



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: August 24, 2018

Re: Zoning Map Amendment #655
Gerald Henley, applicant
Parcel ID# 81545 (portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 10, 2018.

Request

The applicant is requesting the rezoning of 1.0 acre from I-G (General Business) to R-T (Transitional Residential). The subject property is part of a 5.0-acre parcel, the remainder of which is zoned I-G. The applicant is planning to subdivide the 5.0-acre parcel to create a 1.0-acre lot for a residence.

Site Area & Description

The subject property is located about 300 feet west of Henry Dellinger Road and 800 feet south of N.C. 150 in Ironton Township. It is adjoined by property zoned I-G and R-T. Land uses in this area include industrial, business and residential. The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center. It adjoins an area designated as Large Lot Residential.

Additional Information

Permitted uses

Under current I-G zoning: vehicle service, vehicle repair, machine shop, woodworking shop, etc.

Under proposed R-T zoning: site-built house, modular home, manufactured home, duplex, church.

Adjoining zoning and uses

East: zoned R-T, residential use.

South: zoned R-T, undeveloped tract.

West: zoned I-G, industrial/business use.

North: zoned I-G, industrial/business use.

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 #655**

Applicant **Gerald Henley**

Parcel ID# **81545 (1.0-acre portion)**

Location **300 feet west of Henry Dellinger Road, 800 feet south of N.C. 150**

Proposed amendment **rezone from I-G to R-T**

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 Large Lot Residential. In amending the Land Use Plan, the Board of Commissioners took into account the fact that this property adjoins an area designated as Large Lot Residential and that the 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 adjoins property that is zoned R-T on two sides and is located to the rear of an existing house.



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 GERALD P Henley

Applicant Address 6900 E NC 150 Hwy Maiden NC
28650

Applicant Phone Number 704-651-3394

Property Owner's Name GERALD P Henley

Property Owner's Address 6900 E NC 150 Hwy Maiden NC
28650

Property Owner's Phone Number 704-651-3394

Part II

Property Location 4443 Henry Dellingar Rd Maiden NC
28650

Property ID # (10 digits) 3686-00-8875 Property Size 1.0 Acre

Parcel # (5 digits) 81545 Deed Book(s) 1458 Page(s) 479

Part III

Existing Zoning District I-G Proposed Zoning District R-T

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

undeveloped

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

Residence

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.

