



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.



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 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

3665-55-7021

Property ID # (10 digits)

3665-55-4193

Property Size

1.75 acres

28092

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-5

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.

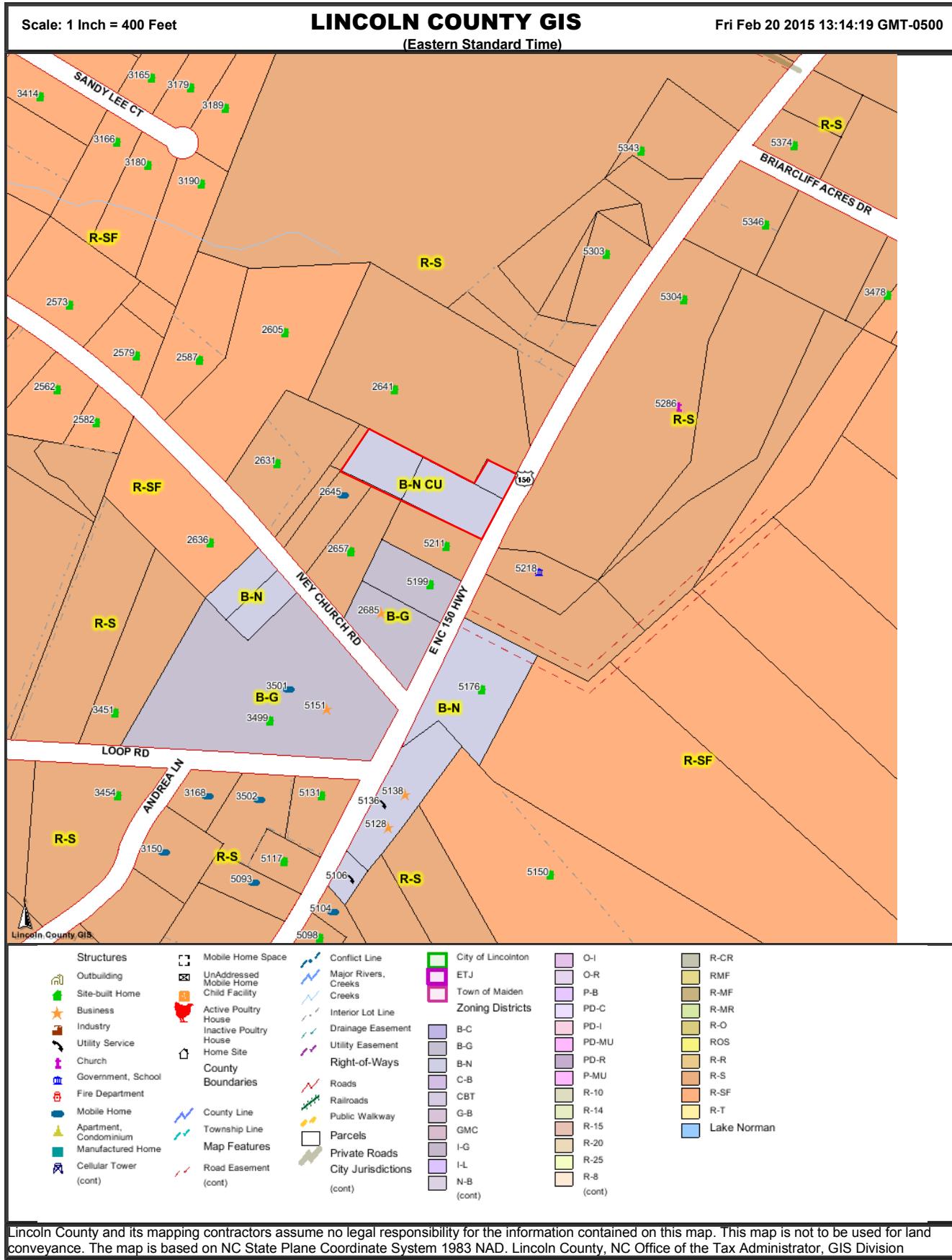
I hereby certify that all of the information provided for this application and attachments is true and correct
to the best of my knowledge

