

The Lincoln County Board of County Commissioners and the Planning Board met in a joint session on August 4, 1997 at the Citizens Center, Commissioners Room, 115 West Main Street, Lincolnton, North Carolina, the regular place of meeting at 6:30 p.m. for the purpose of conducting public hearings on zoning issues. The following were present:

Louis E. McConnell, Chairman
James A. Hallman, Vice-Chairman
Terry L. Brotherton
Larry S. Craig
Beth H. Saine

Don Pendleton, County Attorney
Jeffrey Taylor, Assistant County Attorney
Richard French, County Manager

Planning Board Members present were:

John Black, Chairman
Mike Baker, Vice-Chairman
Ronald Smith, Secretary
James Funderburk
Stanley Roseboro
Gary Garlow

Also present were Jeff Vernon, Director of Building and Land Development; Judith Francis, Zoning Administrator; Stephen Smith, Land Use Coordinator; Kathey Ballard, Clerk to Planning Board; and Amy Long, Clerk to the Board of Commissioners.

Zoning Map Amendment No. 224, Flay Clifton Scronce, Applicant.

Judith Francis, Zoning Administrator presented Zoning Map Amendment No. 224, Flay Clifton Scronce, Applicant.

The applicant is requesting to rezone approximately 105 acres along Wyant and Hoover Roads from R-SF to R-S in order to develop a Class A & B mobile home subdivision.

The property is located off of Wyant and Hoover Roads in the Vale area. It consists of three tracts, all owned by the Scronce family. It is surrounded on all sides by R-SF zoning and lies within the WS-IIP watershed. Surrounding properties have single family residences and mobile homes on them. According to the GIS, there are two houses on these tracts. The Lincoln County Land Development Plan calls for low density residential development in this area.

Judith Francis, Zoning Administrator, also stated that a tentative copy of the subdivision, and a petition containing signatures of persons in favor of the rezoning, was submitted to her this afternoon at approximately 4:00 PM, and was being passed around for the commissioners review.

Chairman McConnell opened the floor for the public hearing, and stated that there were several people signed up to speak, and when he called their name, each person should come forward, state their name, and hold comments to three (3) minutes or less.

Jean Scronce - 4765 Hoover Road, Vale, NC, spoke in favor of this request.

Jonathan Robinson - 3844 Wyant Road, Vale, NC, spoke in opposition of this request.

Dwight Saine - 2696 Wyant Road, Vale, NC, spoke in opposition of this request.

Bob Wise - 3502 Reepsville Road, Lincolnton, NC, spoke in opposition of this request.

Amy Scronce - 4765 Hoover Road, Vale, NC, spoke in favor of this request.

Barbara Hopper - 4955 Chrysanthemum Lane, Vale, NC, spoke in favor of this request.

Edmond A. Grigg, Jr - 3679 Wyant Road, Vale, NC, spoke in opposition of this request.

Deborah Grigg - 3679 Wyant Road, Vale, NC, spoke in opposition of this request. She stated that she had obtained information from a tax appraiser, and also from a representative of the Lincoln County Tax Department; and that both had given basically the same information, being that the market was decreased, but the market of people who desire the property across from mobile home(s) is not there.

Mike Millholland - 211 Old Lincoln-Crouse Road, Lincolnton NC, spoke in favor of the request.

Flay Scronce, Jr. - 3489 Wyant Road, Vale, NC, spoke in favor of the request.

Jerry Wyant - 2847 Wyant Road, Vale, NC, spoke in opposition of the request.

Chairman McConnell asked if there was anyone else wishing to speak. Being no additional speakers, Chairman McConnell declared the Public Hearing on Zoning Map Amendment No. 224; Flay Clifton Scronce, Applicant, closed.

Zoning Map Amendment No. 224: Flay Clifton Scronce, Applicant

Judith Francis, Zoning Administrator presented a brief recap of Zoning Map Amendment No. 224: Flay Clifton Scronce, Applicant.

Unanimous vote by the Planning Board to deny, reason being detrimental to community and could be construed as spot zoning.

A motion by Commissioner Hallman to honor Planning Board's unanimous recommendation to deny, based on people who spoke out against it.

Seconded by Commissioner Saine
Unanimously Denied.

I, Amy S. Long, Clerk to the Board of Commissioners for the County of Lincoln, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the proceedings of the Board of Commissioners for said County at a meeting held at the time and place shown on the front page of this excerpt of minutes, as relates to the Public Hearing – Zoning Map Amendment No. 224, Flay Clifton Scronce.

I DO HEREBY FURTHER CERTIFY that the above Public Hearing was a joint public hearing of the Board of County Commissioners and Planning Board, and all notices required by law were duly given.

WITNESS my hand and official seal of Lincoln County this 7th day of January, 1998.

Amy S. Long
Clerk to the Board
Lincoln County, North Carolina