



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: May 18, 2012

Re: Zoning Map Amendment #596
Bill Beam, applicant
Parcel ID# 10733

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 7, 2012.

Proposal

The applicant is requesting the rezoning of a 1.0-acre lot from B-N (Neighborhood Business) to R-S (Residential Suburban). This property contains a building that had once been used as a vehicle service garage but now serves as a tractor shed.

Site Area & Description

This property is located at 997 NC 274 Hwy., on the east side of N.C. 274 about 800 feet south of the Wehunt Store Road intersection, in North Brook Township. It is surrounded by property zoned R-S. Land uses in this area are predominantly residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses and limited commercial uses that are suited for and blend in well with rural environments.

Additional Information

Permitted uses

Under current zoning: retail sales, office, vehicle service (with issuance of conditional use permit), etc.

Under requested zoning: residential, place of worship.

Adjoining zoning and uses

East: Zoned R-S, residential and agricultural uses.

South: Zoned R-S, residential use (applicant's residence).

West (opposite side of N.C. 274): Zoned R-S, fire station and agricultural use.

North: Zoned R-S, agricultural use.

Staff's Recommendation

Staff recommends approval. This property is surrounded by property zoned R-S.



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

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704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #596**

Applicant **Bill Beam**

Parcel ID# **10733**

Location **997 NC 274 Hwy. (Parcel ID# 10733)**

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

This proposed amendment **is 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 Land Use Plan as Rural Preservation, suitable for low-density residential uses.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is surrounded by property zoned R-S. There are no other properties zoned business in this immediate area.**



Zoning Map Amendment 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 Bill Beaman

Applicant Address 1015 Hwy 274 Cherryville 28021

Applicant Phone Number 704 473 7368

Property Owner's Name Same as above

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location 997 NC 274 Hwy

Property ID # (10 digits) 2674-11-9102 Property Size 1.1

Parcel # (5 digits) 10733 Deed Book(s) 1134 Page(s) 741

Part III

Existing Zoning District B-N Proposed Zoning District R-5

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

tractor shed

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

This property has not been used as a business since 1980 longer

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.

