



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: August 30, 2011

Re: Zoning Map Amendment #589
Josh Kiser, applicant
Parcel ID# 71452

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 12, 2011.

Request

The applicant is requesting the rezoning of 0.92 acres from R-S (Residential Suburban) to B-G (General Business). If this request is approved, any of the uses listed as permitted in the B-G district in the Use Table of the Lincoln County Unified Development would be permitted.

Site Area & Description

This property is located on the south side of Hwy. 150 about 200 feet west of Quinlan Lane in Ironton Township. It is adjoined by property zoned R-S, B-N (Neighborhood Business) and CU B-G (Conditional Use General Business). This property is part of area designated by the Lincoln County Land Use Plan as Mixed Residential, suitable for single-family, multi-family and town home and patio home development.

Additional Information

Permitted uses

Under current R-S zoning: site-built or modular home, duplex.

Under requested B-G zoning: retail sales, offices, bank, restaurant, gas station, vehicle service, etc.

Adjoining zoning and uses

East: Zoned residential, residential use.

South: Zoned residential, vacant land.

West: Zoned residential, undeveloped school property.

North (opposite side of Hwy. 150): Zoned business, self-storage facility and dance studio.

Environmental

This property is not located in a water supply watershed. No portion of the property is located in a flood plain. The soil type is CeB2 (Cecil sandy loam, 2-8% slopes), which is well suited for building site development.

Traffic

The average daily traffic count on Hwy. 150 in this area is approximately 7,900 vehicles, according to 2009 figures.

Staff's Recommendation

Staff recommends disapproval. This property is not located in an area designated by the Land Use Plan as a business area. Strategy 6.1.1 of the Land Use Plan calls for focusing commercial development in nodes at strategically located areas and discourages additional "strip" development. (The nearest area designated for commercial development is the intersection of Hwy. 150 and Ivey Church Road about a half-mile to the west). No other properties on this side of Hwy. 150 in this area are zoned business.



Zoning Map Change Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

Part I

Applicant Name Josh Kiser

Applicant Address 2631 Ivey Church Rd. Lincolnton NC 28092

Applicant Phone Number 704-735-1158 / 704-530-8125

Property Owner's Name Josh Kiser

Property Owner's Address "Same As Above"

Property Owner's Phone Number "Same As Above"

Part II

Property Location E NC 150 Hwy next to "5528"

Property ID # (10 digits) _____ Property Size .922 Acres

Parcel # (5 digits) 71452 Deed Book(s) 938 Page(s) 771

Part III

Existing Zoning District R-5 Proposed Zoning District BG

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

NO STRUCTURES, GRASS LOT WITH DAVE

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

RETAIL SALES OF LANDSCAPE PRODUCTS (MULCH, DIRT, RICK, SAND)

PICKUP & DELIVERY

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)
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 Joshua C. Kiser

