



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua Grant, Division Manager

Date: November 12, 2024

Re: ZMA #743
Richard Reber, applicant
Parcel ID# 53512

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 2nd, 2024.

Request

The applicant is requesting the rezoning of 0.58 acres from R-T (Residential Transitional) to B-N (Neighborhood Business).

Site Area and Description

The subject property is located at 7778 N.C. 73 Highway in Catawba Springs Township approximately 1500 ft. east of Pilot Knob Rd. The property is adjoined by property zoned B-N (Neighborhood Business) and R-T (Residential Transitional). The subject property also lies within the Eastern Lincoln Development District (ELDD) overlay. Land uses in this area include business/commercial, and residential uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre. The property is in proximity (directly north and east) to other land use community types (Walkable Activity Center and Suburban Commercial) that are more commercial in nature some of which include existing business uses.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Additional Information

Permitted uses in current district

Single-family detached
Two-family house
Manufactured home Class A, B, C or E
Limited Civic and Recreational Uses

Permitted uses in proposed district

Fitness Gym
Artist Studio/Gallery (Special Use in ELDD)
Bank
Contractor's Office (Special Use in ELDD)
Microbrewery (Special Use in ELDD)
Office General
Medical Office
Restaurant-General (Special Use in ELDD**)
Restaurant Fast Food (Special Use in ELDD**)
Neighborhood Retail
General Retail (Special Use in ELDD**)
Neighborhood Service (Special Use in ELDD)
General Service (Special Use in ELDD**)
Veterinarian / Animal Hospital (Special Use **)

**Not an exhaustive list. Common uses or uses that would fit within the parcel in question.*

This parcel is located within the WS-IV Protected Area of the Catawba/Mountain Island Lake Watershed. Total impervious coverage for nonresidential uses is 36% without curb and gutter and 24% with curb and gutter.

Staff's Recommendation

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



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

Case No. **ZMA #743**
Applicant **Richard Reber**
Parcel ID# **53512**
Location **7778 N.C. 73 Hwy**
Proposed amendment **Rezone a 0.58-acre parcel from R-T (Residential Transitional) to B-N (Neighborhood Business).**

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 designated by the Future Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.

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

The property is adjoined by a parcel zoned B-N (Neighborhood Business) and is adjacent to other areas that are designated by the Future Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



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 Richard Reber

Applicant Address 7778 NC 73 Hwy, Stanley, NC 28164

Applicant Phone Number 704-236-6615

Property Owner's Name Richard Reber

Property Owner's Address 7977 Glen Abbey Cir, Stanley, NC 28164

Property Owner's Phone Number 704-236-6615

Part II

Property Location 7778 NC 73 HWY, Stanley, NC 28164

Property ID # (10 digits) 4602817675 Property Size .576 Acres

Parcel # (5 digits) 53512 Deed Book(s) 3351-741 Page(s)

Part III

Existing Zoning District ELDD R-T Proposed Zoning District B - N

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

This property served as both a single-family residence and a home-based business, with occasional client meetings being held in the home office. In addition to the 1,241 sq ft home, there are two small sheds on the lot for storage. The overall lot size is .58 acres.

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

The property would serve as the main office for a small financial advisory services company with only one employee. Most of our business is conducted remotely through phone and email, with occasional scheduled client visits. The exterior of the home will remain unchanged to maintain its residential look. However, rezoning would permit us to have proper signage and establish a designated office space.

