



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: April 25, 2018

Re: Zoning Map Amendment #650
Tommy Gilmore, applicant
Parcel ID# 29785

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 14, 2018.

Request

The applicant is requesting the rezoning of a 0.57-acre lot from R-T (Transitional Residential) to B-N (Neighborhood Business). This property is located in the Eastern Lincoln Development District (ELDD). It contains an A-frame building that houses a nonconforming, grandfathered use, a beauty salon.

Site Area & Description

The subject property is located at 1182 S. NC 16 Business Hwy., on the west side of N.C. 16 Business across from Sifford Road. This property is adjoined by property zoned B-N, B-G (General Business), I-G (General Industrial) and R-SF (Residential Single Family). Land uses in this area include business, industrial and residential. This property is located in an area designated by the NC 16 Corridor Vision Plan as a community center, an area where commercial activities should be concentrated.

Additional Information

Permitted uses

Under current R-T zoning: continued operation of beauty salon, or manufactured home, duplex, modular home or site-built house.

Under proposed B-N zoning: retail sales, offices, personal services.

Adjoining zoning and uses

East (opposite side of N.C. 16 Business): zoned R-SF, residential use.

South: zoned B-G, house formerly used as business.

West: zoned I-G, site of Julius Blum Inc. manufacturing plant.

North: zoned B-N, professional office.

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 #650**
Applicant **Tommy Gilmore**
Parcel ID# **29785**
Location **1182 S. NC 16 Business Hwy.**
Proposed amendment **rezone from R-T to B-N**

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 NC 16 Corridor Vision Plan as a community center, a node where commercial activities should be concentrated.

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

This property is adjoined by properties zoned business and industrial. The rezoning will bring a grandfathered business use into conformity and allow for future commercial development.



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 Tommy M. Gilmore

Applicant Address 1182 S. Hy. 16, Stanley, N.C.

Applicant Phone Number 704-240-4332

Property Owner's Name Tommy M. + Lynn M. Gilmore

Property Owner's Address 3342 Iredell Hight Rd., Iron Station, N.C.

Property Owner's Phone Number 704-240-4332

Part II

Property Location 1182 S. Hy 16

Property ID # (10 digits) 4601-03-7835 Property Size .57

Parcel # (5 digits) 29785 Deed Book(s) 1092 Page(s) 63

Part III

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

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

One building. (Beauty SHOP)

