



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: Randy Hawkins, Zoning Administrator

Date: March 16, 2018

Re: Zoning Map Amendment #649
Terry Boothe, applicant
Parcel ID# 26806

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 2, 2018.

Request

The applicant is requesting the rezoning of a 1.12-acre lot from I-G (General Industrial) to R-T (Transitional Residential).

Site Area & Description

The subject property is located at 2801 Will Schronce Road in Ironton Township. A singlewide manufactured home was previously located on this lot. This property is adjoined by property zoned I-G and R-SF (Residential Single Family). Property zoned R-T is located about 350 feet to the south of the subject property. Land uses in this area include industrial, residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as residential.

Additional Information

Permitted uses

Under current I-G zoning: machine shop, woodworking shop, vehicle service, etc.

Under proposed R-T zoning: manufactured home (singlewide or doublewide), duplex, modular home, site-built house, church.

Adjoining zoning and uses

East (opposite side of Will Schronce Road): zoned R-SF, undeveloped property.

South: zoned I-G, doublewide manufactured home.

West: zoned I-G, site of The Timken Co. manufacturing plant.

North: zoned I-G, site of The Timken Co. manufacturing plant.

Staff's Recommendation

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



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 #649**
Applicant **Terry Boothe**
Parcel ID# **26806**
Location **2801 Will Schronce Road**
Proposed amendment **rezone from I-G to R-T**

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 Lincoln County Land Use Plan as residential.

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

This is a downsizing to a more restrictive district. An R-T district is located about 350 feet to the south of the subject property. A singlewide manufactured home was previously located on this property. A doublewide manufactured home is located on an adjoining lot. This property has a well and septic tank on it.



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 Terry AIAN Boothe

Applicant Address 1566 Crossland Ironstation N.C. 28080

Applicant Phone Number 704-240-4771 or 704-530-0459

Property Owner's Name Troy L Morton

Property Owner's Address 787 CASON ST Belmont NC. 28012

Property Owner's Phone Number 704-674-1387

Part II

Property Location 2801 Will SCHRONCE, RD Ironstation N.C.

