



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: May 18, 2018

Re: Zoning Map Amendment #651
Jeff Smiley, applicant
Parcel ID# 70724

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 4, 2018.

Request

The applicant is requesting the rezoning of a 2.1-acre lot from R-S (Residential Suburban) to B-G (General Business).

Site Area & Description

The subject property is located on the south side of N.C. 150 about 900 feet east of Lee Moore Road in Ironton Township. It is adjoined by property zoned R-S, R-T (Transitional Residential) and I-G (General Industrial). Land uses in this area include residential, industrial, business and institutional (church). This property is located in an area designated by the updated Lincoln County Land Use Plan map as Large-Lot Residential. It is adjacent to an area that is designated as an Industrial Center. The 2007 Land Use Plan, which was in effect when this rezoning application was submitted, designated this property as part of an industrial area.

Additional Information

Permitted uses

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

Under proposed B-G zoning: offices (including contractor's office), retail sales, personal services (hair salon, etc.), vehicle service, etc.

Adjoining zoning and uses

East: zoned R-S, residences.

South: zoned R-T, residence.

West: zoned R-S, residence.

North (opposite side of N.C. 150): zoned R-S, church.

Staff's Recommendation

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.



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Proposed Statement Approving Zoning Amendment, Simultaneously Amending Land Use Plan

Case No. **ZMA #651**

Applicant **Jeff Smiley**

Parcel ID# **70724**

Location **south side of N.C. 150 about 900 feet east of Lee Moore Road**

Proposed amendment **rezone from R-S to B-G**

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 property as part of an Industrial Center. In amending the Land Use Plan, the Board of Commissioners took into account the fact that this property adjoins an area designated as an Industrial Center, that this property was part of an area designated by the 2007 Land Use Plan (which was in effect when the rezoning application was submitted) as industrial, and that the new plan is intended to be subject to adjustment, particularly along designation boundaries.

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

This property is located in an area that includes industrial and business zoning and uses. B-G zoning would allow some uses that are permitted in industrial districts, such as offices with storage areas, but would not allow more intense uses. The rezoning will allow for future commercial development, which would increase the county's tax base and provide employment opportunities.



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 JEFF Smiley

Applicant Address PO Box 350 Denver NC 28037

Applicant Phone Number 704 201 8907

Property Owner's Name Greg Smiley Investments LLC

Property Owner's Address PO Box 350 Denver NC 28037

Property Owner's Phone Number 704 201 8907

Part II

Property Location E NC Hwy 150

Property ID # (10 digits) 3676-90-7895 Property Size 2.12 ACRES

Parcel # (5 digits) 70724 Deed Book(s) 2485 Page(s) 740

Part III

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

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

VACANT LAND

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

APPROXIMATELY 12,000 FT² BUILDINGS
INCLUDING OFFICE / WAREHOUSE SPACE.

