



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: April 15, 2019

Re: Zoning Map Amendment #661
Amanda Assell, applicant
Parcel ID# 80373

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 6, 2019.

Request

The applicant is requesting the rezoning of a 1.6-acre lot from R-T (Transitional Residential-Single Family) to B-N (Neighborhood Business). This property contains a 9,036-square-foot building that was previously used as a day care center.

Site Area & Description

The subject property is located at 364 S. NC 16 Business Hwy., on the southwest corner of N.C. 16 Business and South Little Egypt Road. It is adjoined by property zoned R-T and B-G. Land uses in this area include business, residential and agricultural. The subject property is part of an area designated by the Lincoln County Land Use Plan as a Walkable Activity Center, suitable for a mix of commercial and residential uses.

Additional Information

Permitted uses

Under current R-T zoning: day care center, church, residence.

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

Adjoining zoning and uses

East (opposite side of N.C. 16 Business): zoned R-T, residential use.

South: zoned B-G, residential use.

West: zoned R-T, agricultural use.

North (opposite side of South Little Egypt Road): zoned B-G, business use.

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 #661**

Applicant **Amanda Assell**

Parcel ID# **80373**

Location **364 S. NC 16 Business Hwy.**

Proposed amendment **rezone from R-T 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 Walkable Activity Center, suitable for a mix of commercial and residential uses.

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

This property is adjoined by properties zoned business. Other properties in this area are zoned business. The building on this property was previously used as a day care center. The rezoning will allow the building to be renovated for business use, creating 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 Amanda Barker Asselt

Applicant Address 3522 N. Blick Court Denver, NC 28037

Applicant Phone Number 704-813-0019

Property Owner's Name SAME

Property Owner's Address SAME

Property Owner's Phone Number SAME

Part II

Property Location 364 S. Highway 16 Business

Property ID # (10 digits) 4402-31-8721 Property Size 2.2 acres

Parcel # (5 digits) 80373 Deed Book(s) 2677 Page(s) 620

Closing on Bldg in 2 weeks
Residential/Daycare Existing Zoning District Business/Medical/Petrol Proposed Zoning District

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

abandoned/empty building - was a daycare.

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

I want to move my therapy office along with another medical/business related office

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)

MUST BE RECEIVED BEFORE PROCESSING.

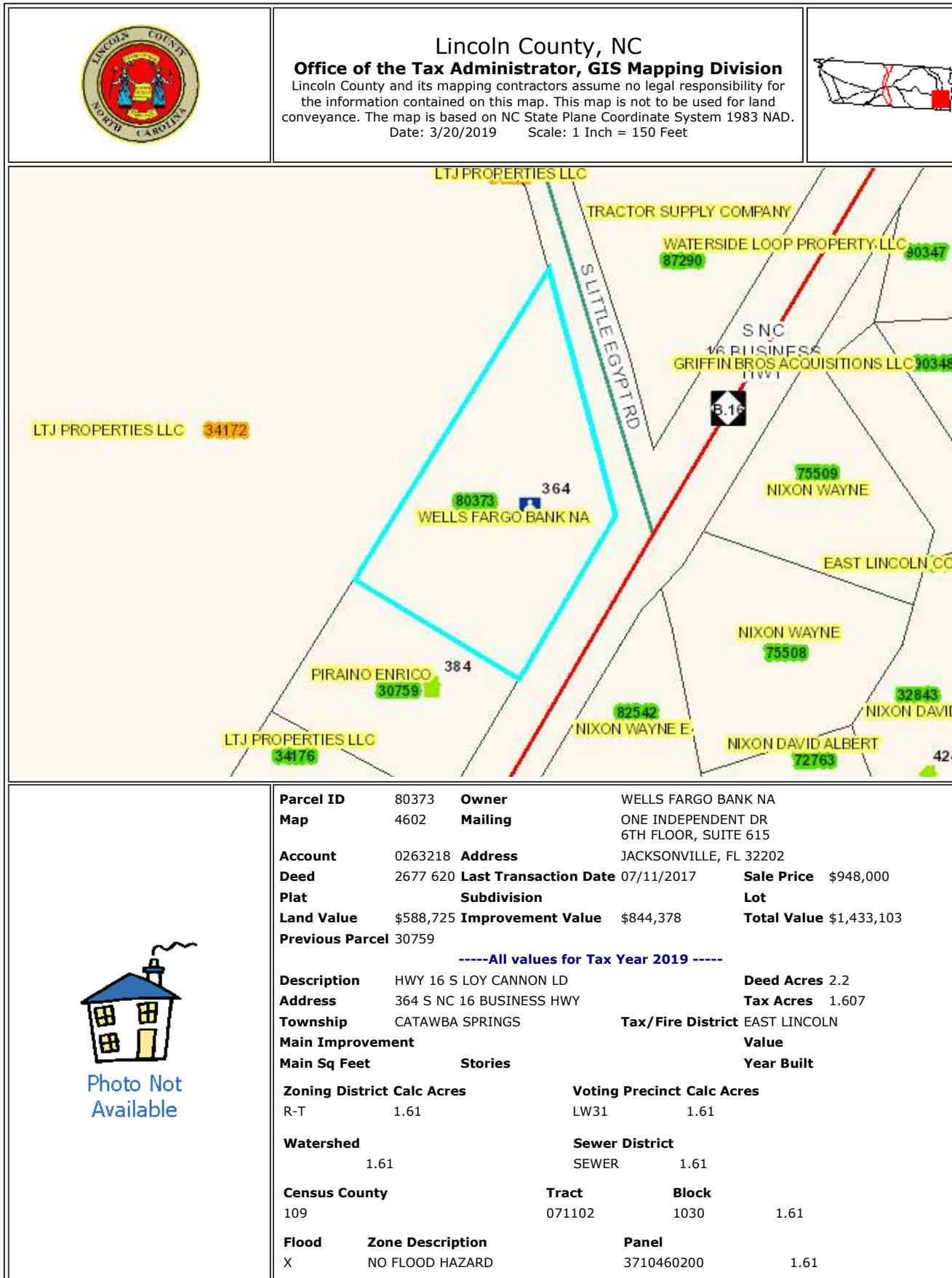
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

