



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: March 20, 2015

Re: Zoning Map Amendment #617
Patricia Fea, applicant
Parcel ID# 24095 and portions of 24094 and 24092

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 6, 2015.

Request

The applicant is requesting the rezoning of 1.75 acres from CU B-N (Conditional Use Neighborhood Business) to R-S (Residential Suburban). This property was rezoned from R-S to CU B-N in 2007 in a parallel conditional use rezoning (PCUR #155) to permit a catering hall and formal garden for hosting weddings, reunions and other events, but the approved development plan has not been carried out. The owner of the property is requesting the rezoning to return the property to a residential classification.

Site Area & Description

The property is located on the west side of N.C. 150 about 600 feet north of Ivey Church Road in Ironton Township. It is adjoined on all sides by property zoned R-S. Land uses in this area include residential, business and institutional. County water is available at this location. The Lincoln County Land Use designates the area within approximately 300 feet of the N.C. 150/Ivey Church Road intersection as Neighborhood Business and the surrounding area as Suburban Residential. This property is located approximately 600 feet from the intersection.

Additional Information

Adjoining zoning and uses

East (opposite side of N.C. 150): zoned R-S, church property.

South: zoned R-S, residence.

West: zoned R-S, residence.

North: zoned R-S, residence.

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 #617**
Applicant **Patricia Fea**
Parcel ID# **24095 and portions of 24094 and 24092**
Location **west side of N.C. 150 about 600 feet north of Ivey Church Road**
Proposed amendment **rezone from CU 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 residential.

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

This property is adjoined on all sides by property zoned residential. It had been rezoned for a specific project that did not materialize. It is being rezoned back to what it was zoned previously.



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 Patricia Fea

Applicant Address 2641 Ivey Church Rd., Lincolnton, NC 28092

Applicant Phone Number 704-641-6051 cell

Property Owner's Name Patricia Fea

Property Owner's Address 2641 Ivey Church Rd., Lincolnton, NC 28092

Property Owner's Phone Number 704-641-6051 cell

Part II

Property Location 2641 Ivey Church Rd., Lincolnton, NC

Property ID # (10 digits) 3665-55-7021
3665-55-4193 Property Size 1.75 acres 28092
3665-55-6385

Parcel # (5 digits) 24095 Deed Book(s) 1790-487 Page(s) 24094, 24092

Part III

Existing Zoning District CU-B-N Proposed Zoning District R-S

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

undeveloped

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

Return property to residential zoning.

