



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: April 15, 2024

Re: ZMA #719
William Rivera, applicant
Parcel ID# 77233

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 6, 2024.

Request

The applicant is requesting the rezoning of a 3.01-acre parcel from R-S (Residential Suburban) to I-G (Industrial General).

Site Area and Description

The subject property is located at on the north side of N.C. 27 at the intersection with Voyd Brendle Road in North Brook Township. The property is adjoined by property zoned R-S (Residential Suburban) and B-N (Neighborhood Business). Land uses in this area are primarily residential and agricultural uses, but the applicant's existing vehicle repair shop is located on an adjoining parcel.

Plan Conformance

This property is located in an area that is designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads. The development pattern is 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: single-family home (site built or modular, two-family home, manufactured home (although some classifications require Special Use Permit), private storage

Permitted uses under proposed zoning: freight trucking operation, warehousing, vehicle storage, vehicle repair, contractor's office and yard, cabinet shop, self-storage facility, offices, various manufacturing and wholesale trade uses

Staff's Recommendation

Staff recommends disapproval 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 #719**

Applicant **William Rivera**

Parcel ID# **77233**

Location **north side of N.C. 27 at the intersection with Voyd Brendle Road**

Proposed amendment **Rezone a 3.01-acre parcel from R-S (Residential Suburban) to I-G (Industrial General)**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located in an area that is designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses on large lots with small nodes of commercial activity concentrated at rural crossroads. The industrial uses permitted in the I-G district do not align with this description, and this property is not located at a rural crossroad.

This proposed amendment **is not reasonable** in that:

Other than the non-conforming vehicle repair shop on the adjoining parcel, this area is primarily residential in nature. The industrial uses permitted in the I-G district would not be consistent with the development pattern of the surrounding area.



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 William Rivera

Applicant Address 6368 W Hwy 27

Applicant Phone Number 980-429-9329

Property Owner's Name Kay Houser

Property Owner's Address _____

Property Owner's Phone Number 704-530-5055

Part II

Property Location W Hwy 27

Property ID # (10 digits) 2674-18-9354 Property Size 3.000

Parcel # (5 digits) 77233 Deed Book(s) 1166 Page(s) 173

Part III

Existing Zoning District R-S Proposed Zoning District I-6

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

field/Aggriculter

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

Tractor trailer storage/Trucking Business

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.

A handwritten signature in black ink, appearing to read "William Rivera".

Applicant

3-13-24
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: 4/15/2024 Scale: 1 Inch = 200 Feet

A map of the Western United States with a red box highlighting the Great Basin region, which includes parts of Nevada, Utah, and California.



Photo Not Available

Parcel ID	77233	Owner	RIVERA WILLIAM J	
Map	2674	Mailing	6368 W NC HWY 27	
Account	0303135	Address	VALE, NC 28168	
Deed	3314 91	Last Transaction Date	03/28/2024	Sale Price \$30,000
Plat	26 9	Subdivision	KAYE HOUSER AND EDWARD HOUSER	Lot 1
Land Value	\$78,753	Improvement Value	\$12,326	Total Value \$91,079
Previous Parcel	11350			
-----All values for Tax Year 2024 -----				
Description	LOT 1 KAYE B HOUSER AND			Deed Acres 3.116
Address	W NC 27 HWY			Tax Acres 3.008
Township	NORTH BROOK		Tax/Fire District	NORTH BROOK
Main Improvement				
Main Sq Feet		Stories		Value
Zoning District	Calc Acres		Voting Precinct	Calc Acres
R-S	3.01		NB35	3.01
Watershed			Sewer District	
	3.01			3.01
Census County			Tract	Block
109			070600	2032
Flood		Zone Description		Panel



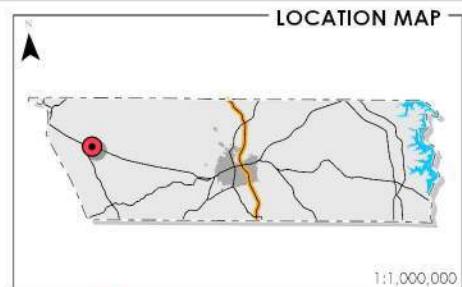
Parcel ID # 77233

- Property Location(s)

