



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: December 22, 2017

Re: Zoning Map Amendment #645
Mark McClure, Angela McClure, Talia Begley and Dylan McClure, applicants
Parcel ID# 74253 & 94029

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 8, 2018.

Request

The applicants are requesting the rezoning of 2.5 acres from R-SF (Residential Single-Family) to R-R (Rural Residential).

Site Area & Description

The property is located on the east side of Mount Zion Church Road about 1,200 feet southwest of Sadler Road in Ironton Township. This property is adjoined by property zoned R-SF, and the remainder of the subject property is zoned R-R. Land uses in this area include residential, institutional (church) 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

Permitted uses

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

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

Minimum lot size:

Under current R-SF zoning: 32,500 square feet (22,500 square feet if both public water and sewer were available)

Under proposed R-R zoning: 43,560 square feet (40,000 square feet if both public water and sewer were available)

Adjoining zoning and uses

East: zoned R-SF and R-R, church
South: zoned R-R, remainder of tract
West: zoned R-SF, residential uses
North: zoned R-SF, 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 #645**

Applicant **Mark McClure, Angela McClure, Talia Begley and Dylan McClure**

Parcel ID# **74253 & 94029**

Location **east side of Mount Zion Church Road about 1,200 feet southwest of
Sadler Road**

Proposed amendment **rezone from R-SF to R-R**

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 primarily for single-family homes with densities up to two dwelling units per acre.

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

This property is adjoined by properties zoned R-R, and the remainder of the property is already zoned R-R.



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 Mark & Angela McClure

Applicant Address 2831 Sandler Rd Alexis NC 28006

Applicant Phone Number 980 329-4550

Property Owner's Name Mark & Angela McClure

Property Owner's Address 2831 Sandler Rd Alexis NC 28006

Property Owner's Phone Number 980-329-4550

Part II

Property Location Off Mt Zion church Rd (Next to mt Zion church)

Property ID # (10 digits) 3671-61-8627 Property Size 1.925

Parcel # (5 digits) 74253 Deed Book(s) 1058 Page(s) 597
new BK 2698 Pg 424-427 (4)

Part III

Existing Zoning District R-5F Proposed Zoning District R-R

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

Property is being used as Farm land
Barns & Tractor Shrd

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

mobile homes Mr Drifters structures &
stick built homes

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.*

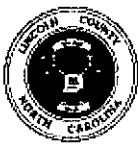
Mark & Angela McClure

Applicant

Angela W. McClure

Date

11-25-2017



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 Talia Rose Begley, Dylan Alexander McClure
Applicant Address 2831 Sadler Rd, Alexis NC 28006 (land off Mt. Zion church Road)
Applicant Phone Number 704-918-9760
Property Owner's Name Talia Rose Begley & Dylan Alexander McClure
Property Owner's Address 8209 Lantana Dr, Denver NC 28037
Property Owner's Phone Number 704-918-9760

Part II

Property Location OFF Mount Zion church Road.

Property ID # (10 digits) 3671-61-8627 Property Size .621

Parcel # (5 digits) 74253 Deed Book(s) 1058 Page(s) 597
R-SF (pg 428-430 (3) Book 2698)

Part III

Existing Zoning District R-1 Proposed Zoning District R-2

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

Property is being used as farm land.
NO EXISTING STRUCTURES.

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

Mobile Homes, Modular Homes, Stick built Homes.

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.*

Talia Begley
Applicant

11/25/17
Date

Dylan Alexander McClure
Signature

11-25-17



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: 12/5/2017 Scale: 1 Inch = 400 Feet



Photo Not Available

PHOTOS

PARCEL INFORMATION FOR 3671-62-4693

Parcel ID	94029	Owner	MCCLURE DYLAN ALEXANDER BEGLEY TALIA ROSE
Map	3671-04	Mailing	2831 SADLER ROAD
Account	0264875	Address	ALEXIS NC 28006
Deed	2698-428	Last Transaction Date	10/11/2017
Value	Work in Progress		Sale Price 0 Previous Parcel 74253
----- All values are for tax year 2016. -----			
Description	PT MCCLURE LD RD 1404	Deed Acres	0.62
Address	MOUNT ZION CHURCH RD	Tax Acres	0.53
Township	IRONTON	Tax/Fire District	ALEXIS
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	0.54	IRON STATION SOUTH (IS20)	0.54
Watershed Class	Not in a watershed		
2000 Census County	0.54	Sewer District	Not in the sewer district
37109		Tract	Block
Flood	Zone Description	071000	1026
X	NO FLOOD HAZARD	3710366000	0.54



