



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
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: December 18, 2012

Re: Zoning Map Amendment #600
Linda Schultz and Sheri Ashley, applicants
Parcel ID# 24144 and 24146

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 7, 2013.

Request

The applicants are requesting the rezoning of 1.0 acre from R-SF (Residential Single Family) to O-R (Office Residential). The request involves two adjoining parcels, one of which contains a house and is partially located in Lincoln County's extraterritorial zoning jurisdiction (ETJ). The portion of that parcel that is located in the ETJ is zoned O-I (Office Institutional). The other parcel is vacant.

Site Area & Description

The property is located at 2573 E. NC 150 Hwy., on the north side of N.C. 150 just east of Medical Center Drive, in Ironton Township. (The parcel that is partially located in the ETJ also adjoins Medical Center Drive). This property is adjoined by property zoned R-SF, O-R and O-I. Land uses in this area include residential, office and institutional (Carolinas Medical Center-Lincoln). Public water is available at this location, but not public sewer. The Lincoln County Land Use Plan designates this area as Suburban Residential.

Additional Information

Permitted uses

Under current zoning: single-family home, church.

Under requested zoning: office, bank, office with upper-story residential.

Adjoining zoning and uses

East: Zoned R-SF, residence.

South (opposite side of N.C. 150): zoned R-SF, residences.

West: Zoned O-I, undeveloped area adjoining Medical Center Drive.

North: Zoned O-R and R-SF, medical office and residence.

Traffic

The average daily traffic count on N.C. 150 in this area is approximately 8,500 vehicles, according to 2010 figures.

Planning Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page for rationale.



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 #600**
Applicant **Linda Schultz and Sheri Ashley**
Parcel ID# **24144 and 24146**
Location **2573 E. NC 150 Hwy. and adjoining lot to the east**
Proposed amendment **Rezone from R-SF to O-R**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **The Land Use Plan designates this area as residential.**

This proposed amendment **is reasonable and in the public interest** in that: **This property adjoins property that is zoned O-R and O-I, including the site of a medical office. A portion of one of these parcels is zoned O-I. This property is located in close proximity to a medical center. This property could be accessed off Medical Center Drive if it is developed for an office.**



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 Linda D. Schultz
Applicant Address 618 South Aspen St. Lincolnton, NC 28092
Applicant Phone Number 704-735-4617 (H) 704-530-7440 (C)
Property Owner's Name Linda D. Schultz
Property Owner's Address 618 South Aspen St. Lincolnton, NC 28092
Property Owner's Phone Number Same as above

Part II

Property Location 2573 E. NC 150 Hwy.
Property ID # (10 digits) 3643-59-1871 Property Size 0.5 acres
Parcel # (5 digits) 24144 Deed Book(s) 2338 Page(s) 744

Part III

Existing Zoning District R-SF Proposed Zoning District O-R

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

residential lot with house

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

offices

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.

Linda D. Schultz
Applicant

11-20-2012
Date



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 Sheri Taylor Ashley

Applicant Address 2511 East Hwy. 150 Lincolnton, NC 28092-4188

Applicant Phone Number 704-530-2423 (a) 704-748-9526 (H)

Property Owner's Name Sheri Taylor Ashley

Property Owner's Address 2511 East Hwy. 150 Lincolnton, NC 28092-4188

Property Owner's Phone Number Same as above

Part II

Property Location E. NC 150 Hwy.

