



**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.



## 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

### **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 Aszelt  
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) 4402-31-8421 Property Size 2.2 acres  
Parcel # (5 digits) 80373 Deed Book(s) 2677 Page(s) 620

#### Part III

Existing Zoning District Residential/daycare Proposed Zoning District Business/Medical/Retail  
*Closing on Bldg in 2 weeks*

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 make my therapy office  
along with another medical/business/retail 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.

Applicant

Date

3/19/19



**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: 3/20/2019 Scale: 1 Inch = 150 Feet



Photo Not  
Available

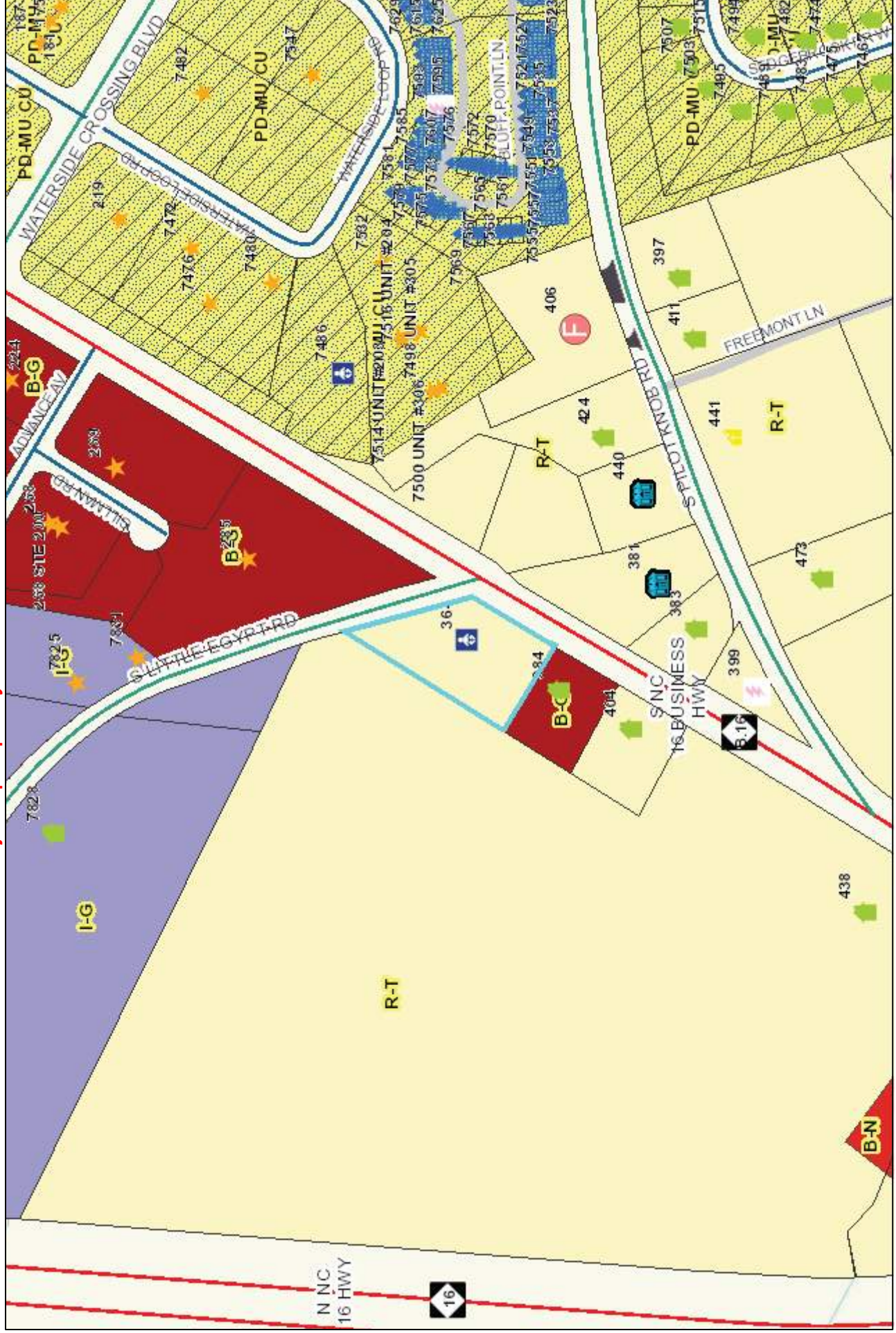
<b>Parcel ID</b>	80373	<b>Owner</b>	WELLS FARGO BANK NA
<b>Map</b>	4602	<b>Mailing</b>	ONE INDEPENDENT DR 6TH FLOOR, SUITE 615
<b>Account</b>	0263218	<b>Address</b>	JACKSONVILLE, FL 32202
<b>Deed</b>	2677 620	<b>Last Transaction Date</b>	07/11/2017
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$588,725	<b>Improvement Value</b>	\$844,378
<b>Previous Parcel</b>	30759	<b>Total Value</b>	\$1,433,103

