



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: April 15, 2024

Re: ZMA #733
Ashokbhai Patel, applicant
Parcel ID# 00420

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 0.47-acre parcel from R-S (Residential Suburban) to B-G (General Business).

Site Area and Description

The subject property is located at 1118 Confederate Road in Lincolnton Township. The property is adjoined by property zoned R-S (Residential Suburban), I-G (Industrial General) on the opposite side of N.C. 150, and R-25 (a residential district in Lincolnton's zoning jurisdiction) on the opposite side of Confederate Road. Land uses in this area include industrial, business, and residential uses.

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, doublewide manufactured home, small group child care center, family care home, place of worship

Permitted uses under proposed zoning: child care center, family care home, place of worship, office, retail, restaurant, gas station, vehicle service

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 #733**

Applicant **Ashokbhai Patel**

Parcel ID# **00420**

Location **1118 Confederate Road**

Proposed amendment **Rezone a 0.47-acre parcel from R-S (Residential Suburban) to B-G (General Business)**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The development of this corner parcel, located a signalized intersection on N.C. 150, for commercial uses that are permitted in the B-G district would be consistent with the description of small nodes of commercial activity concentrated at rural crossroads in the Rural Living community type.

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

This parcel has historically been used for commercial purposes. The existing structure was constructed as a convenience store prior to the adoption of zoning, but since the nonconforming use ceased operation for more than 180 days, reopening the store requires compliance with the current zoning standards.



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 Ashokbhai Patel

Applicant Address 2416 Payton Drive Gastonia, NC 28056

Applicant Phone Number 704-813-2462

Property Owner's Name Morari Inc DBA Corner Market

Property Owner's Address 2416 Payton Drive Gastonia, NC 28056

Property Owner's Phone Number 704-813-2462

Part II

Property Location 1118 Confederate Road Lincolnton, NC 28092

Property ID # (10 digits) 3622445124 Property Size 0.467

Parcel # (5 digits) 00420 Deed Book(s) 2765 Page(s) 151

Part III

Existing Zoning District Residential Suburban Proposed Zoning District General Business

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

Being used as a Convenience Store.

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

It will be used as a Convenience Store.

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.

