



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 16, 2015

Re: Zoning Map Amendment #613
Danny Dellinger, applicant
Parcel ID# 15122

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 2, 2015.

Request

The applicant is requesting the rezoning of a 1.5-acre parcel from B-N (Neighborhood Business) to R-S (Residential Suburban) in order to build a home on the lot.

Site Area & Description

This property is located on the south side of West Old NC 150 Hwy. about 1,000 feet west of Saint Marks Church Road in Howards Creek Township. It is adjoined by property zoned B-N and R-S. Land uses in this area include residential, business and institutional. This property is located in an area designated by the Lincoln County Land Use Plan as Suburban Residential.

Additional Information

Adjoining zoning and uses

East: zoned B-N, store.

South: zoned R-S, undeveloped tract.

West: zoned R-S, residence.

North (opposite side of Old NC 150): zoned R-S, residences.

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 #613**

Applicant **Danny Dellinger**

Parcel ID# **15122**

Location **West Old NC 150 Hwy.**

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 part of an area designated by the Land Use Plan as Suburban Residential, where residential development is encouraged.

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

This property is located in an area that is primarily residential. It is adjoined by property zoned R-S. The rezoning will permit a home to be built on the property.



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 Charley B. Dellinger / Danny Dellinger

Applicant Address PO Box 25 Crouse

Applicant Phone Number 704-530-3387 - 704-530-8387

Property Owner's Name Charley Dellinger

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location W. Old NC 150 Hwy

Property ID # (10 digits) 3611-25-1584 Property Size 1.51 Acres

Parcel # (5 digits) 15122 Deed Book(s) 1318-884 Page(s) _____

Part III

Existing Zoning District B-N Proposed Zoning District Residential

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

Vacant Lot

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

Wanting to build a home on the
Property.

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.

Danny Dellinger (POA)
Applicant
Charley Dellinger

11/14/14
Date

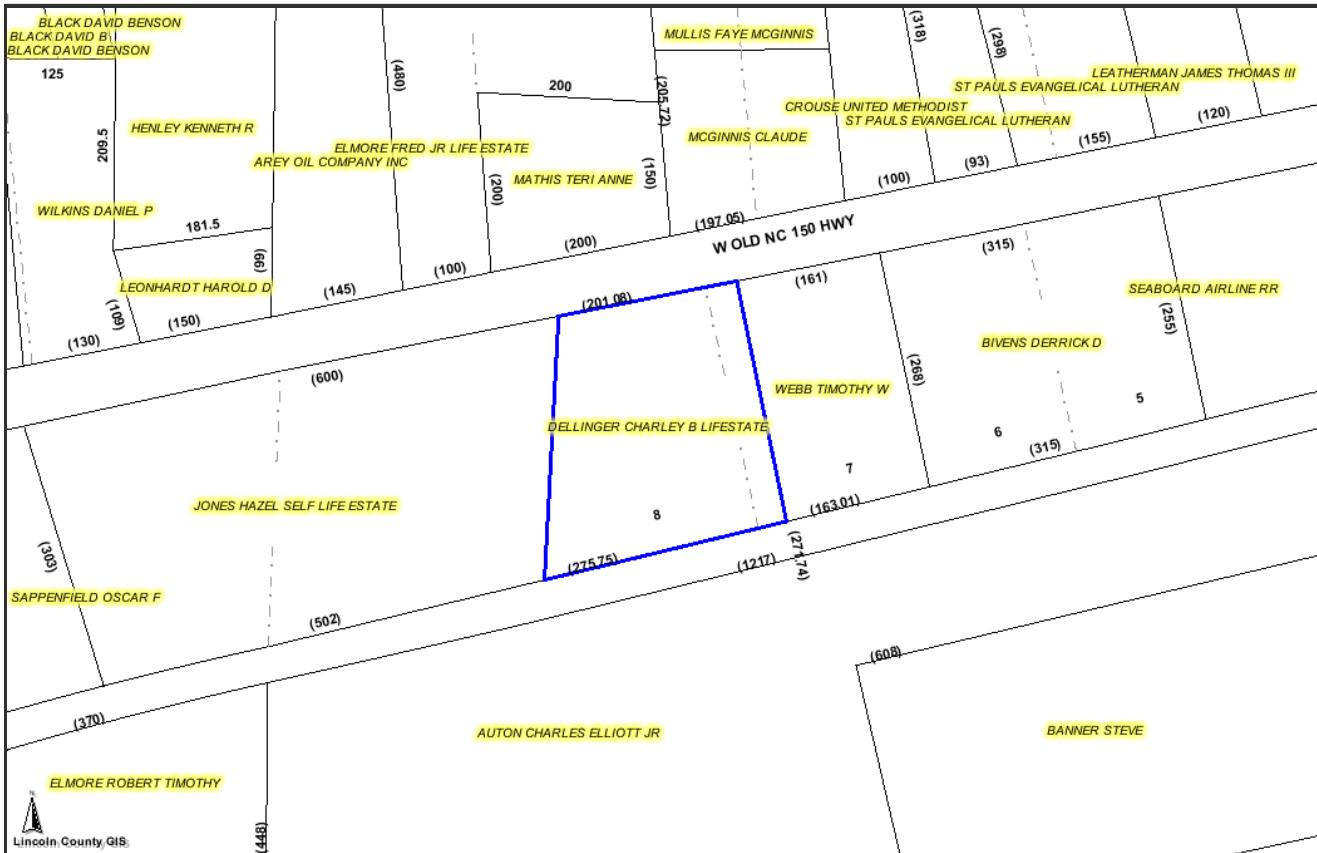


Lincoln County, NC

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: 12/16/2014 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 3611-25-1584				
 Photo Not Available		Parcel ID	15122	Owner	DELLINGER CHARLEY B LIFESTATE DELLINGER BEATRICE WATTS LIFES C/O DANNY DELLINGER PO BOX 202 CROUSE NC 28033	
Map Account	3611-01 0157168	Mailing Address		Recorded 2/14/2002	Sale Price Previous Parcel	0
Deed Land Value	1318-884 \$58,617	Calculated Total Value	\$58,617	Deed Acres Tax Acres	0	1.51
Description Address Township	VACANT LAND HWY 150W W OLD NC 150 HWY HOWARDS CREEK			CROUSE		
Improvement				Tax/Fire District No Improvements		
Zoning District B-N		Calculated Acres 1.51		Voting Precinct CROUSE (CR06)	Calculated Acres 1.51	
Watershed Class WS-IVP		1.51		Sewer District Not in the sewer district	1.51	
2000 Census County 37109 37109				Tract 070400	Block 2018	0.04
Flood X	Zone Description NO FLOOD HAZARD			070400	3028	1.47
				Panel 3710361100		1.51