Property ID # (10 digits) 3652-44-3252 Property Size 1.13 ACRES

Parcel # (5 digits) 26806 Deed Book(s) 2341 Page(s) 87

Part III

Existing Zoning District I-6 Proposed Zoning District RT

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

property has well and septic nothing else

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

For Residential dwelling one family

**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.

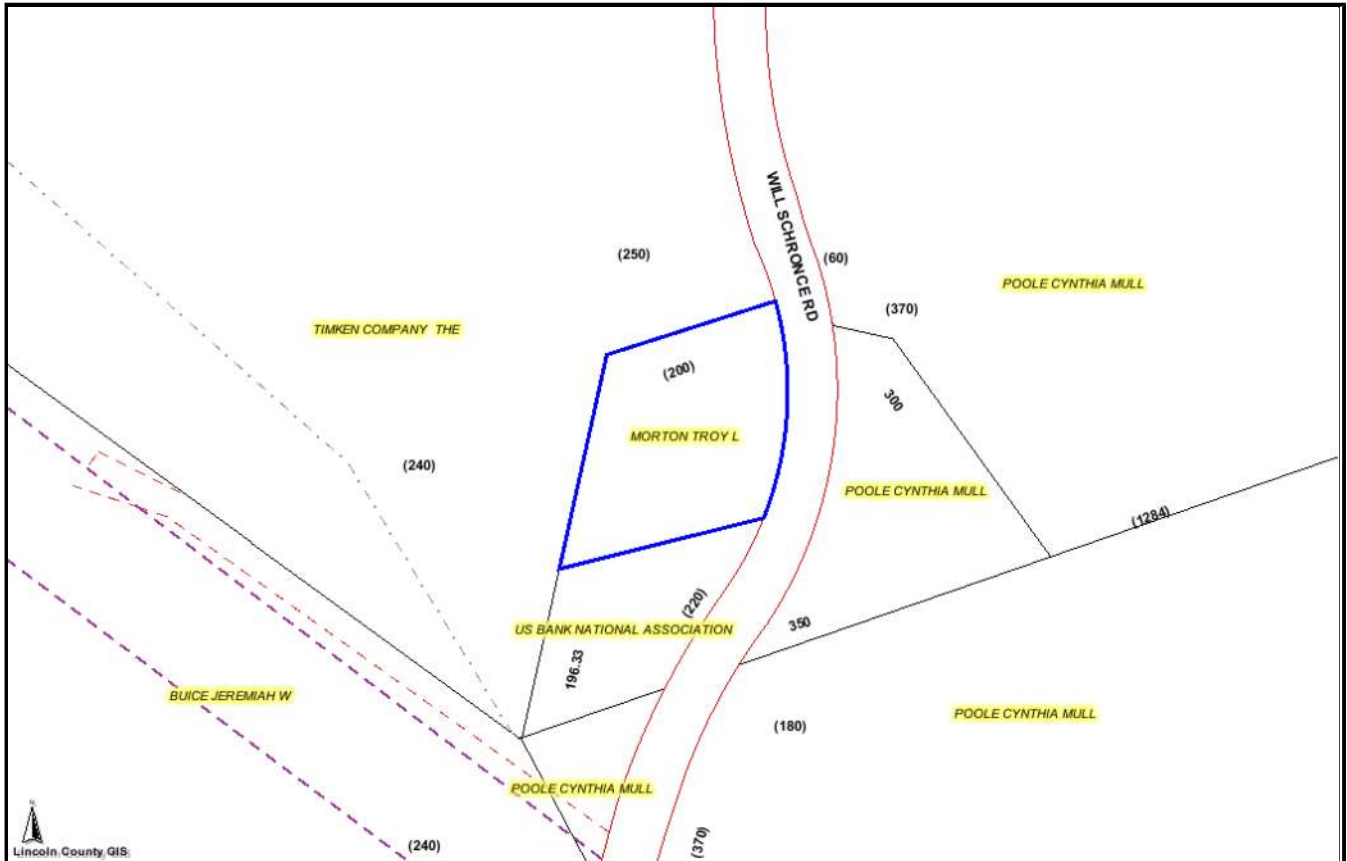
Terry A Boothe
Applicant


2-13-2018
Date



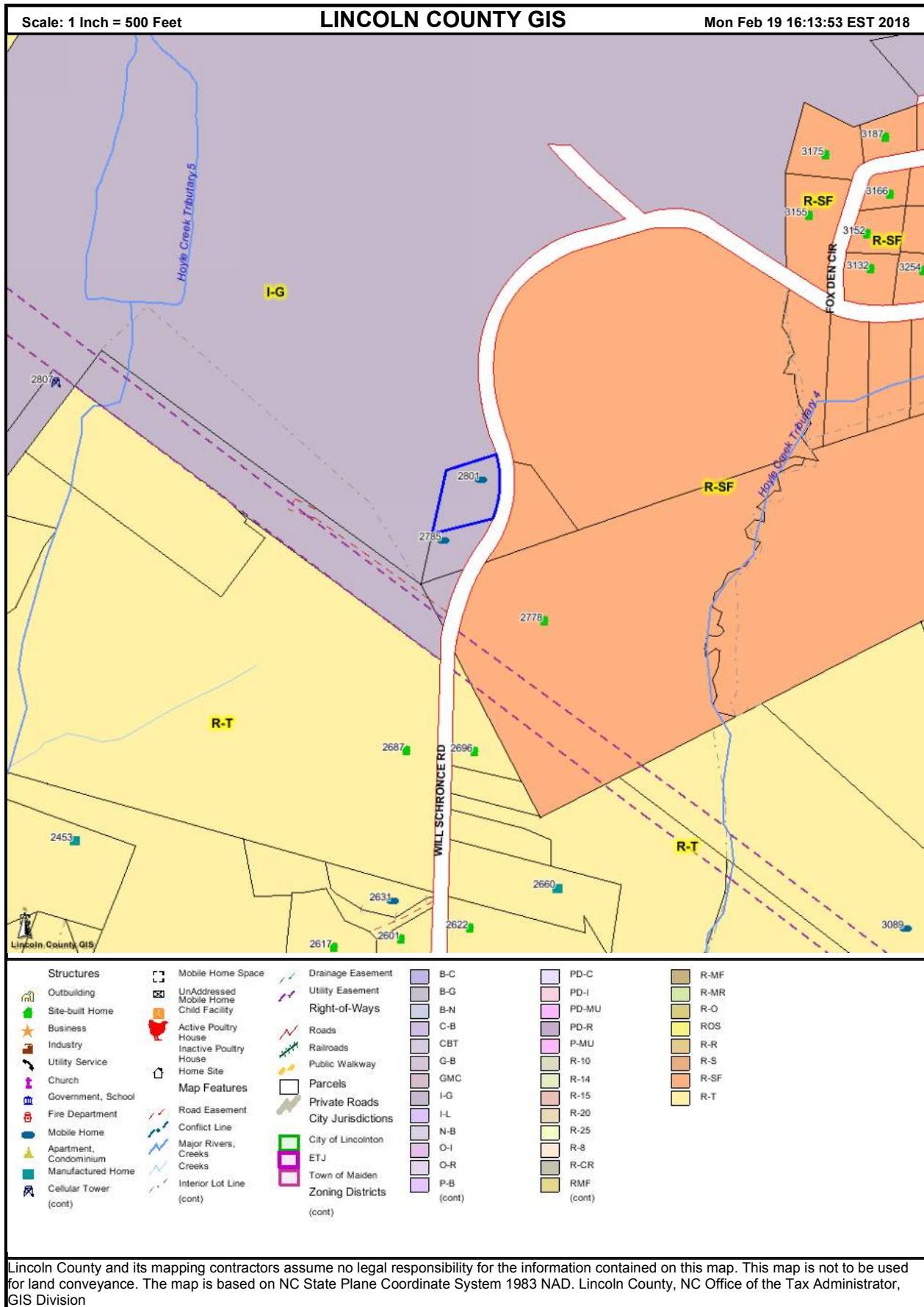
Lincoln County, NC

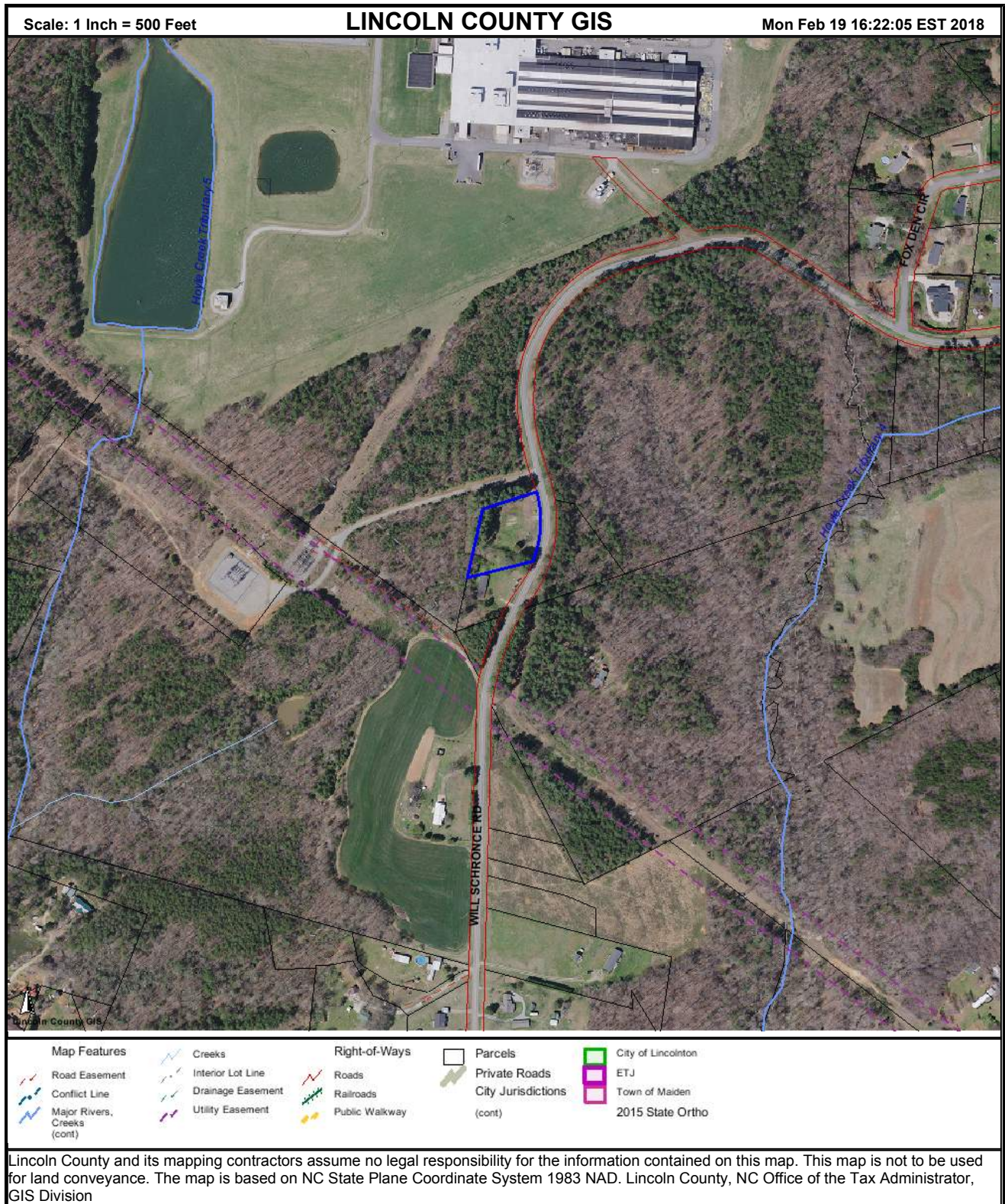
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 2/19/2018 Scale: 1 Inch = 200 Feet



PHOTOS	PARCEL INFORMATION FOR 3652-44-3252			
 Photo Not Available	Parcel ID	26806	Owner	MORTON TROY L
	Map	3652-00	Mailing Address	787 CASON STREET BELMONT NC 28012
	Account	0241892	Last Transaction Date	9/11/2012
	Deed	2341-87	Total Value	\$31,338
	Land Value	\$31,338	----- All values are for tax year 2017. -----	
	Description	MOSELEY LAND RD 1314		Sale Price
	Address	2801 WILL SCHRONCE RD		Previous Parcel
	Township	IRON TON	Tax/Fire District	BOGER CITY
	Improvement	No Improvements		
	Zoning District	I-G	Voting Precinct	Calculated Acres
		1.13	IRON STATION (IS23)	0.73
	Watershed Class	WS-IVP	Sewer District	1.13
		1.13	Not in the sewer district	1.13
	2000 Census County	37109	Tract	Block
		37109	071000	3009
	Flood	X	Panel	3710365200
		NO FLOOD HAZARD		1.13

Zoning Map Amendment #649 subject property is outlined in blue





Zoning Map Amendment #649 Land Use Plan map of area