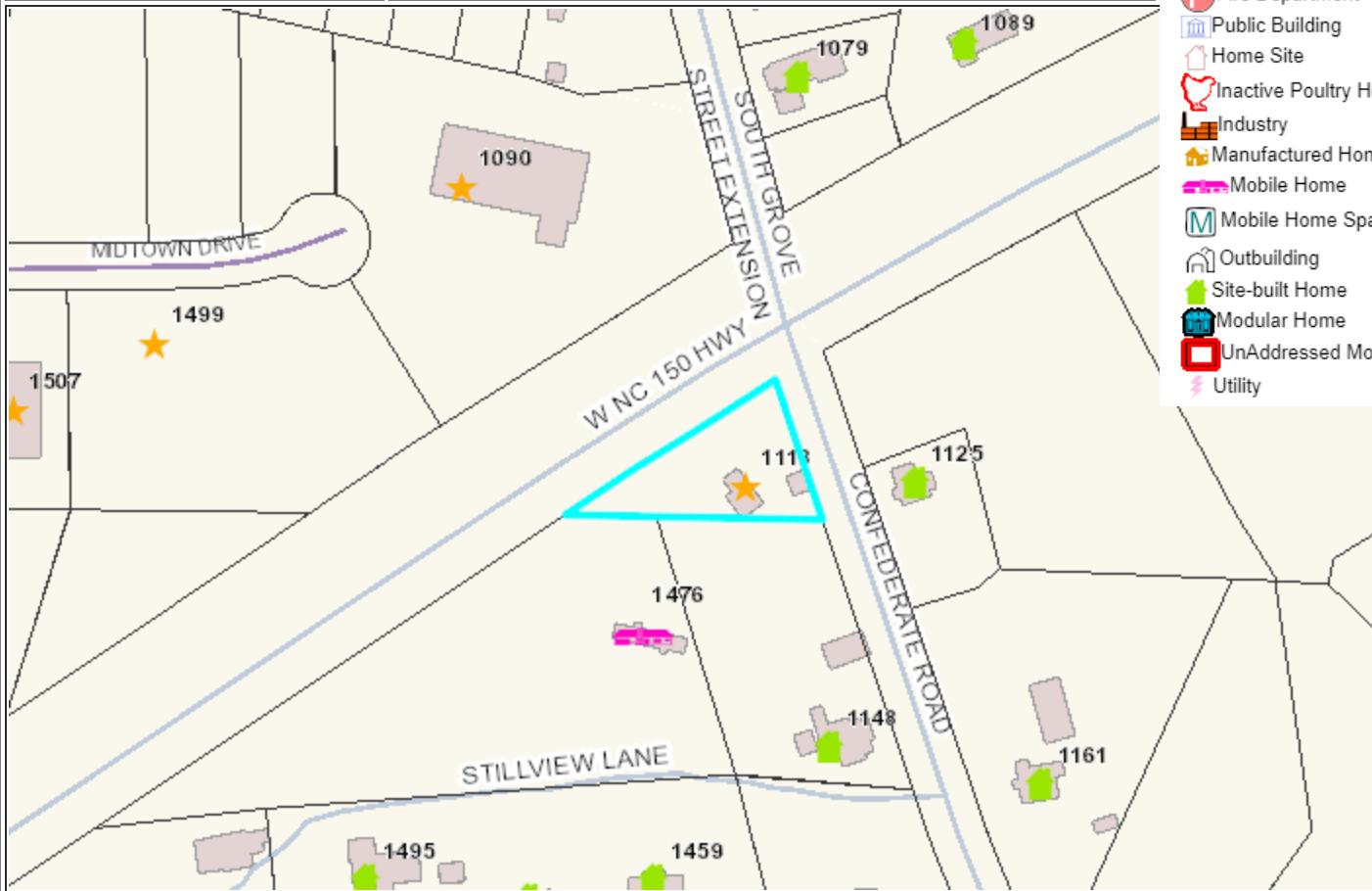
Ashok
Applicant

03/21/2024
Date

- \$ ATM
- Active Poultry House
- Apartment, Condominium
- Business
- Cell Tower
- Child Facility
- Church
- Fire Department
- Public Building
- Home Site
- Inactive Poultry House
- Industry
- Manufactured Home
- Mobile Home
- Mobile Home Space
- Outbuilding
- Site-built Home
- Modular Home
- UnAddressed Mobile Home
- Utility



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: 4/16/2024 Scale: 1 Inch = 200 Feet



00420

Parcel ID	00420	Owner	MORARI INC
Map	3622	Mailing	2416 PAYTON DR
Account	0269092	Address	GASTONIA, NC 28056
Deed	2765 151	Last Transaction Date	08/24/2018
Plat		Subdivision	
Land Value	\$29,187	Improvement Value	\$62,472
Previous Parcel			Total Value \$91,659
-----All values for Tax Year 2024 -----			
Description	STORE/HWY 150 & 1222	Deed Acres	0.7
Address	1118 CONFEDERATE RD	Tax Acres	0.467
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement	CONVENIENCE STORE	Value	\$51,332
Main Sq Feet	856	Year Built	1985
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-S	0.47	LB34	0.47
Watershed		Sewer District	
	0.47		0.47
Census County		Tract	
109		070400	3001
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710362200	0.47



GMC

R-8

RHODES RHYNE RD

I-G

MIDTOWN DR

S GROVE STREET EXI

W NC 150 BYP

Lincoln ETJ

R-25

STILLVIEW LN

R-S

CONFEDERATE RD

R-S

County Zoning

County Residential District

R-S | Residential Suburban

County Business Districts

I-G | Industrial General



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

Parcel ID # 00420

- Property Location(s)