Patricia K. Fea

Applicant

2/18/15

Date





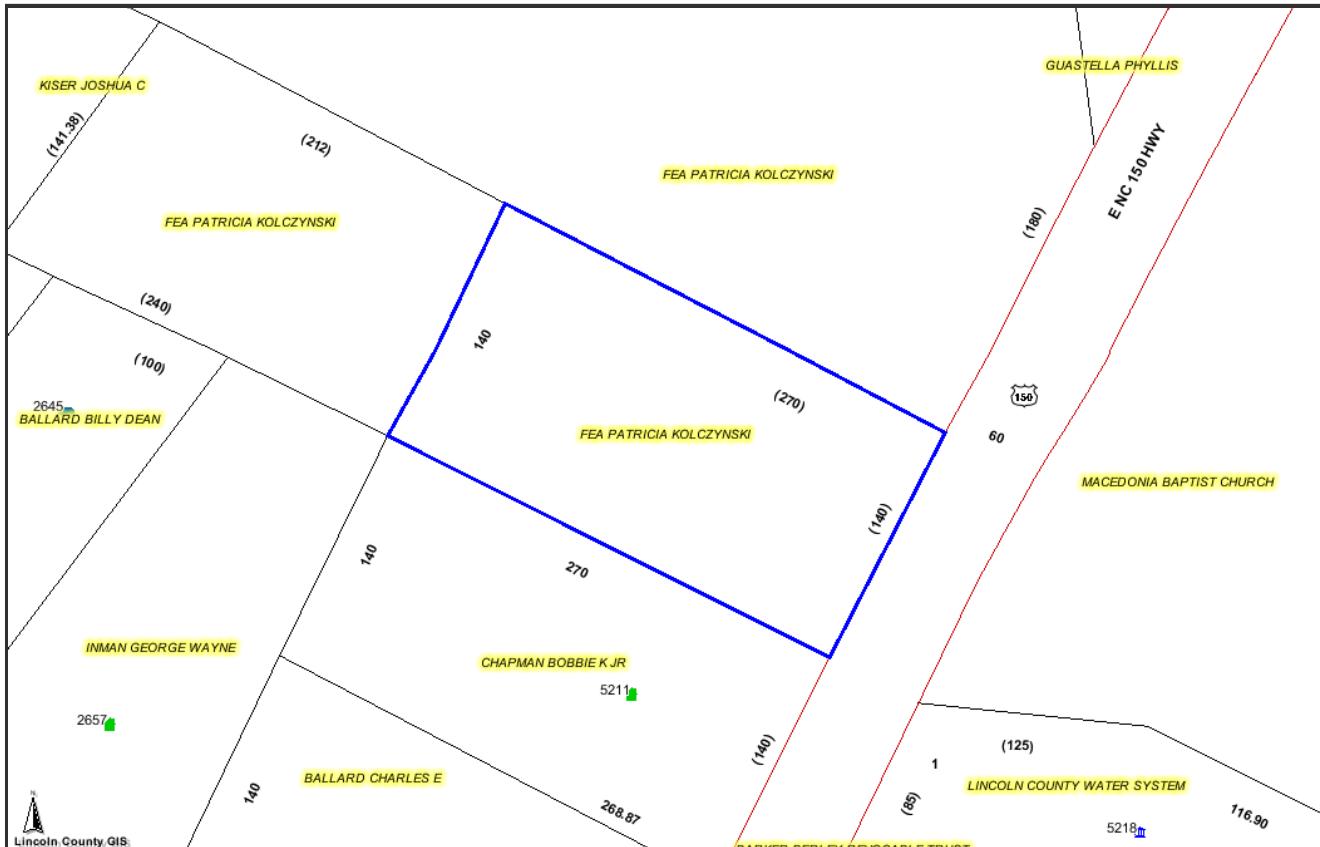
Lincoln County, NC

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		PARCEL INFORMATION FOR 3665-55-7021							
 Photo Not Available		Parcel ID	24095	Owner	FEA PATRICIA KOLCZYNSKI				
		Map	3665-02	Mailing Address	2641 IVEY CHURCH RD LINCOLNTON NC 28092				
		Account	0075288	Recorded	2/28/2006	Sale Price	\$585,000		
		Deed	1790-487	Total Value	\$29,109	Previous Parcel			
		Land Value	\$29,109	----- All values are for tax year 2014. -----					
		Description	GUITON LAND RD150			Deed Acres	0.86		
		Address	E NC 150 HWY			Tax Acres	0.89		
		Township	IRONTON				PUMPKIN CENTER		
		Improvement				Tax/Fire District			
		Zoning District		Calculated Acres		No Improvements			
		B-N CU		0.89					
		Watershed Class				Voting Precinct			
		Not in a watershed				PUMPKIN CENTER (PC22)			
		2000 Census County				Sewer District			
		37109				Not in the sewer district			
		Flood		Tract		Block			
		X	NO FLOOD HAZARD	070900	1008				
						Panel			
						3710366400			

