



## COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT  
704-736-8440 OFFICE  
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman  
George Wood, County Manager  
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: December 13, 2011

Re: Zoning Map Amendment #592  
Renee Reel, applicant  
Parcel ID# 90408

*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 9, 2012.*

### Request

The applicant is requesting the rezoning of 1.5 acres from R-T (Transitional Residential) to B-N (Neighborhood Business). If this request is approved, any of the uses listed as permitted in the B-N district in the Use Table of the Lincoln County Unified Development Ordinance would be allowed.

### Site Area & Description

This property is located on the northwest corner of Hwy. 73 and Amity Church Road in Ironton Township. It is adjoined by property zoned R-T and B-N. Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designates the property around this intersection as a Neighborhood Business area, suitable for small-scale retail and service establishments.

## Additional Information

### **Permitted uses**

Under current zoning: manufactured homes, duplexes, modular and site-built homes, church.

Under requested zoning: retail sales, offices, restaurant, hair salon, etc.

### **Adjoining zoning and uses**

East (opposite side of Amity Church Road): Zoned R-T, farmland with residence.

South (opposite side of Hwy. 73): Zoned B-N and R-T, residences.

West: Zoned R-T, undeveloped lot owned by applicant.

North: Zoned R-T, applicant's residence.

### **Environmental**

This property is not located in a water supply watershed. No portion of the property is located in a floodplain. The soil classification is CeB2 (Cecil sandy loam, 2-8% slopes), well suited for building site development and moderately suited for sanitary facilities.

### **Traffic**

The average daily traffic count on Hwy. 73 in this area is approximately 12,000 vehicles, according to 2009 figures. The average daily traffic count on Amity Church Road is approximately 3,200.

## Staff's Recommendation

Staff recommends approval. The rezoning is consistent with the Land Use Plan. This property adjoins property that is zoned B-N.



## 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 #592**  
Applicant **Renee Reel**  
Parcel ID# **90408**  
Location **northwest corner of Hwy. 73 and Amity Church Road**  
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: **The Land Use Plan designates the property around this intersection as Neighborhood Business, suitable for small-scale retail and service establishments.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is located at an intersection on a major highway. Other properties in this immediate area are zoned B-N. This intersection is identified in the Land Use Plan as a future commercial node.**



**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 RENEE CHRISTINE REEL

Applicant Address 131 AMITY CHURCH RD IRON STATION, NC 28080

Applicant Phone Number 704 689 7791

Property Owner's Name RENEE CHRISTINE REEL

Property Owner's Address 131 AMITY CHURCH RD. IRON STATION, NC 28080

Property Owner's Phone Number 704 689 7791

**Part II**

Property Location NORTH SIDE OF 73 AT INTERSECTION OF AMITY CHURCH ROAD (WEST OF AMITY CHURCH ROAD

Property ID # (10 digits) 3673267486 Property Size 1.5221 ACRES EXCLUDING RTW  
2.0509 TOTAL

