



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

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: January 17, 2014

Re: Zoning Map Amendment #606
Pure Waterman, LLC, applicant
Parcel ID# 25459 and 25460

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 3, 2014.

Request

The applicant is requesting the rezoning of 0.78 acre from R-T (Transitional Residential) to O-R (Office Residential). Office Residential is a new district that was established by the Unified Development Ordinance "to accommodate modest-scale professional occupations, along with mixed residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses."

Site Area & Description

The property is 3813 NC 73 Hwy., on the north side of N.C. 73 about 800 feet east of Amity Church Road. It is surrounded by property zoned R-T. Properties zoned B-N (Neighborhood Business) are located nearby. Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designates the area around the intersection of N.C. 73 and Amity Church Road as Neighborhood Business, appropriate for small-scale retail and service establishments.

Additional Information

Permitted uses

Under current zoning: single-family home, duplex, church.

Under requested zoning: office, bank, office with upper-story residential.

Adjoining zoning and uses

East: zoned R-T, residence.

South (opposite side of N.C. 73): zoned R-T, undeveloped lots.

West: zoned R-T, farmland with residence.

North: zoned R-T, undeveloped property.

Traffic

The average daily traffic count on N.C. 73 in this area is approximately 10,000 vehicles, according to 2010 figures.

Planning Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #606**

Applicant **Pure Waterman, LLC**

Parcel ID# **25459 and 25460**

Location **3813 NC 73 Hwy.**

Proposed amendment **Rezone from R-T to O-R**

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

This property is located at the perimeter of an area designated by the Land Use Plan as Neighborhood Business, appropriate for small-scale retail and service establishments.

This proposed amendment **is reasonable and in the public interest** in that:

This property is located close to properties that are zoned business. O-R zoning will largely limit the use of this property to an office.



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 Pure Waterman LLC d/b/a Quality Water of the Carolinas

Applicant Address 4325 Highway 16 N, P.O. Box 631, Denver NC 28057

Applicant Phone Number (704) 942-6948

Property Owner's Name Natasha Davison

Property Owner's Address 560 Northbrook II School Road, Vale NC

Property Owner's Phone Number 828. 244 - 9710

Part II

Property Location 3813 Highway 73, IRON STATION NC
3673-36-8588

Property ID # (10 digits) 3673-36-8435 Property Size .92 Acres

Parcel # (5 digits) 25459 & 25460 Deed Book(s) 1803 Page(s) 161

Part III

Existing Zoning District RT Proposed Zoning District OR

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

Now used as residence, now vacant; 1 single family residence & detached garage are located on property.

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

Office to coordinate off premises sales & service for applicant's business.

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

Kenneth Talmadge (Member)

