



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: June 30, 2020

Re: Zoning Map Amendment #675
Milia McAbee, applicant
Parcel ID# 24933

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2020.

Request

The applicant is requesting the rezoning of a 0.56-acre lot from R-S (Residential Suburban) to B-N (Neighborhood Business).

Site Area & Description

The subject property is located on the north side of N.C. 150 and east side of National Way in Ironton Township. It is adjoined by property zoned R-S. It is separated from property zoned I-G (General Industrial) by a 30-foot strip of land that serves as an easement for National Way. Land uses in this area include residential and business. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential.

Additional Information

Permitted uses

Under current R-S zoning: site-built house, modular home, duplex.

Under proposed B-N zoning: retail sales, offices, personal services (hair salon, for example), etc.

Adjoining zoning and uses

East: zoned R-S, residence.

South (opposite side of N.C. 150): zoned R-S, residence and undeveloped tract.

West (opposite side of National Way): zoned I-G, residence.

North: zoned R-S, undeveloped lot owned by applicant.

Staff's Recommendation

Under the Unified Development Ordinance, prior to adopting or rejecting a zoning amendment, the Board of Commissioners must adopt one of the following statements:

- (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (3) A statement approving the zoning amendment and containing at least all of the following:
 - a. A declaration that the approval is also deemed an amendment to the comprehensive plan.
 - b. An explanation of the change in conditions the governing board took into account in amending the plan to meet the development needs of the community.
 - c. Why the action taken is reasonable and in the public interest.

Staff recommends that the Board of Commissioners exercise Option 3. See proposed statement on following page.



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**Proposed Statement Approving Zoning Amendment,
Simultaneously Amending Land Use Plan**

Case No. **ZMA #675**
Applicant **Milia McAbee**
Parcel ID# **24933**
Location **N.C. 150 at National Way**
Proposed amendment **rezone from R-S to B-N**

The Board of Commissioners approves this zoning amendment and hereby declares that this approval is also deemed an amendment to the Lincoln County Land Use Plan to designate this property as Suburban Commercial. In amending the Land Use Plan, the Board of Commissioners took into account the following:

- 1) Commercial uses are located in this area.**
- 2) This property is effectively adjoined by property zoned industrial.**
- 3) Property designated by the Land Use Plan as Suburban Commercial is already located in this area.**

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

This property is separated from two tracts that are zoned industrial by a 30-foot strip of land that serves as an easement for National Way. Commercial uses are located in this area. The relatively small size of the subject property will limit the impact of its commercial development.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Milia McAbee

Applicant Address 3300 National way Maiden, NC, 28650

Applicant Phone Number 704-477-1487

Property Owner's Name Milia McAbee & Lewis McAbee

Property Owner's Address 3300 National way Maiden, NC, 28650

Property Owner's Phone Number 704-477-1487 / 704-734-8970

Part II

Property Location E NC 150 HWY

Property ID # (10 digits) 3675398569 Property Size .557

Parcel # (5 digits) 24933 Deed Book(s) 2819 Page(s) 45

Part III

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

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

Vacant frontage lot. No use.

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

Hair Salon/Beauty Services. Concrete Slab with metal building, 2 booth.

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.

Milia Bethany McAbee
Applicant

June 15, 2020
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: 6/17/2020 Scale: 1 Inch = 100 Feet

