



**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: Jeremiah Combs, Planner

Date: November 17, 2017

Re: Zoning Map Amendment #642  
Rickard Cronland, III, applicant  
Parcel ID# 25463

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 4, 2017.*

**Request**

The applicant is requesting the rezoning of 1.6 acres from B-G (General Business) to R-S (Suburban Residential) to permit an existing structure to be used as a residence.

**Site Area & Description**

The property is located on the east side of Salem Church Road about 200 feet north of Freeman Road in Ironton Township. This property is adjoined by property zoned B-G and R-S. The property on the opposite side of Salem Church Road is zoned R-15 Single-Family Residential (City of Lincolnton zoning jurisdiction). Land uses in this area include residential, institutional (church, assisted living facility, and county government offices), and agricultural. This property is in an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable primarily for single-family homes with densities up to two dwelling units per acre.

**Additional Information**

The structure on the property was originally constructed in 1914 and used as a single-family home. When the house was converted for commercial use in 2006, it conformed to the zoning standards of the B-G zoning district, in which the property is located. Residences are not permitted uses in the B-G zoning district.

**Permitted uses**

Under current B-G zoning: retail, office

Under proposed R-S zoning: modular homes, site-built homes, duplexes, church

**Adjoining zoning and uses**

East: zoned R-S, remainder of tract.

South: zoned R-S, remainder of tract.

West: zoned R-15, residential uses.

North: zoned B-G, county government facilities.

**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 #642**

Applicant **Rickard Cronland, III**

Parcel ID# **25463**

Location **483 Salem Church Rd; east side of Salem Church Road about 200 feet  
north of Freeman Road**

Proposed amendment **rezone from B-G 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, suitable for residential development, primarily single-family in nature. The permitted uses in the R-S district are consistent with the suitable uses identified for this area by the Land Use Plan.**

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

**The structure located on this property has been converted to a commercial structure but was originally constructed as a single-family home. The applicant requested this rezoning to permit the structure to be converted back to a single-family home and used as a residence. The remainder of this parcel is already zoned R-S.**



## 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 Rickard B. Conland III

Applicant Address 3965 Asbury Church Road, Lincolnton, NC 28092

Applicant Phone Number 704.735-2133

Property Owner's Name Rickard B. Conland III

Property Owner's Address 3965 Asbury Church Road, Lincolnton, NC 28092

Property Owner's Phone Number 704.735-2133

### Part II

Property Location 483 Salem Church Road Lincolnton, NC 28092

Property ID # (10 digits) \_\_\_\_\_ Property Size \_\_\_\_\_

Parcel # (5 digits) 25463 Deed Book(s) 2548 Page(s) 122

### Part III

Existing Zoning District B-G Proposed Zoning District R-5

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

Built as a House Converted to a  
commercial. Built one - about 10 years ago.

