



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

To: Board of Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: December 22, 2017

Re: Zoning Map Amendment #645
Mark McClure, Angela McClure, Talia Begley and Dylan McClure, applicants
Parcel ID# 74253 & 94029

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 8, 2018.

Request

The applicants are requesting the rezoning of 2.5 acres from R-SF (Residential Single-Family) to R-R (Rural Residential).

Site Area & Description

The property is located on the east side of Mount Zion Church Road about 1,200 feet southwest of Sadler Road in Ironton Township. This property is adjoined by property zoned R-SF, and the remainder of the subject property is zoned R-R. Land uses in this area include residential, institutional (church) and agricultural. This property is in an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre.

Additional Information

Permitted uses

Under current R-SF zoning: modular homes, site-built homes, church

Under proposed R-R zoning: manufactured homes, modular homes, site-built homes, church

Minimum lot size:

Under current R-SF zoning: 32,500 square feet (22,500 square feet if both public water and sewer were available)

Under proposed R-R zoning: 43,560 square feet (40,000 square feet if both public water and sewer were available)

Adjoining zoning and uses

East: zoned R-SF and R-R, church

South: zoned R-R, remainder of tract

West: zoned R-SF, residential uses

North: zoned R-SF, residential uses

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 #645**
Applicant **Mark McClure, Angela McClure, Talia Begley and Dylan McClure**
Parcel ID# **74253 & 94029**
Location **east side of Mount Zion Church Road about 1,200 feet southwest of
Sadler Road**

Proposed amendment **rezone from R-SF to R-R**

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 Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre.

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

This property is adjoined by properties zoned R-R, and the remainder of the property is already zoned R-R.



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 MARK + Angela McClure
Applicant Address 2831 Saddle Rd Alexis NC 28006
Applicant Phone Number 980 329-4550
Property Owner's Name MARK + Angela McClure
Property Owner's Address 2831 Saddle Rd Alexis NC 28006
Property Owner's Phone Number 980-329 4550

Part II

Property Location OFF Mt Zion Church Rd (next to Mt Zion church)
Property ID # (10 digits) 3671-61-8627 Property Size 1.925
Parcel # (5 digits) 74253 Deed Book(s) 1058 Page(s) 597
new BK 2698 Pg. 424-427 (4)

Part III

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

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

Property is being used as Farm land
Barns + Tractor shed

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

mobile Homes modular structures +
stick built homes

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.

Mark R. McClure

Applicant
Angela W. McClure

11-25-17

Date
11-25-2017



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 Talia Rose Begley, Dylan Alexander McClure

Applicant Address 2831 Sadler Rd, Alexis NC 28006 (land off Mt. Zion Church Road)

Applicant Phone Number 704-918-9760

Property Owner's Name Talia Rose Begley & Dylan Alexander McClure

Property Owner's Address 8209 Lantana Dr, Denver NC 28037

Property Owner's Phone Number 704-918-9760

Part II

Property Location OFF Mount Zion church Road.

Property ID # (10 digits) 3671-61-8627 Property Size .621

Parcel # (5 digits) 74253 Deed Book(s) 1058 Page(s) 597

Existing Zoning District ~~R-SF~~ Proposed Zoning District R-R
(pg 428-430 (3) Book 2698)

Part III

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

property is being used as farm land.
NO existing structures.

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

Mobile Homes, Modular Homes, stick built Homes.