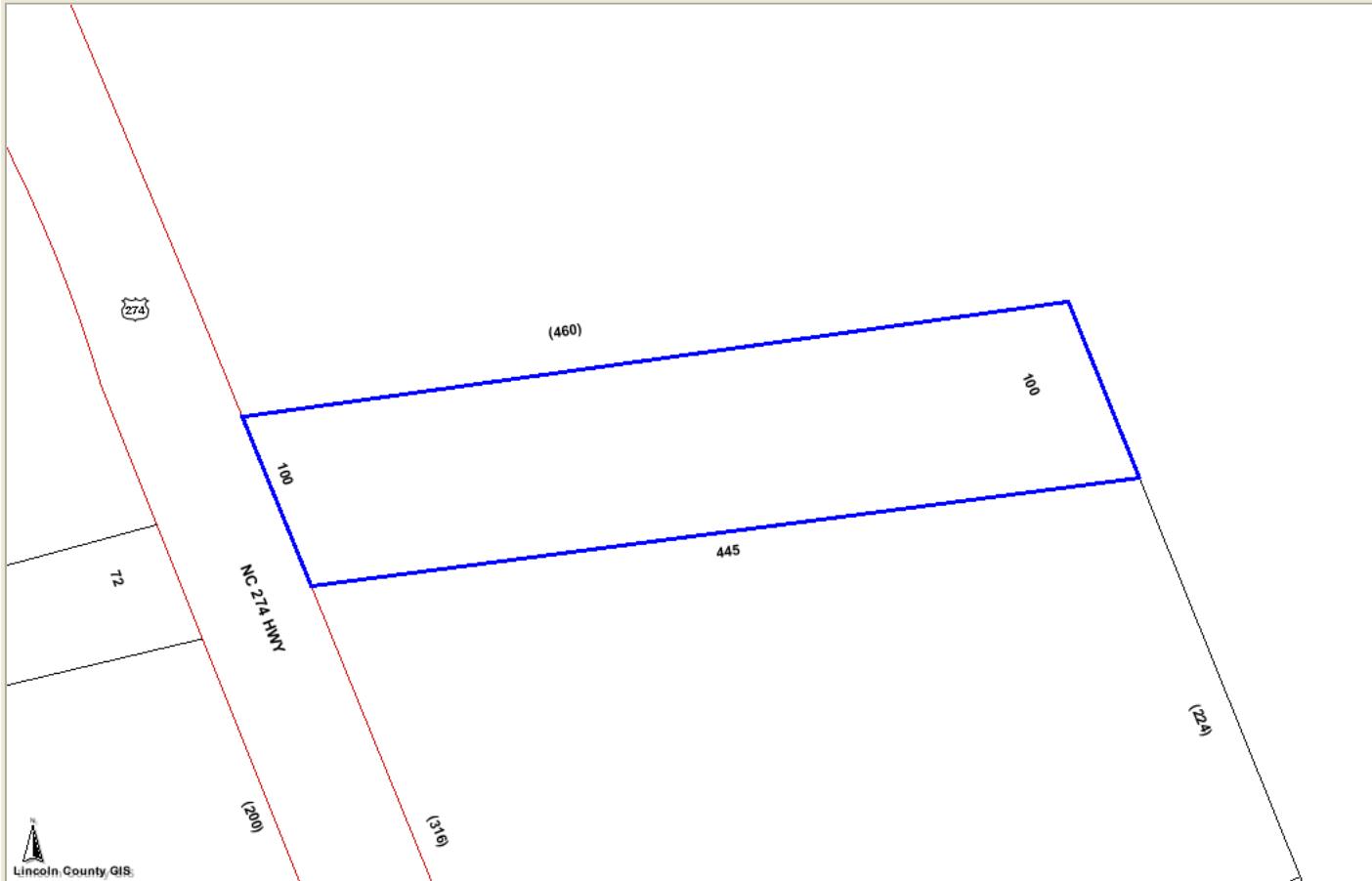
Bill Beaman
Applicant

4-10-2012
Date

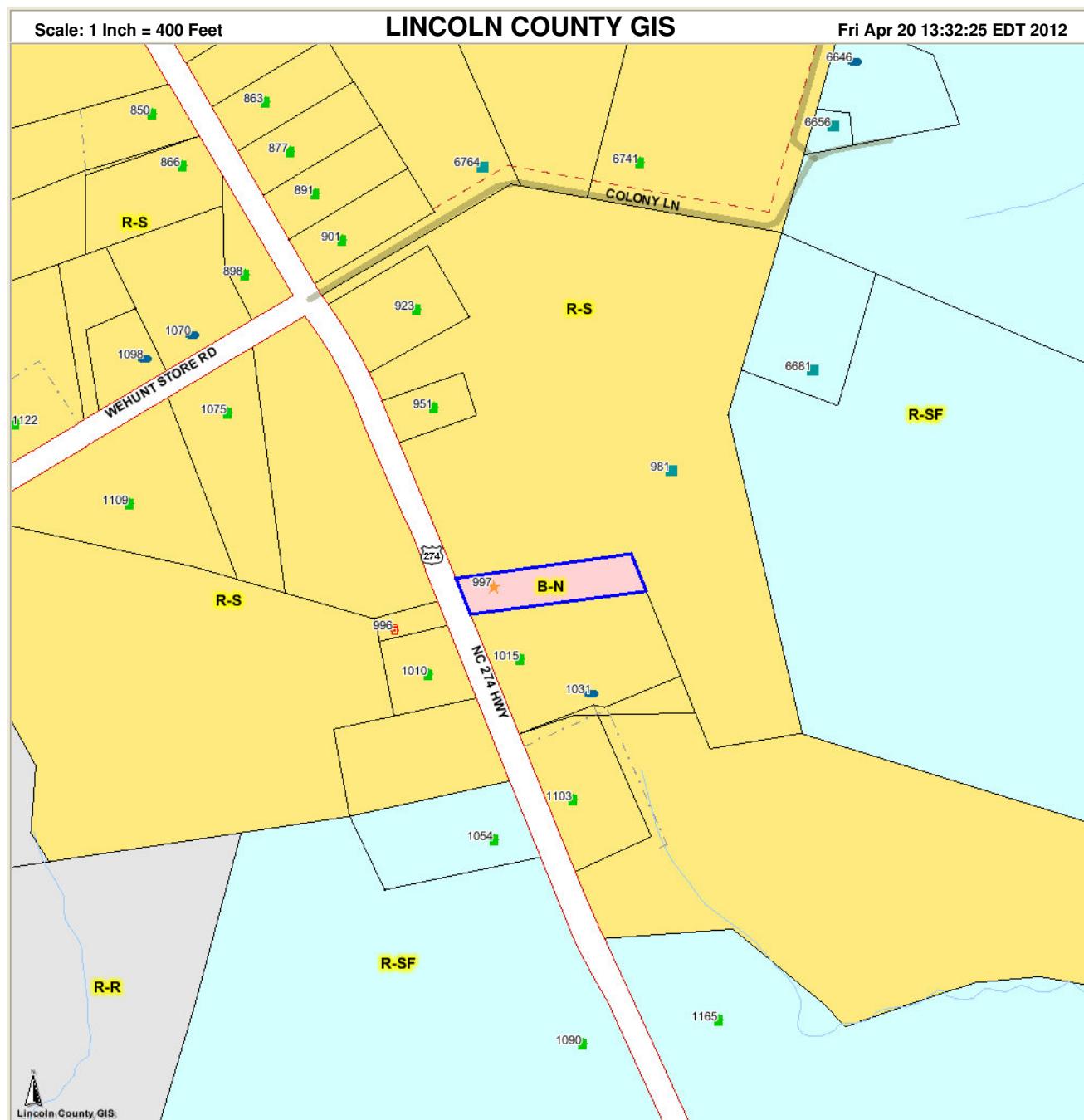


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
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 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 4/20/2012 Scale: 1 Inch = 100 Feet