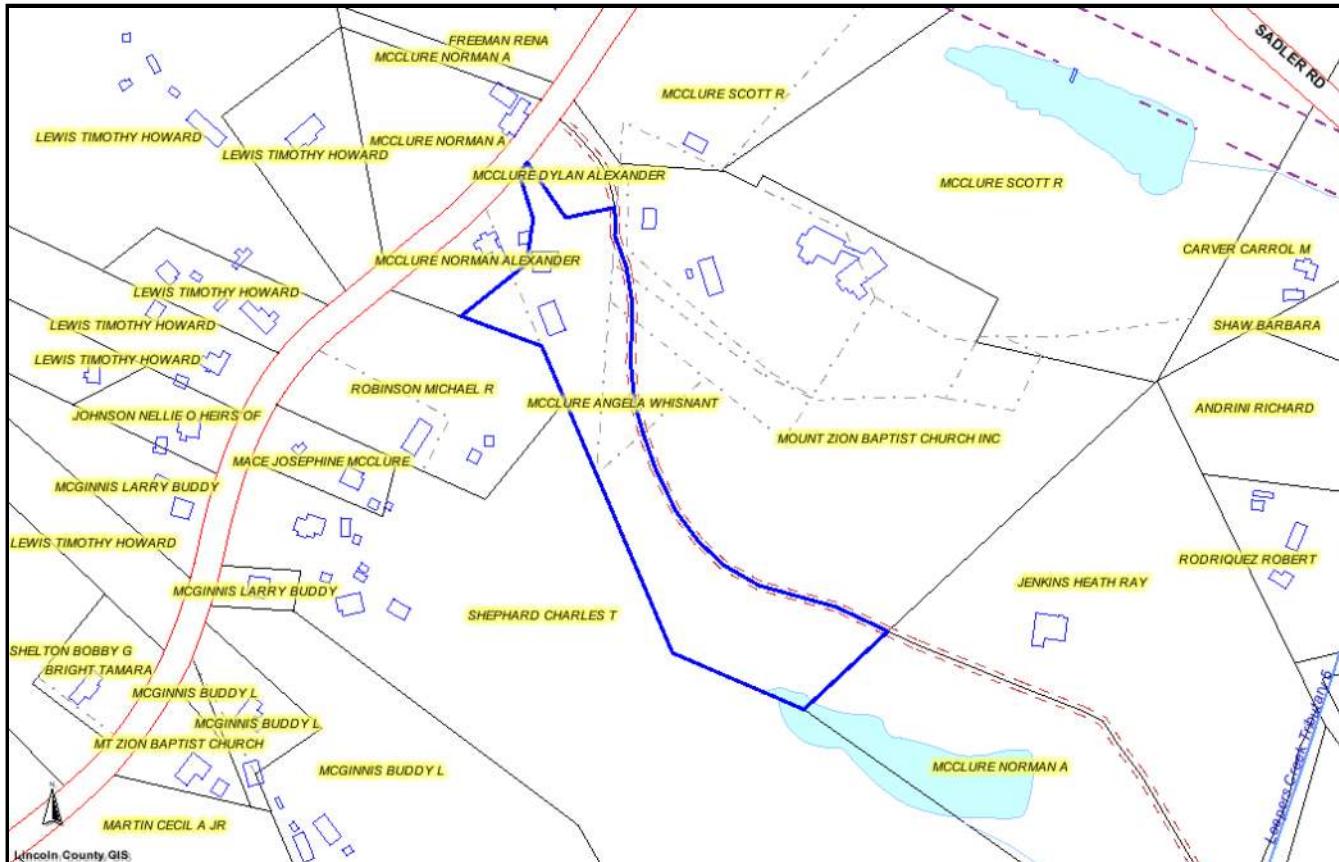
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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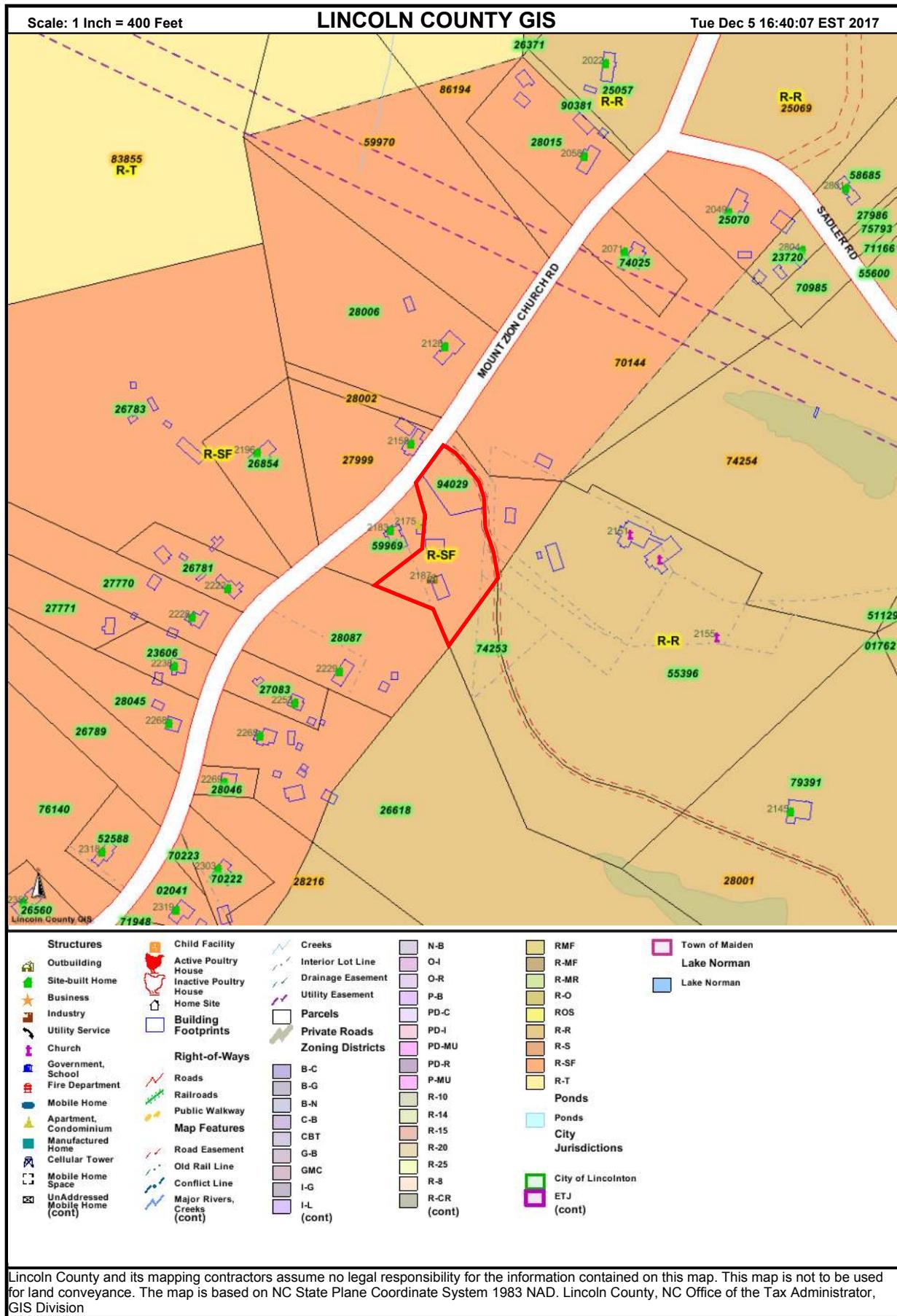