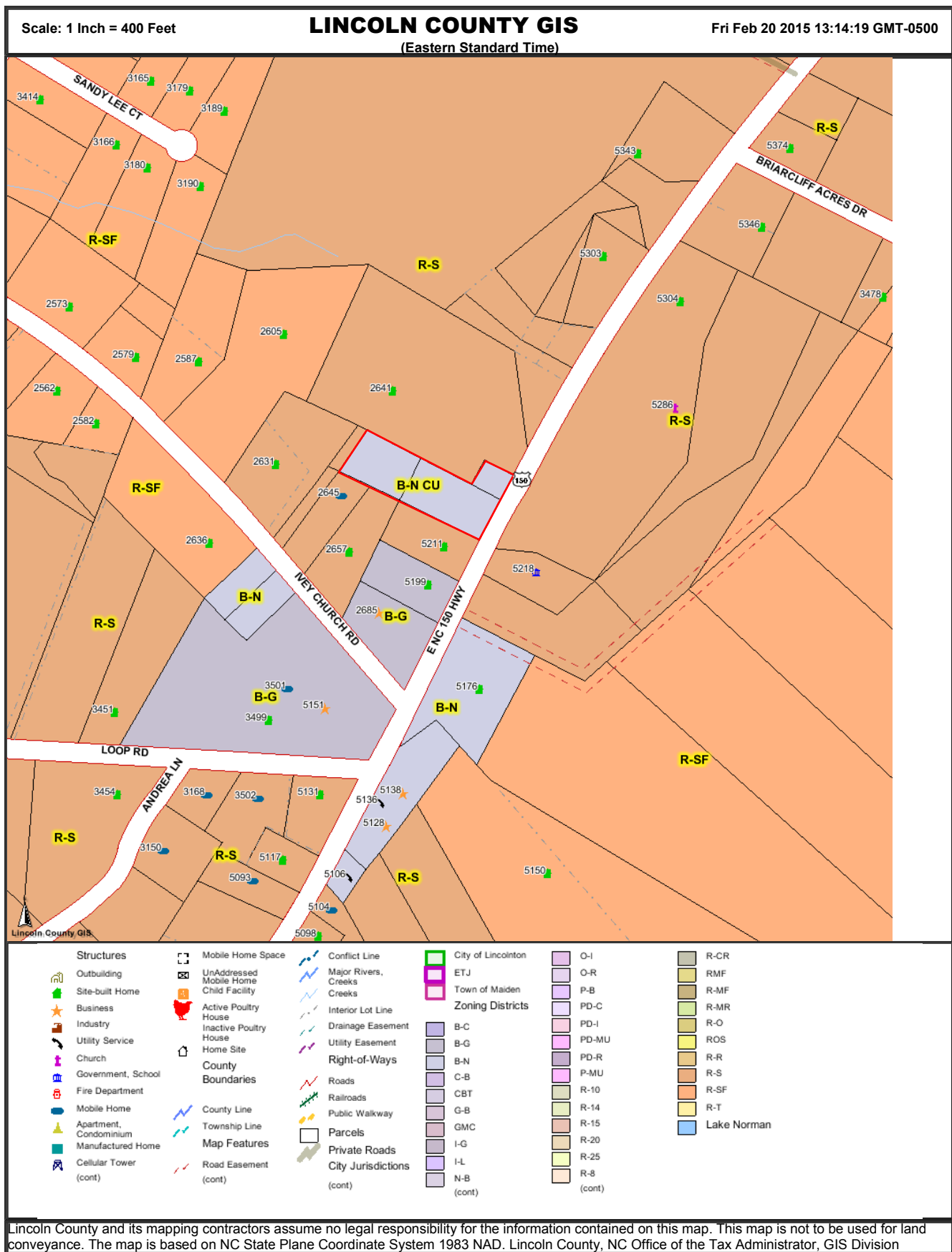
APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)

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.