Date 7/6/11

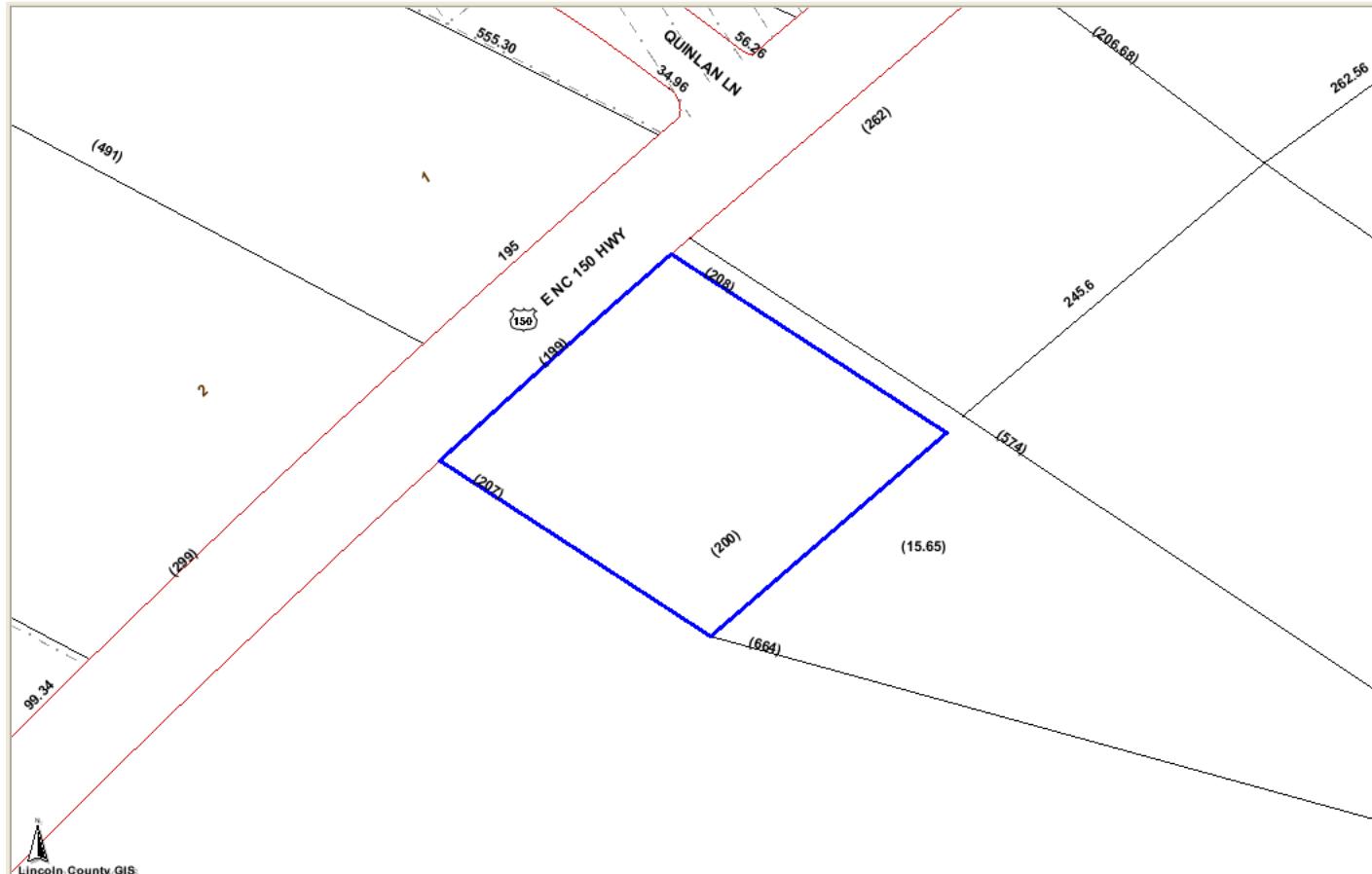
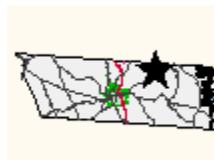


Lincoln County, NC

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: 8/2/2011 Scale: 1 Inch = 120 Feet



Lincoln County GIS

PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3665-77-6087

Parcel ID	71452	Owner	KISER JOSHUA CRAIG
Map	3665-02	Mailing	2631 IVEY CHURCH RD
Account	0114564	Address	LINCOLNTON NC 28092-7511
Deed	938-771	Recorded	4/19/1996
Land Value	\$24,025	Total Value	\$24,025
----- All values are for tax year 2011. -----			
Subdivision	Lot 1 SYLVIA POTTS BALLARD	Plat	G-478
Description	LOT #1 S P BALLARD SUB	Deed Acres	1.06
Address	E NC 150 HWY	Tax Acres	0.92
Township	IRONTON	Tax/Fire District	
Improvement		No Improvements	
Zoning		Calculated Acres	Calculated Acres
District		0.92	0.92
R-S			
Watershed Class		Voting Precinct	
Not in a watershed	0.92	PUMPKIN CENTER (PC22)	
2000 Census County		Sewer District	
37109		Not in the sewer district	
37109		Tract	Block
Flood	Zone Description	070900	1008
X	NO FLOOD HAZARD	070900	2008
		Panel	
		3664	0.92