Property ID # (10 digits) 3643-59-2962 Property Size 0.5 acres

Parcel # (5 digits) 24146 Deed Book(s) 1320 Page(s) 247

Part III

Existing Zoning District R-5F Proposed Zoning District O-R

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

vacant lot

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

offices

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

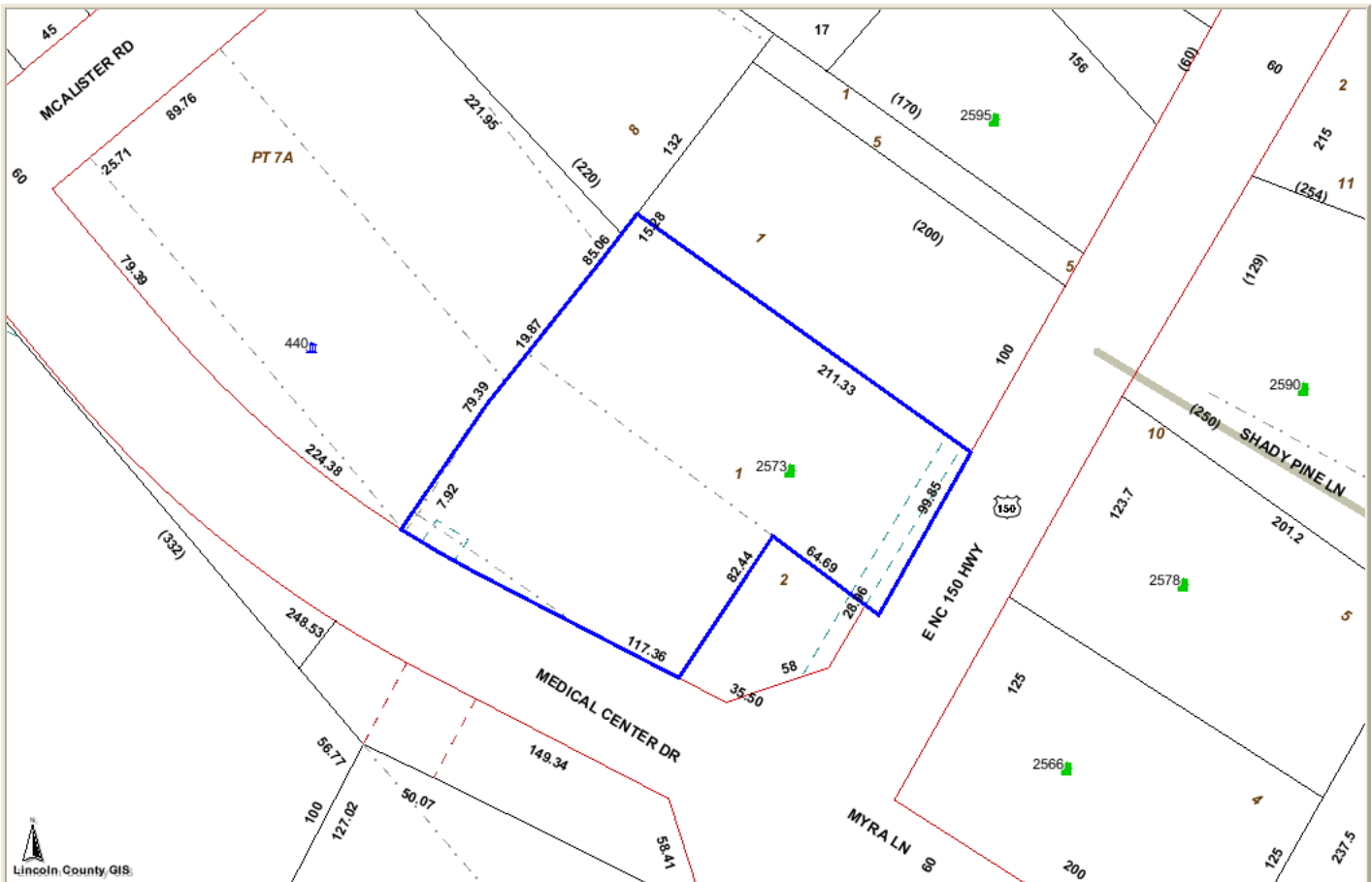
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Sheri Taylor Ashley
Applicant

11.20.2012
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: 11/29/2012 Scale: 1 Inch = 100 Feet



Lincoln County GIS

PHOTOS

PARCEL INFORMATION FOR 3643-59-1871

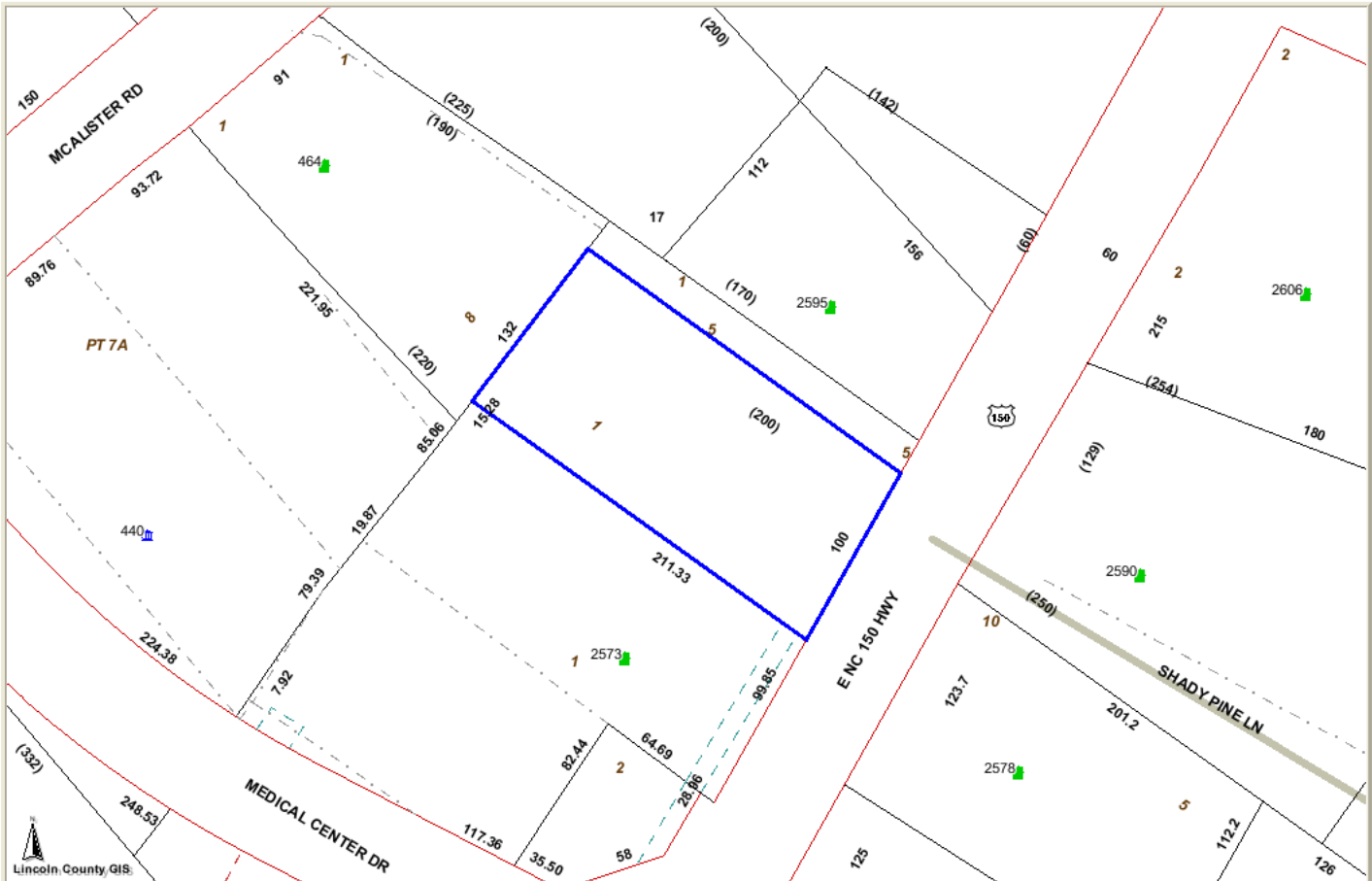



| | | | | |
|---------------------------|---|--------------------------|---------------------------|-------------------------|
| Parcel ID | 24144 | Owner | SCHULTZ LINDA D | |
| Map | 3643-07 | Mailing | 618 S ASPEN ST | |
| Account | 0157134 | Address | LINCOLNTON NC 28092 | |
| Deed | 2338-744 | Recorded | 8/30/2012 | |
| Value | Property Values Not Yet Determined | | | |
| | ----- All values are for tax year 2012. ----- | | | |
| Subdivision | Lot 1 LINDA D SCHULTZ PROPERTY MAP 1 | | | |
| Description | 1 LINDA D SCHULTZ MAP1 | | | |
| Address | 2573 E NC 150 HWY | | | |
| Township | IRONTON | Tax/Fire District | BOGER CITY | |
| Main Improvement | RANCH | Value | \$68,720 | |
| Main Sq Feet | 1503 | Stories | 1 Year Built | 1957 |
| | | Total Value | \$0 | |
| Zoning District | | Calculated Acres | Voting Precinct | Calculated Acres |
| R-SF | | 0.51 | ASBURY (AS25) | 0.91 |
| O-I | | 0.4 | | |
| Watershed Class | | | Sewer District | |
| Not in a watershed | | 0.91 | Not in the sewer district | 0.91 |
| 2000 Census County | | | Tract | Block |
| 37109 | | | 070200 | 5013 |
| Flood | Zone Description | | Panel | |
| X | NO FLOOD HAZARD | | 3710364300 | 0.91 |



Lincoln County, NC

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Date: 11/29/2012 Scale: 1 Inch = 100 Feet

