



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 14, 2021

Re: Zoning Map Amendment #680
Scott Gizowski, applicant
Parcel ID# 103467

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 7, 2021.

Request

The applicant is requesting the rezoning of 1.0 acre from R-R (Rural Residential) to I-L (Light Industrial). In a separate application, the applicant is requesting the rezoning of 5.7 acres on the opposite side of the road from I-L back to R-R.

Site Area & Description

The subject property is located on the east side of Sam Houser Road about 250 feet south of its intersection with Henry Road in North Brook Township. It is adjoined by property zoned R-R and I-L. Land uses in this area include residential, agricultural and industrial (trucking company). The subject property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes and small nodes of commercial activity concentrated at crossroads.

Background

The applicant owns a company, Insight Archery, that manufactures and sells inserts for arrows. In 2016, the applicant successfully applied to have 5.7 acres located on the west side of Sam Houser Road rezoned from R-R to I-L for a future manufacturing facility. Now he's decided to build the facility on the east side of the road.

Additional Information

Permitted uses

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

Under proposed I-L zoning: machine shop, hardware manufacturing, vehicle service, contractor's office, contractor's yard, offices, etc.

Adjoining zoning and uses

East: zoned R-R, undeveloped property owned by applicant's wife.

South: zoned R-R, house owned by applicant's wife.

West (opposite side of Sam Houser Road): zoned I-L, agricultural use, property owned by applicant's wife.

North: zoned R-R, undeveloped property owned by applicant's wife.

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 #681**
Applicant **Scott Gizowski**
Parcel ID# **103467**
Location **east side of Sam Houser Road about 250 feet south of Henry Road**
Proposed amendment **rezone from R-R to I-L**

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

The subject property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes and small nodes of commercial activity concentrated at crossroads.

This proposed amendment **is reasonable** in that:

This property is currently adjoined on the opposite side of Sam Houser by 5.7 acres zoned I-L. In conjunction with this rezoning request, the applicant is requesting to rezone the 5.7 acres back to R-R. Property zoned I-G (General Industrial) is located in this area. The 1.0-acre subject property would be surrounded by property owned by the applicant and his wife. The proposed rezoning would aid a small business that provides jobs.



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 Frederick Scott Gizowski
Applicant Address 2664 Sam Houser Rd, vale NC 28168
Applicant Phone Number 980-241-1748
Property Owner's Name Kathryn E Gizowski
Property Owner's Address 2664 Sam Houser Rd
Property Owner's Phone Number 900-241-1747

Part II

Property Location 2684 Sam Houser Rd
Property ID # (10 digits) 2676-44-3762 Property Size 1.0 acres
Parcel # (5 digits) 103467 Deed Book(s) 13 E Page(s) 172

Part III

Existing Zoning District Res-Rural Proposed Zoning District Light Industrial

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

Home used as office

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

Build new 5,000 sq Ft shop & offices.

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.

Frederick Scott Gizowski
Applicant Kathryn E. Gizowski

3/25/21
Date 3/25/21



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: 5/11/2021 Scale: 1 Inch = 200 Feet