PHOTOS		PARCEL INFORMATION FOR 2674-11-9102								
		Parcel ID 10733 Owner BEAM WILLIAM S BEAM DEBBIE H Map 2674-00 Mailing Address 1015 HWY 274 Account 00822 Recorded 9/23/1999 Sale Price 0 Deed 1136-741 Total Value \$52,410 Previous Parcel Land Value \$29,460								
----- All values are for tax year 2012. -----										
Description GARAGE BLDG. RD 274 Address 997 NC 274 HWY Township NORTH BROOK				Tax/Fire District Deed Acres 1.1 Tax Acres 0.98 Value \$22,950						
Main Improvement Main Sq Feet 2088		Service Garage Stories 1 Year Built 1960								
Zoning District B-N		Calculated Acres 0.98		Voting Precinct NORTH BROOK (NB01)		Calculated Acres 0.98				
Watershed Class WS-IIIP WS-IIP		0.04 0.94		Sewer District Not in the sewer district		0.98				
2000 Census County 37109				Tract 070500		Block 2010		0.98		
Flood X		Zone Description NO FLOOD HAZARD		Panel 3710266400		0.98				



Structures	<input type="checkbox"/> Mobile Home Space	<input type="checkbox"/> Creeks	<input type="checkbox"/> Town of Maiden	<input type="checkbox"/> R-CR	<input type="checkbox"/> O-I
<input type="checkbox"/> Outbuilding	<input type="checkbox"/> UnAddressed Mobile Home	<input type="checkbox"/> Interior Lot Line	<input type="checkbox"/> Zoning Districts	<input type="checkbox"/> R-14	<input type="checkbox"/> P-B
<input type="checkbox"/> Site-built Home	<input type="checkbox"/> Child Facility	<input type="checkbox"/> Drainage Easement	<input type="checkbox"/> ELDD	<input type="checkbox"/> R-20	<input type="checkbox"/> R-10
<input type="checkbox"/> Business	<input type="checkbox"/> Home Site	<input type="checkbox"/> Utility Easement	<input type="checkbox"/> B-G	<input type="checkbox"/> R-MF	<input type="checkbox"/> R-15
<input type="checkbox"/> Industry	<input type="checkbox"/> County Boundaries	<input type="checkbox"/> Right-of-Ways	<input type="checkbox"/> B-N	<input type="checkbox"/> R-MR	<input type="checkbox"/> R-25
<input type="checkbox"/> Utility Service	<input type="checkbox"/> Roads	<input type="checkbox"/> Roads	<input type="checkbox"/> I-G	<input type="checkbox"/> R-R	<input type="checkbox"/> R-8
<input type="checkbox"/> Church	<input type="checkbox"/> County Line	<input type="checkbox"/> Railroads	<input type="checkbox"/> I-L	<input type="checkbox"/> R-S	<input type="checkbox"/> RMF
<input type="checkbox"/> Government, School	<input type="checkbox"/> Township Line	<input type="checkbox"/> Public Walkway	<input type="checkbox"/> P-MU	<input type="checkbox"/> R-SF	<input type="checkbox"/> R-O
<input type="checkbox"/> Fire Department	<input type="checkbox"/> Map Features	<input type="checkbox"/> Parcels	<input type="checkbox"/> PD-C	<input type="checkbox"/> R-T	<input type="checkbox"/> O-R
<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Road Easement	<input type="checkbox"/> Private Roads	<input type="checkbox"/> PD-I	<input type="checkbox"/> C-B	<input type="checkbox"/> ROS
<input type="checkbox"/> Apartment, Condominium	<input type="checkbox"/> Conflict Line	<input type="checkbox"/> City Jurisdictions	<input type="checkbox"/> PD-MU	<input type="checkbox"/> CBT	<input type="checkbox"/> B-C
<input type="checkbox"/> Manufactured Home	<input type="checkbox"/> Major Rivers, Creeks (cont)	<input type="checkbox"/> City of Lincolnton	<input type="checkbox"/> PD-R	<input type="checkbox"/> G-B	<input type="checkbox"/> Lake Norman
<input type="checkbox"/> Cellular Tower (cont)		<input type="checkbox"/> ETJ (cont)	<input type="checkbox"/> P-R (cont)	<input type="checkbox"/> GMC	
			<input type="checkbox"/> N-B (cont)		

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