



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: May 18, 2012

Re: Zoning Map Amendment #596
Bill Beam, applicant
Parcel ID# 10733

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 7, 2012.

Proposal

The applicant is requesting the rezoning of a 1.0-acre lot from B-N (Neighborhood Business) to R-S (Residential Suburban). This property contains a building that had once been used as a vehicle service garage but now serves as a tractor shed.

Site Area & Description

This property is located at 997 NC 274 Hwy., on the east side of N.C. 274 about 800 feet south of the Wehunt Store Road intersection, in North Brook Township. It is surrounded by property zoned R-S. Land uses in this area are predominantly residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses and limited commercial uses that are suited for and blend in well with rural environments.

Additional Information

Permitted uses

Under current zoning: retail sales, office, vehicle service (with issuance of conditional use permit), etc.

Under requested zoning: residential, place of worship.

Adjoining zoning and uses

East: Zoned R-S, residential and agricultural uses.

South: Zoned R-S, residential use (applicant's residence).

West (opposite side of N.C. 274): Zoned R-S, fire station and agricultural use.

North: Zoned R-S, agricultural use.

Staff's Recommendation

Staff recommends approval. This property is surrounded by property zoned R-S.



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

Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #596**
Applicant **Bill Beam**
Parcel ID# **10733**
Location **997 NC 274 Hwy. (Parcel ID# 10733)**
Proposed amendment **Rezone from B-N to R-S**

This proposed amendment **is 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 Land Use Plan as Rural Preservation, suitable for low-density residential uses.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is surrounded by property zoned R-S. There are no other properties zoned business in this immediate area.**



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 Bill Beam

Applicant Address 1015 Hwy 274 Cherryville 28021

Applicant Phone Number 704 423 7368

Property Owner's Name same as above

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location 997 NC 274 Hwy

Property ID # (10 digits) 2674-11-9102 Property Size 1.1

Parcel # (5 digits) 10733 Deed Book(s) 1136 Page(s) 741

Part III

Existing Zoning District B-N Proposed Zoning District R-5

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

Tractor shed

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

This property has not been used as a business since 1980

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

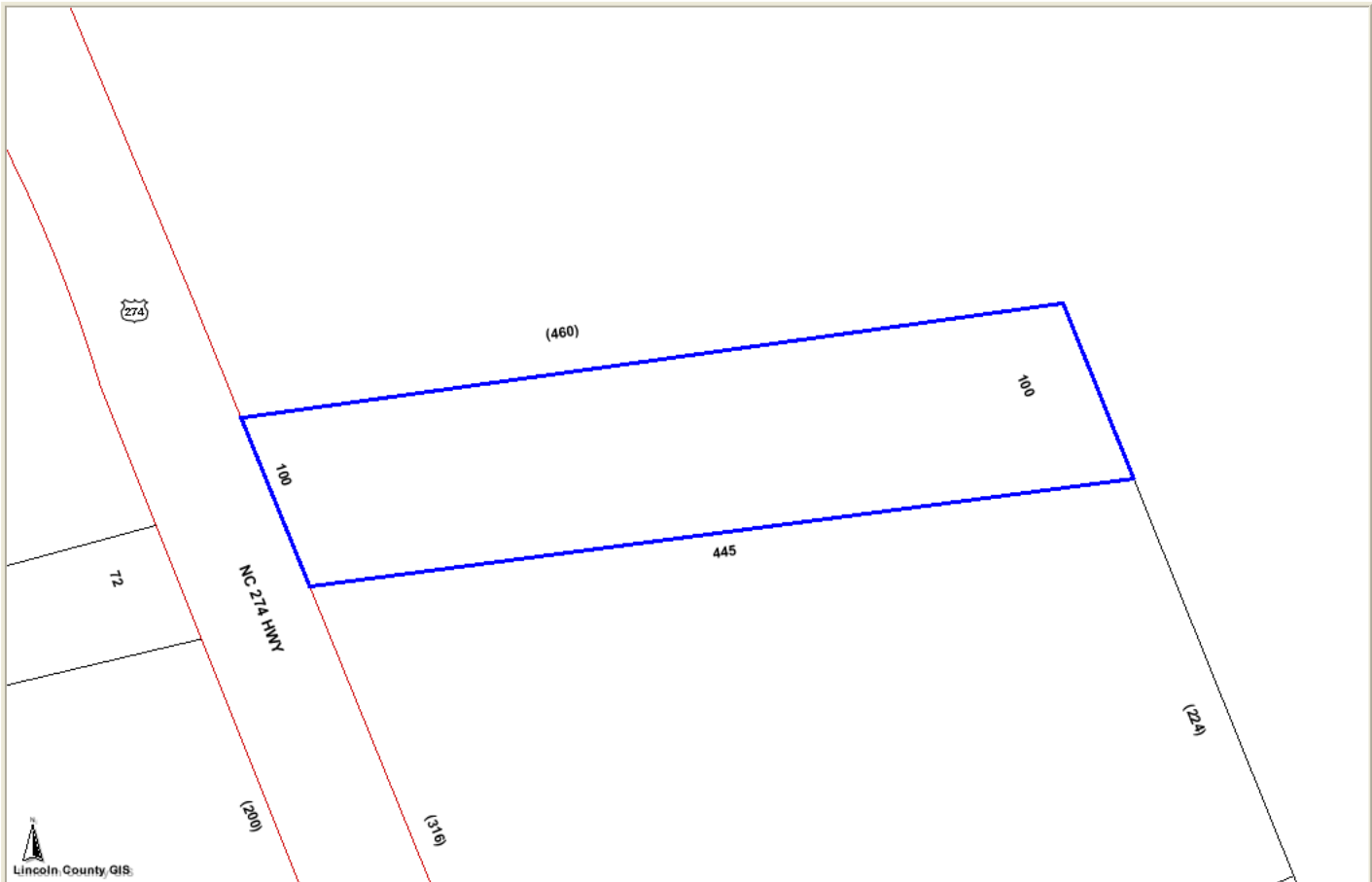
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