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

Talia Begley
Applicant

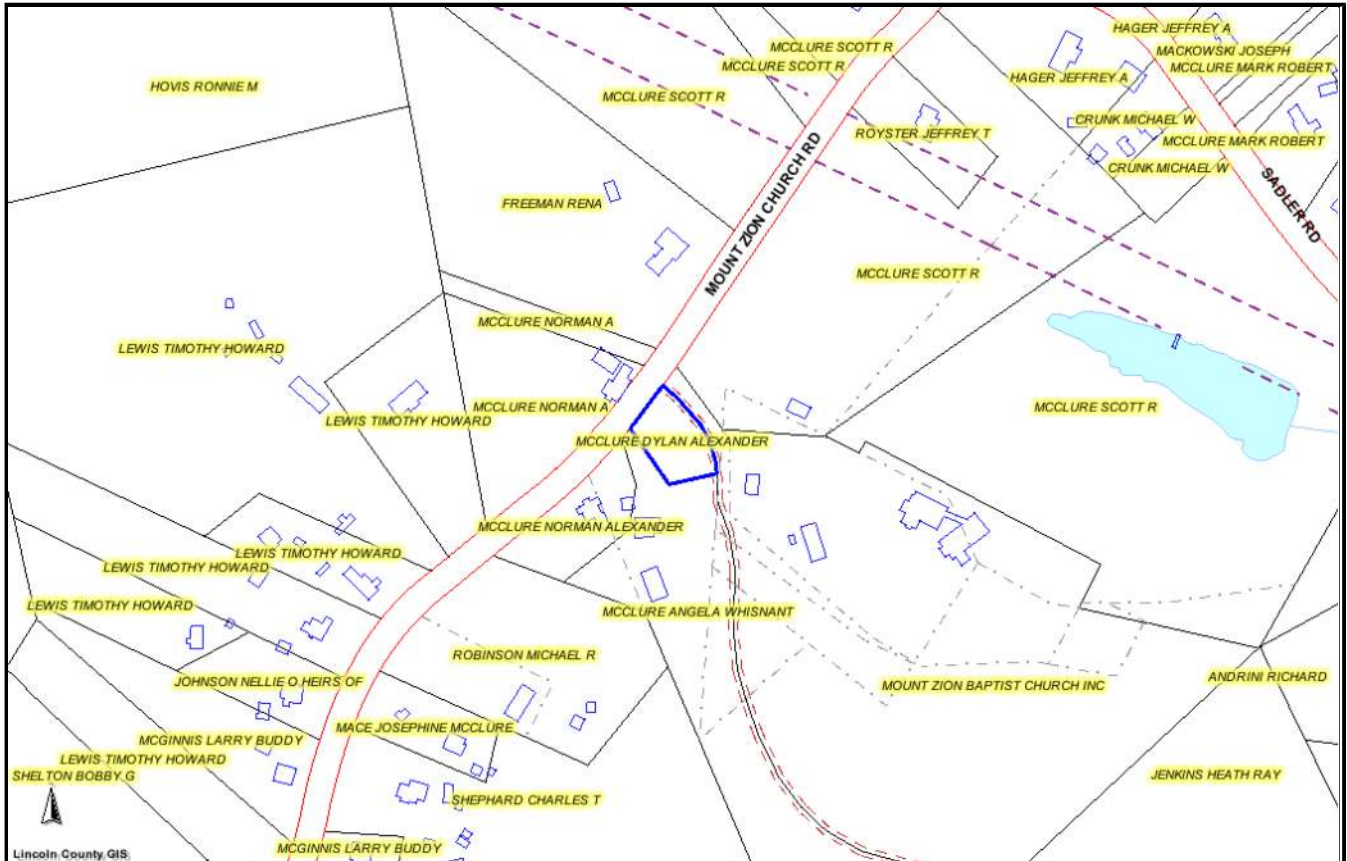
11/25/17
Date

[Signature] [Signature]

11-25-17



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: 12/5/2017 Scale: 1 Inch = 400 Feet