-----All values for Tax Year 2019 -----

<b>Description</b>	HWY 16 S LOY CANNON LD	<b>Deed Acres</b>	2.2
<b>Address</b>	364 S NC 16 BUSINESS HWY	<b>Tax Acres</b>	1.607
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
R-T	1.61	LW31	1.61
<b>Watershed</b>	1.61	<b>Sewer District</b>	SEWER 1.61
<b>Census County</b>	109	<b>Tract</b>	071102
		<b>Block</b>	1030
			1.61
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460200	1.61



# Zoning Map Amendment #661 subject property is outlined in blue



March 20, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 300 feet

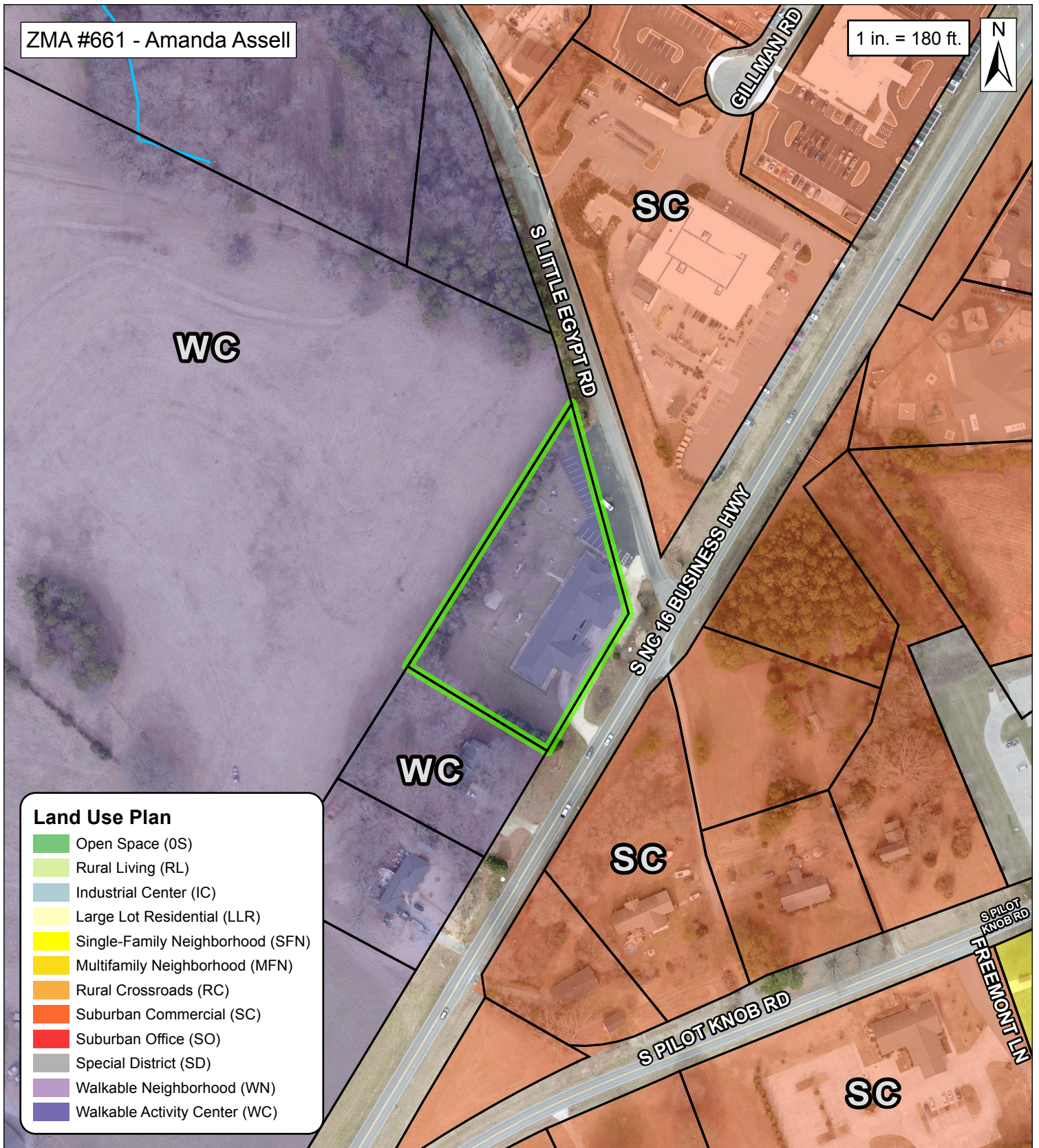






ZMA #661 - Amanda Assell

1 in. = 180 ft.



#### 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)



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

