



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jordan Tubbs, Planner II

Date: October 13, 2023

Re: ZMA #724  
Jacob Springs, applicant  
Parcel ID# 57257

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 6<sup>th</sup>, 2023.*

### Request

The applicant is requesting the rezoning of 4.74 acres from I-G (General Industrial) and R-S (Residential Suburban) to R-T (Transitional Residential).

### Site Area and Description

The subject property is located at 6149 Beam Lumber Road in North Brook Township. The property is adjoined by property zoned I-G (General Industrial), R-T (Transitional Residential), and R-S (Residential Suburban). Land uses in this area include residential and agricultural uses.

### Plan Conformance

This property is located in an area designated by the Lincoln County Land Use Plan as Rural Living, characterized by large lots, abundant open space and a high degree of separation between buildings.



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### Additional Information

Permitted uses under current zoning: manufacturing, wholesale trade, freight trucking, and warehousing uses

Permitted uses under proposed zoning: single-family home, two-family home, modular home, manufactured home (singlewide or doublewide), park, church

### Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



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## **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #724**  
Applicant **Jacob Springs**  
Parcel ID# **57257**  
Location **6149 Beam Lumber Road**  
Proposed amendment **Rezone 4.74 acres from I-G (General Industrial) and R-S (Residential Suburban) to R-T (Transitional Residential)**

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 Rural Living, which is suitable for abundant open spaces and residential uses on large lots.**

This proposed amendment **is reasonable** in that:

**Adjoining parcels on the same side of Beam Lumber Road as this one are zoned R-T (Transitional Residential). This property is no longer used for industrial purposes.**



## Zoning Map Amendment Application

Lincoln County Planning and Inspections Department

Zoning Administrator

115 W. Main St., Lincolnton, NC 28092

Phone: (704) 736-8440

### Part I

Applicant Name Jacob Springs

Applicant Address 2116 Lewis Road Lincolnton NC 28092

Applicant Phone Number 704-308-0758

Property Owner's Name Rekey and Stephanie Springs

Property Owner's Address 2116 Lewis Road

Property Owner's Phone Number 980-241-6133

### Part II

Property Location 6149 Beam Lumber Road Vale NC 28168

Property ID # (10 digits) 2684298030 Property Size 6.899 (only 4 to be rezoned)