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

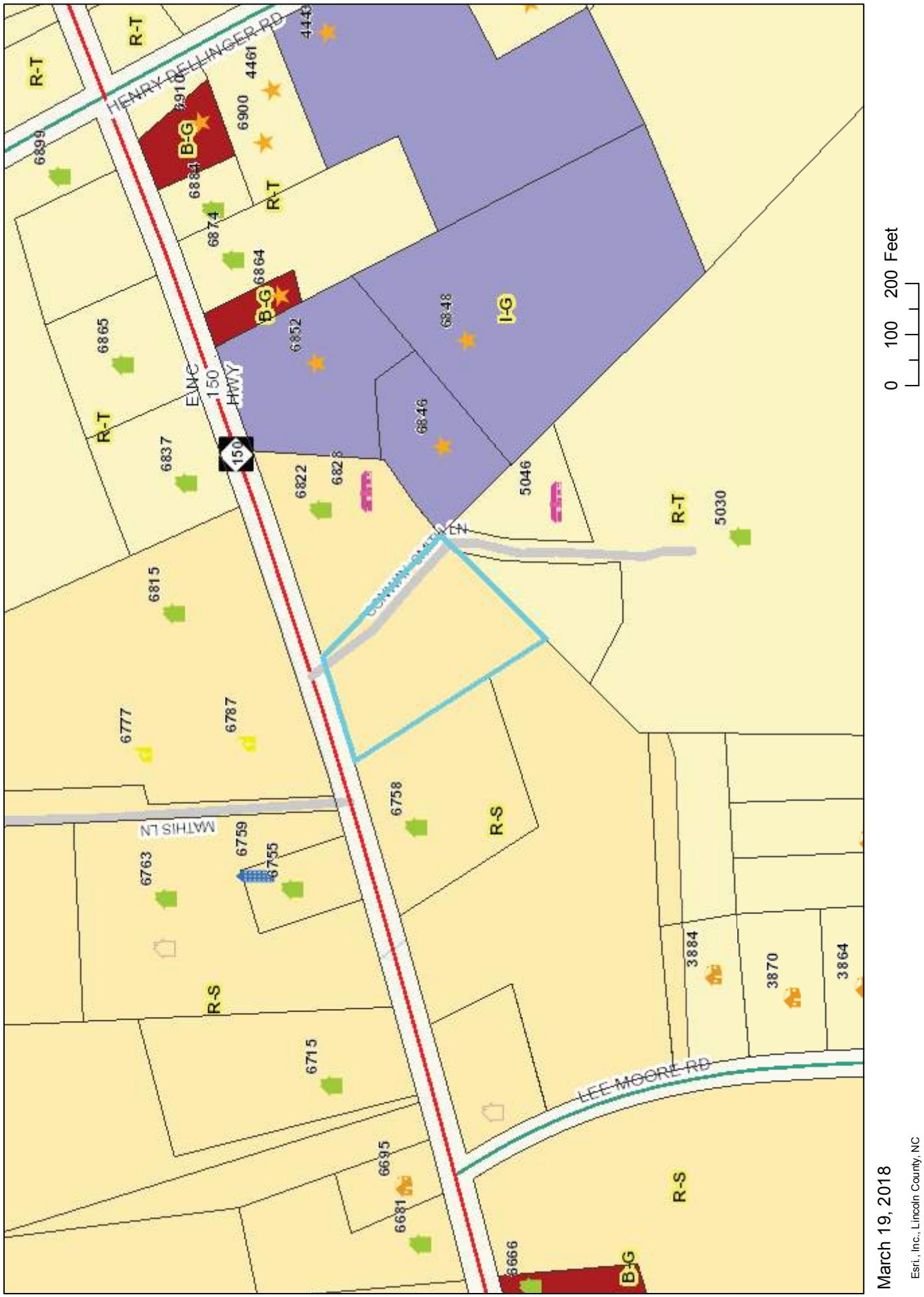
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Jeff Smiley
Applicant

2/19/18
Date



Zoning Map Amendment #651
subject property is outlined in blue



March 19, 2018

Esri, Inc., Lincoln County, NC



April 24, 2018

Jeff Smiley

1 in. = 150 ft.



**Large-Lot
Residential**

MATHIS LN

E NC 150 HWY

**Industrial
Center**

**Large-Lot
Residential**

Land Use Plan (Draft)

- Open Space
- Rural Living
- Industrial Center
- Large Lot Residential
- Single-Family Neighborhood
- Multifamily Neighborhood
- Rural Crossroads
- Suburban Commercial
- Suburban Office
- Special District
- Walkable Neighborhood
- Walkable Activity Center



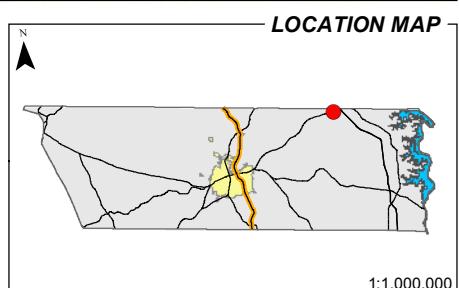
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

ZMA #651

 - Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



1:1,000,000

 Property Location(s)