



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 LANE Rockwood TN 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) 41604-61-5035 Property Size .167 ^{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.

to the best of my knowledge.
Vivian Lynn Pemberton
Applicant

4-22-19

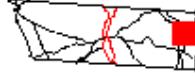


Lincoln County, NC

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.

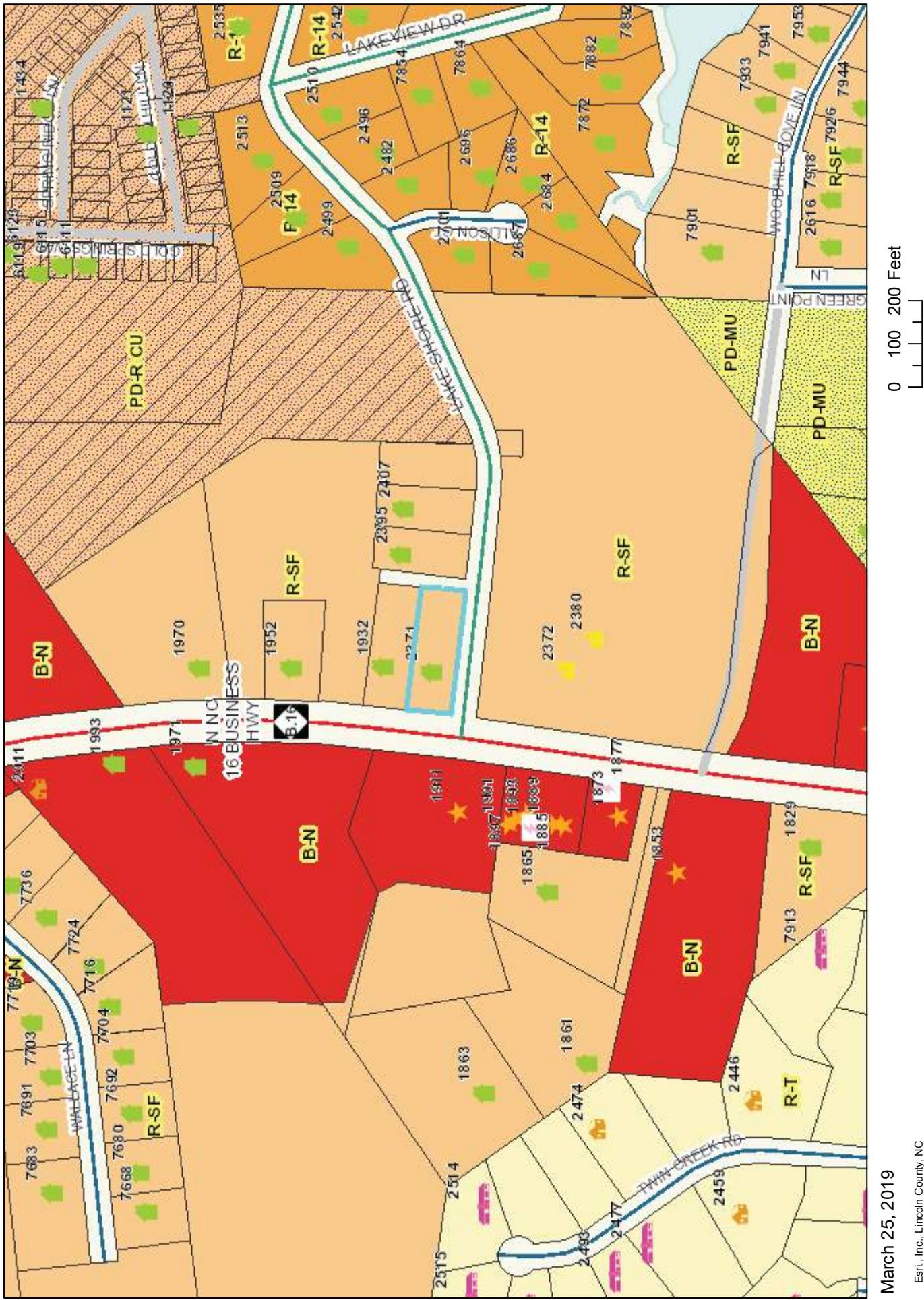
Date: 3/25/2019 Scale: 1 Inch = 100 Feet



Parcel ID	53188	Owner	PEMBERTON TINA L		
Map	4604	Mailing	226 RODGERS LANE		
Account	0253940	Address	ROCKWOOD, TN 37854		
Deed	2497 262	Last Transaction Date	01/06/2015	Sale Price	\$0
Plat		Subdivision	M P LIPE	Lot	5 THRU 12
Land Value	\$36,000	Improvement Value	\$66,924	Total Value	\$102,924
Previous Parcel					
-----All values for Tax Year 2019 -----					
Description	5-12A M P LIPE SR SUB			Deed Acres	1
Address	2371 LAKE SHORE RD S			Tax Acres	0.674
Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN
Main Improvement	RANCH			Value	\$66,115
Main Sq Feet	1313	Stories	1	Year Built	1957
Zoning District	Calc Acres		Voting Precinct	Calc Acres	
R-SF	0.68		WP32	0.68	
Watershed					
	0.31		Sewer District		
	0.37		SEWER	0.68	
Census County			Tract	Block	
109			071202	2018	0.68
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710460400	0.68



Zoning Map Amendment #662
subject property is outlined in blue



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

March 25, 2019

Esri, Inc., Lincoln County, NC



March 25, 2019

1 inch = 200 feet

ZMA #662 - Tina Pemberton

1 in. = 180 ft.



SFN

SC

SFN

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)

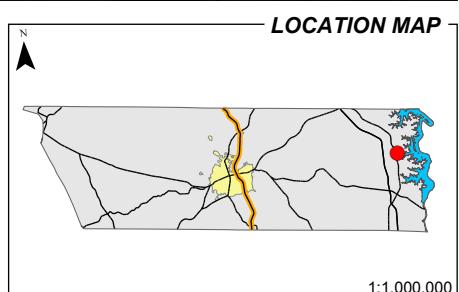
Parcel #53188

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



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