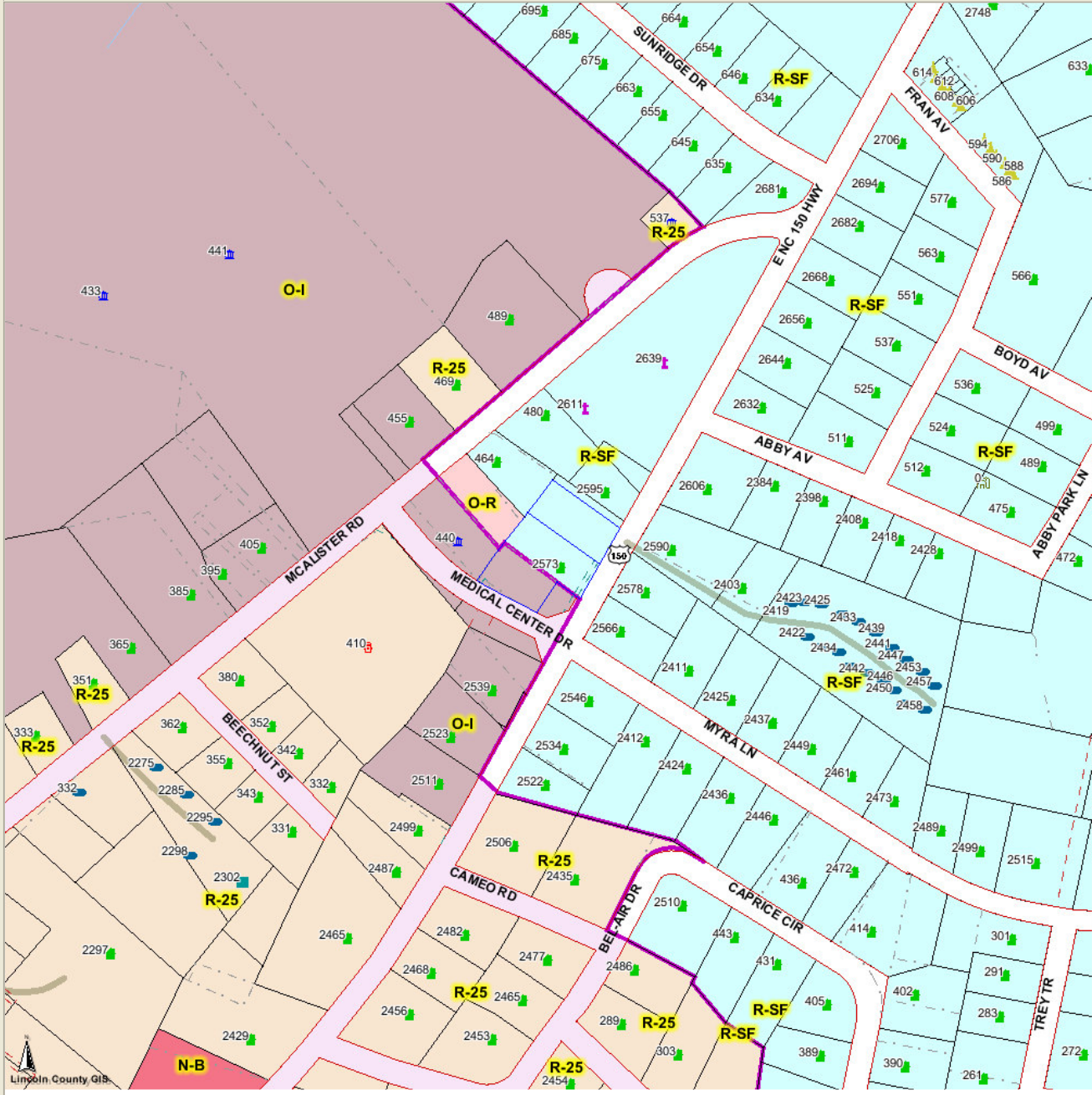


| PHOTOS | | PARCEL INFORMATION FOR 3643-59-2962 | | | | |
|--|---|-------------------------------------|-------------------------|--------------------------|--------------------------|------------|
|  Photo Not Available | Parcel ID | 24146 | Owner | TAYLOR SHERI D | | |
| | Map | 3643-07 | Mailing | 2511 E HIGHWAY 150 | | |
| | Account | 0157135 | Address | LINCOLNTON NC 28092-4188 | | |
| | Deed | 1320-247 | Recorded | 2/19/2002 | Sale Price | 0 |
| | Land Value | \$16,000 | Total Value | \$16,000 | Previous Parcel | |
| | ----- All values are for tax year 2012. ----- | | | | | |
| | Subdivision | Lot PT 1 W A ABERNETHY JR | | | Plat | B-1 |
| | Description | W A ABERNETHY LD/150 | | | Deed Acres | 0.52 |
| | Address | E NC 150 HWY | | | Tax Acres | 0.5 |
| | Township | IRONTON | | | Tax/Fire District | BOGER CITY |
| Improvement | No Improvements | | | | | |
| Zoning District | Calculated Acres | Voting Precinct | Calculated Acres | | | |
| R-SF | 0.5 | ASBURY (AS25) | 0.5 | | | |
| Watershed Class | | Sewer District | | | | |
| Not in a watershed | 0.5 | Not in the sewer district | 0.5 | | | |
| 2000 Census County | | Tract | Block | | | |
| 37109 | | 070200 | 5013 | 0.5 | | |
| Flood | Zone Description | Panel | | | | |
| X | NO FLOOD HAZARD | 3710364300 | 0.49 | | | |
| X | NO FLOOD HAZARD | 3710364400 | 0.01 | | | |

Scale: 1 Inch = 400 Feet

LINCOLN COUNTY GIS

Thu Nov 29 13:43:19 EST 2012



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

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