



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: January 16, 2015

Re: Zoning Map Amendment #613
Danny Dellinger, applicant
Parcel ID# 15122

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 2, 2015.

Request

The applicant is requesting the rezoning of a 1.5-acre parcel from B-N (Neighborhood Business) to R-S (Residential Suburban) in order to build a home on the lot.

Site Area & Description

This property is located on the south side of West Old NC 150 Hwy. about 1,000 feet west of Saint Marks Church Road in Howards Creek Township. It is adjoined by property zoned B-N and R-S. Land uses in this area include residential, business and institutional. This property is located in an area designated by the Lincoln County Land Use Plan as Suburban Residential.

Additional Information

Adjoining zoning and uses

East: zoned B-N, store.

South: zoned R-S, undeveloped tract.

West: zoned R-S, residence.

North (opposite side of Old NC 150): zoned R-S, residences.

Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #613**
Applicant **Danny Dellinger**
Parcel ID# **15122**
Location **West Old NC 150 Hwy.**
Proposed amendment **rezone from B-N to R-S**

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 Suburban Residential, where residential development is encouraged.

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

This property is located in an area that is primarily residential. It is adjoined by property zoned R-S. The rezoning will permit a home to be built on the property.



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 Charley B. Dellinger / Danny Dellinger

Applicant Address PO Box 25 Crouse

Applicant Phone Number 704-530-3387 - 704-530-8387

Property Owner's Name Charley Dellinger

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location W. Old NC 150 Hwy

Property ID # (10 digits) 3611-25-1584 Property Size 1.51 Acres

Parcel # (5 digits) 15122 Deed Book(s) 1318-884 Page(s) _____

Part III

Existing Zoning District B-N Proposed Zoning District Residential

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

Vacant Lot

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

Wanting to build a home on the property.

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.

Danny Dellinger (POA)
Applicant
Charley Dellinger

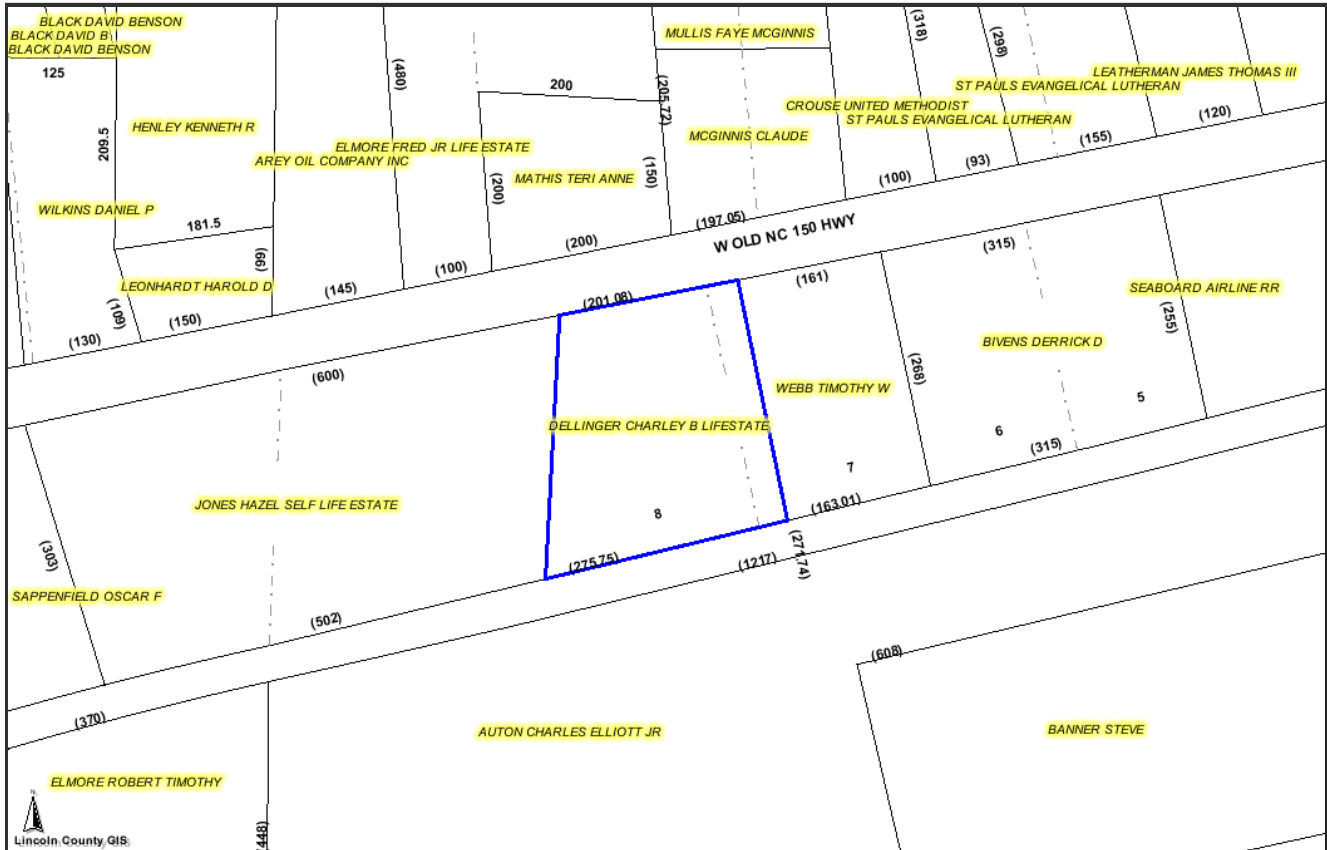
11/14/14
Date



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: 12/16/2014 Scale: 1 Inch = 200 Feet



Lincoln County GIS

PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3611-25-1584

Parcel ID	15122	Owner	DELLINGER CHARLEY B LIFESTATE DELLINGER BEATRICE WATTS LIFES	
Map Account	3611-01	Mailing Address	C/O DANNY DELLINGER PO BOX 202 CROUSE NC 28033	
Deed	1318-884	Recorded	2/14/2002	Sale Price 0
Land Value	\$58,617	Total Value	\$58,617	Previous Parcel
----- All values are for tax year 2014. -----				
Description	VACANT LAND HWY 150W			Deed Acres 0
Address	W OLD NC 150 HWY			Tax Acres 1.51
Township	HOWARDS CREEK	Tax/Fire District	CROUSE	
Improvement	No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
B-N	1.51	CROUSE (CR06)	1.51	
Watershed Class	1.51	Sewer District	Not in the sewer district	
WS-IVP				
2000 Census County		Tract	Block	
37109		070400	2018	0.04
37109		070400	3028	1.47
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710361100	1.51	