Patricia K. Fea
Applicant

2/18/15
Date

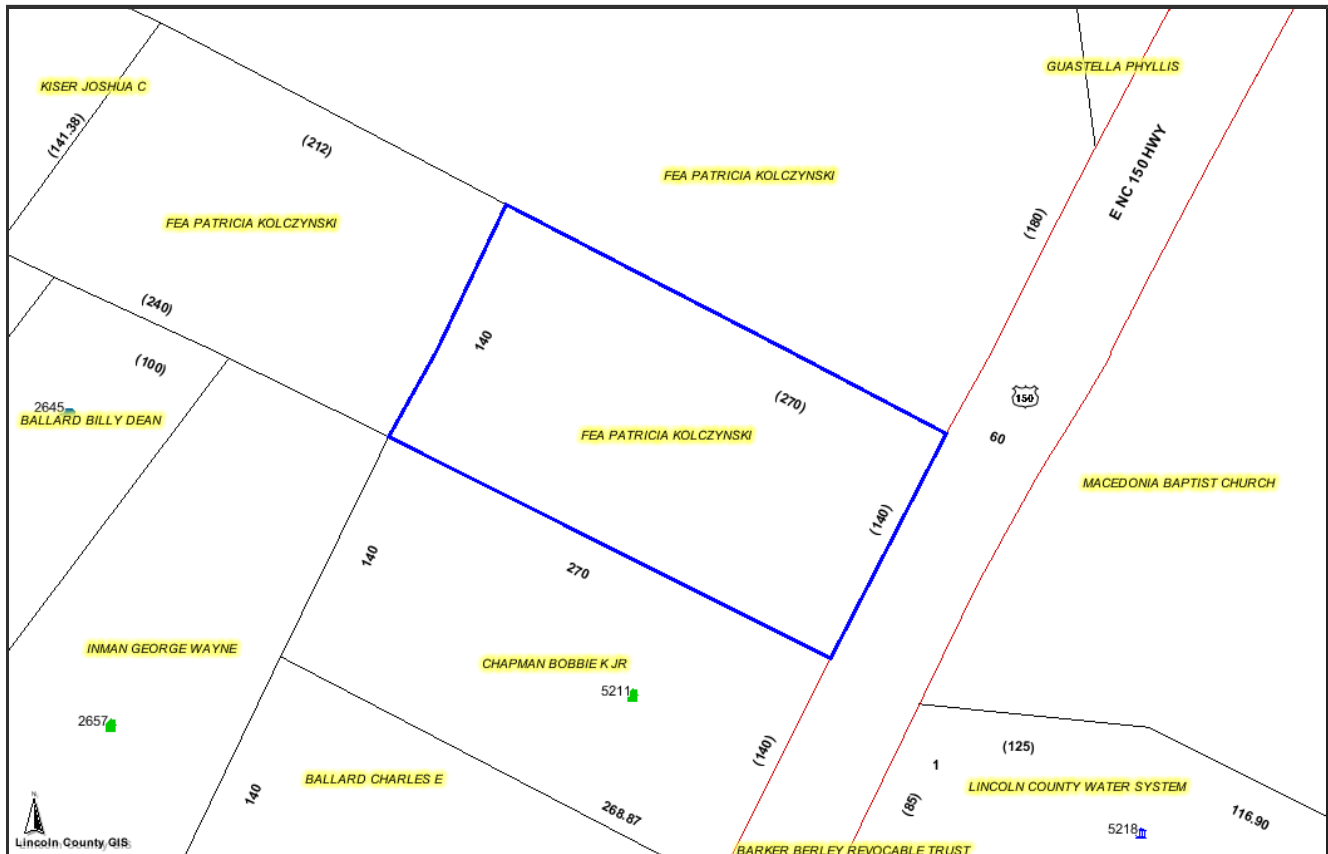




Lincoln County, NC

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: 2/20/2015 Scale: 1 Inch = 100 Feet



PHOTOS



Photo Not Available

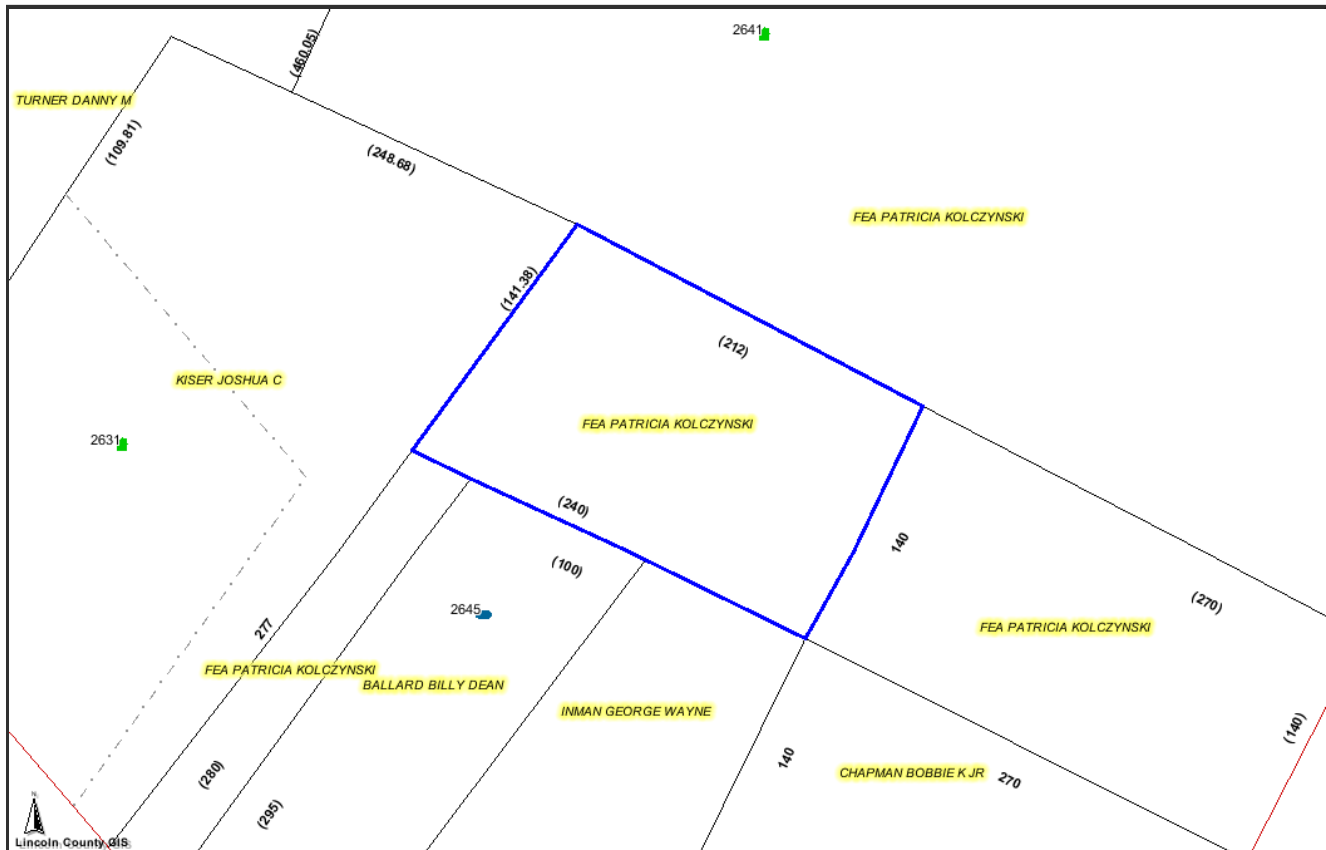
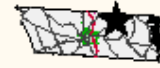
PARCEL INFORMATION FOR 3665-55-7021