11-27-13

Date



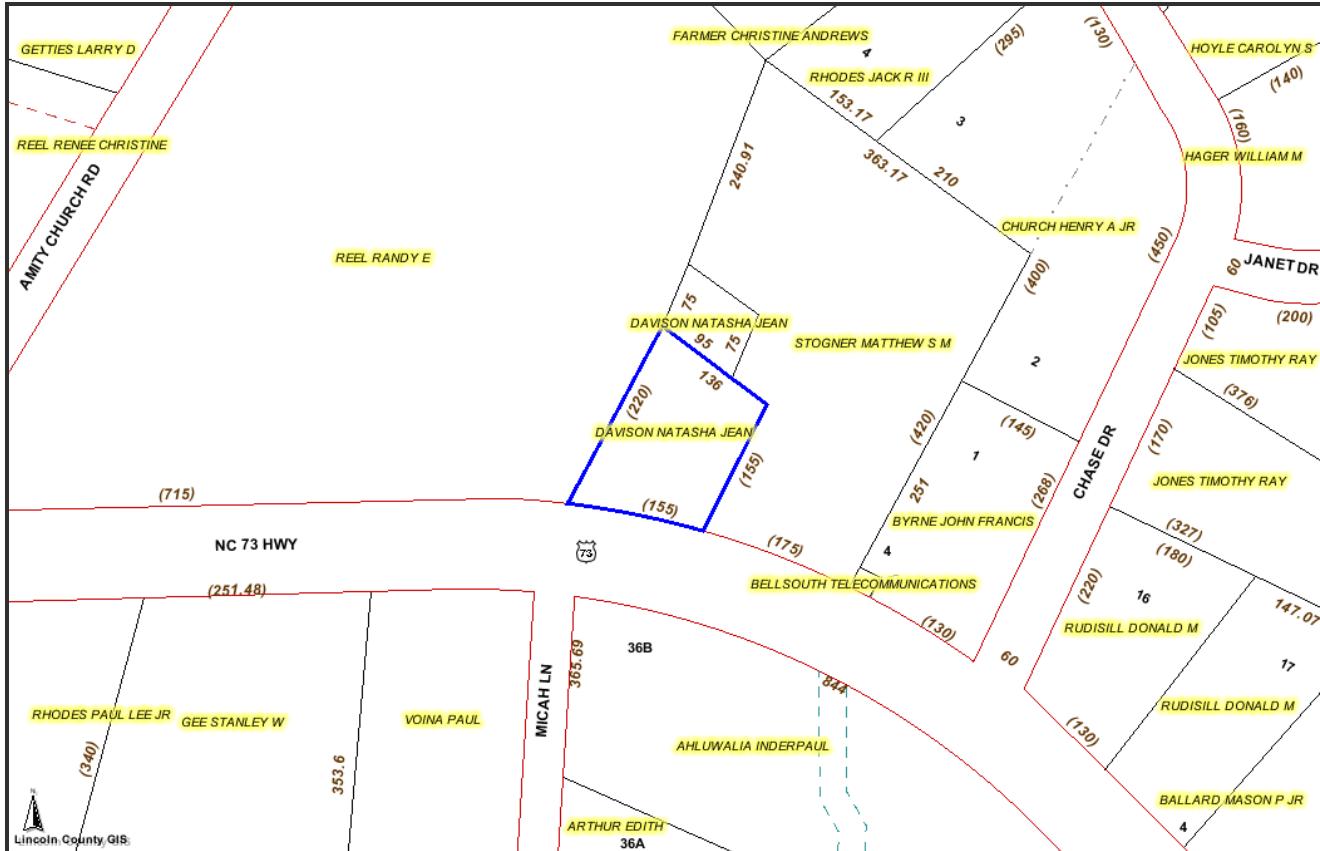
Lincoln County, NC

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: 12/19/2013 Scale: 1 Inch = 200 Feet



PHOTOS	
	25459

PARCEL INFORMATION FOR 3673-36-8435							
Parcel ID	25459	Owner	DAVISON NATASHA JEAN				
Map	3673-01	Mailing	3813 HIGHWAY 73				
Account	0145391	Address	IRON STATION NC 28080-7712				
Deed	1803-161	Recorded	4/7/2006	Sale Price	\$104,000		
Land Value	\$27,000	Total Value	\$89,874	Previous Parcel			
----- All values are for tax year 2013. -----							
Description	REEL LD HMST RD 73			Deed Acres	0.72		
Address	3813 NC 73 HWY			Tax Acres	0.62		
Township	IRONTON			Tax/Fire District	PUMPKIN CENTER		
Main Improvement		RANCH		Value	\$62,874		
Main Sq Feet	1204	Stories					
1 Year Built	1960						
Zoning District	Calculated Acres	Voting Precinct		Calculated Acres			
R-T	0.63	ORE BANK (OB21)		0.63			
Watershed Class		Sewer District					
Not in a watershed	0.63	Not in the sewer district					
2000 Census County		Tract		Block			
37109		070900	3024				
Flood X	Zone Description	Panel					
	NO FLOOD HAZARD	3710366200					

