



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 #662
Tina Pemberton, applicant
Parcel ID# 53188

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 0.67-acre lot from R-SF (Residential-Single Family) to B-N (Neighborhood Business).

Site Area & Description

The subject property is located at 2371 Lake Shore Road South, on the northeast corner of N.C. 16 Business and Lake Shore Road South. It is adjoined by property by zoned R-SF and B-N. This property is located in the Eastern Lincoln Development District (ELDD) overlay district. Land uses in this area include residential, business and religious. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Residential, suitable for single-family homes. The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes.

Additional Information

Permitted uses

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

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

Adjoining zoning and uses

East: zoned R-SF, residence.

South (opposite side of Lake Shore Road South): zoned R-SF, church.

West (opposite side of N.C. 16 Business): zoned B-N, business.

North: zoned R-SF, residence.

Staff's Recommendation

Staff recommends disapproval 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 #662**
Applicant **Tina Pemberton**
Parcel ID# **53188**
Location **2371 Lake Shore Road South**
Proposed amendment **rezone from R-SF to B-N**

This proposed amendment **is not 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 Single-Family Neighborhood, suitable for single-family homes. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes. This property is not located at or within close proximity to a main intersection.

This proposed amendment **is not reasonable and not in the public interest** in that:

None of the properties along this side of N.C. 16 Business within close proximity of the subject property is zoned business. This property is located at an unsignalized intersection.



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 TINA LYNN PEMBERTON
Applicant Address 226 RODGERS LAWE ROCKWOODTN, 37854
Applicant Phone Number 865-228-5460
Property Owner's Name same as above
Property Owner's Address _____
Property Owner's Phone Number _____

Part II

Property Location 2371 LAKESHORE RD SO.
Property ID # (10 digits) 4604-61-5035 Property Size .67 ^{tax} acres
Parcel # (5 digits) 53188 Deed Book(s) 2497 Page(s) 262

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.

rental house

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

commercial use

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

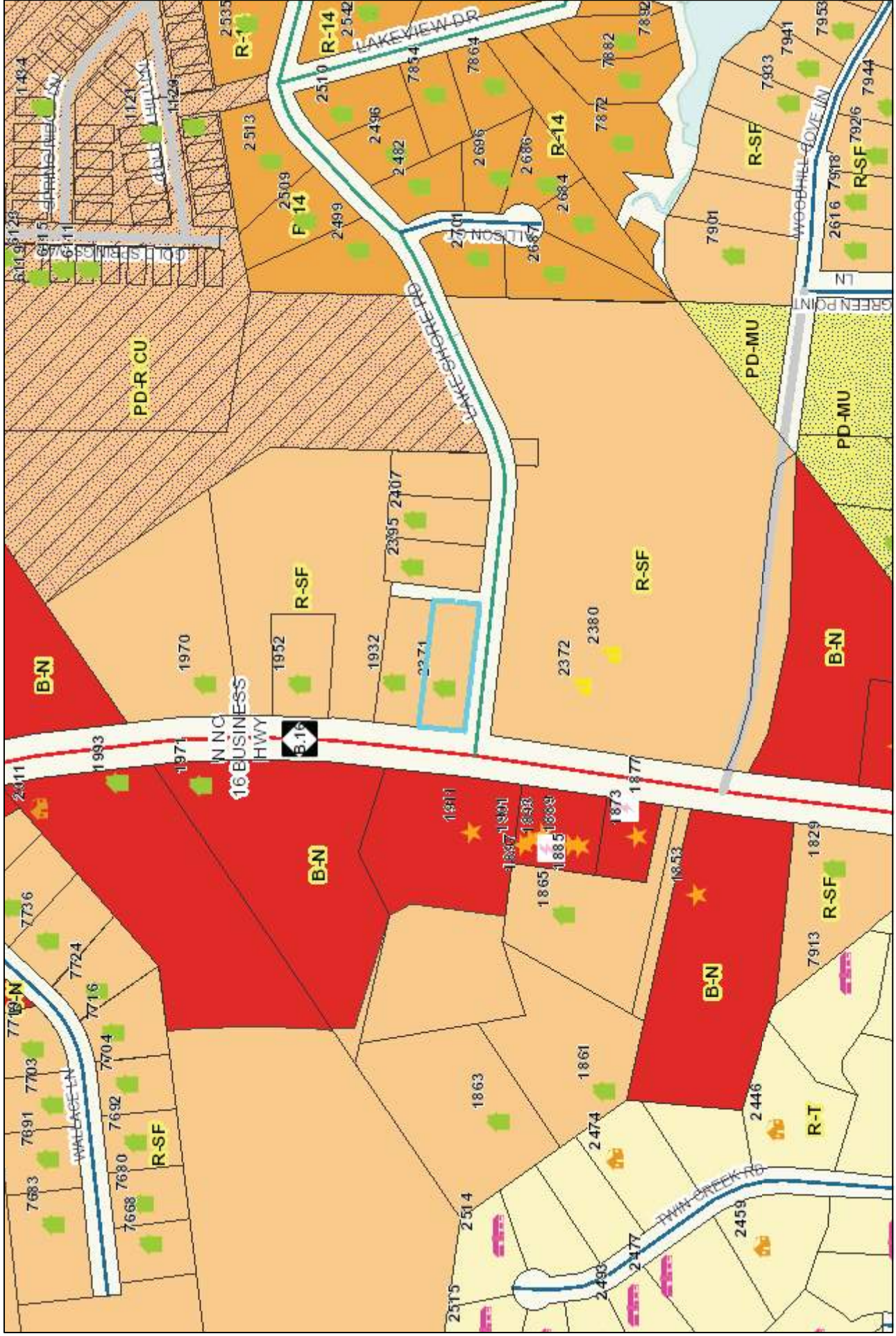
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Tina Lynn Pemberton
Applicant

4-22-19
Date

	Lincoln County, NC Office of the Tax Administrator, GIS Mapping Division <small>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: 3/25/2019 Scale: 1 Inch = 100 Feet</small>																																																																																			
																																																																																				
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Zoning Map Amendment #662
subject property is outlined in blue



March 25, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 300 feet



0 100 200 Feet

1 inch = 200 feet

March 25, 2019

ZMA #662 - Tina Pemberton

1 in. = 180 ft.



SFN

SFN

SC

N NC 16 BUSINESS HWY

LAKE SHORE RD S

SFN

WOODHILL COVE LN

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 #53188

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP