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

Richard Reber
Applicant

10-15-2024
Date

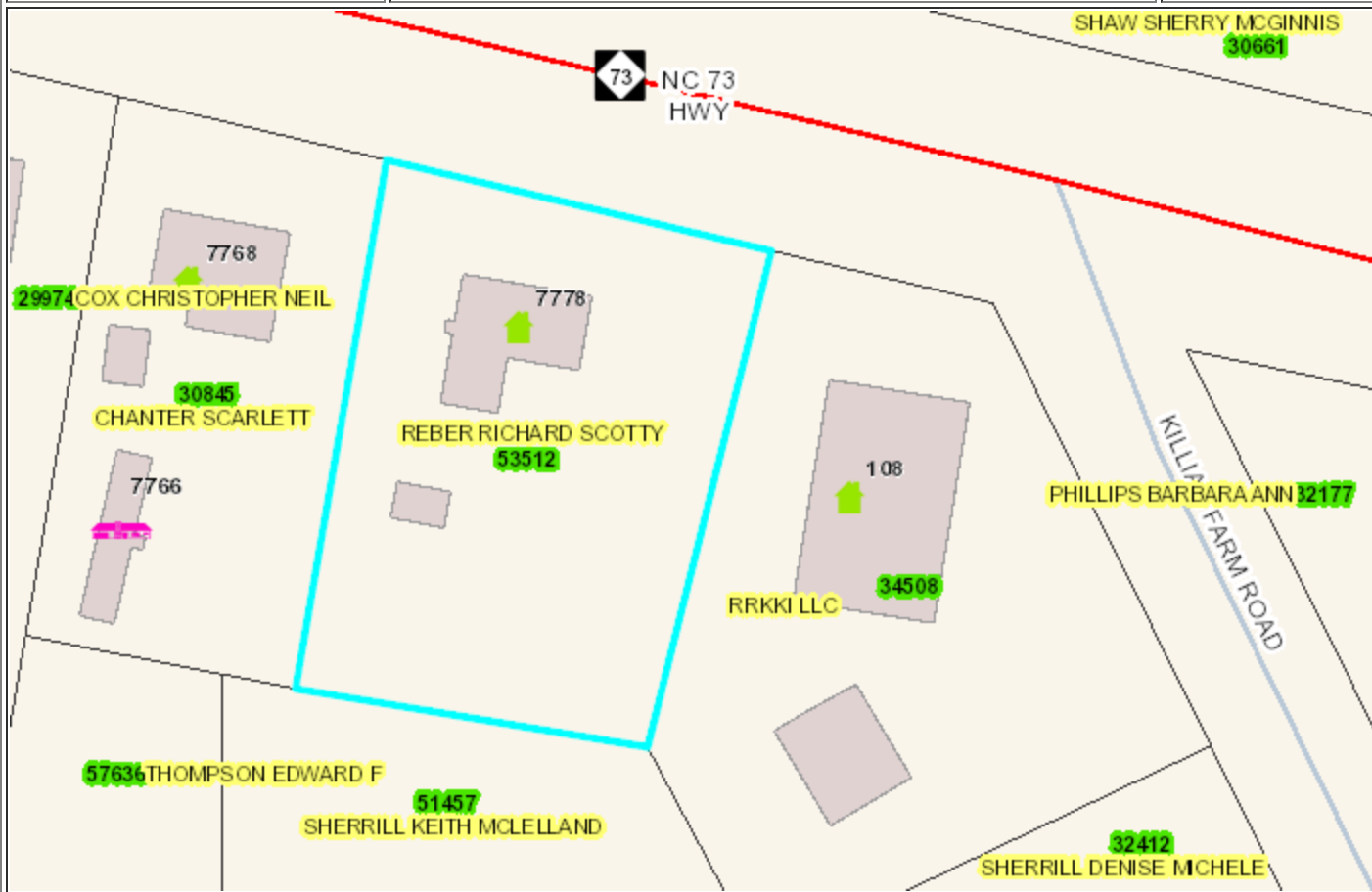


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 11/12/2024



Parcel ID	53512	Owner	REBER RICHARD SCOTTY REBER TONYA T	
Map	4602	Mailing	7778 NC HWY 73	
Account	0306443	Address	STANLEY, NC 28164	
Deed	3351 741	Last Transaction Date	09/11/2024	Sale Price \$310,000
Plat		Subdivision		Lot
Land Value	\$38,371	Improvement Value	\$235,698	Total Value \$274,069
Previous Parcel				