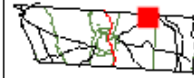
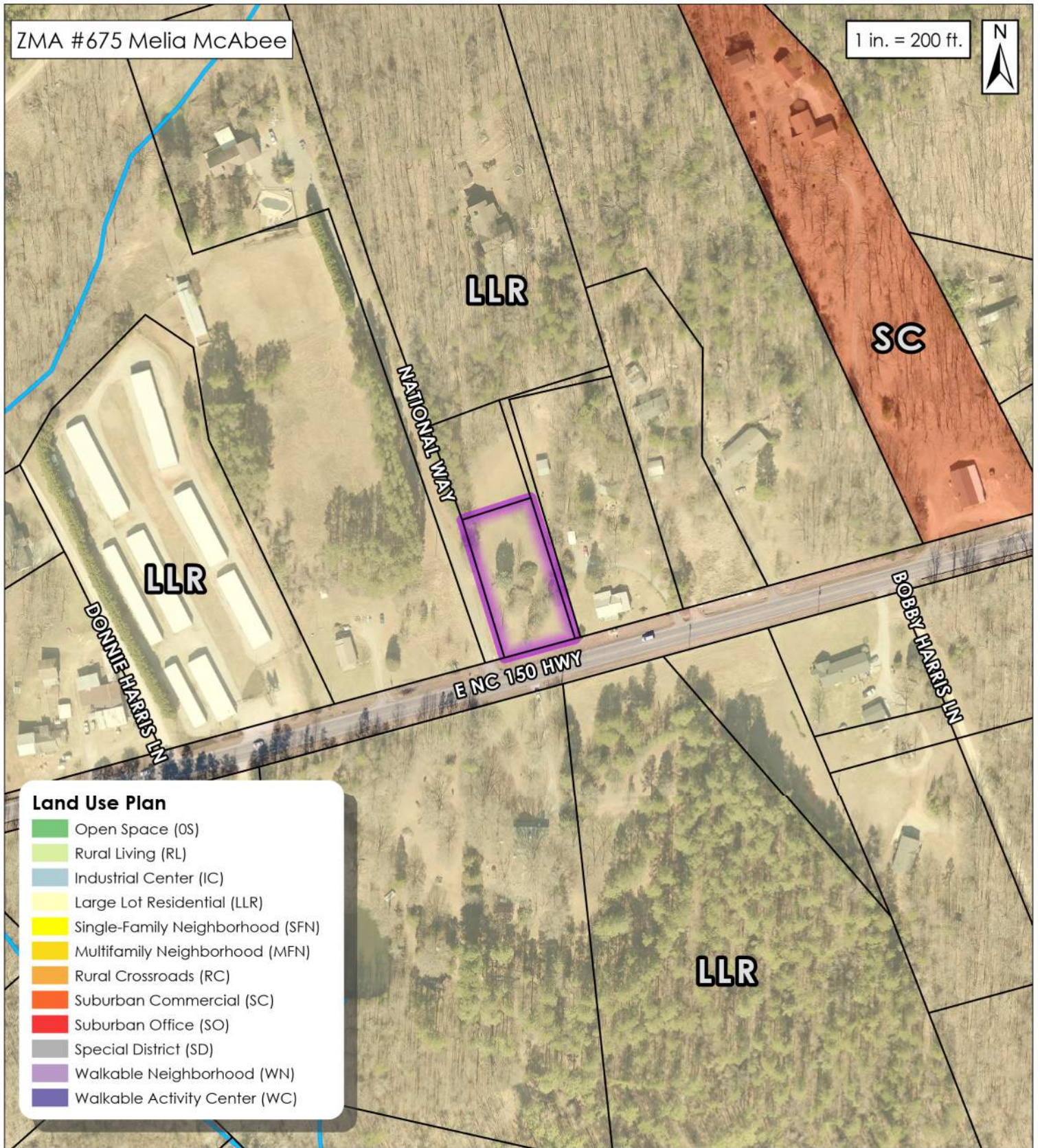


Photo Not Available

| | | | |
|---|-------------------------|------------------------------|---------------------------------------|
| Parcel ID | 24933 | Owner | MCABEE LEWIS TANNER MCABEE MILIA B |
| Map | 3675 | Mailing | 3300 NATIONAL WAY |
| Account | 0272927 | Address | MAIDEN, NC 28650 |
| Deed | 2819 45 | Last Transaction Date | 05/23/2019 |
| Plat | | Subdivision | |
| Land Value | \$28,000 | Improvement Value | \$0 |
| Previous Parcel | | Total Value | \$28,000 |
| -----All values for Tax Year 2020 ----- | | | |
| Description | R G CALDWELL/HWY 150 | Deed Acres | 0.63 |
| Address | E NC 150 HWY | Tax Acres | 0.557 |
| Township | IRONTON | Tax/Fire District | PUMPKIN CENTER |
| Main Improvement | | Value | |
| Main Sq Feet | | Year Built | |
| Zoning District | Calc Acres | Voting Precinct | Calc Acres |
| R-S | 0.56 | PC22 | 0.56 |
| Watershed | 0.56 | Sewer District | 0.56 |
| Census County | 109 | Tract | 070901 |
| | | Block | 1000 |
| | | | 0.56 |
| Flood | Zone Description | Panel | |
| X | NO FLOOD HAZARD | 3710366400 | 0.56 |

ZMA #675 Melia McAbee

1 in. = 200 ft.



Land Use Plan

-  Open Space (OS)
-  Rural Living (RL)
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Single-Family Neighborhood (SFN)
-  Multifamily Neighborhood (MFN)
-  Rural Crossroads (RC)
-  Suburban Commercial (SC)
-  Suburban Office (SO)
-  Special District (SD)
-  Walkable Neighborhood (WN)
-  Walkable Activity Center (WC)



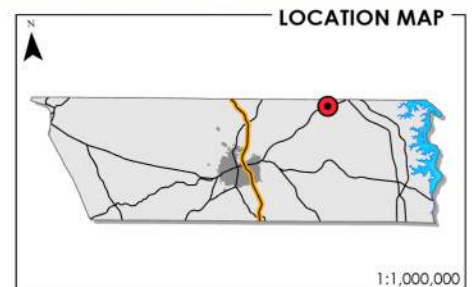
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 24933

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



 Property Location(s)