



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: August 30, 2011

Re: Zoning Map Amendment #589
Josh Kiser, applicant
Parcel ID# 71452

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 12, 2011.

Request

The applicant is requesting the rezoning of 0.92 acres from R-S (Residential Suburban) to B-G (General Business). If this request is approved, any of the uses listed as permitted in the B-G district in the Use Table of the Lincoln County Unified Development would be permitted.

Site Area & Description

This property is located on the south side of Hwy. 150 about 200 feet west of Quinlan Lane in Ironton Township. It is adjoined by property zoned R-S, B-N (Neighborhood Business) and CU B-G (Conditional Use General Business). This property is part of area designated by the Lincoln County Land Use Plan as Mixed Residential, suitable for single-family, multi-family and town home and patio home development.

Additional Information

Permitted uses

Under current R-S zoning: site-built or modular home, duplex.

Under requested B-G zoning: retail sales, offices, bank, restaurant, gas station, vehicle service, etc.

Adjoining zoning and uses

East: Zoned residential, residential use.

South: Zoned residential, vacant land.

West: Zoned residential, undeveloped school property.

North (opposite side of Hwy. 150): Zoned business, self-storage facility and dance studio.

Environmental

This property is not located in a water supply watershed. No portion of the property is located in a flood plain. The soil type is CeB2 (Cecil sandy loam, 2-8% slopes), which is well suited for building site development.

Traffic

The average daily traffic count on Hwy. 150 in this area is approximately 7,900 vehicles, according to 2009 figures.

Staff's Recommendation

Staff recommends disapproval. This property is not located in an area designated by the Land Use Plan as a business area. Strategy 6.1.1 of the Land Use Plan calls for focusing commercial development in nodes at strategically located areas and discourages additional "strip" development. (The nearest area designated for commercial development is the intersection of Hwy. 150 and Ivey Church Road about a half-mile to the west). No other properties on this side of Hwy. 150 in this area are zoned business.



Zoning Map Change 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 Josh Kiser

Applicant Address 2631 Zvey Church Rd. Lincolnton NC 28092

Applicant Phone Number 704-735-1158 / 704-530-8125

Property Owner's Name Josh Kiser

Property Owner's Address "Same As Above"

Property Owner's Phone Number "Same As Above"

Part II

Property Location E NC 150 HWY NEXT TO "5528"

Property ID # (10 digits) _____ Property Size .922 Acres

Parcel # (5 digits) 71452 Deed Book(s) 938 Page(s) 771

Part III

Existing Zoning District RS Proposed Zoning District BG

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

NO STRUCTURES, GRASS LOT WITH DRIVE

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

RETAIL SALES OF LANDSCAPE PRODUCTS (MULCH, DIRT, ROCK, SAND)
Pickup & delivery

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)
MUST BE RECEIVED BEFORE PROCESSING.