-----All values for Tax Year 2024 -----

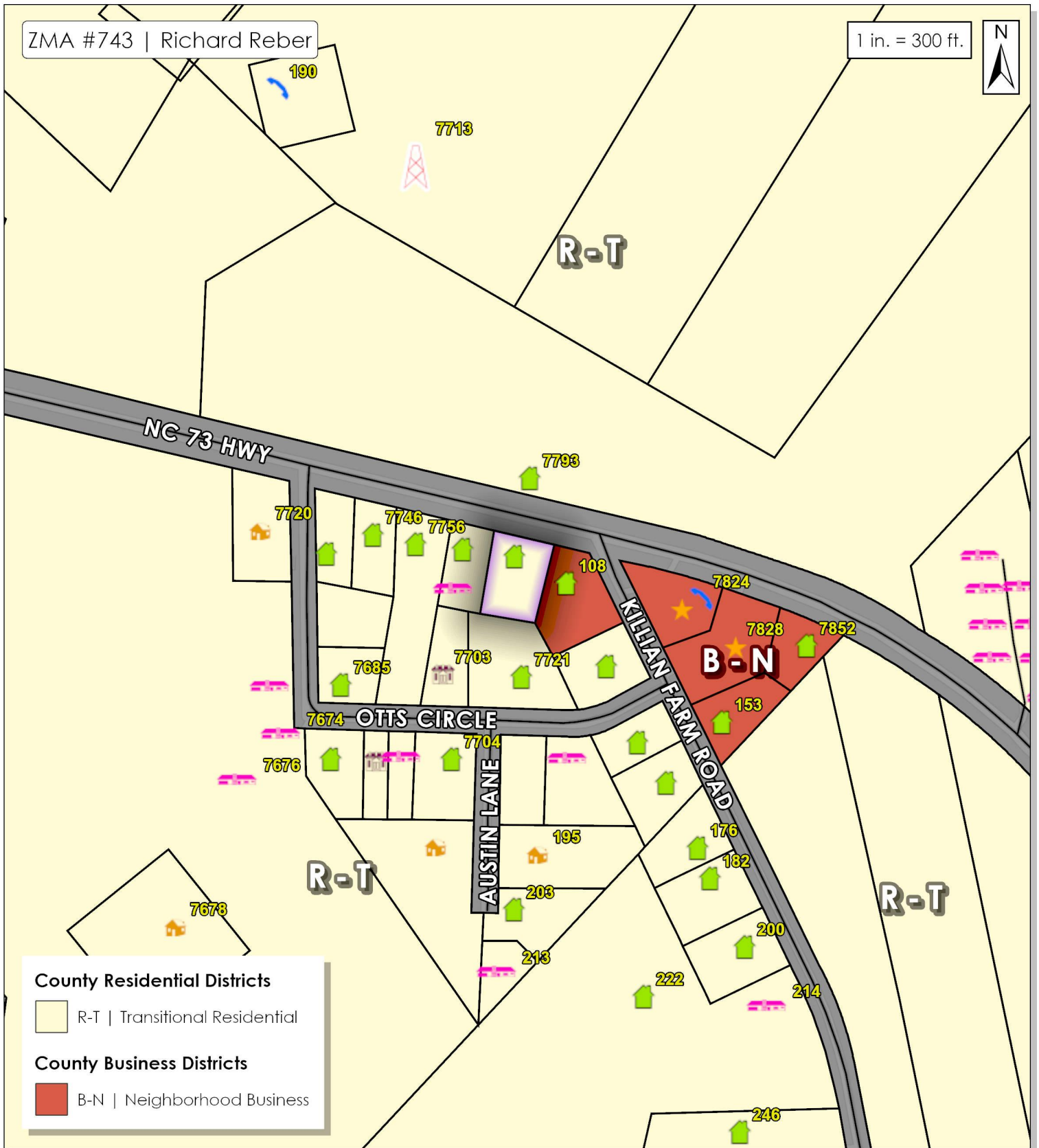
Description	OFF CIRCLE RD 1532		Deed Acres	0
Address	7778 NC 73 HWY		Tax Acres	0.576
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN	
Main Improvement	RANCH		Value	\$230,731
Main Sq Feet	1196	Stories	1	Year Built 1957

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-T		0.58	LW31	0.58

Watershed	0.58	Sewer District	0.58
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Census County	109	Tract	071102	Block	1002	0.58
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Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460200	0.58



County Residential Districts

 R-T | Transitional Residential

County Business Districts

 B-N | Neighborhood Business

Parcel ID # 53512

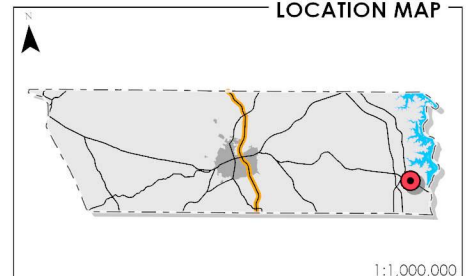
 - Property Location(s)

