



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.



**PLANNING & INSPECTIONS DEPARTMENT**

Joshua L. Grant, Manager

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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Joshua L. Grant, Manager

**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 Rickey 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) 2184298030 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 I2-T

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

Not currently in use

2 empty buildings & 4 pole barns

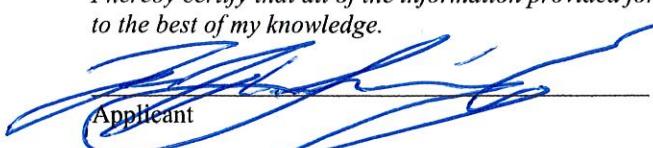
Briefly explain the proposed use and/or structure which would require a rezoning.

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

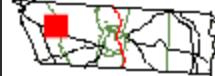


## Lincoln County, NC

### 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 706	<b>Last Transaction Date</b>	01/27/2023
<b>Plat</b>	15 162	<b>Subdivision</b>	BARBARA B BEAM AND ELWYN L BEAM
<b>Land Value</b>	\$88,525	<b>Improvement Value</b>	\$129,548
			<b>Total Value</b> \$218,073

#### Previous Parcel

#### -----All values for Tax Year 2023 -----

<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>Tax/Fire District</b>	NORTH BROOK
<b>Main Improvement</b>	RETAIL	<b>Value</b>	\$103,731
<b>Main Sq Feet</b>	5148	<b>Year Built</b>	1950

#### Zoning District Calc Acres

I-G	4.17
R-S	0.57
R-T	2.16

#### Voting Precinct Calc Acres

DV08	1.3
NB35	5.6

#### Watershed

6.9

#### Sewer District

6.9

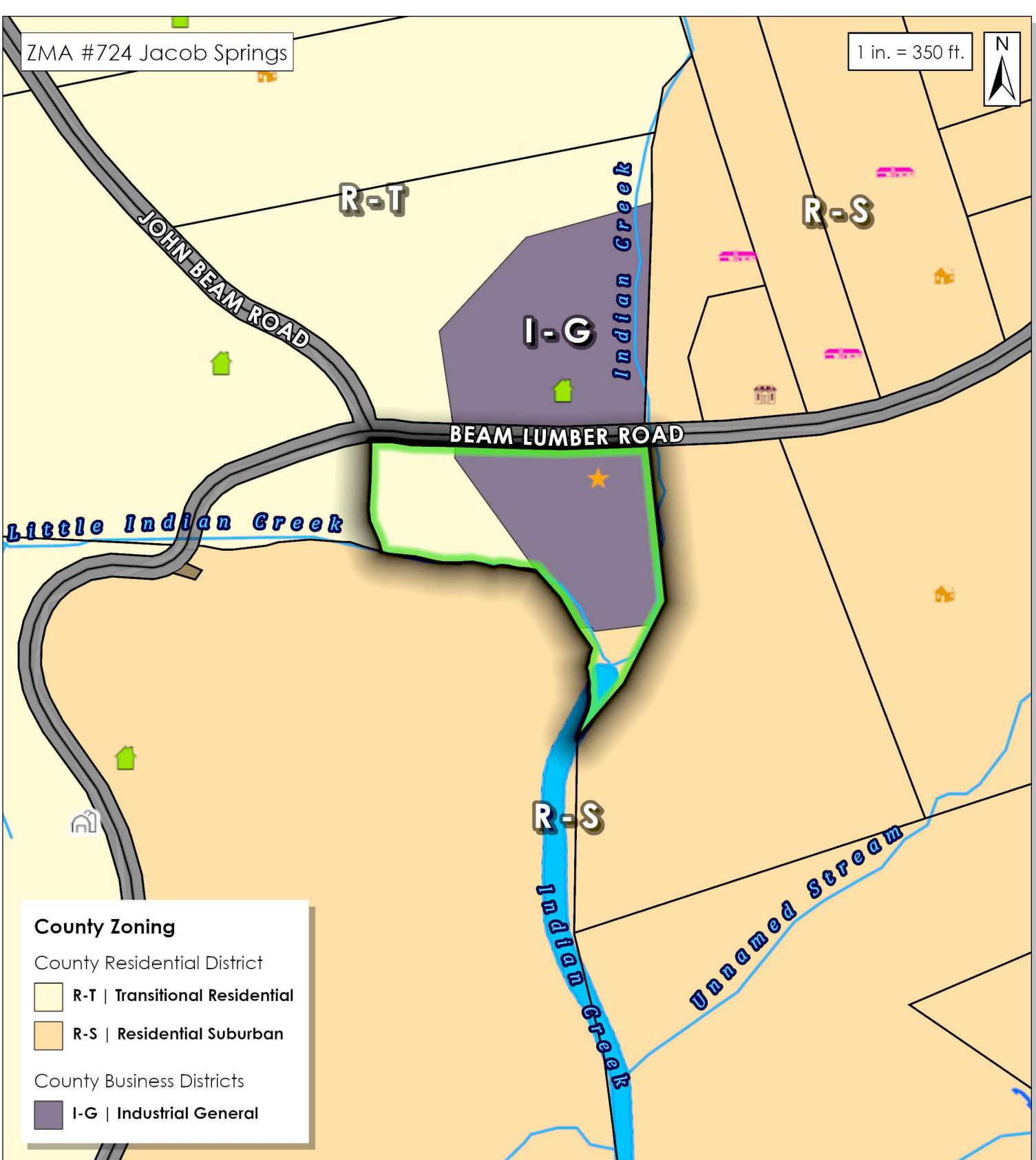
#### Census County

#### Tract

#### Block

ZMA #724 Jacob Springs

1 in. = 350 ft.

