



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.



**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-5 Proposed Zoning District I-6

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

field/agriculture

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.

[Signature]  
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

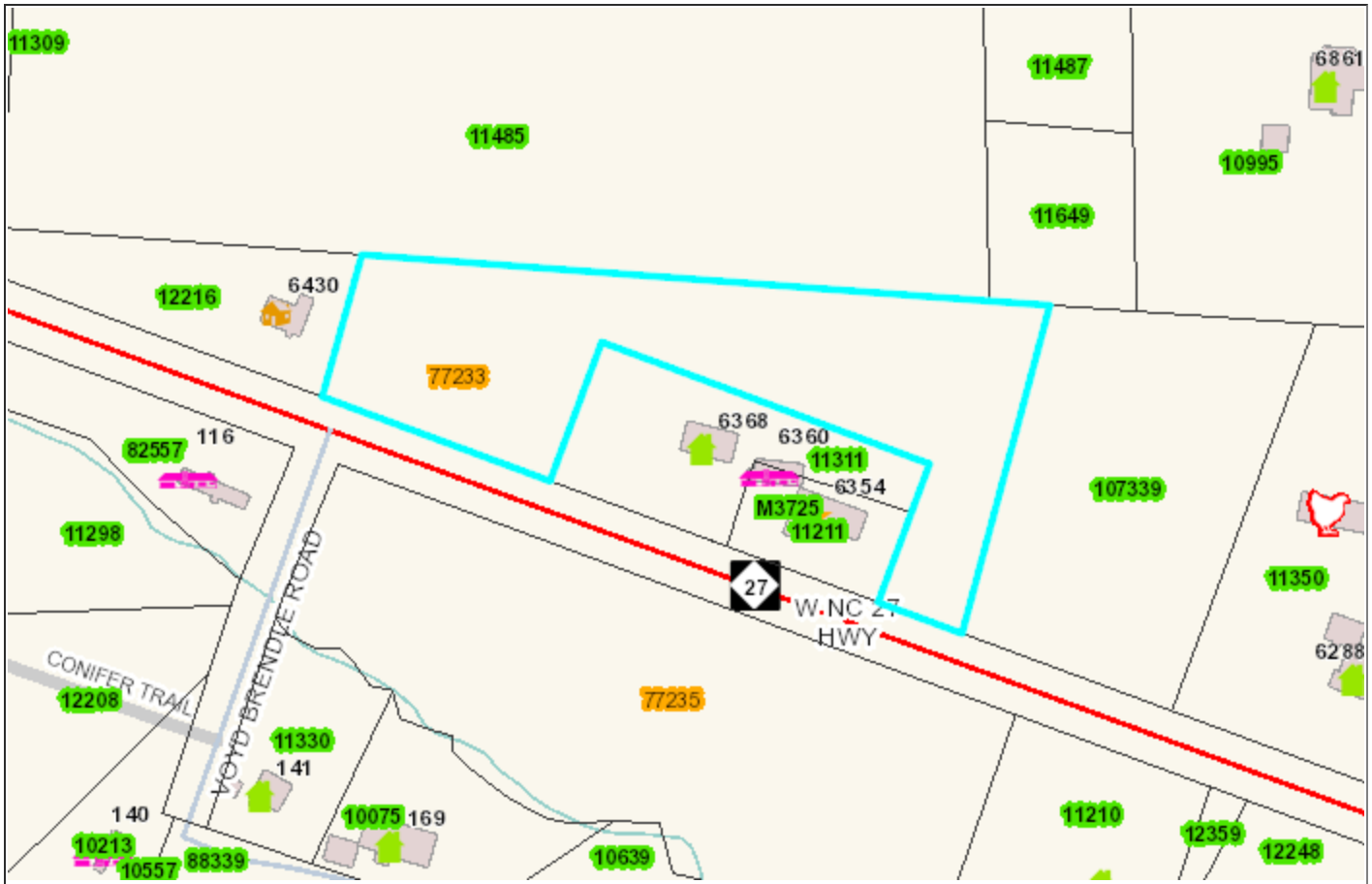
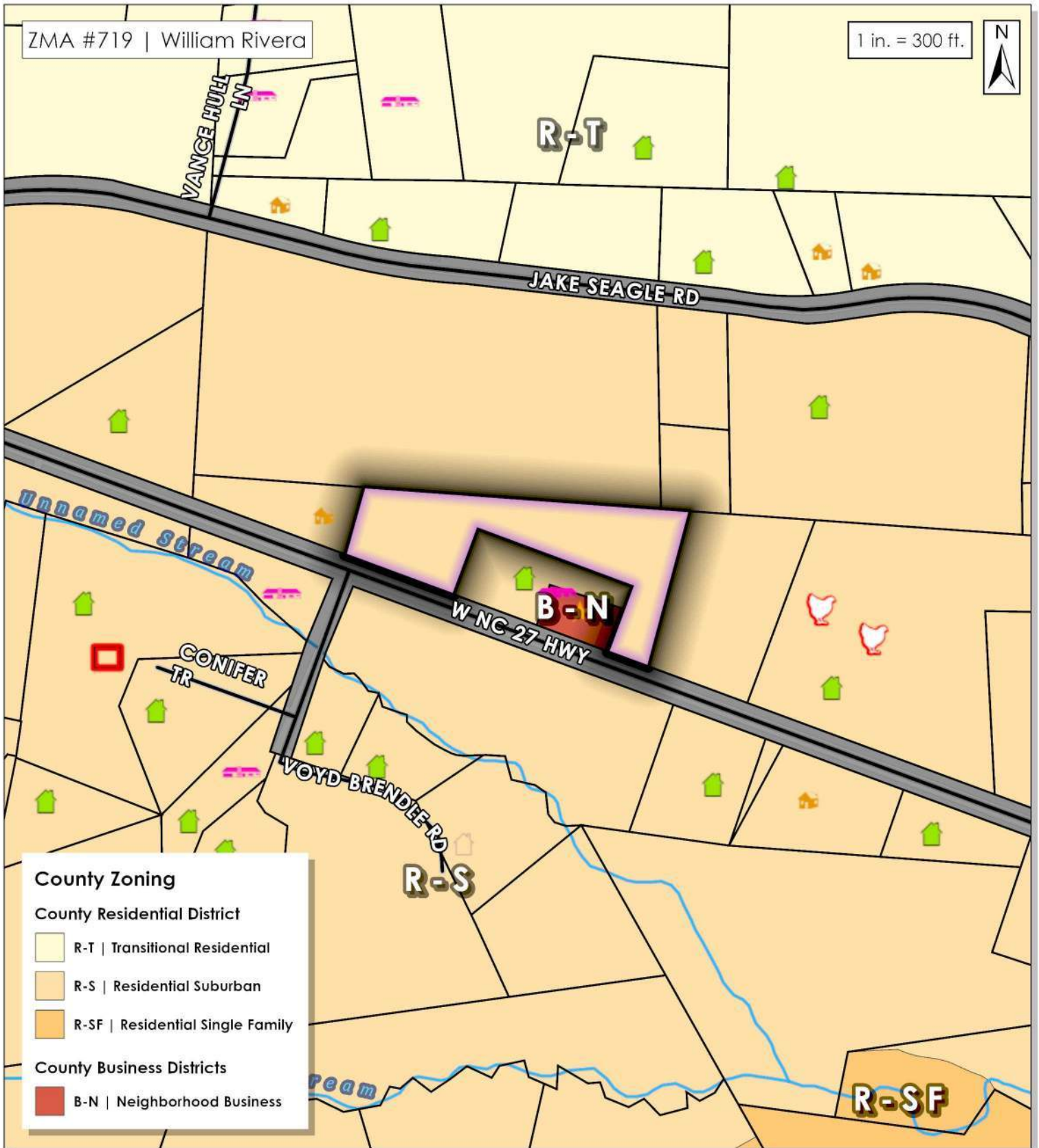


