



**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: October 21, 2016

Re: Zoning Map Amendment #629  
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 November 7, 2016.*

**Request**

The applicant is requesting the rezoning of 5.7 acres from R-R (Rural Residential) to I-L (Light Industrial). This property is part of an 18.3-acre parcel.

**Site Area & Description**

The property is located on the west side of Sam Houser Road about 300 feet south of Henry Road in North Brook Township. It is adjoined on all sides by property zoned R-R. Property zoned I-G (General Industrial) is located about 600 feet to the north. Land uses in this area include residential, agricultural and industrial (trucking company). This property is part of an area designated by the Lincoln County Land Use Plan as Rural Preservation, suitable for low-density residential uses and limited small-scale commercial and/or industrial uses that blend in well with rural environments.

**Additional Information**

**Permitted uses**

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

Under proposed R-T zoning: light manufacturing, including manufacturing of hardware, machine shop, vehicle service, etc.

**Adjoining zoning and uses**

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

South: zoned R-R, agricultural use.

West: zoned R-R, agricultural use

North: zoned R-R, agricultural and residential uses.

### 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 #629**

Applicant **Scott Gizowski**

Parcel ID# **11529 (5.7-acre portion)**

Location **west side of Sam Houser Road about 300 feet south of Henry Road**

Proposed amendment **rezone from R-R to I-L**

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 Preservation, suitable for low-density residential uses and limited small-scale commercial and/or industrial uses that blend in well with rural environments.**

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

**This property is located near property that is zoned I-G (General Industrial). I-L zoning will limit the use of the property to light manufacturing. A manufacturing facility will create new jobs and increase the county's tax base.**



## **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 Frederick Scott Gizowski

Applicant Address 2664 Sam Houser Rd., Vale NC 28168

Applicant Phone Number 980-241-1748

Property Owner's Name Kathryn Canipe Grzowski, Heir of Annie Houser Canipe

Property Owner's Address 2664 Sam Houser Rd., Vale NC 28168

Property Owner's Phone Number 980-241-1748

### Part II

Property Location Sam Houser Rd. (Parcel ID 11529)

Property ID # (10 digits) 2696-34-5953 Property Size 5.74

Parcel # (5 digits) 11529 Deed Book(s) 344 Page(s) 489

### Part III

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

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

Land is currently used for farming. There are no existing structures on site.

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

Land will be site for new 4000 sq. ft. structure for establishing a small manufacturing facility.