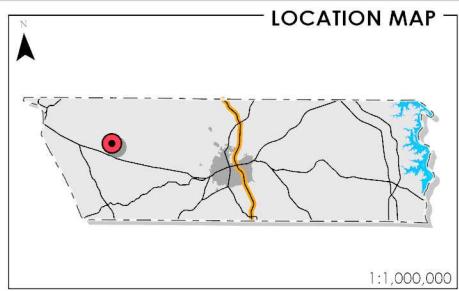


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 57257

- Property Location(s)

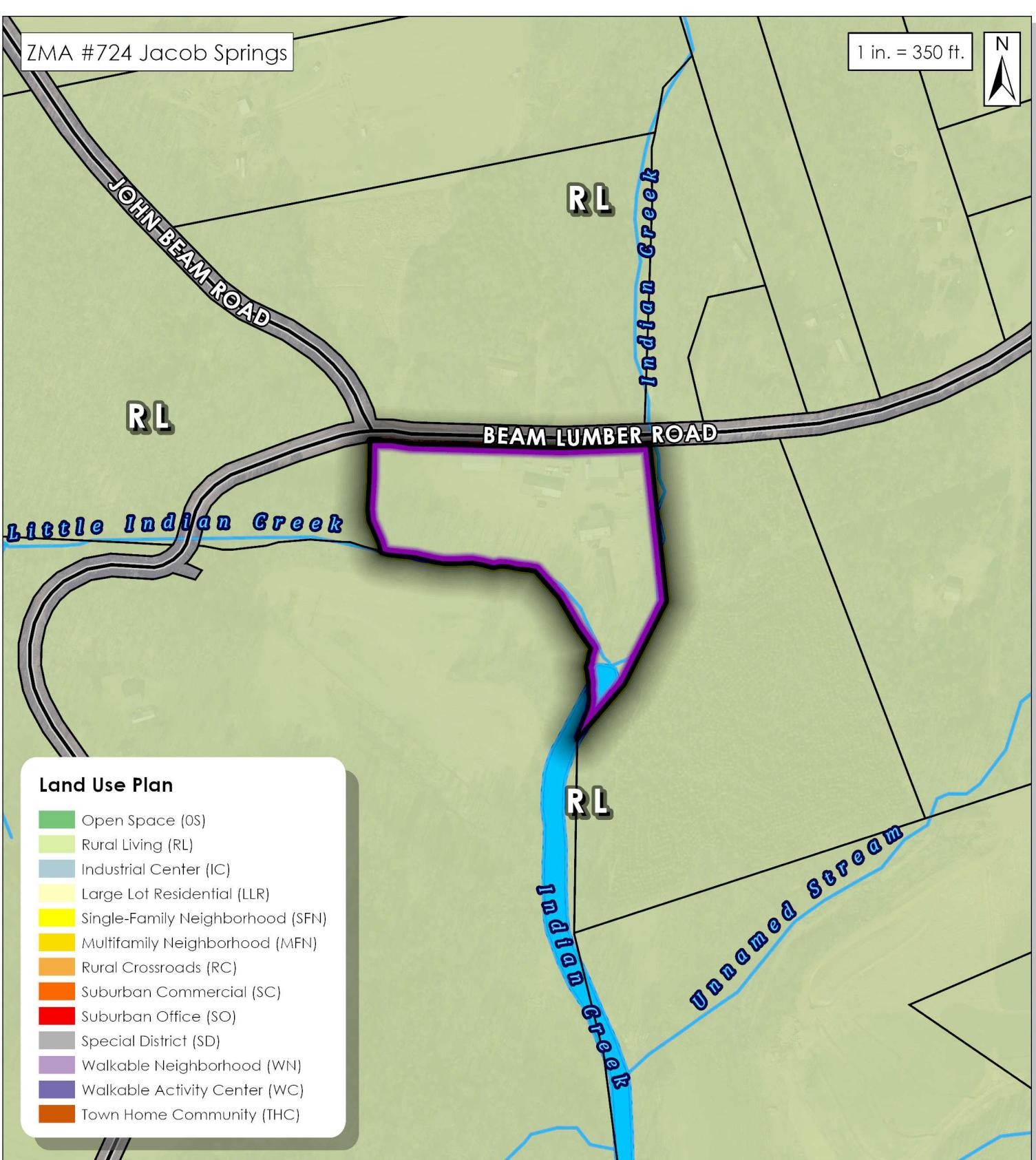
See Attached Application for Parcel Information



Property Location(s)

ZMA #724 Jacob Springs

1 in. = 350 ft.



**Land Use Plan**

- [Green square] Open Space (OS)
- [Light green square] Rural Living (RL)
- [Blue square] Industrial Center (IC)
- [Yellow square] Large Lot Residential (LLR)
- [Orange square] Single-Family Neighborhood (SFN)
- [Red square] Multifamily Neighborhood (MFN)
- [Purple square] Rural Crossroads (RC)
- [Brown square] Suburban Commercial (SC)
- [Grey square] Suburban Office (SO)
- [Light grey square] Special District (SD)
- [Light purple square] Walkable Neighborhood (WN)
- [Dark purple square] Walkable Activity Center (WC)
- [Dark brown square] Town Home Community (THC)

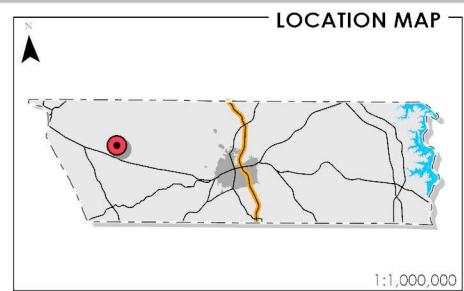
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