Parcel # (5 digits) 57257 Deed Book(s) 3225 Page(s) 706

### Part III

Existing Zoning District I-G+R-5 Proposed Zoning District R-T

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

Not currently in use  
2 empty buildings + 4 pole barns

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

Residential Home

**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

9/17/2023  
Date

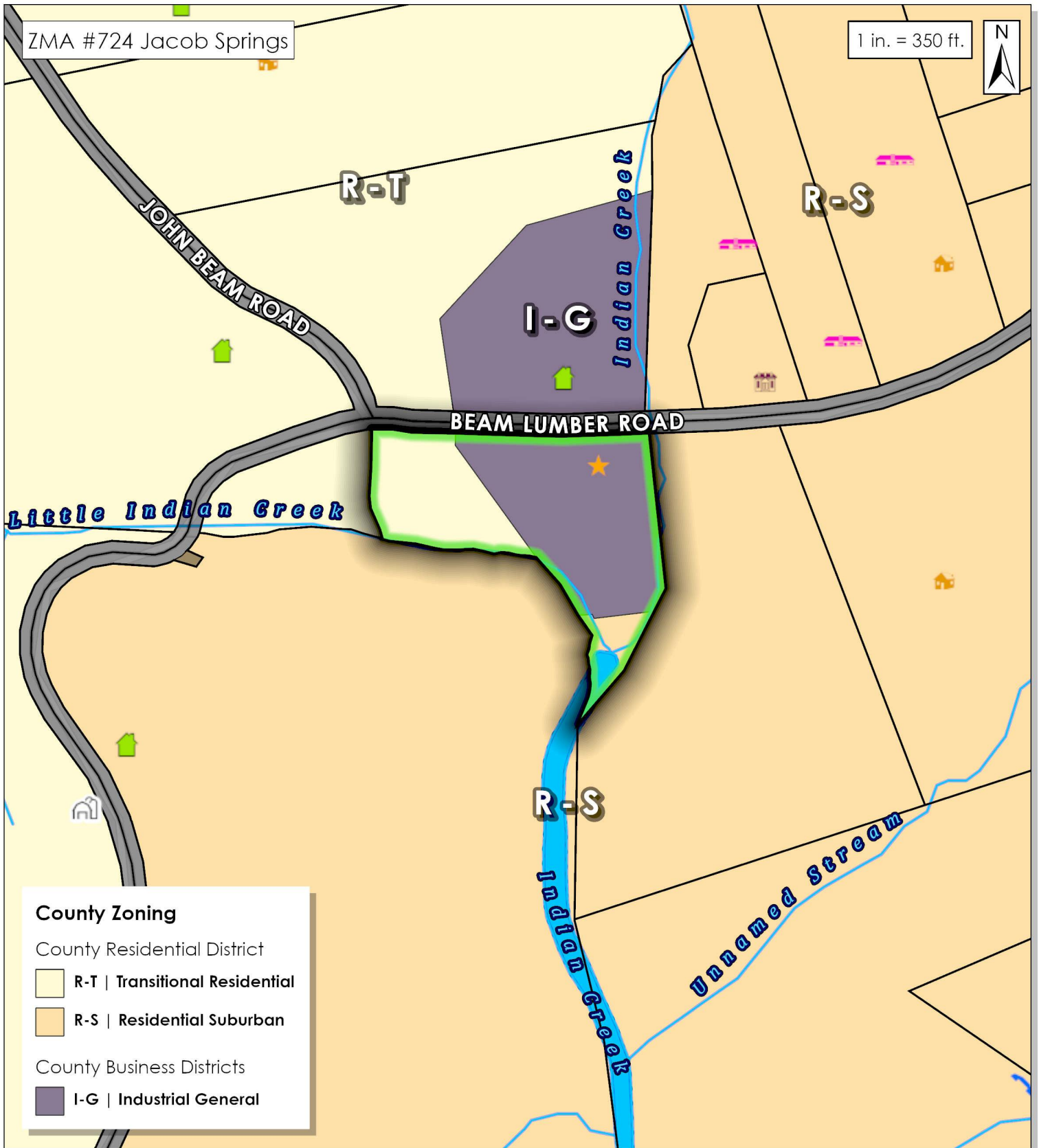


**Lincoln County, NC**  
**Office of the Tax Administrator, GIS Mapping Division**  
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
 Date: 10/17/2023      Scale: 1 Inch = 200 Feet



<b>Parcel ID</b>	57257	<b>Owner</b>	SPRINGS RICKEY SPRINGS STEPHANIE	
<b>Map</b>	2684	<b>Mailing</b>	6149 BEAM LUMBER RD	
<b>Account</b>	0295313	<b>Address</b>	VALE, NC 28168	
<b>Deed</b>	3225	<b>Last Transaction Date</b>	01/27/2023	<b>Sale Price</b> \$56,000
<b>Plat</b>	15 162	<b>Subdivision</b>	BARBARA B BEAM AND ELWYN L BEAM	<b>Lot</b> 2
<b>Land Value</b>	\$88,525	<b>Improvement Value</b>	\$129,548	<b>Total Value</b> \$218,073
<b>Previous Parcel</b>				
<b>-----All values for Tax Year 2023 -----</b>				
<b>Description</b>	2 BARBARA B BEAM&ELWYN L			<b>Deed Acres</b> 6.985
<b>Address</b>	6149 BEAM LUMBER RD			<b>Tax Acres</b> 6.899
<b>Township</b>	NORTH BROOK			<b>Value</b> \$103,731
<b>Main Improvement</b>	RETAIL			<b>Year Built</b> 1950
<b>Main Sq Feet</b>	5148	<b>Stories</b>	1	
<b>Zoning District</b>		<b>Calc Acres</b>		
I-G	4.17	<b>Voting Precinct</b>		
R-S	0.57	DV08	1.3	
R-T	2.16	NB35	5.6	
<b>Watershed</b>		<b>Sewer District</b>		
	6.9		6.9	
<b>Census County</b>		<b>Tract</b>		<b>Block</b>



