



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: January 16, 2019

Re: Zoning Map Amendment #657
H & A Investors, LLC., applicant
Parcel ID# 71506 (0.32-acre 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 February 4, 2019.

Request

The applicant is requesting the rezoning of 0.32 acre from R-SF (Residential-Single Family) to B-N (Neighborhood Business). This property is part of a 10.9-acre parcel, 7.7 acres of which is already zoned B-N, and part of a proposed subdivision for businesses.

Site Area & Description

The subject property is located about 650 feet west of N.C. 16 Business and 400 feet south of the end of Austin Smiles Court. It is adjoined by property zoned B-N, R-SF and I-G (General Industrial). Land uses in this area include business and residential. The subject property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center.

Additional Information

Permitted uses

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

Under proposed B-N zoning: retail sales, offices, personal services (hair salon, for example), etc.

Adjoining zoning and uses

East: zoned B-N, undeveloped land.

South: zoned I-G, undeveloped land.

West: zoned R-SF, undeveloped land.

North: zoned R-SF, undeveloped land.

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 #657**

Applicant **H & A Investors, LLC.**

Parcel ID# **71506 (0.32-acre portion)**

Location **650' west of N.C. 16 Business, 400' south of Austin Smiles Court**

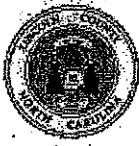
Proposed amendment **rezone from R-SF to B-N**

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 a Suburban Commercial Center, suitable for businesses.

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

This property is part of a 10.9-acre parcel that is largely zoned B-N already. It is located in an existing business area. The rezoning will allow additional area to be included for commercial use as part of a proposed subdivision for businesses.



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 H & A Investors, LLC

Applicant Address 7206 Austin Smiles Ct., Suite 1, N. NC-16 Bus., Denver, NC 28037

Applicant Phone Number 704-473-1619

Property Owner's Name H & A Investors, LLC

Property Owner's Address 7206 Austin Smiles Ct., Suite 1, N. NC-16 Bus., Denver, NC 28037

Property Owner's Phone Number 704-473-1619

Part II

Property Location Webbs Rd. Extension and N. NC-16 Bus.

Property ID # (10 digits) 4604382947 Property Size 0.321 ac. to be rezoned, 11.159 Ac. tota

Parcel # (5 digits) 71506 Deed Book(s) 2468 Page(s) 260

Part III

Existing Zoning District R-SF Proposed Zoning District B-N

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

Currently, there is a house on this property that will be demolished.

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

The zoning where the house is located is already B-N. This zoning amendment is to shift the existing zoning line from the current location to a location approx. 25'-45' further back from Hwy. 16 to allow for sufficient depth for lots 4 and 5 to facilitate commercial development in the B-N zoned portion of the property.

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.

