



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: April 13, 2017

Re: Zoning Map Amendment #634
Robert McLaughlin, applicant
Parcel ID# 71967

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 1, 2017.

Request

The applicant is requesting the rezoning of a 2.5-acre parcel from R-T (Transitional Residential) to I-G (General Industrial). The applicant's residence is located on this property.

Site Area & Description

The property is located at 6899 Glover Lane, about 1,200 feet west of N.C. 16 Business and 3,000 feet north of Old Plank Road. It is adjoined by property zoned I-G and R-T. Land uses in this area include industrial and residential. This property is located partially in an area designated by the Lincoln County Land Use Plan as industrial and partially in an area designated as residential.

Additional Information

Permitted uses

Under current R-T zoning: manufactured home, modular home, site-built house.

Under proposed I-G zoning: machine shop, woodworking shop, vehicle service and repair, etc.

Adjoining zoning and uses

East: zoned I-G, portion of Lake Norman Quarry property.

South: zoned R-T, undeveloped tract.

West: zoned I-G, portion of quarry property.

North: zoned I-G, quarry.

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 #634**
Applicant **Robert McLaughlin**
Parcel ID# **71967**
Location **6899 Glover Lane**
Proposed amendment **rezone from R-T to I-G**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located partially in an area designated by the Land Use Plan as industrial.

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

The subject property is adjoined on three sides by property zoned I-G. A quarry is located near this property and this rezoning would expand the industrially zoned area around the quarry.



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 ROBERT LOUIS McLAUGHLIN

Applicant Address 6899 GLOVER LN STANLEY NC 28164

Applicant Phone Number (980) 722-4186

Property Owner's Name SAME

Property Owner's Address SAME

Property Owner's Phone Number SAME

Part II

Property Location 6899 GLOVER LN STANLEY NC

Property ID # (10 digits) 3691-96-7198 Property Size 2.5

Parcel # (5 digits) 71967 Deed Book(s) 1249 Page(s) 552

Part III

Existing Zoning District R-T Proposed Zoning District IG

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

REZONED

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

SCOURNED IG, FUTURE SALE

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.

[Signature]
Applicant

2-28-17
Date

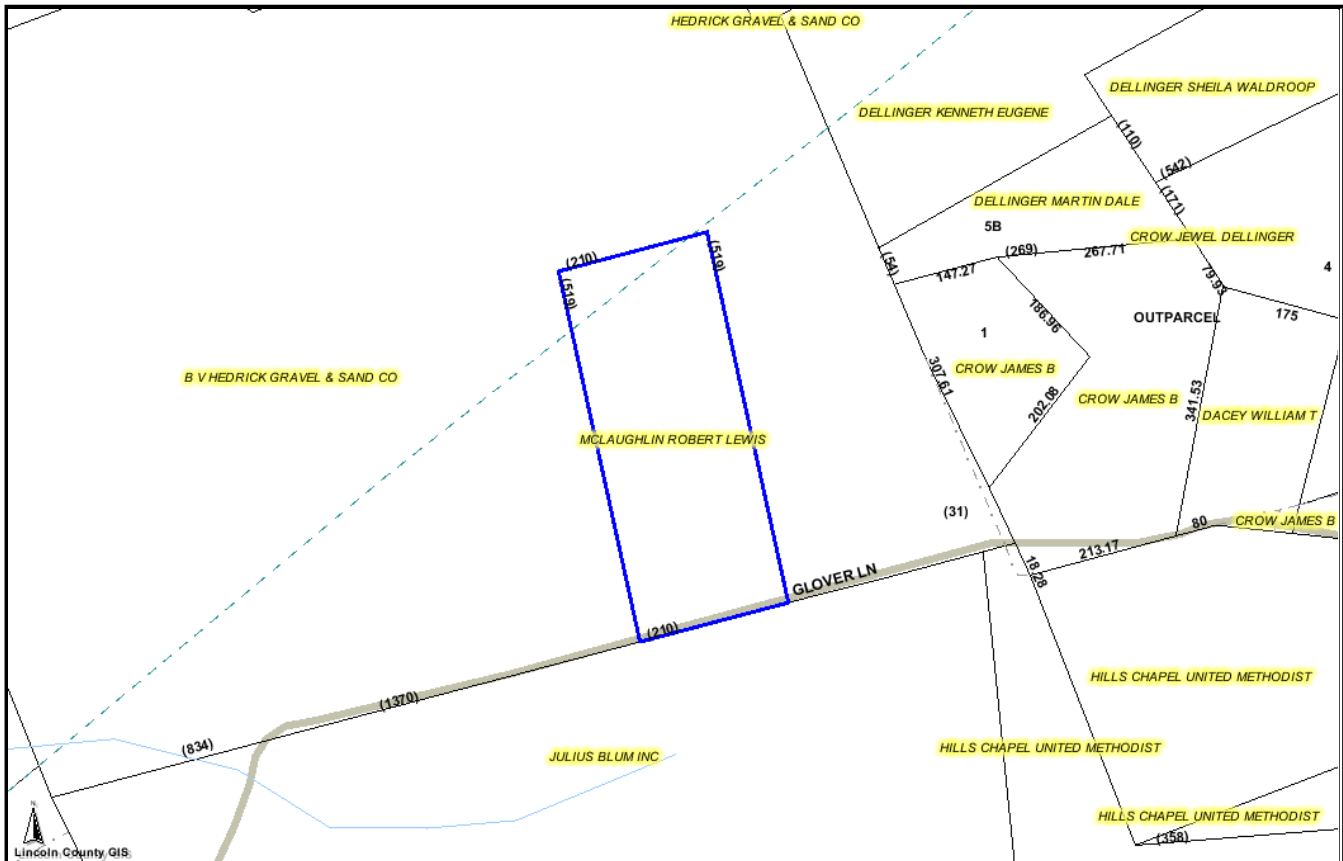
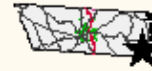