[Signature]
Applicant

4-10-2012
Date



Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
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Date: 4/20/2012 Scale: 1 Inch = 100 Feet



Lincoln County, GIS

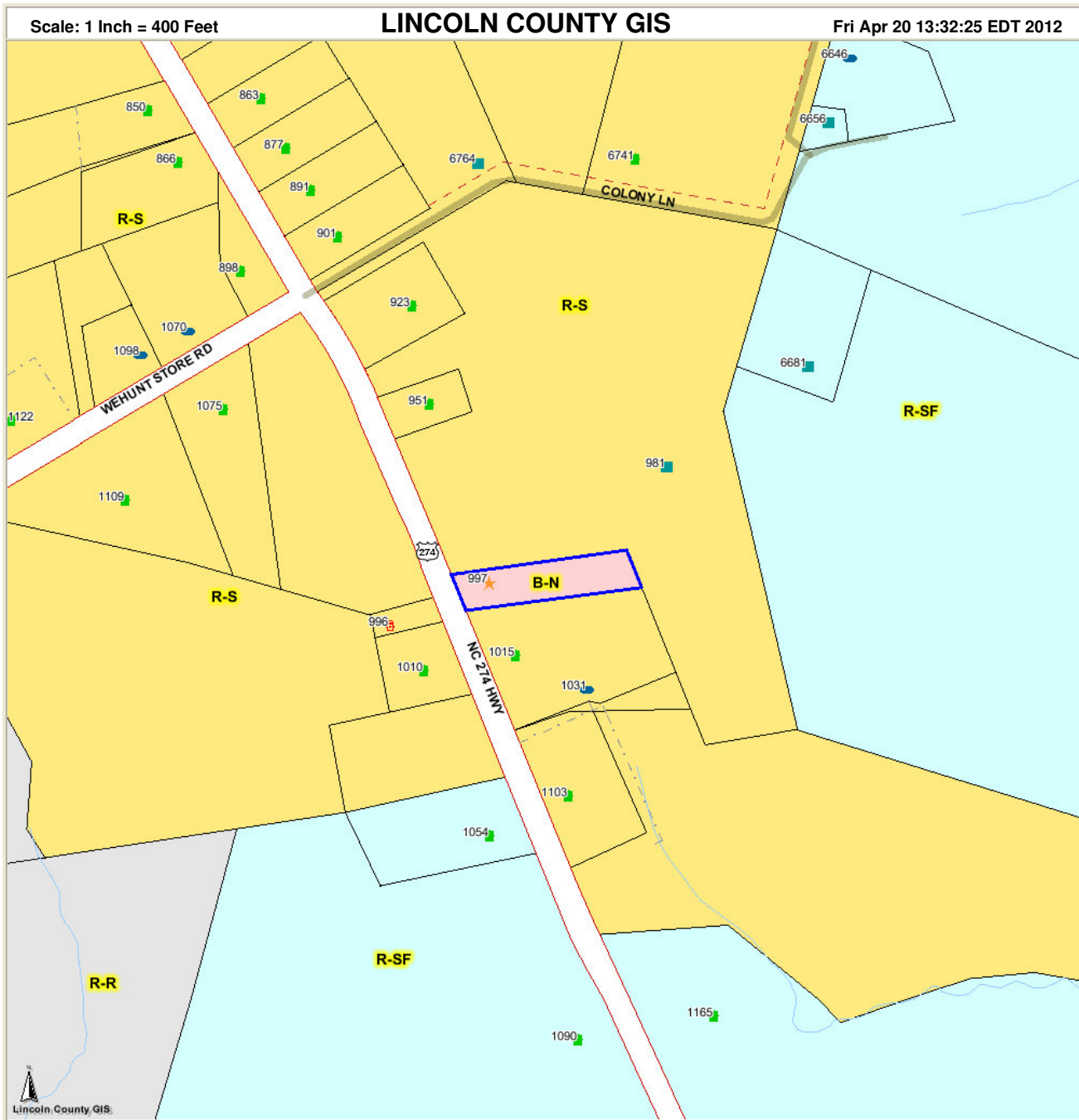
PHOTOS



10733

PARCEL INFORMATION FOR 2674-11-9102

Parcel ID	10733	Owner	BEAM WILLIAM S BEAM DEBBIE H	
Map	2674-00	Mailing	1015 HWY 274	
Account	00822	Address	CHERRYVILLE NC 280210000	
Deed	1136-741	Recorded	9/23/1999	Sale Price 0
Land Value	\$29,460	Total Value	\$52,410	Previous Parcel
----- All values are for tax year 2012. -----				
Description	GARAGE BLDG. RD 274		Deed Acres	1.1
Address	997 NC 274 HWY		Tax Acres	0.98
Township	NORTH BROOK		Tax/Fire District	NORTH BROOK
Main Improvement	SERVICE GARAGE	Value	\$22,950	
Main Sq Feet	2088	Stories	1	Year Built 1960
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
B-N	0.98	NORTH BROOK (NB01)	0.98	
Watershed Class		Sewer District		
WS-IIIIP	0.04	Not in the sewer district	0.98	
WS-IIP	0.94			
2000 Census County		Tract	Block	
37109		070500	2010	0.98
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710266400	0.98	



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

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