Lincoln County GIS

PHOTOS



Photo Not Available

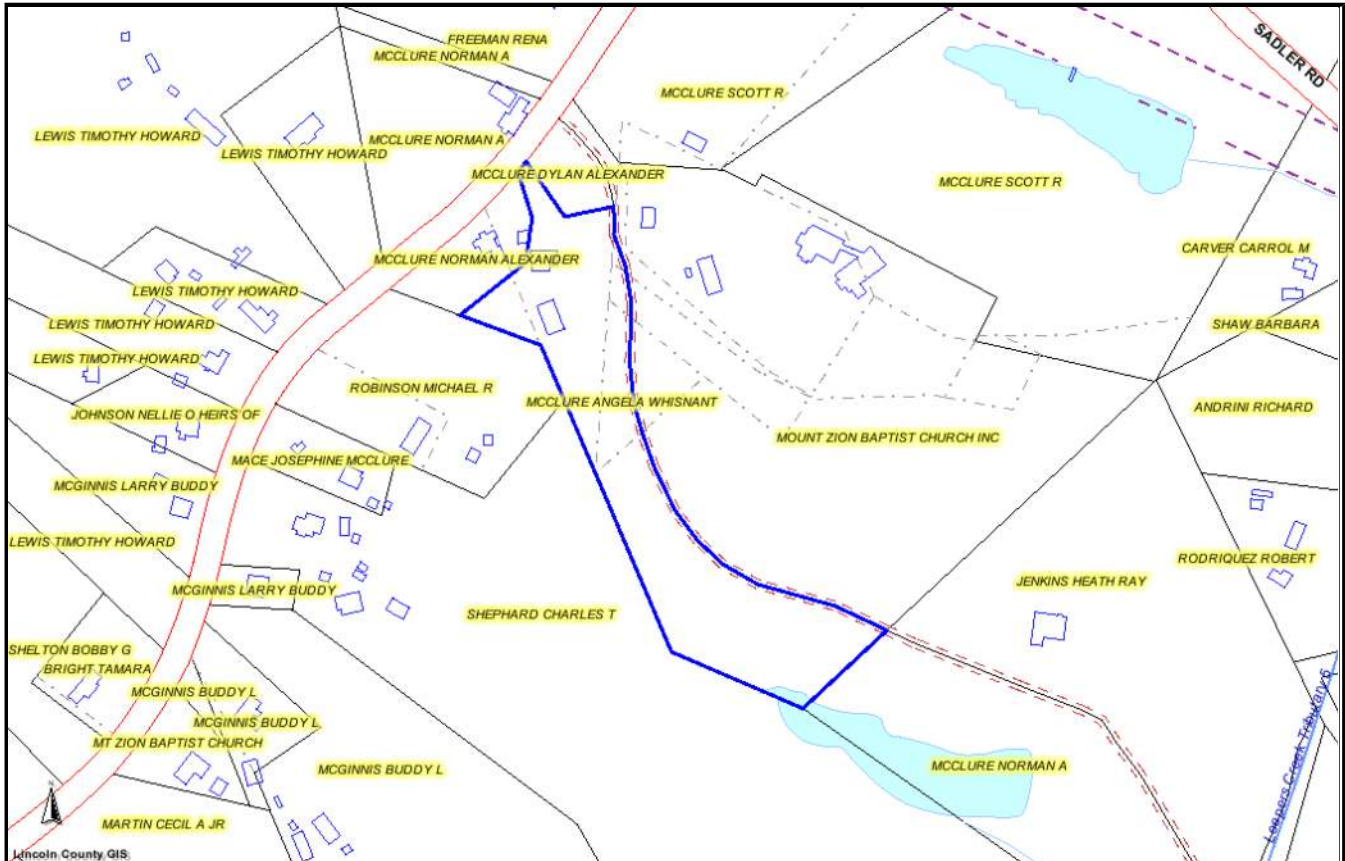
PARCEL INFORMATION FOR 3671-62-4693


Parcel ID	94029	Owner	MCCLURE DYLAN ALEXANDER BEGLEY TALIA ROSE
Map Account	3671-04	Mailing Address	2831 SADLER ROAD ALEXIS NC 28006
Deed	2698-428	Last Transaction Date	10/11/2017
Value	Work in Progress		Sale Price 0
			Previous Parcel 74253
----- All values are for tax year 2016. -----			
Description	PT MCCLURE LD RD 1404		Deed Acres 0.62
Address	MOUNT ZION CHURCH RD		Tax Acres 0.53
Township	IRONTON	Tax/Fire District	ALEXIS
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	0.54	IRON STATION SOUTH (IS20)	0.54
Watershed Class		Sewer District	
Not in a watershed	0.54	Not in the sewer district	0.54
2000 Census County		Tract	Block
37109		071000	1026
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710366000	0.54