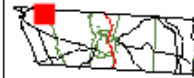
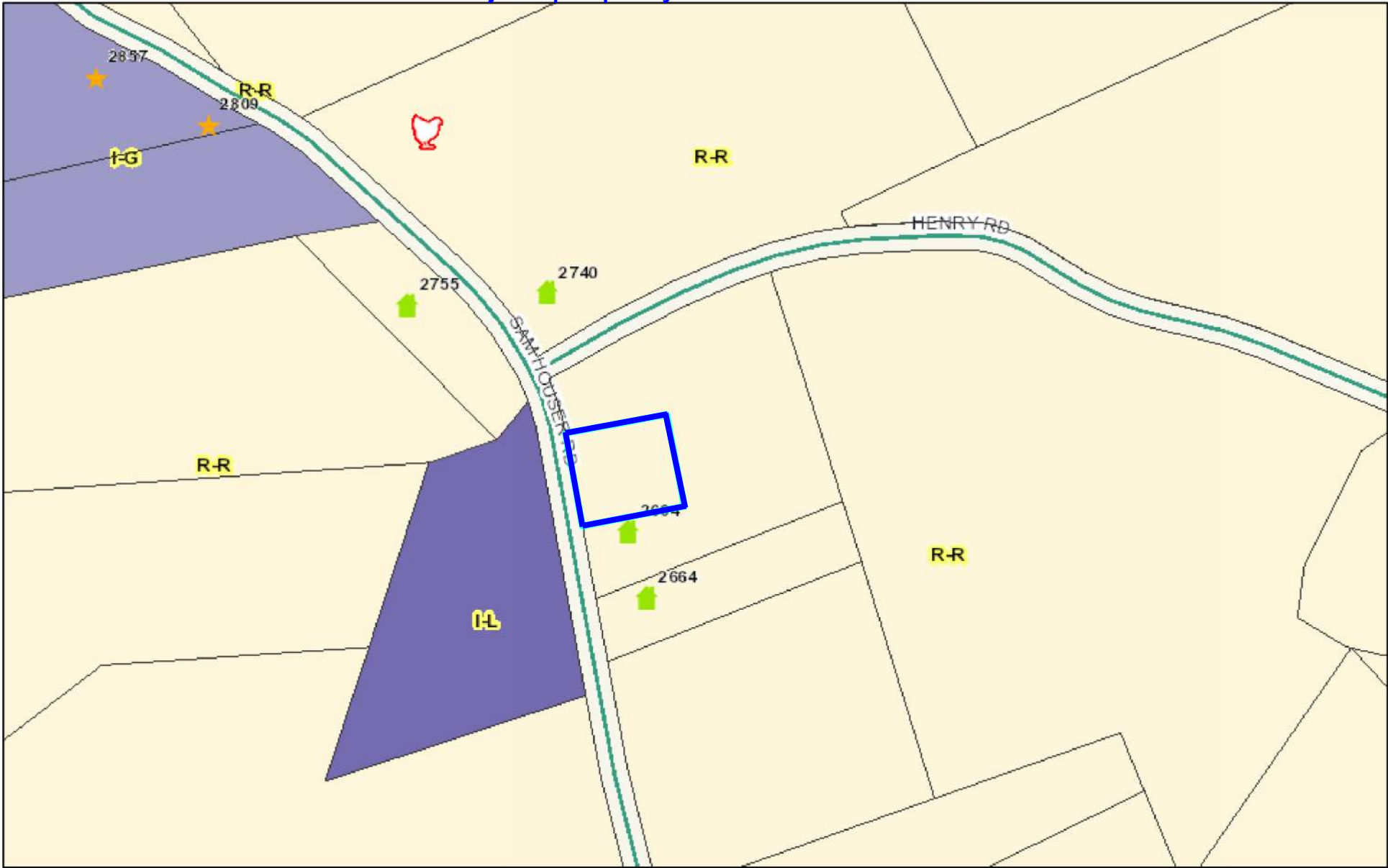


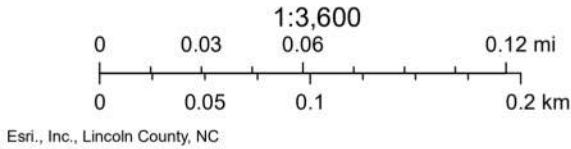
Photo Not Available

Parcel ID	103467	Owner	GIZOWSKI KATHRYN	
Map	2676	Mailing	2664 SAM HOUSER RD	
Account	282758	Address	VALE, NC 28168	
Deed	13E 172	Last Transaction Date	04/30/2021	Sale Price \$0
Plat	20 027	Subdivision	THE LANDS OF KATHRYN GIZOWSKI	Lot 1
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value Work in Progress
Previous Parcel	11530			
-----All values for Tax Year 2020 -----				
Description	#1 LT THE LANDS OF	Deed Acres	1.182	
Address	SAM HOUSER RD	Tax Acres	1.047	
Township	NORTH BROOK	Tax/Fire District	UNION	
Main Improvement		Value		
Main Sq Feet		Year Built		
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
R-R	1.05	NB35	1.05	
Watershed	1.05	Sewer District	1.05	
Census County	109	Tract	Block	
		070600	2014	1.05
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710266600	1.05	

Zoning Map Amendment #680
subject property is outlined in blue



May 10, 2021





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

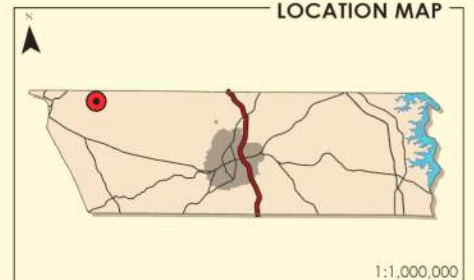
Parcel ID# 11530


 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



 Property Location(s)