Parcel # (5 digits) ~~90408~~ Deed Book(s) 1848 Page(s) 329  
90408

**Part III**

Existing Zoning District RT Proposed Zoning District BN

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

VACANT

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

TO BE DEVELOPED FOR BANK, OFFICE, SET DOWN RESTURANT,  
NEIGHBORHOOD RETAIL OR NEIGHBORHOOD SERVICE

**APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)**  
**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.

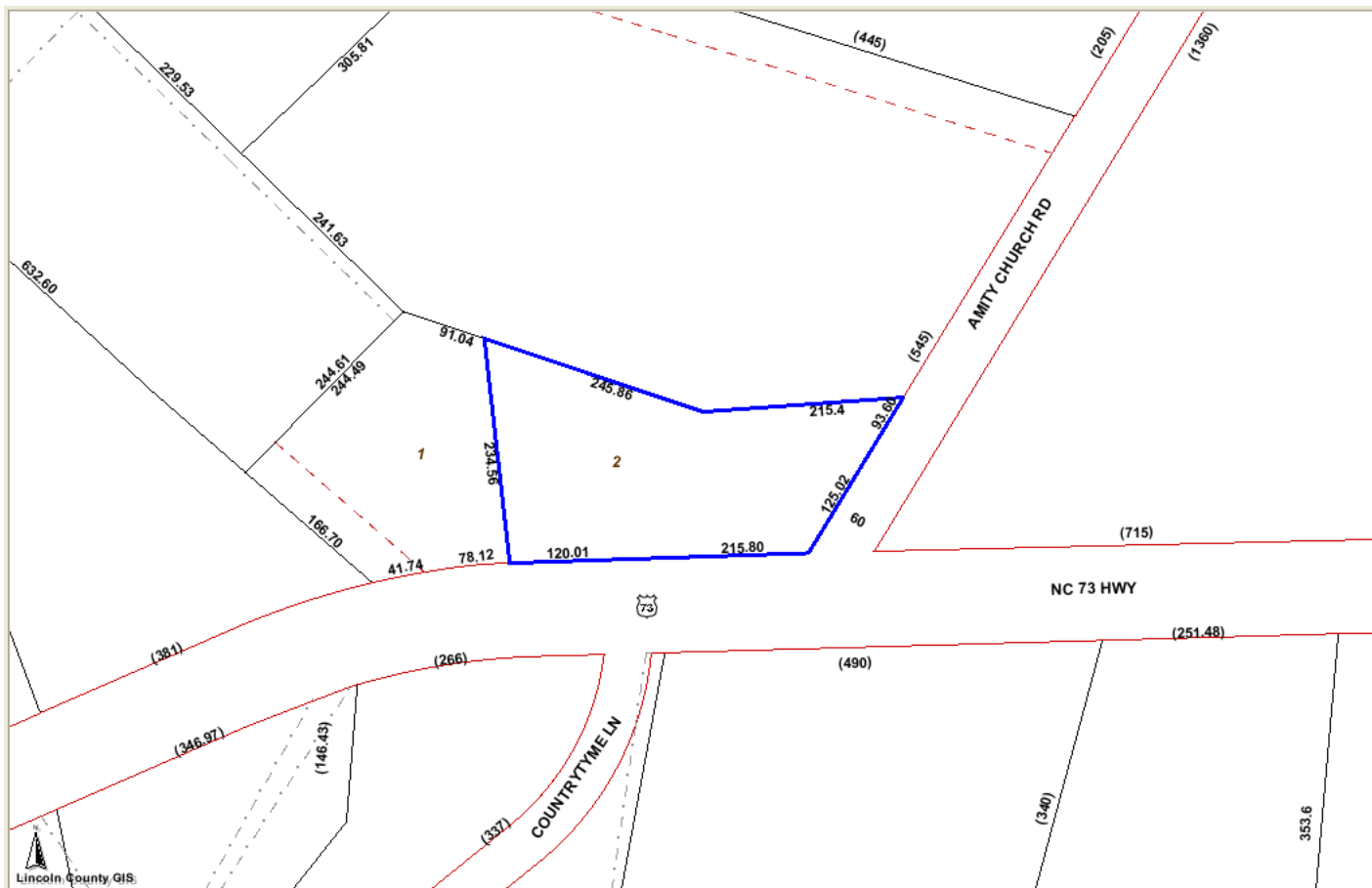
Renee Christine Reel  
Applicant

11/17/2011  
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: 12/8/2011 Scale: 1 Inch = 200 Feet**



