



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 14, 2021

Re: Zoning Map Amendment #681
Scott Gizowski, applicant
Parcel ID# 11529 (5.7 acre portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 7, 2021.

Request

The applicant is requesting the rezoning of 5.7 acres from I-L (Light Industrial) to R-R (Rural Residential). This subject property was rezoned from R-R to I-L in 2016, but has not been developed.

Site Area & Description

The subject property, part of 18.3-acre tract, is located on the west side of Sam Houser Road south of its intersection with Henry Road in North Brook Township. It is surrounded by property zoned R-R. Land uses in this area include residential, agricultural and industrial (trucking company). The subject property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for single-family homes and small nodes of commercial activity concentrated at crossroads.

Additional Information

Permitted uses

Under current I-L zoning: machine shop, hardware manufacturing, vehicle service, contractor's office, contractor's yard, offices, etc.

Under proposed R-R zoning: manufactured home, modular home, site-built house, church.

Adjoining zoning and uses

East (opposite side of Sam Houser Road): zoned R-R, residences.

South: zoned R-R, agricultural use

West: zoned R-R, undeveloped property.

North: zoned R-R, residence and agricultural use.

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 #681**
Applicant **Scott Gizowski**
Parcel ID# **11529 (5.7-acre portion)**
Location **west side of Sam Houser Road south of Henry Road**
Proposed amendment **rezone from I-L 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 Rural Living, suitable for single-family homes.

This proposed amendment **is reasonable** in that:

The subject property is surrounded by properties zoned R-R (including a 1.0-parcel that the applicant is requesting to rezone to I-L in conjunction with this request).



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 Frederick Scott Gizowski

Applicant Address 2664 Sam Houser Rd Vale

Applicant Phone Number 980-241-1748

Property Owner's Name Kathryn E Gizowski

Property Owner's Address 2664 Sam Houser Rd

Property Owner's Phone Number 980-241-1747

Part II

Property Location Sam Houser Road

Property ID # (10 digits) 2676-34-5953 Property Size 18.3 acres total

Parcel # (5 digits) 11529 Deed Book(s) 13E Page(s) 172

Part III

Existing Zoning District I-L Proposed Zoning District R-R

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

Farm land was rezoned light Industrial
5.7 acres

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

Re zone back to residential.

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.

Frederick Scott Gizowski
Applicant Kathryn E. Gizowski

3/25/21
Date 3/25/21



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: 4/15/2021 Scale: 1 Inch = 300 Feet