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

Want to use as a House again

**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.

Rickard B. Conland III  
Applicant

10-10-17  
Date

**Zoning Map Amendment #642**  
**Subject property is outlined in red**

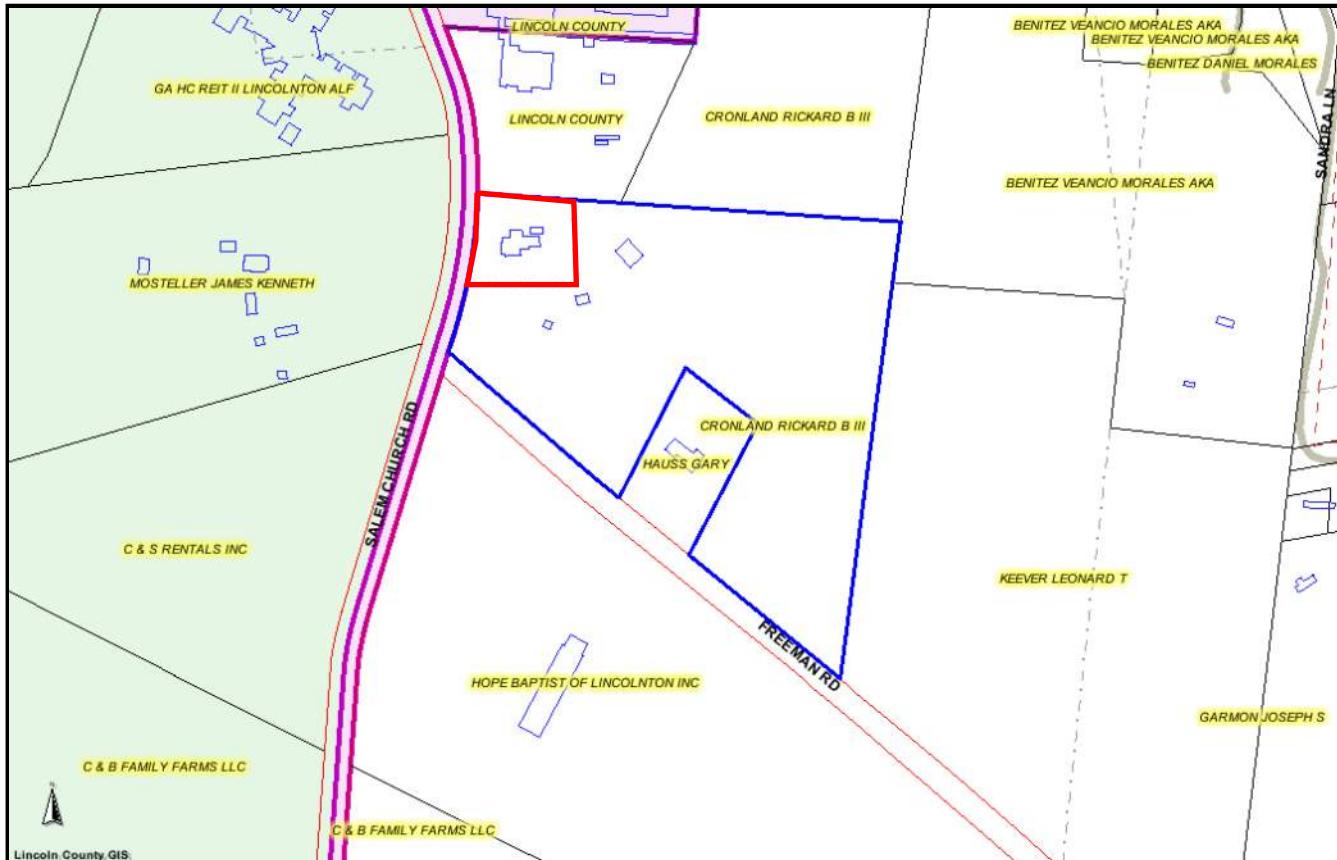


**Lincoln County, NC**

**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: 11/9/2017 Scale: 1 Inch = 400 Feet**



Lincoln County, GIS:

**PHOTOS**

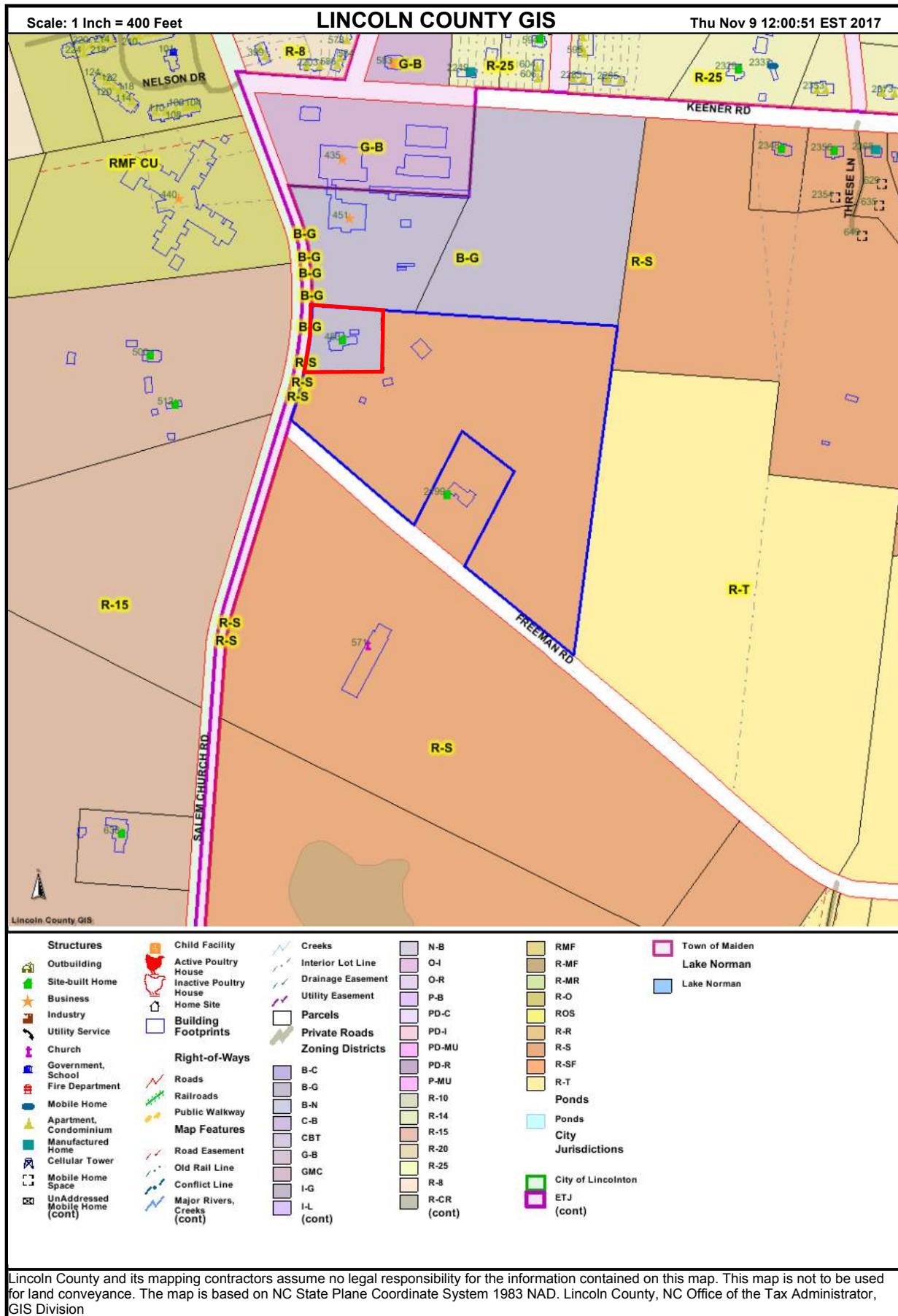


25463

**PARCEL INFORMATION FOR 3643-33-7470**

Parcel ID	25463	Owner	CRONLAND RICKARD B III CRONLAND MYNA H ADDITIONAL NAMES 3965 ASBURY CHURCH RD LINCOLNTON NC 28092
Map	3643-14	Mailing Address	3643-14 Mailing Address
Account	0256421	Address	0256421 Address
Deed	2548-122	Last Transaction Date	10/9/2015
Land Value	\$183,649	Total Value	\$272,160
----- All values are for tax year 2016. -----			
Description	HAUSS LAND RD 1001		
Address	483 SALEM CHURCH RD		
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement		OFFICE CONVERSION	
Main Sq Feet	1625	Stories	1.3
		Year Built	1914
Value	\$80,687		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-S	12.22	SALEM (SL24)	13.19
B-G	0.97		
<b>Watershed Class</b>		<b>Sewer District</b>	
Not in a watershed	11.66	Not in the sewer district	13.19
WS-IVP	1.54		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070300	1019
37109		071000	3028
37109		071000	3029
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710364300	13.19

**Zoning Map Amendment #642**  
**Subject property is outlined in red**



Zoning Map Amendment #642  
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