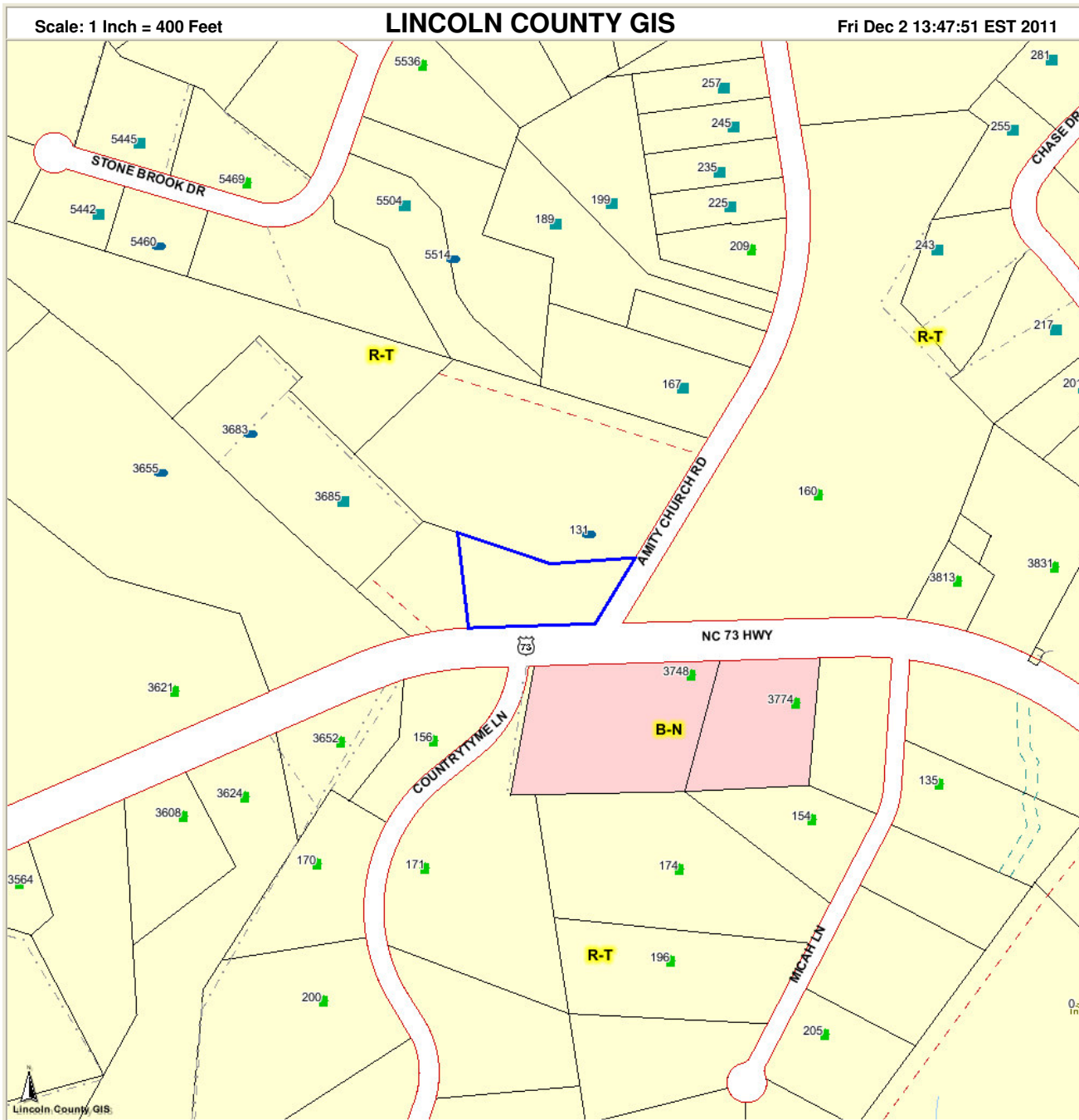
**PHOTOS**



Photo Not Available

**PARCEL INFORMATION FOR 3673-26-7486**

<b>Parcel ID</b>	<b>90408</b>	<b>Owner</b>	REEL RENEE CHRISTINE
<b>Map</b>	<b>3673-01</b>	<b>Mailing</b>	131 AMITY CHURCH RD
<b>Account</b>	36073	<b>Address</b>	IRON STATION NC 28080-0000
<b>Deed</b>	1848-329	<b>Recorded</b>	8/29/2006
<b>Value</b>	Property Values Not Yet Determined		<b>Sale Price</b> 0
			<b>Previous Parcel</b> 25457
----- All values are for tax year 2011. -----			
<b>Subdivision</b>	Lot 2 RENEE CHRISTINE REEL		<b>Plat</b> 15-390
<b>Description</b>	#2 RENEE CHRISTINE REEL		<b>Deed Acres</b> 2.05
<b>Address</b>	AMITY CHURCH RD		<b>Tax Acres</b> 1.56
<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	PUMPKIN CENTER
<b>Improvement</b>	No Improvements		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-T	1.57	ORE BANK (DN29)	1.57
<b>Watershed Class</b>		<b>Sewer District</b>	
Not in a watershed	1.57	Not in the sewer district	1.57
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070900	4008
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710366200	1.57



Structures	Mobile Home Space UnAddressed Mobile Home Child Facility Home Site County Boundaries	Creeks Interior Lot Line Drainage Easement Utility Easement Right-of-Ways Roads Railroads Public Walkway Private Roads City Jurisdictions	Town of Maiden Zoning Districts	R-CR R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B (cont)	O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman
Outbuilding Site-built Home Business Industry Utility Service Church Government, School Fire Department Mobile Home Apartment, Condominium Manufactured Home Cellular Tower (cont)	County Line Township Line Map Features Road Easement Conflict Line Major Rivers, Creeks (cont)	Parcels City of Lincolnton ETJ (cont)	ELDD B-G B-N I-G I-L P-MU PD-C PD-I PD-MU PD-R P-R (cont)		

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