Lincoln County, NC

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: 3/17/2017 Scale: 1 Inch = 250 Feet



PHOTOS



71967



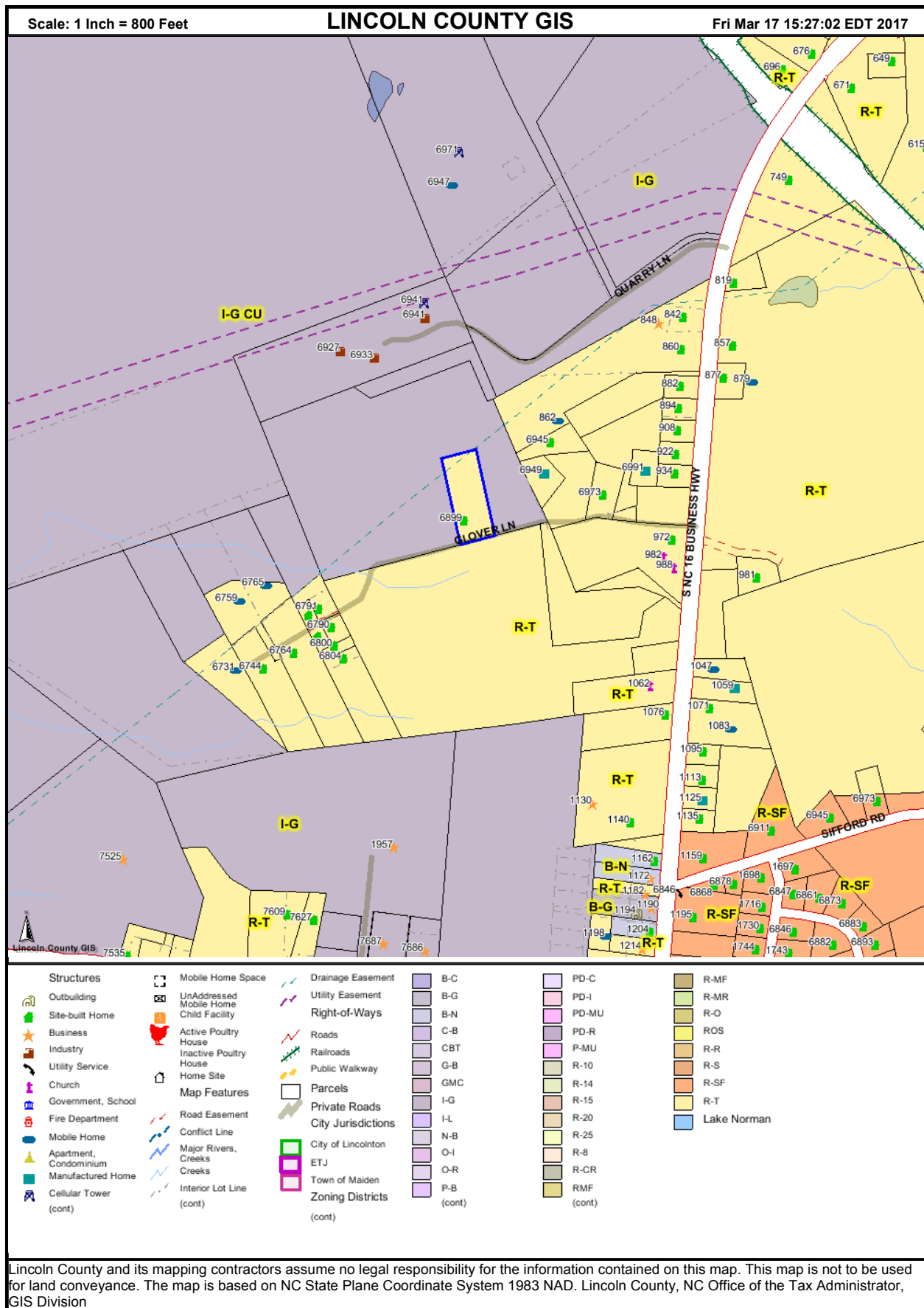
71967

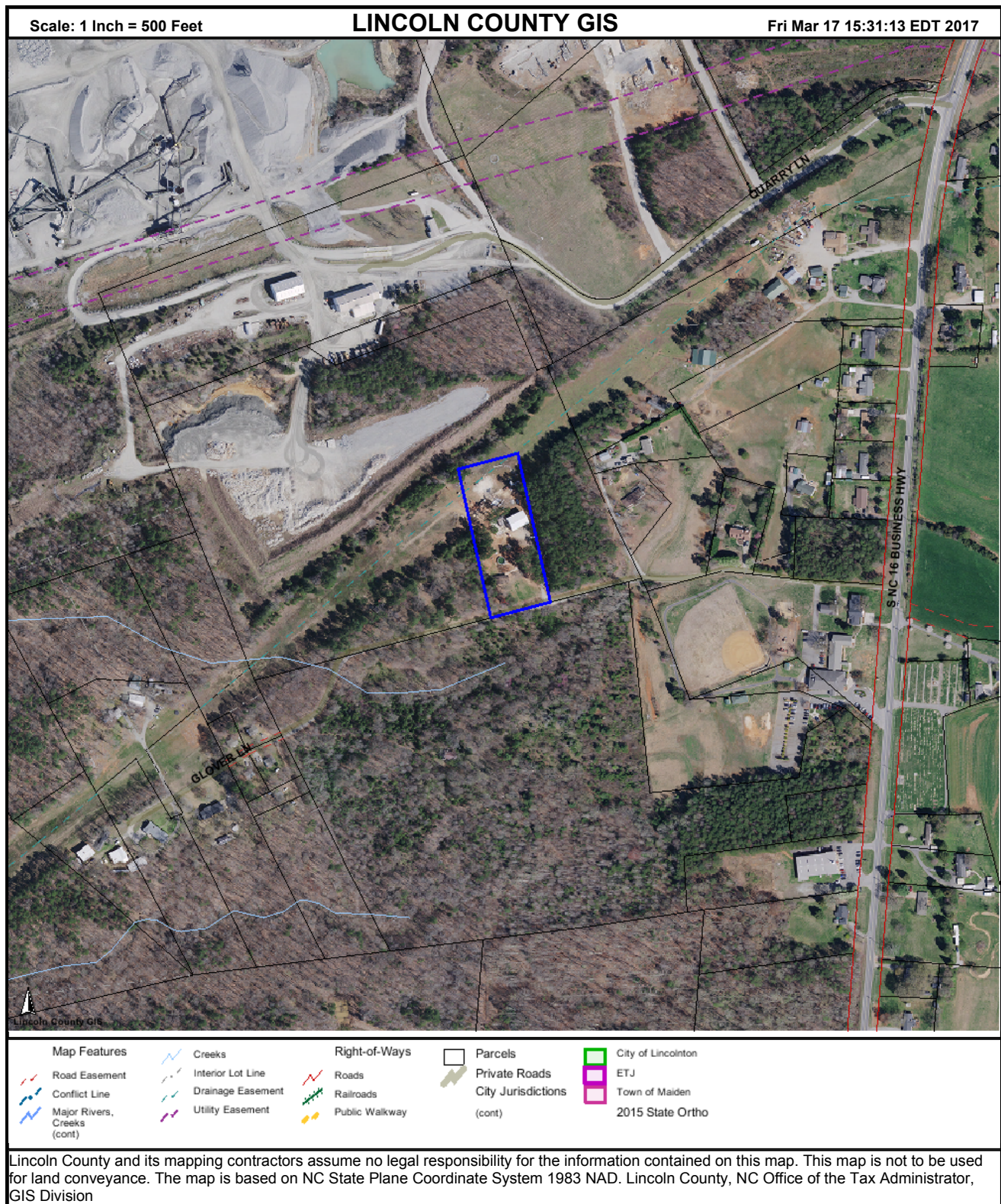
PARCEL INFORMATION FOR 3691-96-7198

Parcel ID	71967	Owner	MCLAUGHLIN ROBERT LEWIS
Map	3691-00	Mailing	6899 GLOVER LANE
Account	0152398	Address	STANLEY NC 28164-8724
Deed	1249-552	Recorded	6/6/2001
Land Value	\$38,828	Total Value	\$120,982
----- All values are for tax year 2017. -----			
Subdivision	Lot ROYCE EUGENE KINCAID	Plat	H-71
Description	VACANT LAND OFF HWY 16	Deed Acres	2.5
Address	6899 GLOVER LN	Tax Acres	2.5
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CONVENTIONAL	Value	\$55,802
Main Sq Feet	828	Stories	1
Year Built	1996		
Zoning District	R-T	Calculated Acres	2.5
Voting Precinct	LOWESVILLE (LW31)	Calculated Acres	2.5
Watershed Class	Not in a watershed	Sewer District	Not in the sewer district
2000 Census County	37109	Tract	071100
Flood	X	Block	3022
Zone Description	NO FLOOD HAZARD	Panel	3710369100
			2.5

Zoning Map Amendment #634

Subject property is outlined in blue





ZMA #634
Land Use Plan map