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

Commercial Building

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

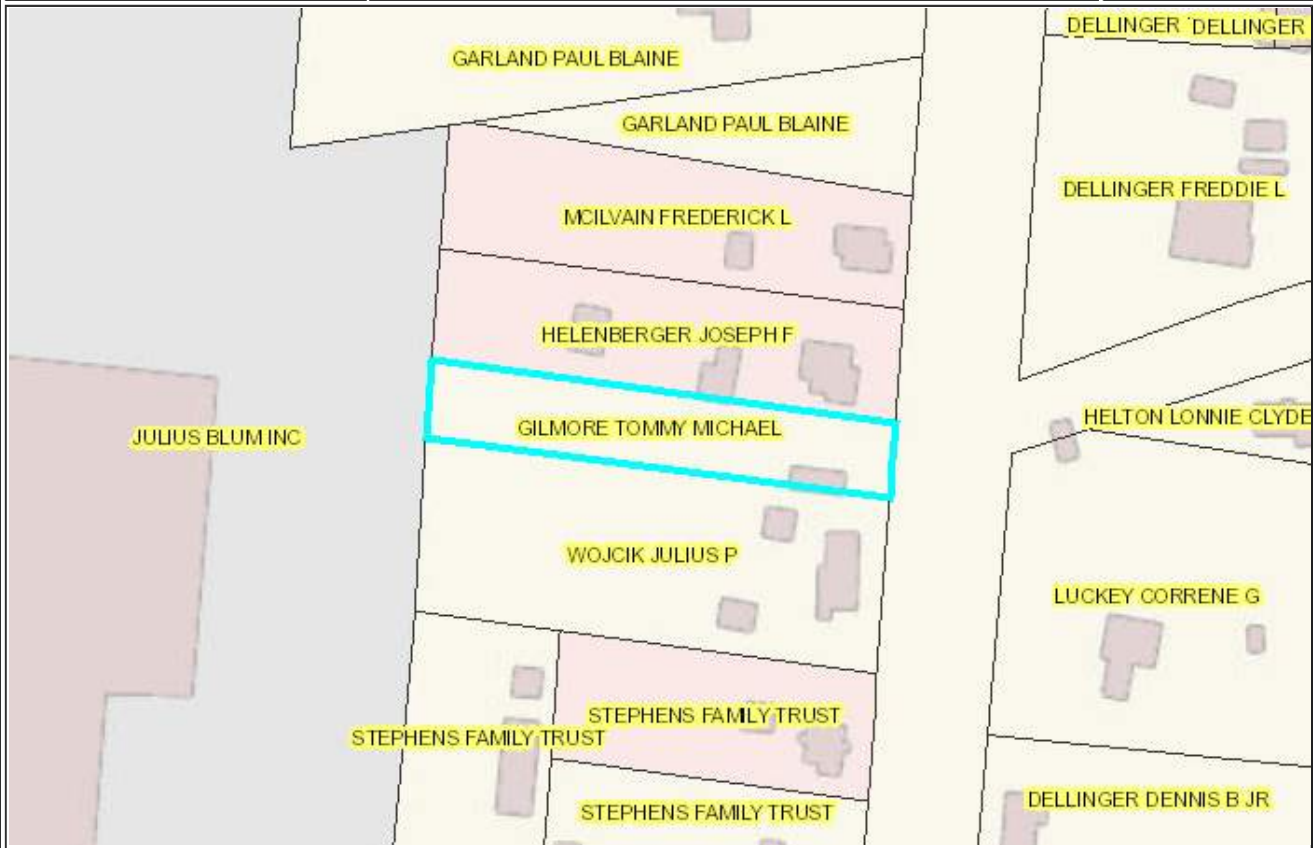
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

M. Gilmore
Applicant

2/23/18
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: 3/16/2018 Scale: 1 Inch = 150 Feet