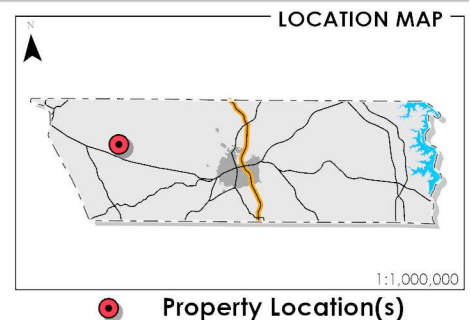


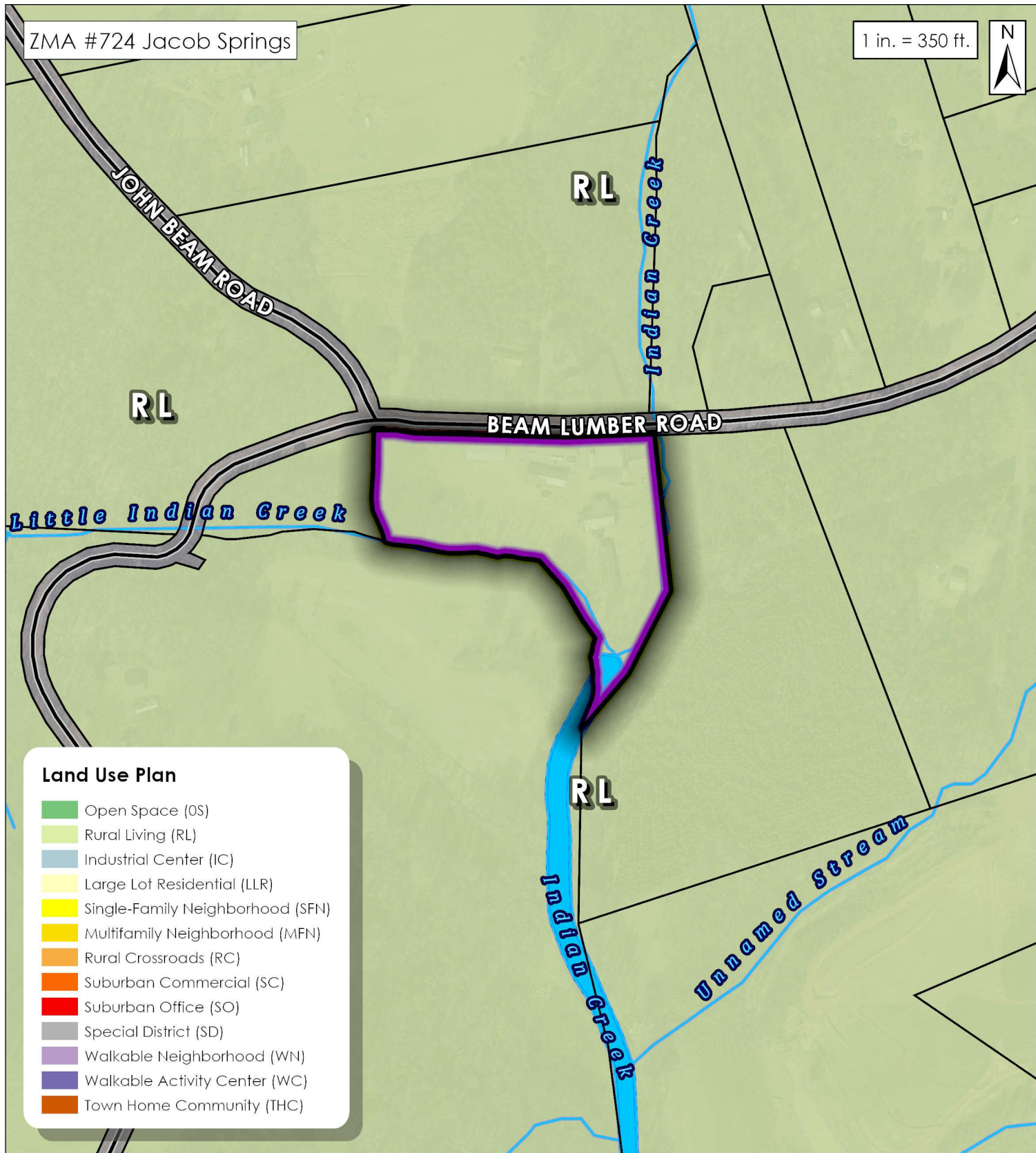
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 57257

 - Property Location(s)

See Attached Application for Parcel Information





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