



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 20, 2017

Re: Zoning Map Amendment #638
Teramore Development, LLC, applicant
Parcel ID# 50810

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 6, 2017.

Request

The applicant is requesting the rezoning of 0.7 acre from R-S (Residential Suburban) to B-N (Neighborhood Business).

Site Area & Description

The property is located at the end of Gordon Street about 300 feet northeast of the intersection of N.C. 150 and Lee Lawing Road in Ironton Township. It is adjoined by property zoned R-S and B-N. Land uses in this area include residential, business and civic (fire department and high school). This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable for residential development.

Additional Information

Permitted uses

Under current R-S zoning: duplex, modular home, site-built house.

Under proposed B-N zoning: retail sales, offices, personal services, etc., with a maximum floor area of 10,000 square feet.

Adjoining zoning and uses

East: zoned R-S, vacant lot.

South: zoned B-N and R-S, vacant commercial building and vacant lot.

West: zoned R-S, vacant lot

North: zoned R-S, residences.

Staff's Recommendation

Staff recommends approval of the rezoning request.

Under state law, prior to adopting or rejecting a zoning amendment, the Board of Commissioners must adopt one of the following statements:

- (1) **A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.**
- (2) **A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.**
- (3) **A statement approving the zoning amendment and containing at least all of the following:**
 - a. **A declaration that the approval is also deemed an amendment to the comprehensive plan.**
 - b. **An explanation of the change in conditions the governing board took into account in amending the plan to meet the development needs of the community.**
 - c. **Why the action taken is reasonable and in the public interest.**

Staff recommends that the Board of Commissioners exercise Option 3. See proposed statement on following page.



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

Proposed Statement Approving Zoning Amendment, Simultaneously Amending Land Use Plan

Case No. **ZMA #638**

Applicant **Teramore Development, LLC**

Parcel ID# **50810**

Location **end of Gordon Street about 300 feet northeast of the intersection of
N.C. 150 and Lee Lawing Road**

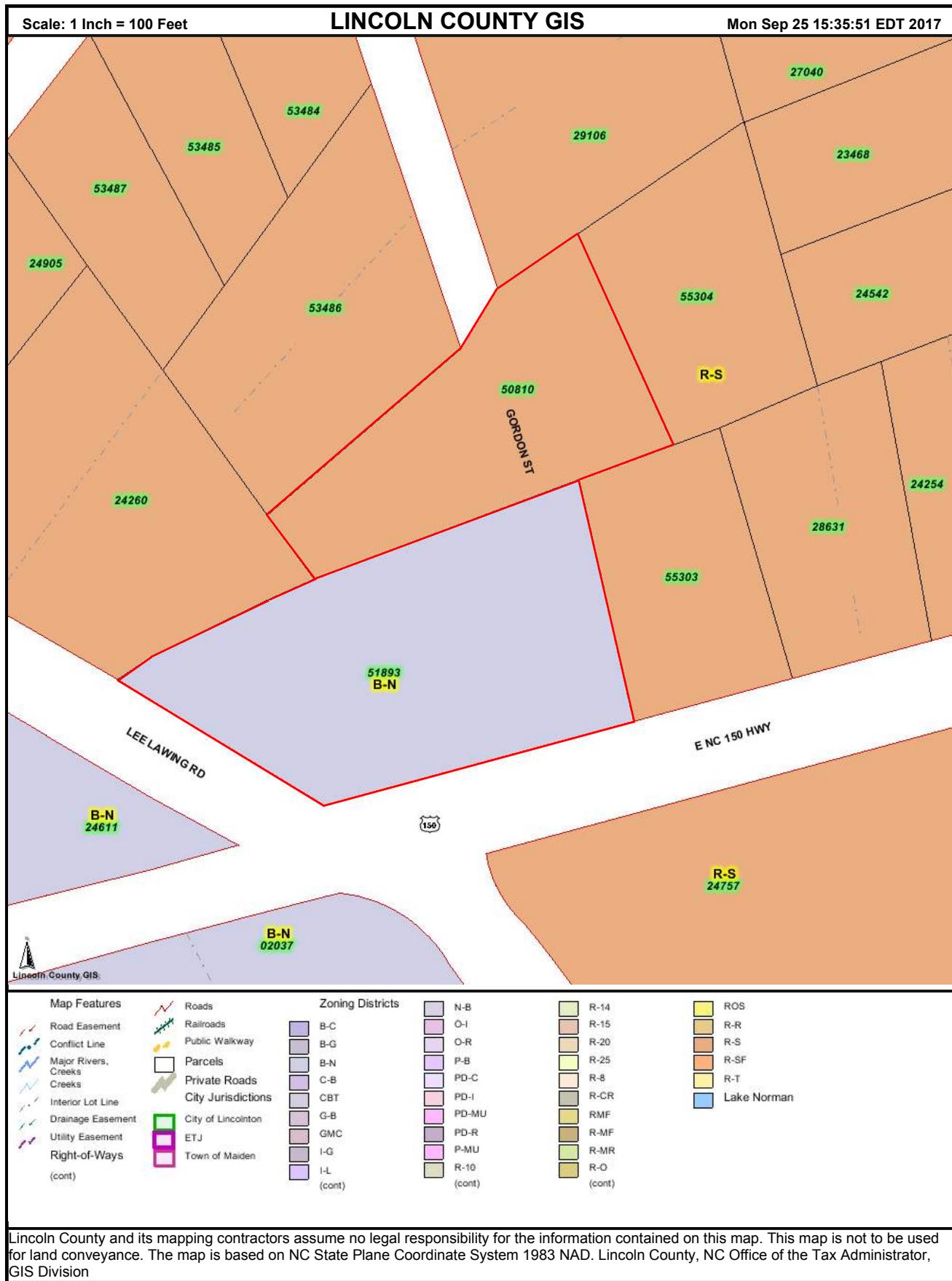
Proposed amendment **rezone property from R-S to B-N**

The Board of Commissioners approves this zoning amendment and hereby declares that this approval is also deemed an amendment to the Lincoln County Land Use Plan to designate this parcel and Parcel 51893 (see attached map) as Neighborhood Business, appropriate for small-scale retail and service establishments. In amending the Land Use Plan, the Board of Commissioners took into account the expansion of dollar store chains into less populated areas.

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

This property is adjoined by property zoned B-N. This property and the adjoining property that's zoned B-N are under the same ownership. An existing commercial building is located on the adjoining property. These properties are located on a main highway at a signalized intersection. Other properties at this intersection are zoned B-N. Uses in the B-N district are generally limited to retail sales, offices and personal services. The proposed use would provide an inexpensive and convenient shopping option for area residents, eliminating longer trips.

Proposed Land Use Plan amendment
 Designate Parcels 50810 and 51893
 as Neighborhood Business





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 Teramore Development, LLC

Applicant Address PO Box 6460, Thomasville, GA 31758

Applicant Phone Number (229) 516-4289

Property Owner's Name Lake Electric Co Inc

Property Owner's Address PO Box 642, Denver, NC 28037

Property Owner's Phone Number 704-483-4000

Part II

Property Location near intersection of Hwy 150 East and Lee Lawing Road

Property ID # (10 digits) 3675-08-2775 Property Size .59 acres & a portion of the unopened

Parcel # (5 digits) 50810 Deed Book(s) 980 Page(s) 696 right of way known as Gorden Street

Part III

Existing Zoning District R-S Proposed Zoning District B-N

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

no permanent structures; storage of materials and equipment

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

commercial retail building

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.