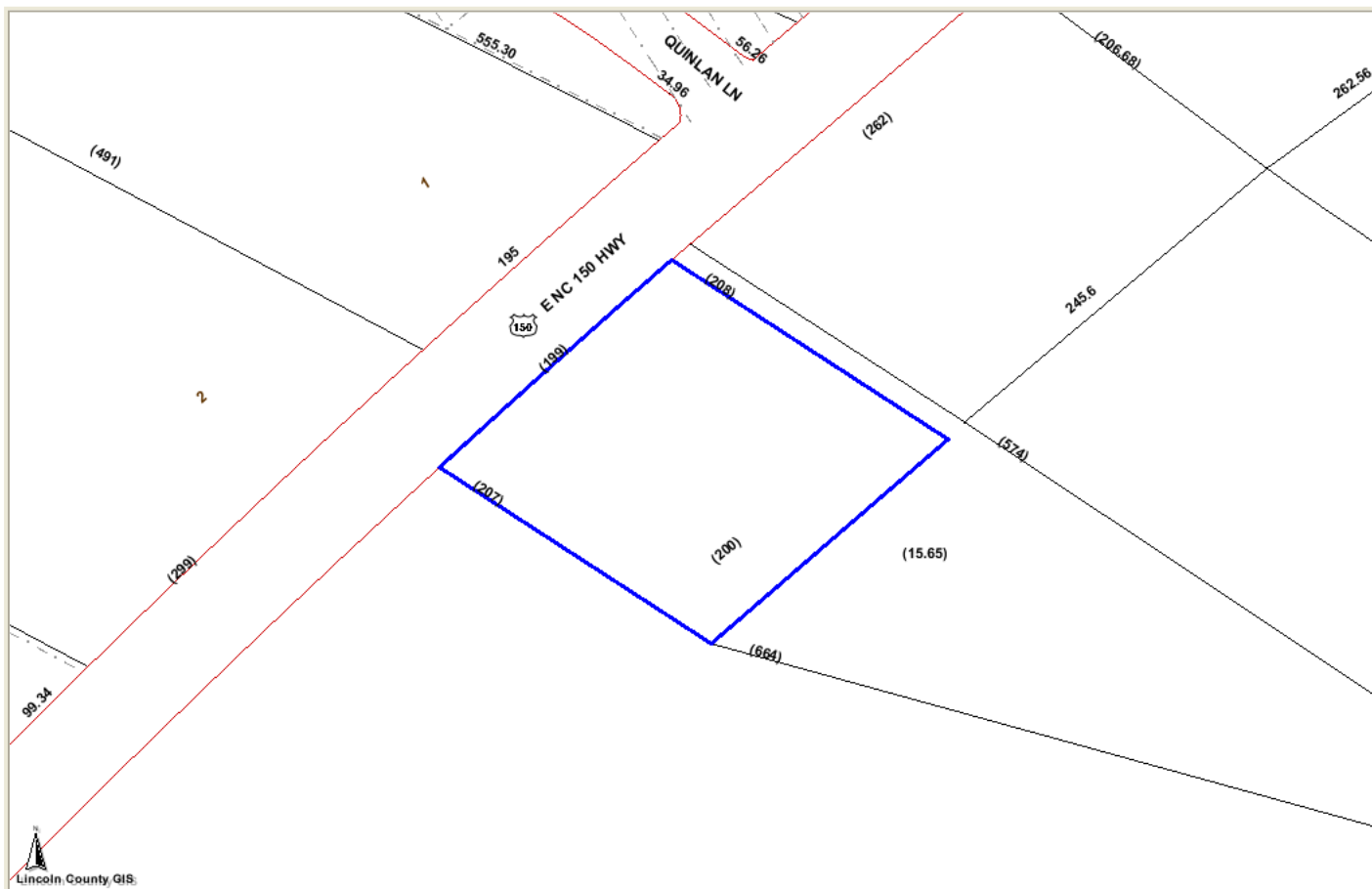
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant Joshua C. Kiser

Date 7/6/11



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: 8/2/2011 Scale: 1 Inch = 120 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3665-77-6087

Parcel ID	71452	Owner	KISER JOSHUA CRAIG	
Map	3665-02	Mailing	2631 IVEY CHURCH RD	
Account	0114564	Address	LINCOLNTON NC 28092-7511	
Deed	938-771	Recorded	4/19/1996	Sale Price 0
Land Value	\$24,025	Total Value	\$24,025	Previous Parcel 54940
----- All values are for tax year 2011. -----				
Subdivision	Lot 1 SYLVIA POTTS BALLARD			Plat G-478
Description	LOT #1 S P BALLARD SUB			Deed Acres 1.06
Address	E NC 150 HWY			Tax Acres 0.92
Township	IRONTON			Tax/Fire District PUMPKIN CENTER
Improvement	No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-S	0.92	PUMPKIN CENTER (PC22)	0.92	
Watershed Class		Sewer District		
Not in a watershed	0.92	Not in the sewer district	0.92	
2000 Census County		Tract	Block	
37109		070900	1008	0.14
37109		070900	2008	0.78
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3664	0.92	



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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