Photo Not  
Available

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





Parcel ID # 77233

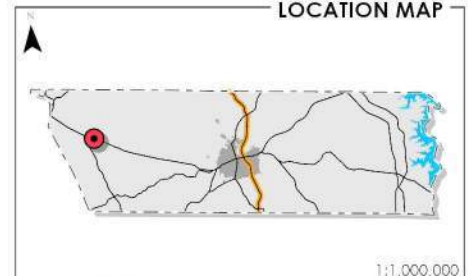
 - Property Location(s)

See Attached Application for Parcel Information

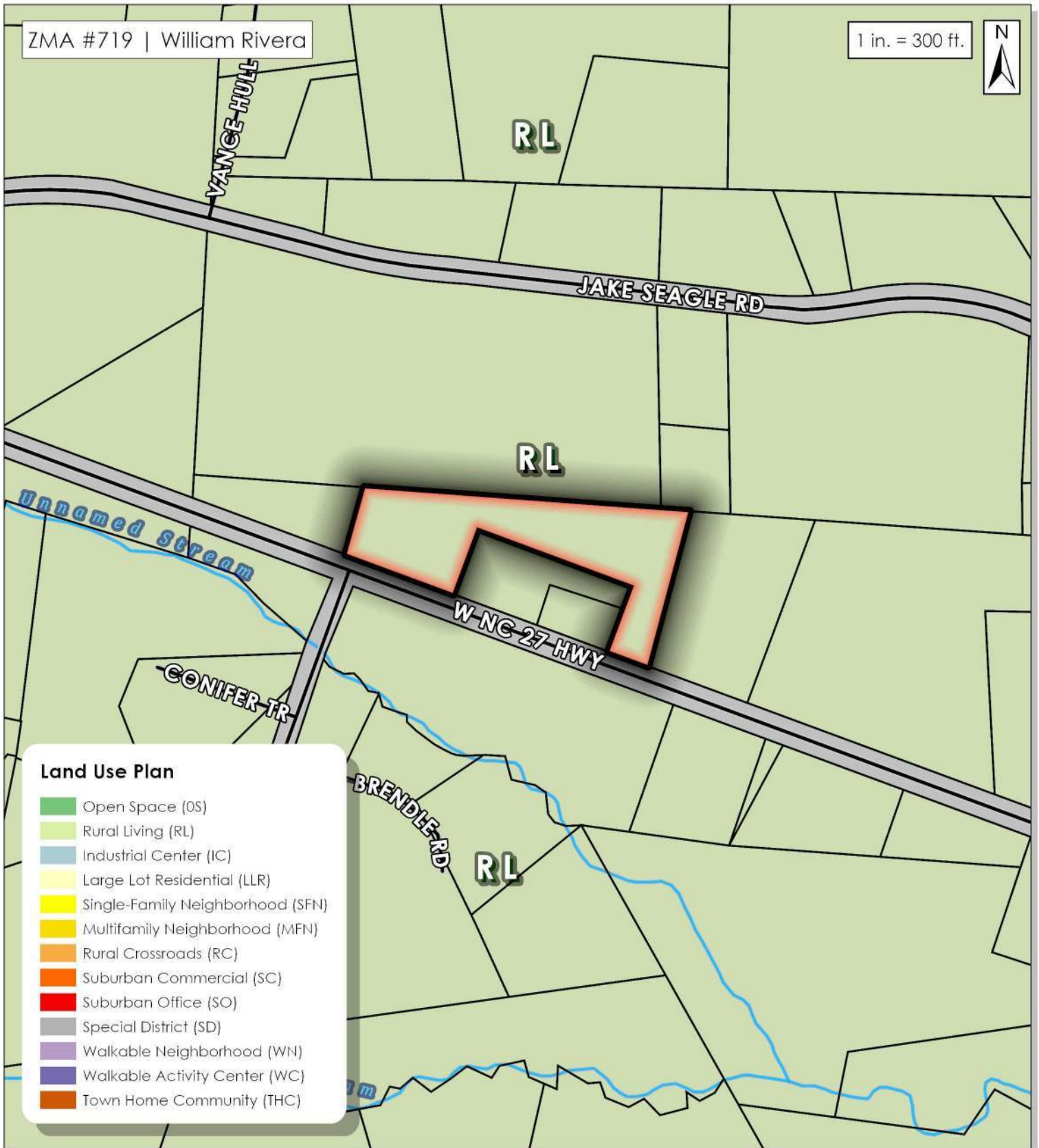


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

LOCATION MAP



 Property Location(s)



Parcel ID # 77233

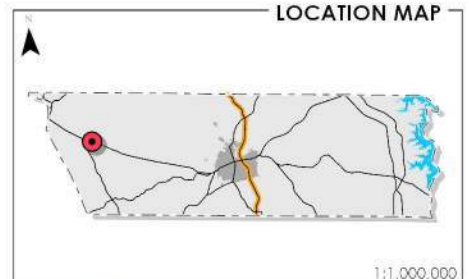
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