Applicant Robert J. Brown, The Jonas Law Firm,
Attorney for Applicant

07/13/2017

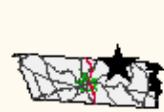
Date



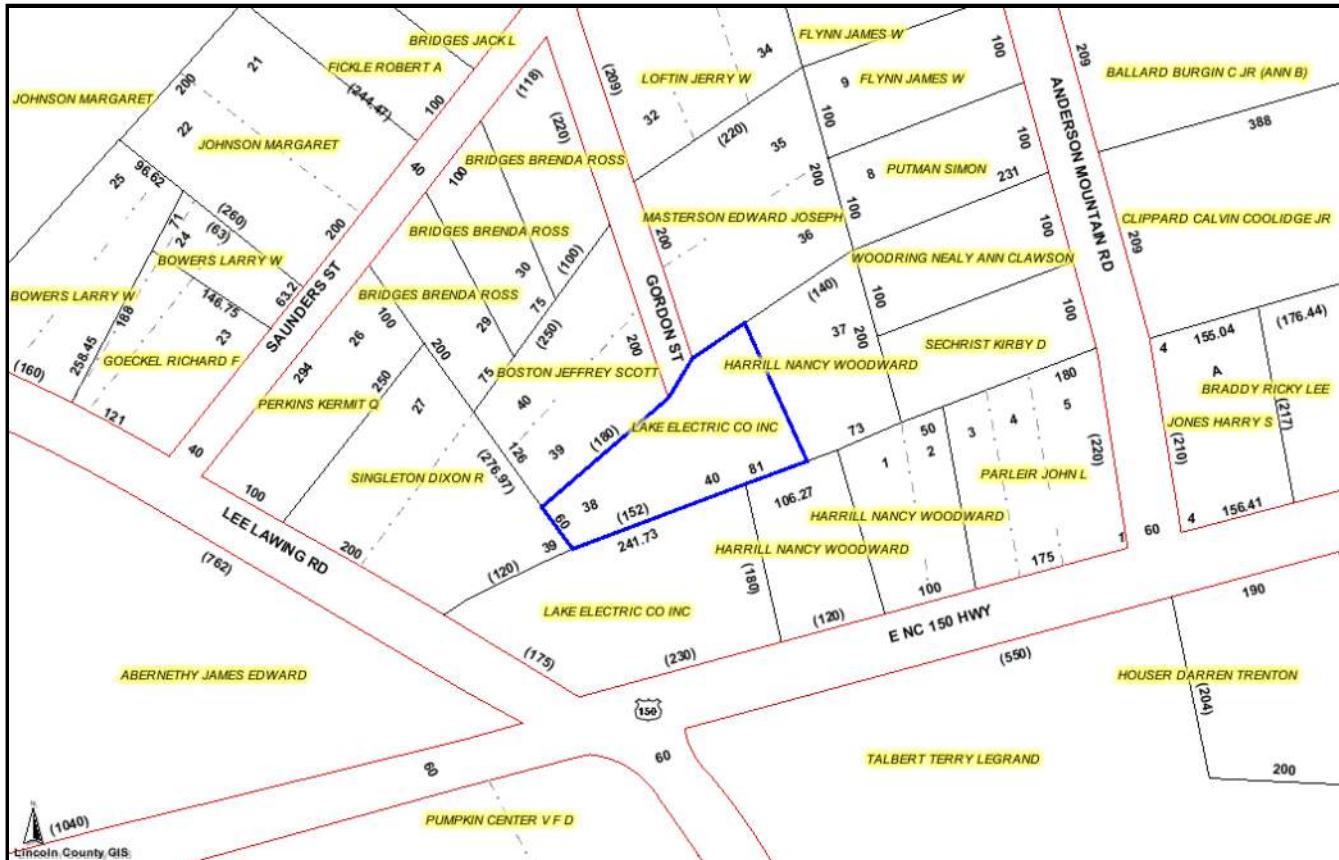
Lincoln County, NC

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: 8/23/2017 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 3675-08-3717				
 Photo Not Available		Parcel ID	50810	Owner	LAKE ELECTRIC CO INC ***	
Map	3675-01	Mailing		PO BOX 642		
Account	0104908	Address		DENVER NC 28037-0642		
Deed	980-696	Last Transaction Date	3/17/1997	Sale Price	\$11,000	Previous Parcel
Land Value	\$8,820	Total Value	\$8,820			
----- All values are for tax year 2017. -----						
Subdivision	Lot 38 & PT 37 GORDON SAUNDERS			Plat	B-25	
Description	PT37&38 G SAUNDERS SUB			Deed Acres	0	
Address	GORDON ST			Tax Acres	0.71	
Township	IRONTON			Tax/Fire District	PUMPKIN CENTER	
Improvement				No Improvements		
Zoning District		Calculated Acres		Voting Precinct		Calculated Acres
R-S		0.71		PUMPKIN CENTER (PC22)		0.71
Watershed Class				Sewer District		
Not in a watershed				Not in the sewer district		
2000 Census County				Tract		0.71
37109				070900		
Flood	X	Zone Description	NO FLOOD HAZARD	Block	1005	0.71
				Panel	3710366400	0.71

**Zoning Map Amendment #638
subject property is outlined in blue**