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

Zoning Amendment

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **ZMA #589**

Applicant **Josh Kiser**

Parcel ID# **71452**

Location **south side of Hwy. 150, 200 feet west of Quinlan Lane**

Proposed amendment **Rezone from R-S to B-G**

This proposed amendment is

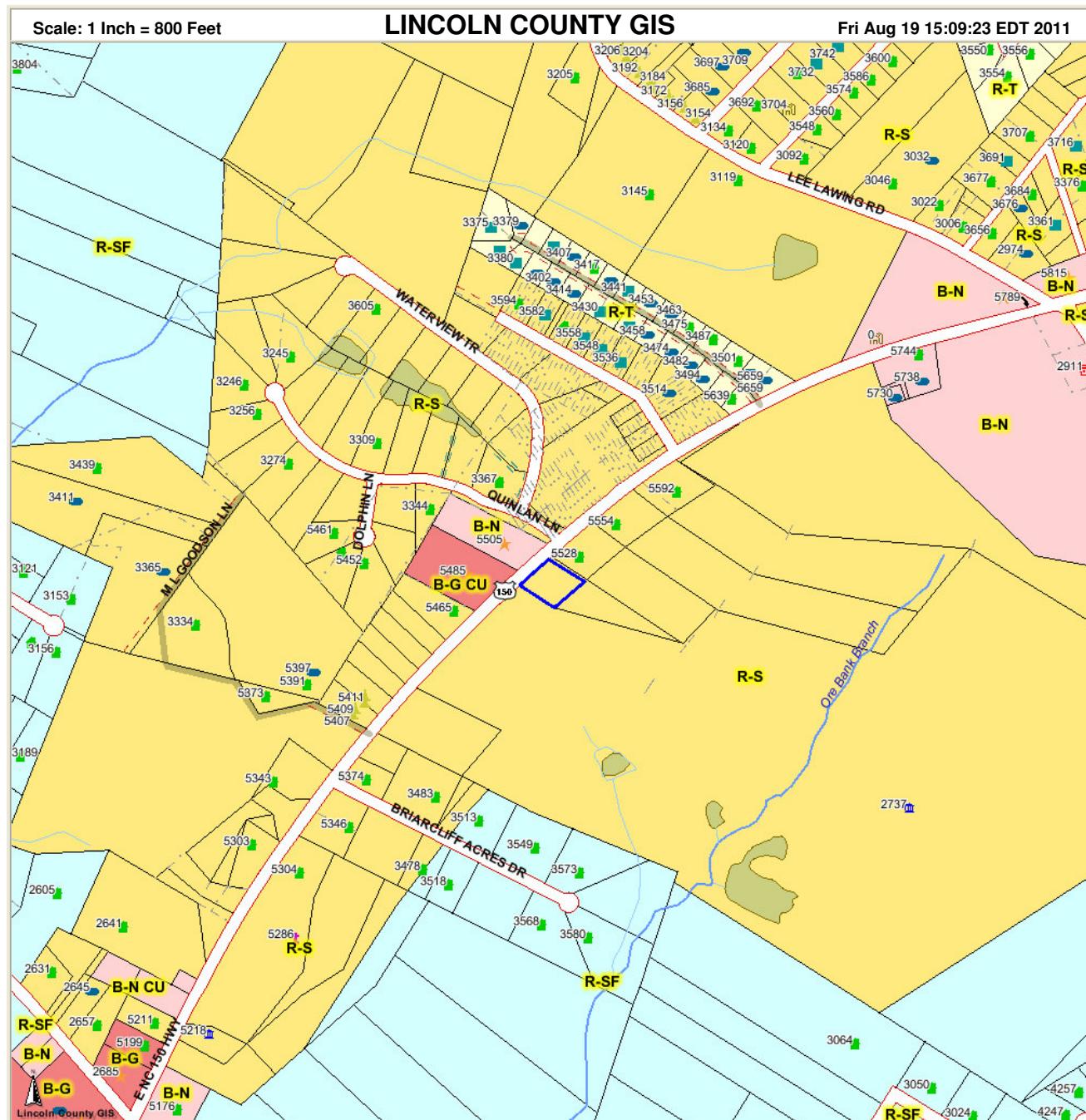
- consistent
- inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

- reasonable and in the public interest
- not reasonable and not in the public interest

in that:



Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower

Mobile Home Space

- UnAddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Map Features
- Road Easement
- Conflict Line
- Major Rivers, Creeks (cont)

Creeks

- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions
- City of Lincolnton
- ETJ (cont)

Town of Maiden Zoning Districts

- ELDD
- B-G
- B-N
- I-G
- L-I
- P-MU
- PD-C
- PD-I
- PD-MU
- PD-R
- ETJ (cont)
- R-CR
- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-SF
- R-T
- C-B
- CBT
- G-B
- GMC
- N-B (cont)

O-I

- P-B
- R-10
- R-15
- R-25
- R-8
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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