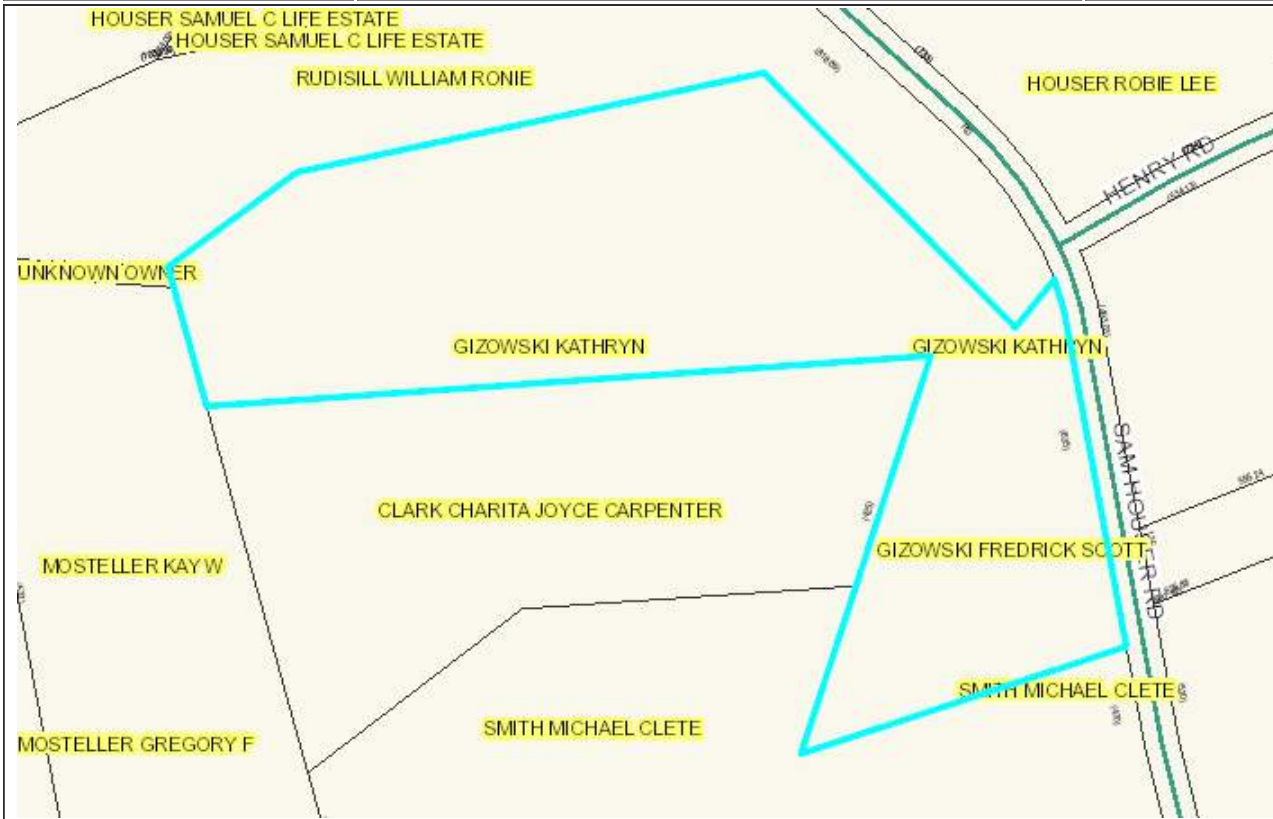
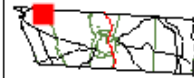