Date: 12/5/2017 Scale: 1 Inch = 400 Feet



PHOTOS		PARCEL INFORMATION FOR 3671-61-6979					
		Parcel ID 74253 Owner MCCLURE ANGELA WHISNANT Map 3671-04 Mailing MCCLURE MARK ROBERT Account 0188807 Address 2831 SADLER RD Deed 2698-424 Last Transaction Date 10/11/2017 Sale Price 0 Value Work in Progress Previous Parcel 27988 <p>----- All values are for tax year 2016. -----</p>					
		Description M MCCLURE LAND RD 1404 Address MOUNT ZION CHURCH RD Township Ironton Improvement	Deed Acres 0 Tax Acres 5.7 Tax/Fire District ALEXIS No Improvements				
		Zoning District R-R R-SF Watershed Class Not in a watershed 2000 Census County 37109 Flood X	Calculated Acres 3.78 1.93 5.7 Voting Precinct IRON STATION SOUTH (IS20) Sewer District Not in the sewer district Tract 071000 Zone Description NO FLOOD HAZARD Block 1026 Panel 3710366000 Calculated Acres 5.7 5.7 5.7				
							
Photo Not Available							

Zoning Map Amendment #645
subject property is outlined in red



Zoning Map Amendment #645
subject property is outlined in red