Parcel ID	24095	Owner	FEA PATRICIA KOLCZYNSKI
Map	3665-02	Mailing	2641 IVEY CHURCH RD
Account	0075288	Address	LINCOLNTON NC 28092
Deed	1790-487	Recorded	2/28/2006
Land Value	\$29,109	Total Value	\$29,109
----- All values are for tax year 2014. -----			
Description	GUITON LAND RD150		Sale Price
Address	E NC 150 HWY		\$585,000
Township	IRONTON		Previous Parcel
Improvement	No Improvements		
Zoning	Calculated	Voting Precinct	Calculated Acres
District	Acres	PUMPKIN CENTER (PC22)	0.89
B-N CU	0.89		
Watershed Class		Sewer District	
Not in a watershed	0.89	Not in the sewer district	0.89
2000 Census County		Tract	Block
37109		070900	1008
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710366400	0.89



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PHOTOS



Photo Not Available

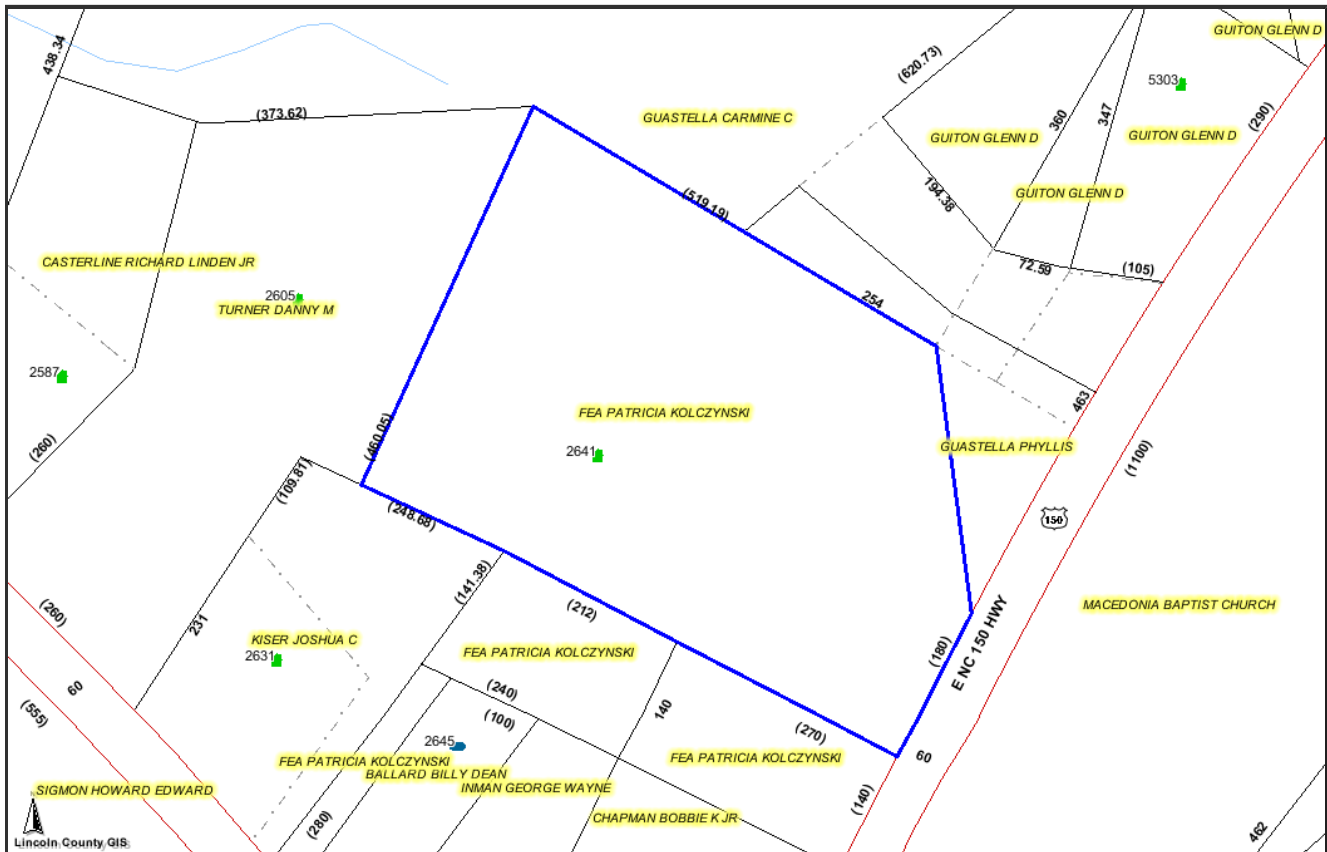
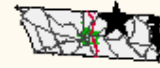
PARCEL INFORMATION FOR 3665-55-4193

