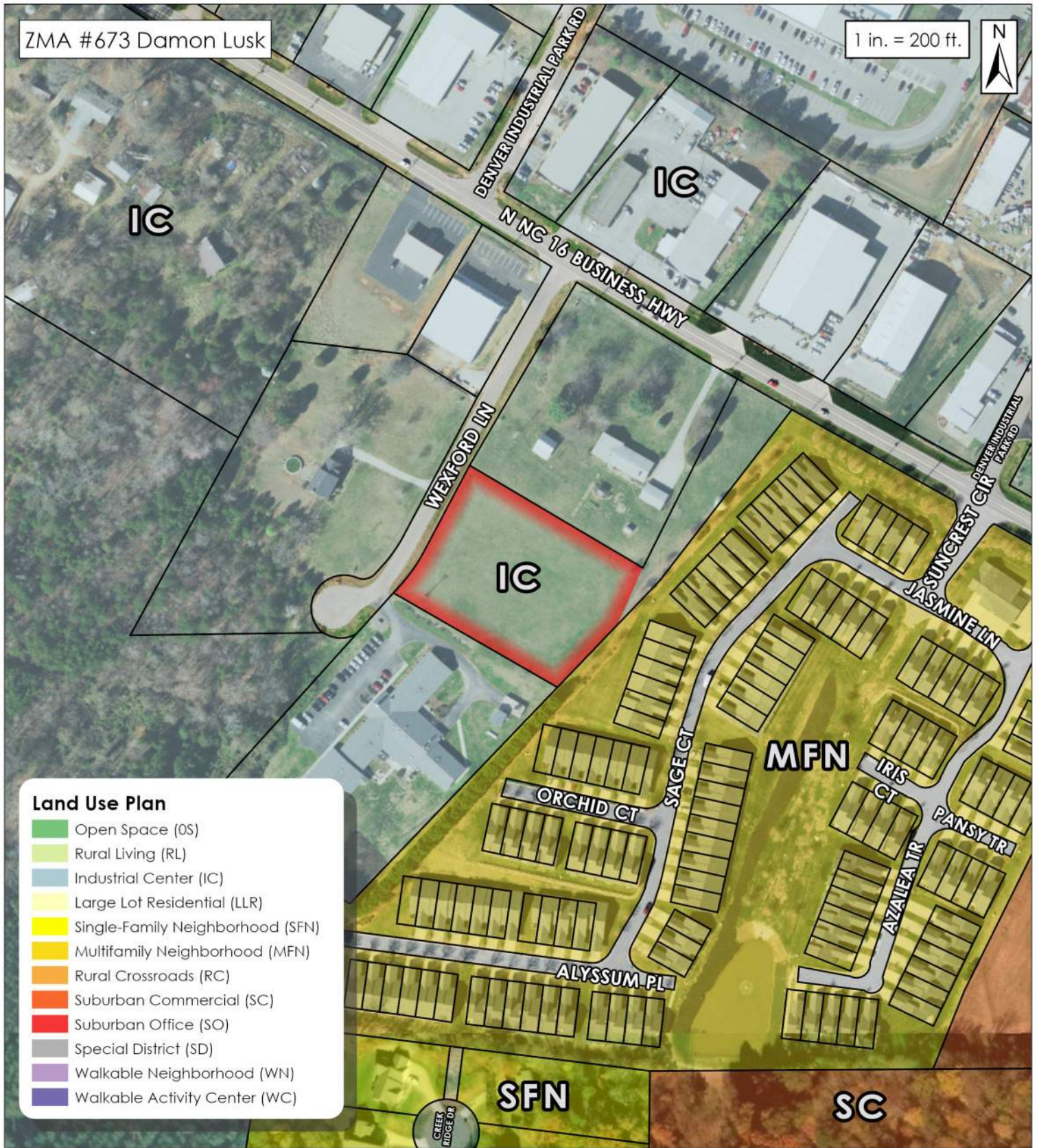
Esri, Inc., Lincoln County, NC



1 inch = 200 feet

ZMA #673 Damon Lusk

1 in. = 200 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)



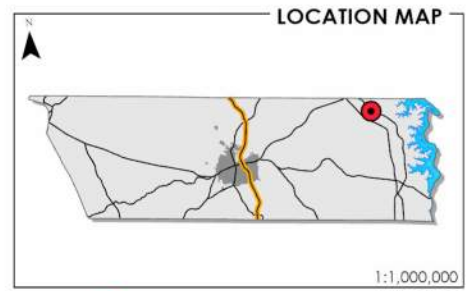
Lincoln County
 Planning & Inspections
 115 W. Main St
 3rd Floor
 Lincolnton, NC 28092

Parcel ID# 89707

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Red.



● Property Location(s)