



**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: February 15, 2018

Re: Zoning Map Amendment #647  
Virginia Jenkins, applicant  
Parcel ID# 34222

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 5, 2018.*

**Request**

The applicant is requesting the rezoning of a 0.49-acre lot from R-SF (Residential Single Family) to B-N (Neighborhood Business).

**Site Area & Description**

The subject property is located at 1565 S. NC 16 Business Hwy., on the east side of N.C. 16 about 600 feet south of McIntosh Road. It is adjoined by property zoned B-N and R-SF. Land uses in this area included business and residential. County water is available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as Neighborhood Business, appropriate for small-scale retail and service establishments.

**Additional Information**

**Permitted uses**

Under current R-SF zoning: modular home, site-built house, church.

Under proposed B-N zoning: retail sales, offices, personal services, etc.

**Adjoining zoning and uses**

East: zoned B-N, undeveloped land.

South: zoned B-N, business.

West: zoned B-N, business

North: zoned R-SF, vacant commercial building and residence.

### 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 #647**

Applicant **Virginia Jerkins**

Parcel ID# **34222**

Location **1565 W. NC 16 Business Hwy.**

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

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 Neighborhood Business, appropriate for small-scale retail and service establishments.**

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

**This property is adjoined on three sides by property zoned B-N. This is an existing business area. The rezoning will allow the property to be redeveloped for business use.**



## **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 Virginia Jenkins

Applicant Address 212 Fieldcrest Dr. Stanley NC 28664

Applicant Phone Number 704-361-0470 / 361-2362 (cell)

Property Owner's Name Virginia Jenkins

Property Owner's Address 212 Fieldcrest Dr. Stanley NC 28664

Property Owner's Phone Number 704-361-0470

### **Part II**

Property Location 1565 S. Hwy 16 Stanley NC 28664

Property ID # (10 digits) 1600099907 Property Size .76 ac

Parcel # (5 digits) 34222 Deed Book(s) 2909 Page(s) 909

### **Part III**

Existing Zoning District SFB Proposed Zoning District B1N

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

There is a dilapidated home on the property that will need to be demolished

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

Commercial office space - Real Estate Office

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**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.

Virginia Jenkins  
Applicant

10-29-17  
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: 1/24/2018 Scale: 1 Inch = 100 Feet



### PHOTOS



34222

### PARCEL INFORMATION FOR 4600-09-9907

Parcel ID	34222	Owner	JERKINS VIRGINIA K JERKINS ALAN E
Map Account	4600-01 Mailing 0265350	Address	212 FIELDCREST DR STANLEY NC 28164
Deed	2709-407	Last Transaction Date	11/30/2017
		Sale Price	\$80,000
Land Value	\$32,000	Total Value	\$73,646
----- All values are for tax year 2017. -----			
Description	HOMESITE HWY 16	Deed Acres	0
Address	1565 S NC 16 BUSINESS HWY	Tax Acres	0.48
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		CONVENTIONAL	Value
Main Sq Foot	1032	Stories	\$40,730
1 Year Built	1950		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	0.49	LOWESVILLE (LW31)	0.49
Watershed Class		Sewer District	
WS-IVP	0.49	Not in the sewer district	0.49
2000 Census County		Tract	Block
37109		071100	3025
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460000	0.36
X	NO FLOOD HAZARD	3710460100	0.13

**Zoning Map Amendment #647**  
**subject property is outlined in blue**