Signature
Applicant

Date

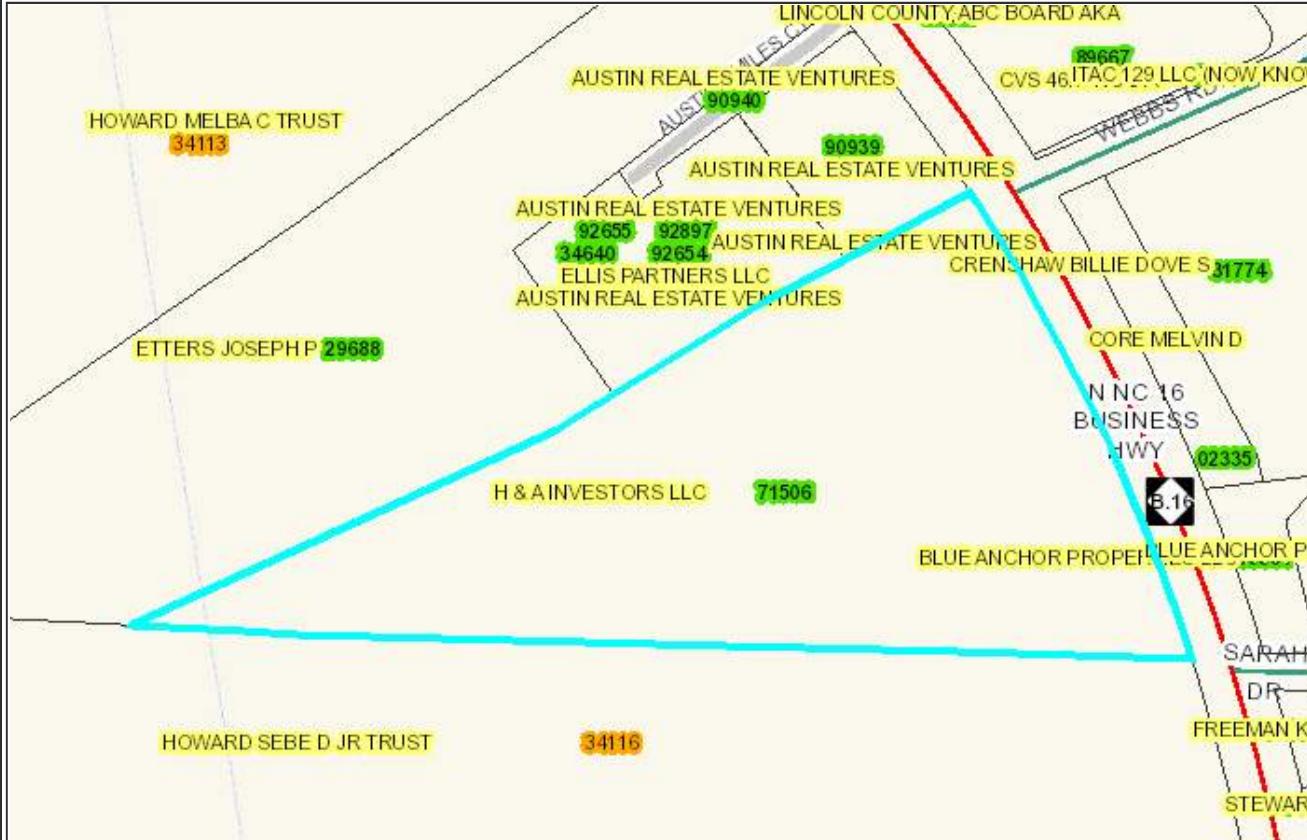
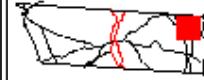
12/19/18



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: 12/19/2018 Scale: 1 Inch = 250 Feet



Parcel ID	71506	Owner	H & A INVESTORS LLC		
Map	4604	Mailing	116 TWIN OAKS PLACE		
Account	0252328	Address	GOLDSBORO, NC 27530		
Deed	2468 260	Last Transaction Date	07/25/2014	Sale Price	\$925,000
Plat	Subdivision			Lot	
Land Value	\$520,835	Improvement Value	\$80,336	Total Value	\$601,171
Previous Parcel	31079				
-----All values for Tax Year 2018 -----					
Description	HOMESITE OFF HWY 16			Deed Acres	11.155
Address	2829 N NC 16 BUSINESS HWY			Tax Acres	10.879
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement	RANCH			Value	\$74,869
Main Sq Feet	2170	Stories	1	Year Built	1979
Zoning District			Calc Acres		
B-N	7.71			Voting Precinct	
R-SF	3.17			WP32	10.88
Watershed			Sewer District		
10.88			2.39		
			SEWER	8.49	
Census County			Tract	Block	
109			071101	3003	10.88
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710460400	10.88

Zoning Map Amendment #657
subject property is outlined in blue



H & A Investors, LLC

1 in. = 200 ft.



SFN

AUSTIN SMILES CT

SC

WEBBS RD

SC

NC 16 BUSINESS HWY

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)

SFN

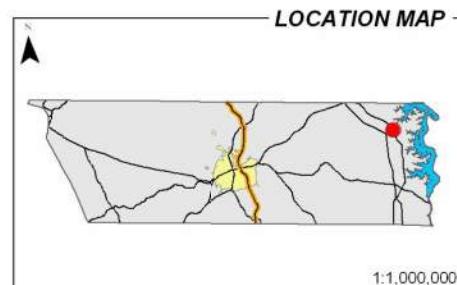


Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

ZMA #657

- Property Location(s)

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



1:1,000,000

● Property Location(s)