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **ZMA #589**

Applicant **Josh Kiser**

Parcel ID# **71452**

Location **south side of Hwy. 150, 200 feet west of Quinlan Lane**

Proposed amendment **Rezone from R-S to B-G**

This proposed amendment is

consistent

inconsistent

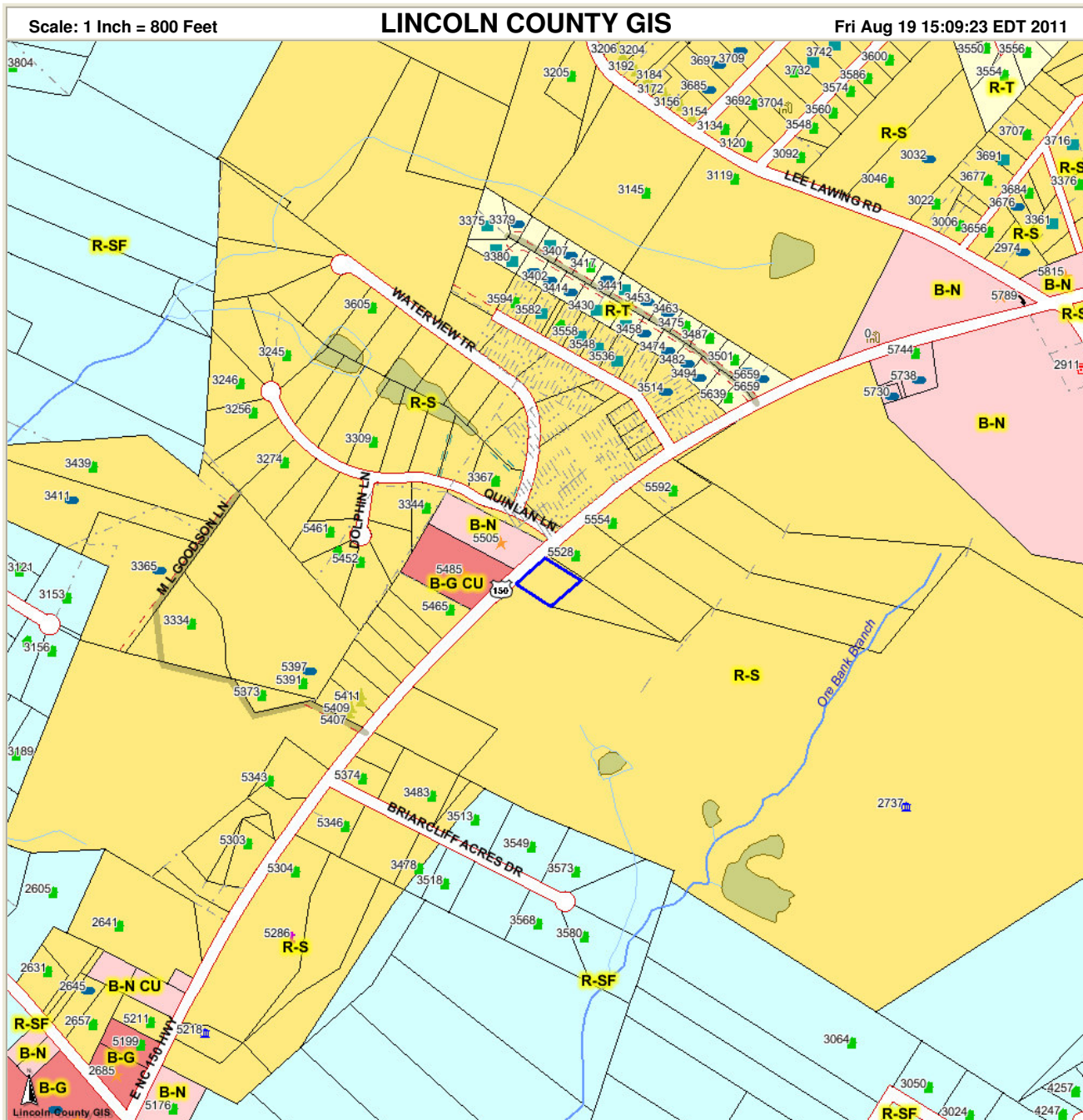
with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

reasonable and in the public interest

not reasonable and not in the public interest

in that:



Structures		Mobile Home Space		Creeks		Town of Maiden		Zoning Districts		Other Districts	
	Outbuilding		UnAddressed Mobile Home		Creeks		Town of Maiden		R-CR		O-I
	Site-built Home		Child Facility		Interior Lot Line		ELDD		R-14		P-B
	Business		Home Site		Drainage Easement		B-G		R-20		R-10
	Industry		County Boundaries		Utility Easement		B-N		R-15		R-25
	Utility Service		Map Features		Right-of-Ways		I-G		R-MF		R-8
	Church		County Line		Roads		L-I		R-MR		R-S
	Government, School		Township Line		Railroads		P-MU		R-R		R-SF
	Fire Department		Road Easement		Public Walkway		PD-C		R-T		R-O
	Mobile Home		Conflict Line		Private Roads		PD-I		C-B		O-R
	Apartment, Condominium		Major Rivers, Creeks (cont)		City Jurisdictions		PD-MU		CBT		ROS
	Manufactured Home				City of Lincoln		PD-R		G-B		B-C
	Cellular Tower (cont)				ETJ (cont)		P-R		GMC		Lake Norman
									N-B		

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