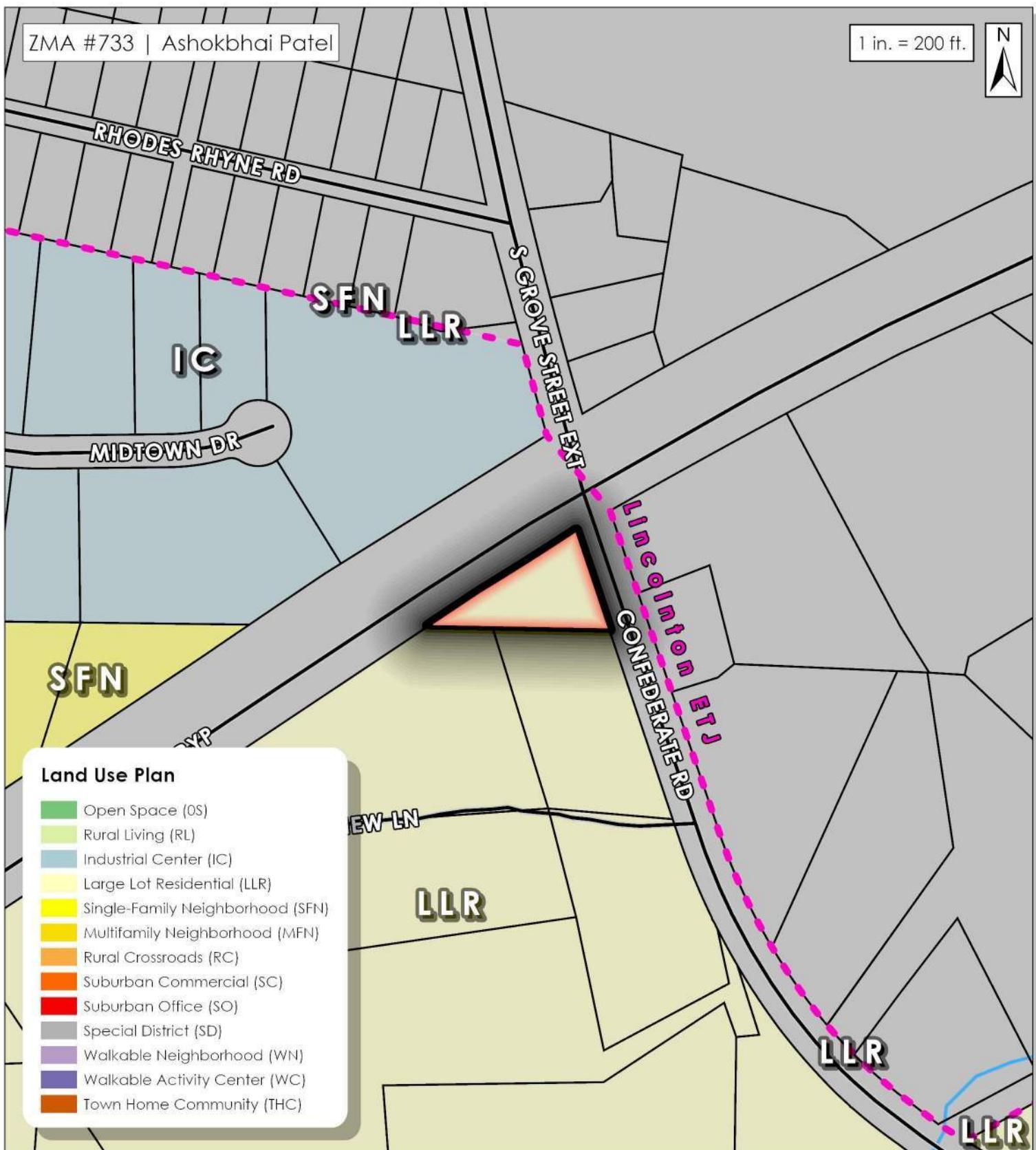
See Attached Application for Parcel Information

LOCATION MAP



1:1,000,000

Property Location(s)



Parcel ID # 00420

- Property Location(s)

See Attached Application for Parcel Information



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3rd Floor
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