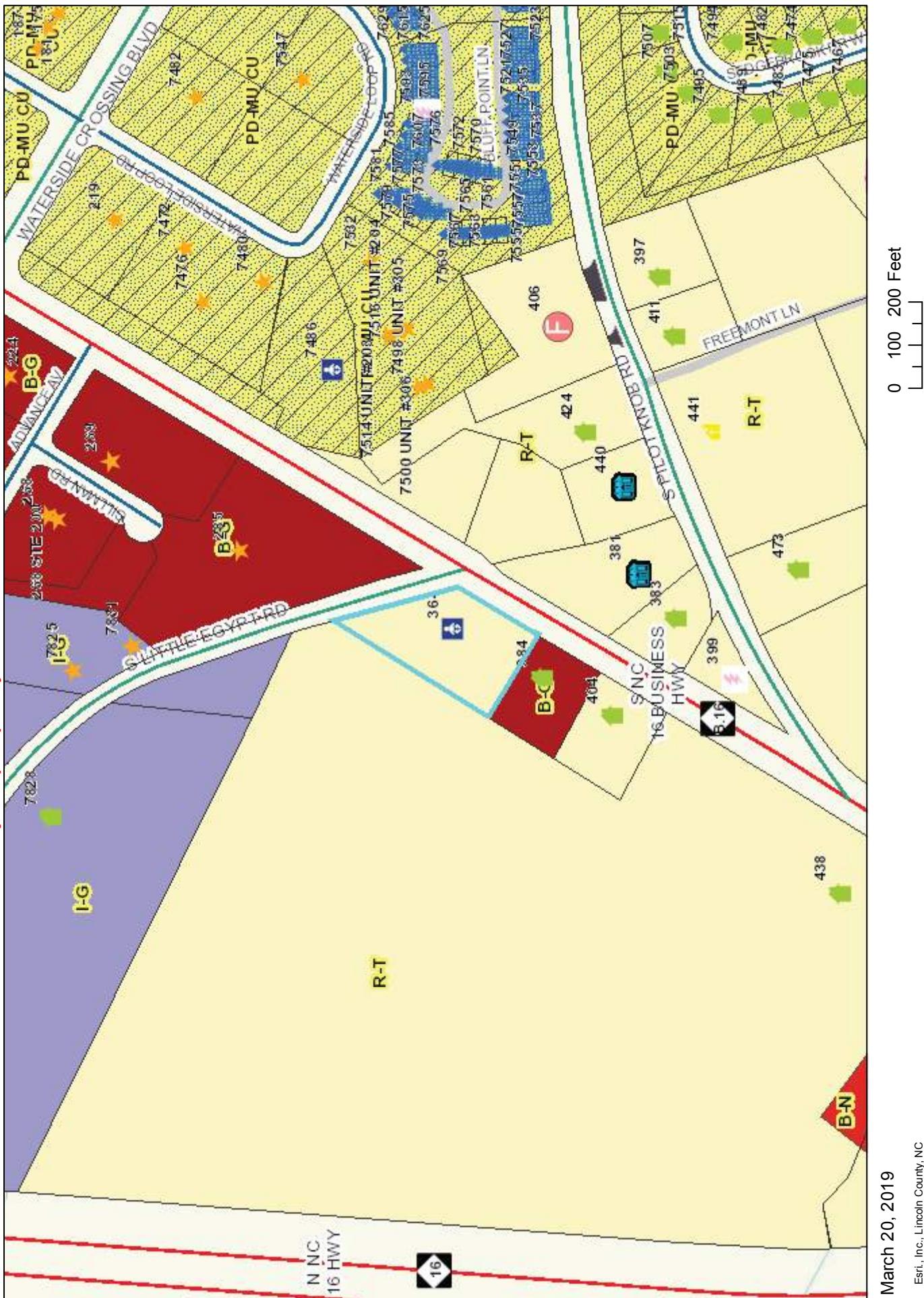
JD Asselt
Applicant

Date

3/19/19

*in the
Bulldy*



subject property is outlined in blue

$$1 \text{ inch} = 300 \text{ feet}$$

March 20, 2019

Esri, Inc., Lincoln County, NC



March 20, 2019

1 inch = 300 feet

ZMA #661 - Amanda Assell

1 in. = 180 ft.



WC

SC

S LITTLE EGYPT RD

S NC 16 BUSINESS HWY

WC

SC

S PILOT KNOB RD

S PILOT KNOB RD
FREEMONT LN

Land Use Plan

- Open Space (0S)
- 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)



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

Parcel #80373

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.

LOCATION MAP