See Attached Application for Parcel Information

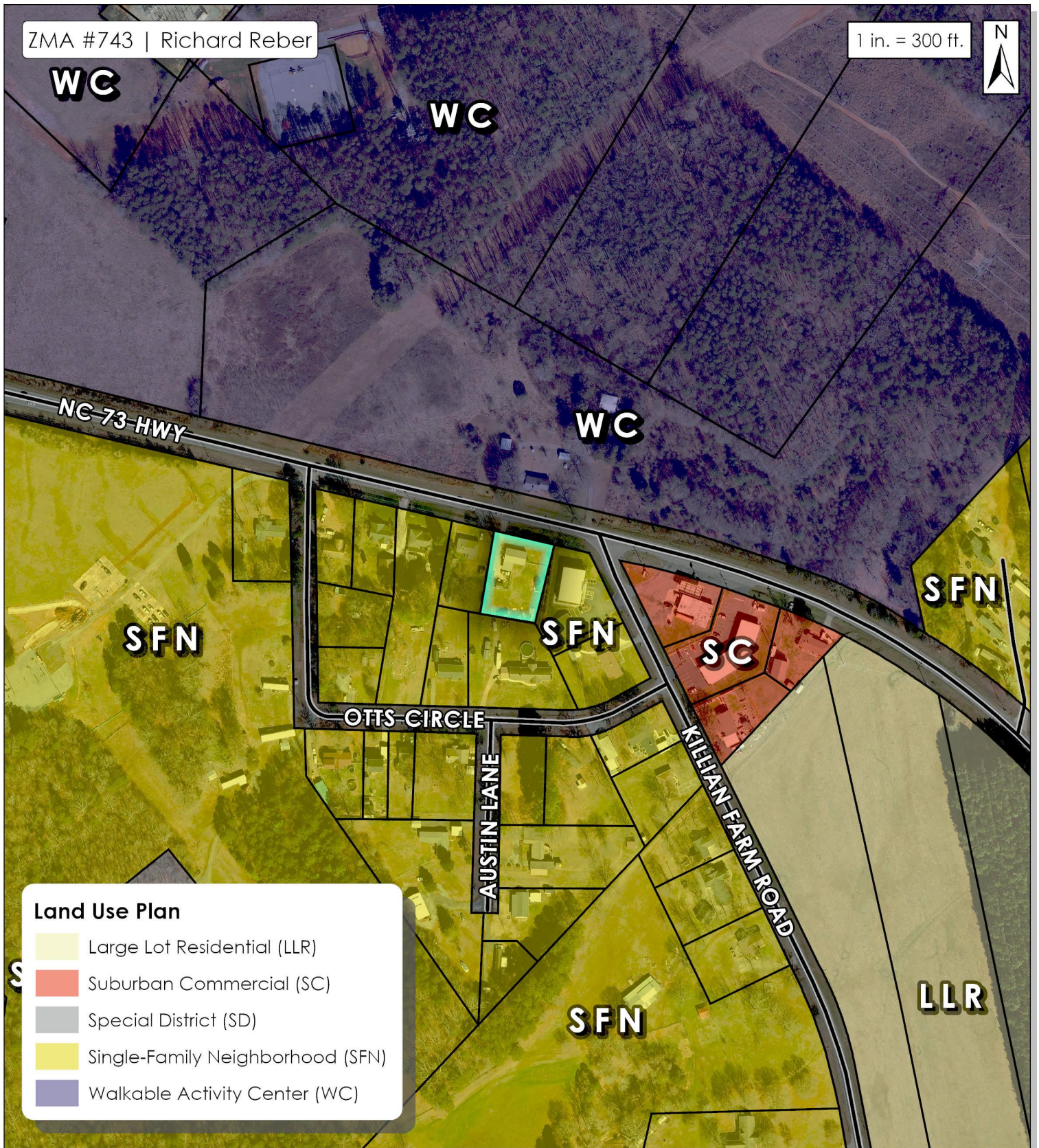


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



 Property Location(s)



Land Use Plan

- Large Lot Residential (LLR)
- Suburban Commercial (SC)
- Special District (SD)
- Single-Family Neighborhood (SFN)
- Walkable Activity Center (WC)

Parcel ID # 53512

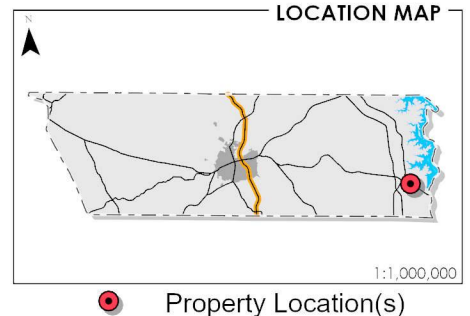
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LOCATION MAP



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