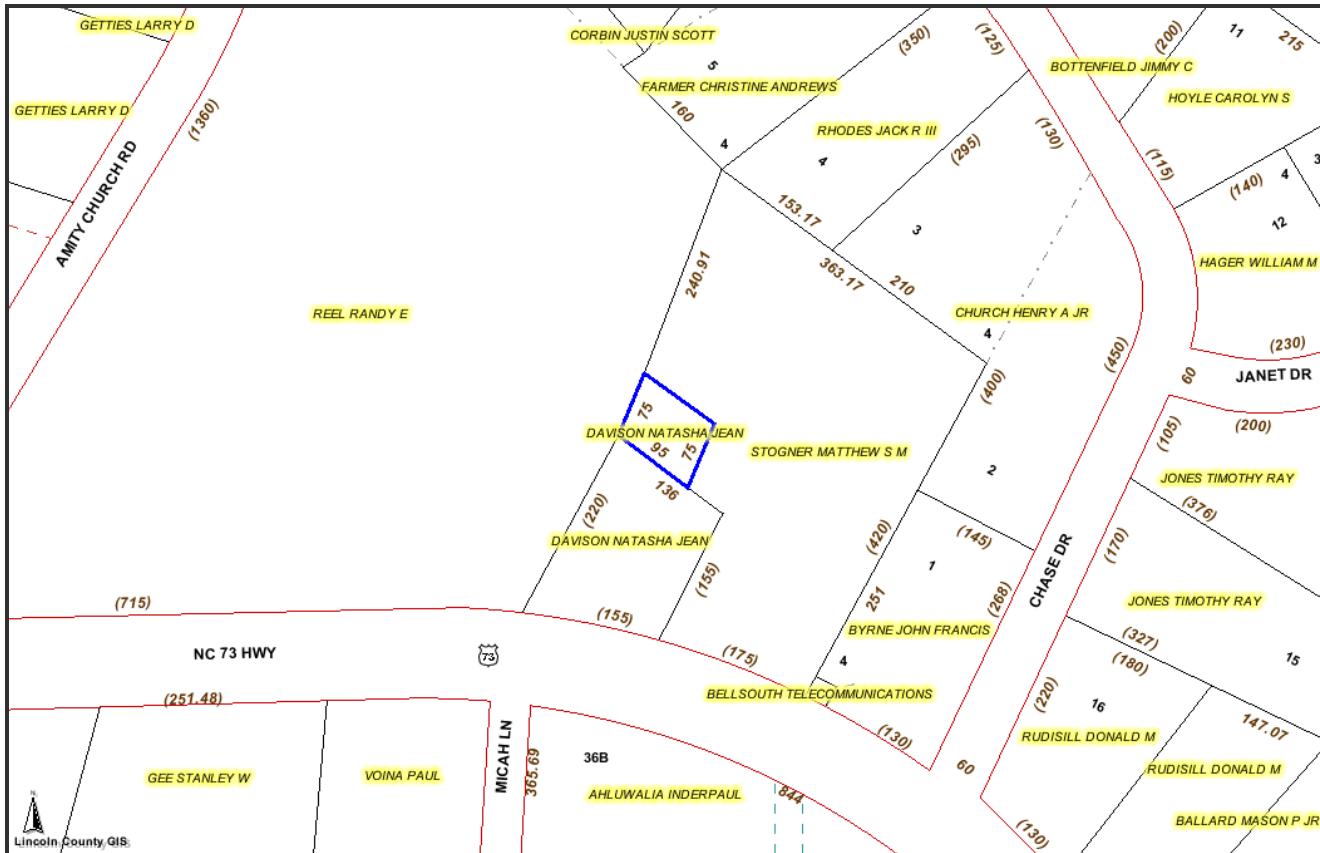


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Date: 12/19/2013 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 3673-36-8588						
 Photo Not Available		Parcel ID	25460	Owner	DAVIDSON NATASHA JEAN			
		Map	3673-01	Mailing	3813 HIGHWAY 73			
		Account	0145391	Address	IRON STATION NC 28080-7712			
		Deed	1803-161	Recorded	4/7/2006	Sale Price	\$104,000	Previous Parcel
		Land Value	\$893	Total Value	\$9,654			
----- All values are for tax year 2013. -----								
		Description	JONES LAND RD 73			Deed Acres	0.2	
		Address	NC 73 HWY			Tax Acres	0.16	
		Township	IRONTON		Tax/Fire District	PUMPKIN CENTER		
		Main Improvement		FRAME GARAGE		Value	\$8,761	
		Main Sq Feet	576	Stories	0	Year Built	1990	
		Zoning District		Calculated Acres		Voting Precinct	Calculated Acres	
		R-T		0.16		ORE BANK (OB21)	0.16	
		Watershed Class	Not in a watershed			Sewer District	0.16	
		2000 Census County	37109			Not in the sewer district	0.16	
		Flood	X	Zone Description	NO FLOOD HAZARD	Tract	070900	Block
						Panel	3710366200	