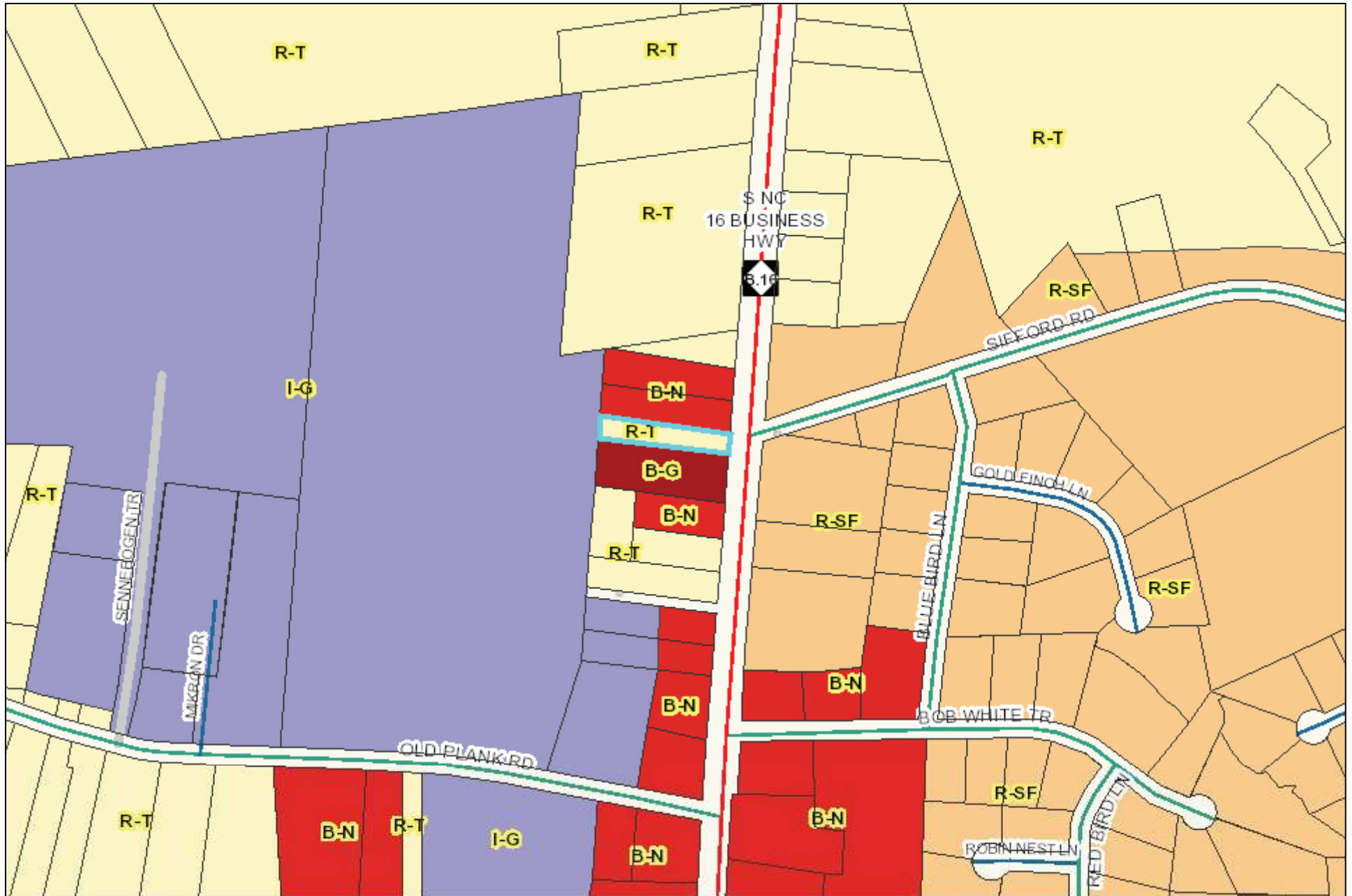
Parcel ID	29785	Owner	GILMORE TOMMY MICHAEL GILMORE LYNN MCCARN	
Map	4601	Mailing	3342 IREDELL HEIGHTS RD	
Account	0092886	Address	IRON STATION, NC 28080	
Deed	1092 603	Last Transaction Date	01/25/1999	Sale Price \$46,000
Plat		Subdivision	LOWESVILLE NO 1	Lot PT 7 & 17
Land Value	\$56,452	Improvement Value	\$25,998	Total Value \$82,450

Previous Parcel

-----All values for Tax Year 2018 -----

Description	J.W. DELLINGER LT-BD	Deed Acres	0
Address	1182 S NC 16 BUSINESS HWY	Tax Acres	0.576
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	RETAIL	Value	\$25,998
Main Sq Feet	738	Stories	1
		Year Built	1966
Zoning District	R-T	Calc Acres	0.58
		Voting Precinct	LW31
		Calc Acres	0.58
Watershed	0.57	Sewer District	0.58
Census County	109	Tract	071102
		Block	1070
			0.58
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710460100
			0.58

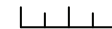
Zoning Map Amendment #650
subject property is outlined in blue



March 16, 2018

Esri, Inc., Lincoln County, NC

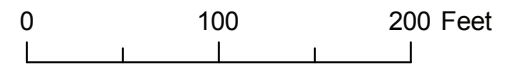
0 100 200 Feet



1 inch = 400 feet



March 16, 2018



1 inch = 100 feet