See Attached Application for Parcel Information

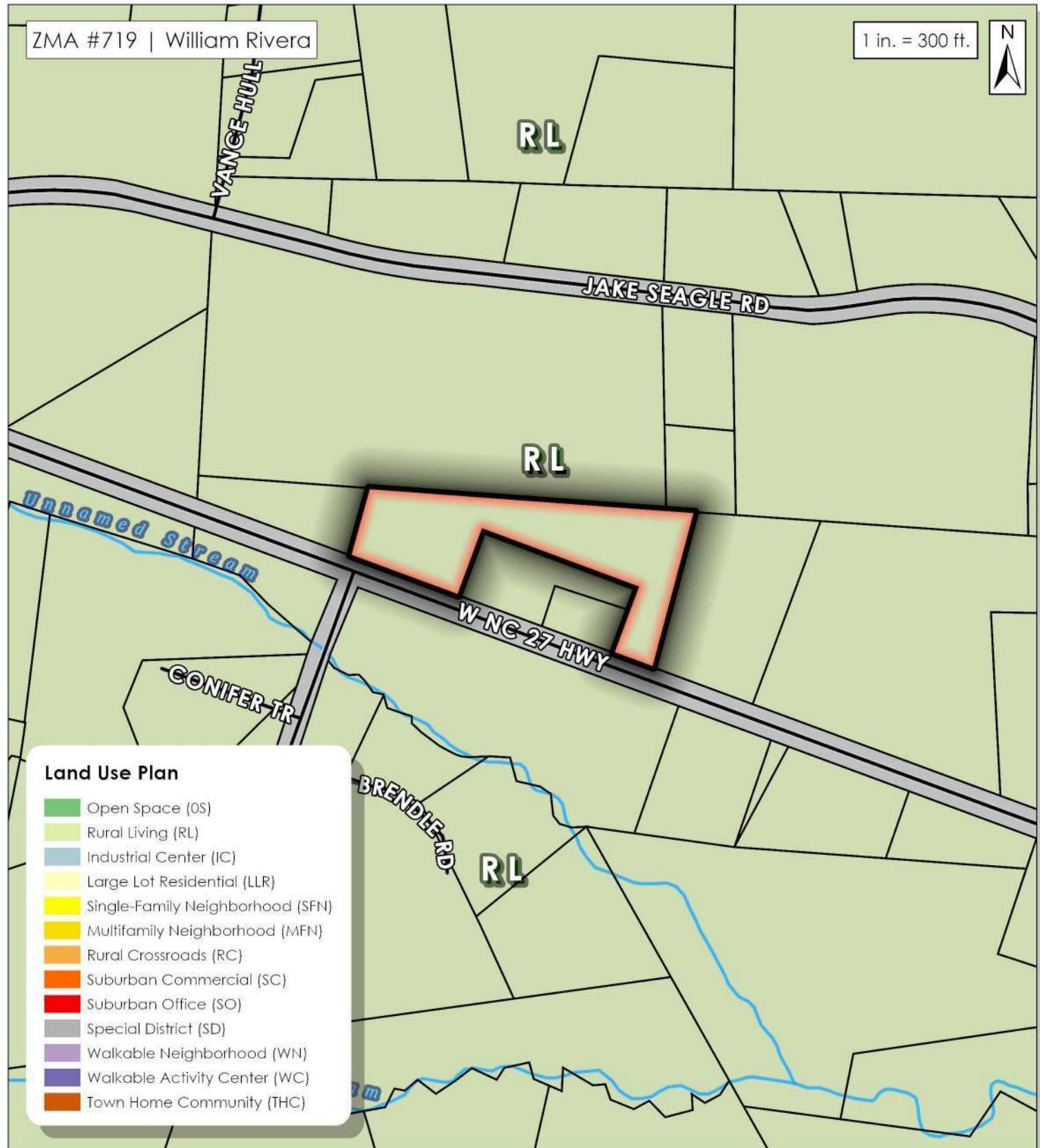


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



Property Location(s)

1:1,000,000



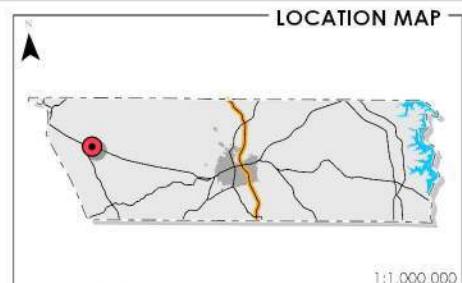
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