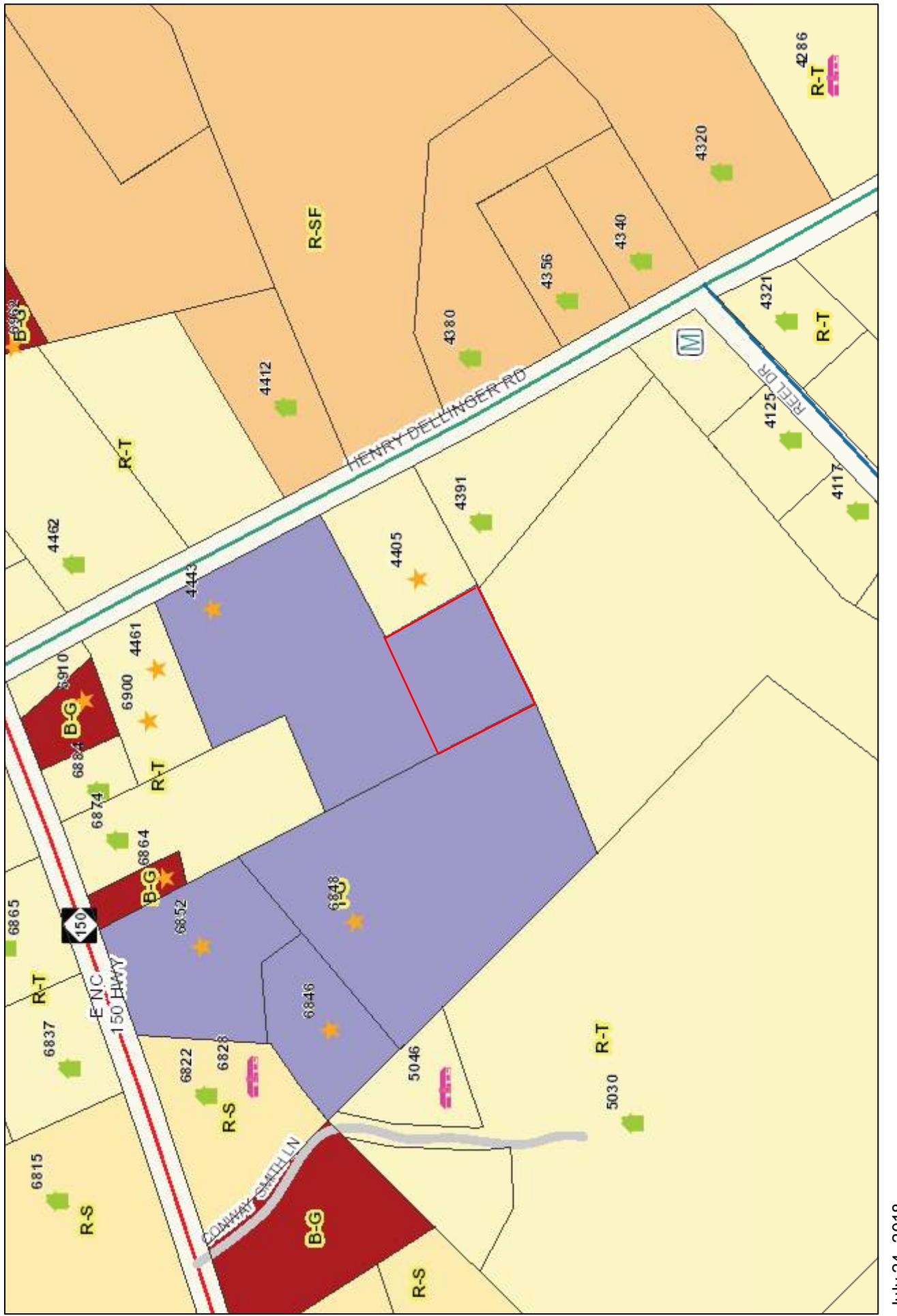
Gerard P Henley
Applicant

7/25/2018
Date

Vanessa J Henley POA



**Zoning Map Amendment #655
Subject property is outlined in red**



July 24, 2018

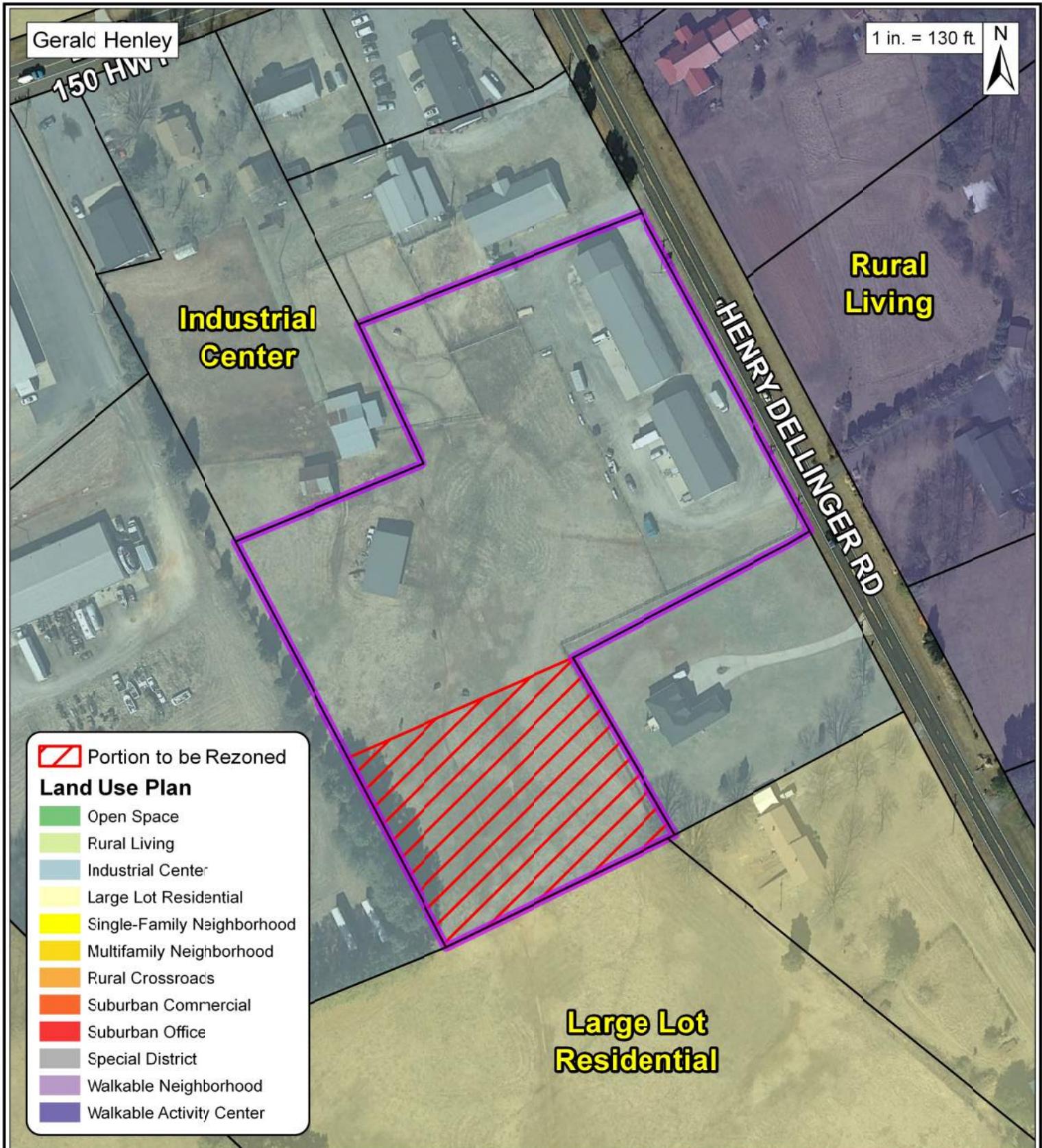
Esri, Inc., Lincoln County, NC

Zoning Map Amendment #655
subject property is outlined in red



$$1 \text{ inch} = 250 \text{ feet}$$

July 24, 2018

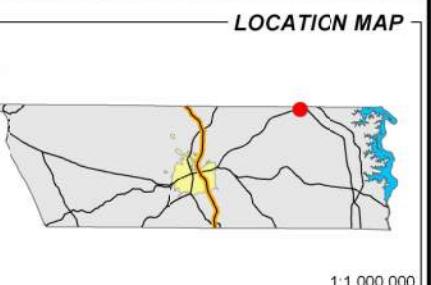


Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

ZMA #655

 - Property Location(s)

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



 Property Location(s)