Parcel ID	24094	Owner	FEA PATRICIA KOLCZYNSKI
Map	3665-02	Mailing	2641 IVEY CHURCH RD
Account	0075288	Address	LINCOLNTON NC 28092
Deed	1790-487	Recorded	2/28/2006
Land Value	\$19,112	Total Value	\$19,112
----- All values are for tax year 2014. -----			
Description	GUITON LD RD150	Sale Price	\$585,000
Address	IVEY CHURCH RD	Previous Parcel	
Township	IRONTON	Deed Acres	0.68
Improvement	No Improvements	Tax Acres	0.78
Zoning		Tax/Fire District	PUMPKIN CENTER
District		Improvement	No Improvements
Calculated Acres		Voting Precinct	PUMPKIN CENTER (PC22)
B-N CU	0.66	Calculated Acres	0.78
R-S	0.12		
Watershed Class		Sewer District	Not in the sewer district
Not in a watershed	0.78		0.78
2000 Census County		Tract	070900
37109		Block	1008
Flood		Panel	3710366400
X	Zone Description		
	NO FLOOD HAZARD		0.78



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Date: 2/20/2015 Scale: 1 Inch = 200 Feet



PHOTOS



PARCEL INFORMATION FOR 3665-55-6385

Parcel ID	24092	Owner	FEA PATRICIA KOLCZYNSKI	
Map	3665-02	Mailing	2641 IVEY CHURCH RD	
Account	0075288	Address	LINCOLNTON NC 28092	
Deed	1790-487	Recorded	2/28/2006	Sale Price \$585,000
Land Value	\$70,027	Total Value	\$481,066	Previous Parcel
----- All values are for tax year 2014. -----				
Description	GUITON LAND RD150		Deed Acres	6.1
Address	2641 IVEY CHURCH RD		Tax Acres	6.27
Township	IRON TON		Tax/Fire District	PUMPKIN CENTER
Main Improvement	BED & BREAKFAST		Value	\$362,149
Main Sq Feet	3394	Stories	1.57	Year Built 1997
Finished Basement	2162			
Zoning		Calculated Acres	Voting Precinct	Calculated Acres
District			PUMPKIN CENTER (PC22)	6.27
R-S		6.08		
B-N CU		0.2		
Watershed Class			Sewer District	
Not in a watershed		6.27	Not in the sewer district	6.27
2000 Census County			Tract	Block
37109			070900	1008
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710366400	6.27