**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.

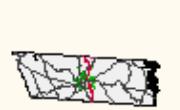
Frederick S. Gizowski  
Applicant

9/14/16  
Date

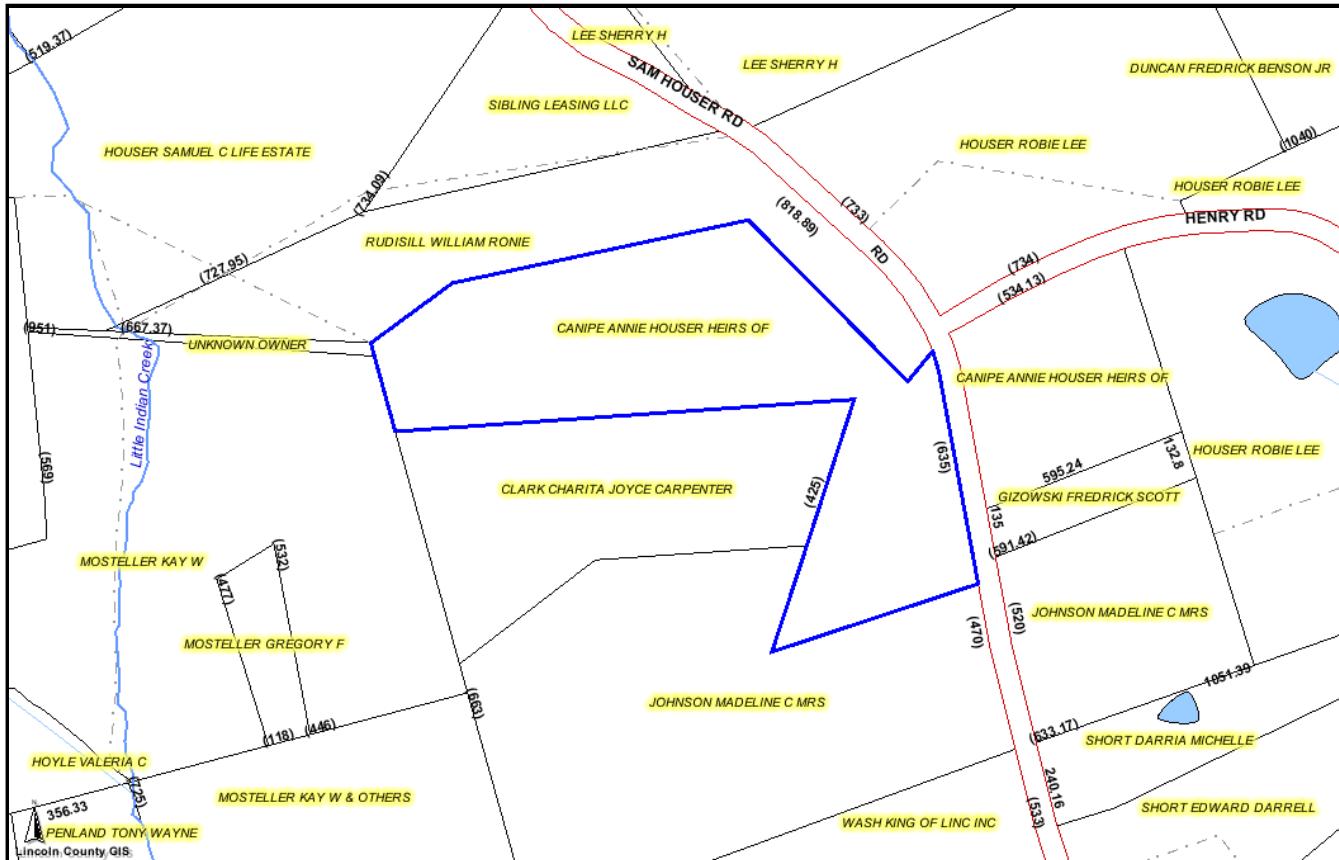


## **Lincoln County, NC**

**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: 9/13/2016 Scale: 1 Inch = 500 Feet



PHOTOS		PARCEL INFORMATION FOR 2676-34-5953				
 <b>Photo Not Available</b>		<b>Parcel ID</b> 11529 <b>Owner</b> CANIPE ANNIE Houser Heirs Of <b>Map</b> 2676-00 <b>Mailing Address</b> 2684 SAM Houser Rd <b>Account</b> 0245523 <b>Address</b> VALE NC 28168 <b>Deed</b> 13E-172 <b>Recorded</b> 3/5/2013 <b>Sale Price</b> 0 <b>Land Value</b> \$80,467 <b>Total Value</b> \$80,467 <b>Previous Parcel</b> <b>----- All values are for tax year 2016. -----</b>				
<b>Description</b> C L CANIPE RD 1109 <b>Deed Acres</b> 18 <b>Address</b> SAM Houser Rd <b>Tax Acres</b> 18.28 <b>Township</b> NORTH BROOK <b>Tax/Fire District</b> NORTH BROOK <b>Improvement</b> No Improvements						
<b>Zoning District</b> Calculated Acres <b>Voting Precinct</b> Calculated Acres R-R 18.29 NORTH BROOK 3 (NB03) 18.29						
<b>Watershed Class</b> WS-IIP <b>Sewer District</b> Not in the sewer district <b>Calculated Acres</b> 18.29 <b>2000 Census County</b> 37109 <b>Tract</b> 070600 <b>Block</b> 2005 <b>Flood</b> X <b>Zone Description</b> NO FLOOD HAZARD <b>Panel</b> 3710266600 <b>Calculated Acres</b> 18.29						

**ZMA #629**  
**Subject property is outlined in red**