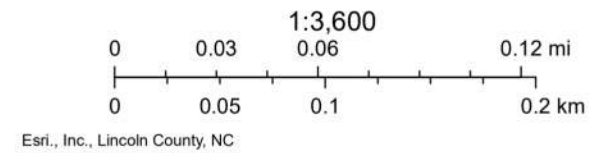
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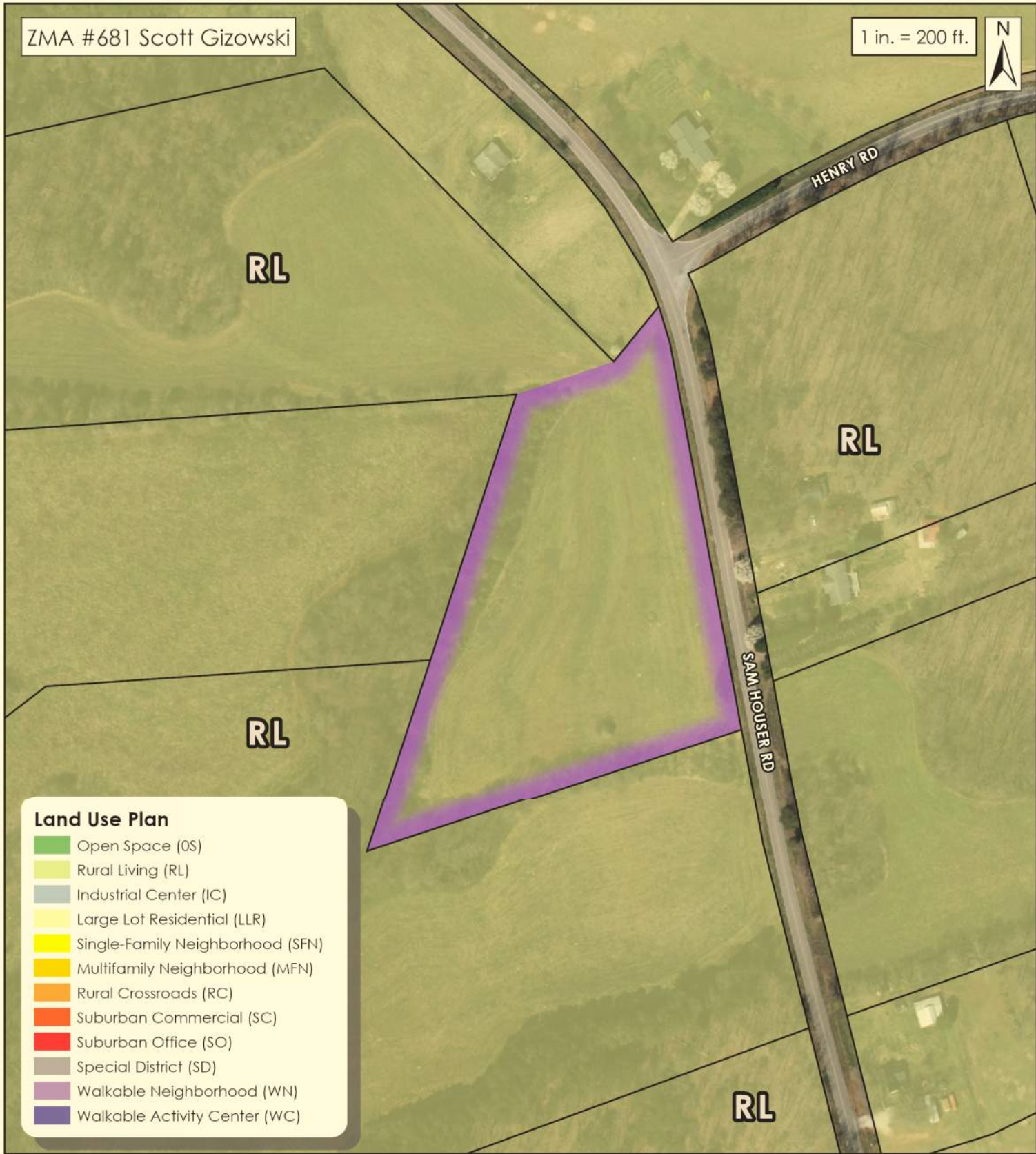
Parcel ID	11529	Owner	GIZOWSKI KATHRYN	
Map	2676	Mailing	2664 SAM HOUSER RD	
Account	0282758	Address	VALE, NC 28168	
Deed	13E 172	Last Transaction Date	02/11/2021	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$82,296	Improvement Value	\$0	Total Value \$82,296
Previous Parcel				
-----All values for Tax Year 2020 -----				
Description	C L CANIPE RD 1109		Deed Acres	18
Address	SAM HOUSER RD		Tax Acres	18.288
Township	NORTH BROOK		Tax/Fire District	NORTH BROOK
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
I-L	5.7	NB35	18.29	
R-R	12.59			
Watershed	18.29	Sewer District	18.29	
Census County	109	Tract	070600	Block 2008
				18.29
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710266600	18.29	

Zoning Map Amendment #681 subject property it outlined in blue



April 15, 2021





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)

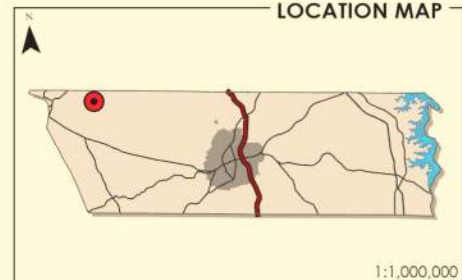
Parcel ID# 11529

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



● Property Location(s)



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