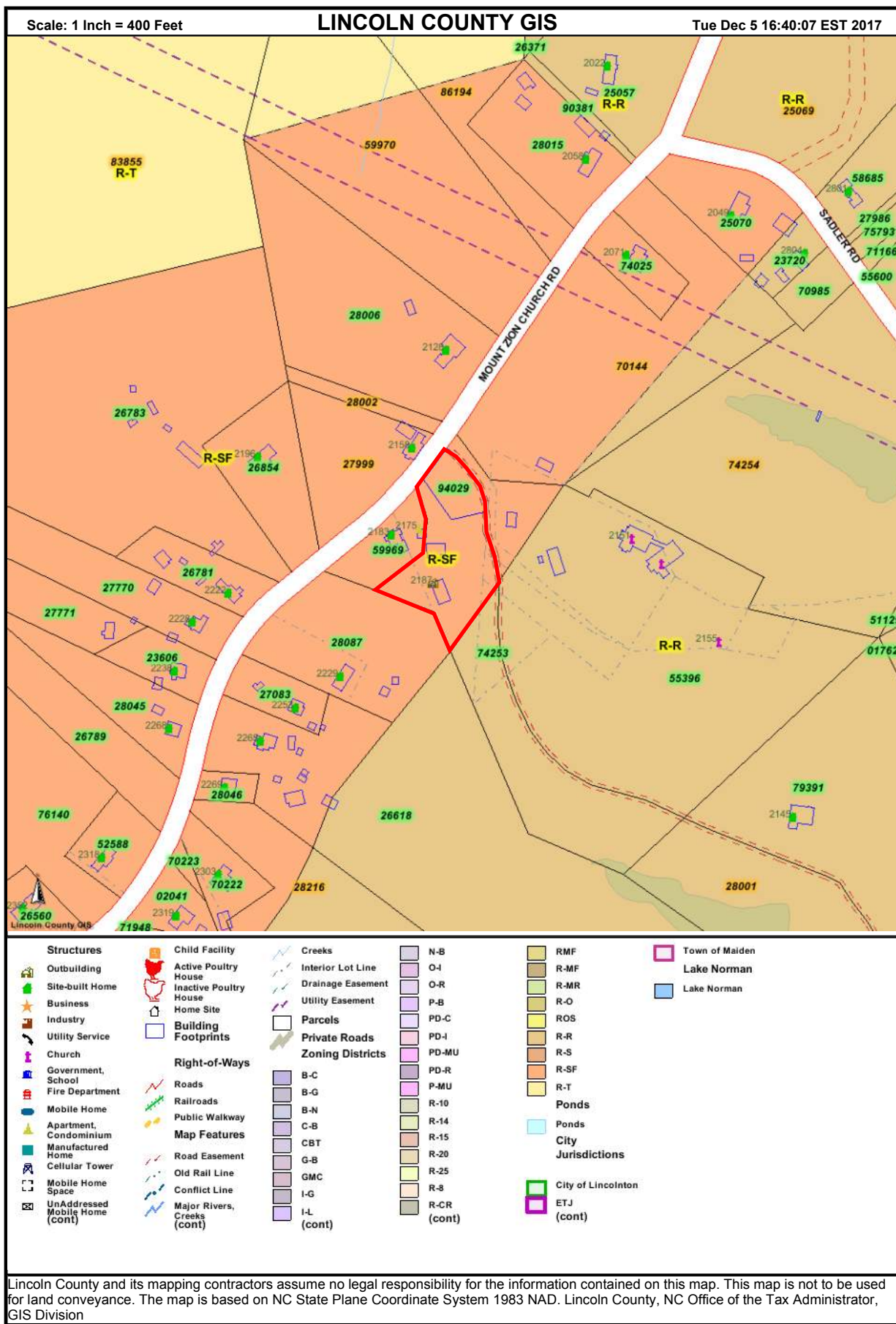
Lincoln County, NC

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Date: 12/5/2017 Scale: 1 Inch = 400 Feet



PHOTOS	PARCEL INFORMATION FOR 3671-61-6979				
 Photo Not Available	Parcel ID	74253	Owner	MCCLURE ANGELA WHISNANT MCCLURE MARK ROBERT	
	Map Account	3671-04	Mailing Address	2831 SADLER RD ALEXIS NC 28006-0000	
	Deed	2698-424	Last Transaction Date	10/11/2017	
	Value	Work in Progress		Sale Price	0
	Description	M MCCLURE LAND RD 1404		Previous Parcel	27988
	Address	MOUNT ZION CHURCH RD		Deed Acres	0
	Township	IRON TON		Tax Acres	5.7
	Improvement	No Improvements			
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
	R-R	3.78	IRON STATION SOUTH (IS20)	5.7	
R-SF	1.93				
Watershed Class		Sewer District			
Not in a watershed	5.7	Not in the sewer district	5.7		
2000 Census County		Tract	Block		
37109		071000	1026	5.7	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710366000	5.7		

Zoning Map Amendment #645
subject property is outlined in red



Zoning Map Amendment #645
subject property is outlined in red