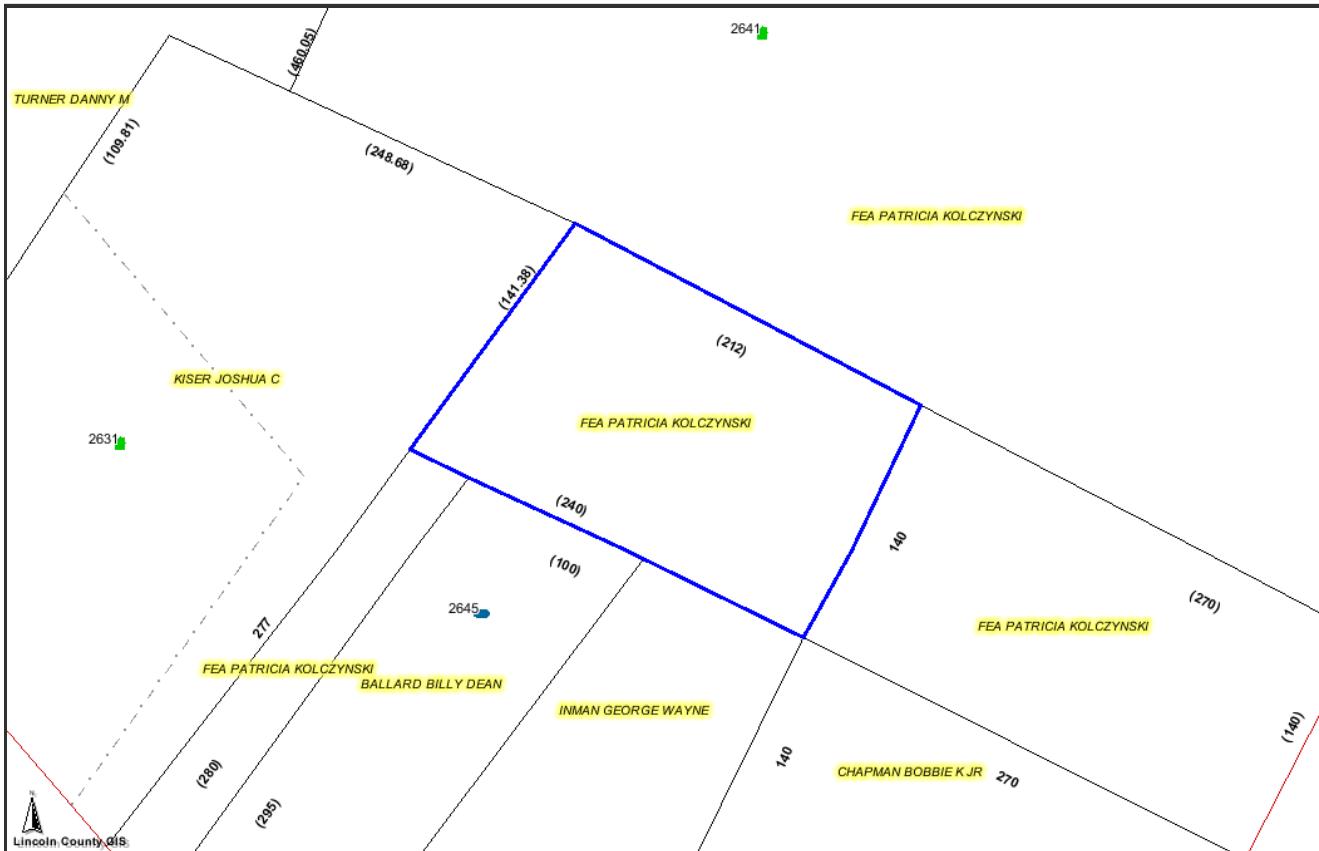
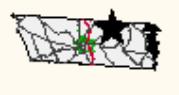


Lincoln County, NC

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		PARCEL INFORMATION FOR 3665-55-4193							
 Photo Not Available		Parcel ID	24094	Owner	FEA PATRICIA KOLCZYNSKI				
		Map	3665-02	Mailing Address	2641 IVEY CHURCH RD LINCOLNTON NC 28092				
		Account	0075288	Recorded	2/28/2006	Sale Price	\$585,000		
		Deed	1790-487	Total Value	\$19,112	Previous Parcel			
		Land Value	\$19,112	----- All values are for tax year 2014. -----					
		Description	GUITON LD RD150			Deed Acres	0.68		
		Address	IVEY CHURCH RD			Tax Acres	0.78		
		Township	IRONTON			PUMPKIN CENTER			
		Improvement		No Improvements					
		Zoning District		Calculated Acres	Voting Precinct	Calculated Acres			
		B-N CU		0.66	PUMPKIN CENTER (PC22)	0.78			
		R-S		0.12					
		Watershed Class			Sewer District				
		Not in a watershed		0.78	Not in the sewer district	0.78			
		2000 Census County			Tract	Block			
		37109			070900	1008			
		Flood	Zone Description		Panel	0.78			
		X	NO FLOOD HAZARD		3710366400	0.78			

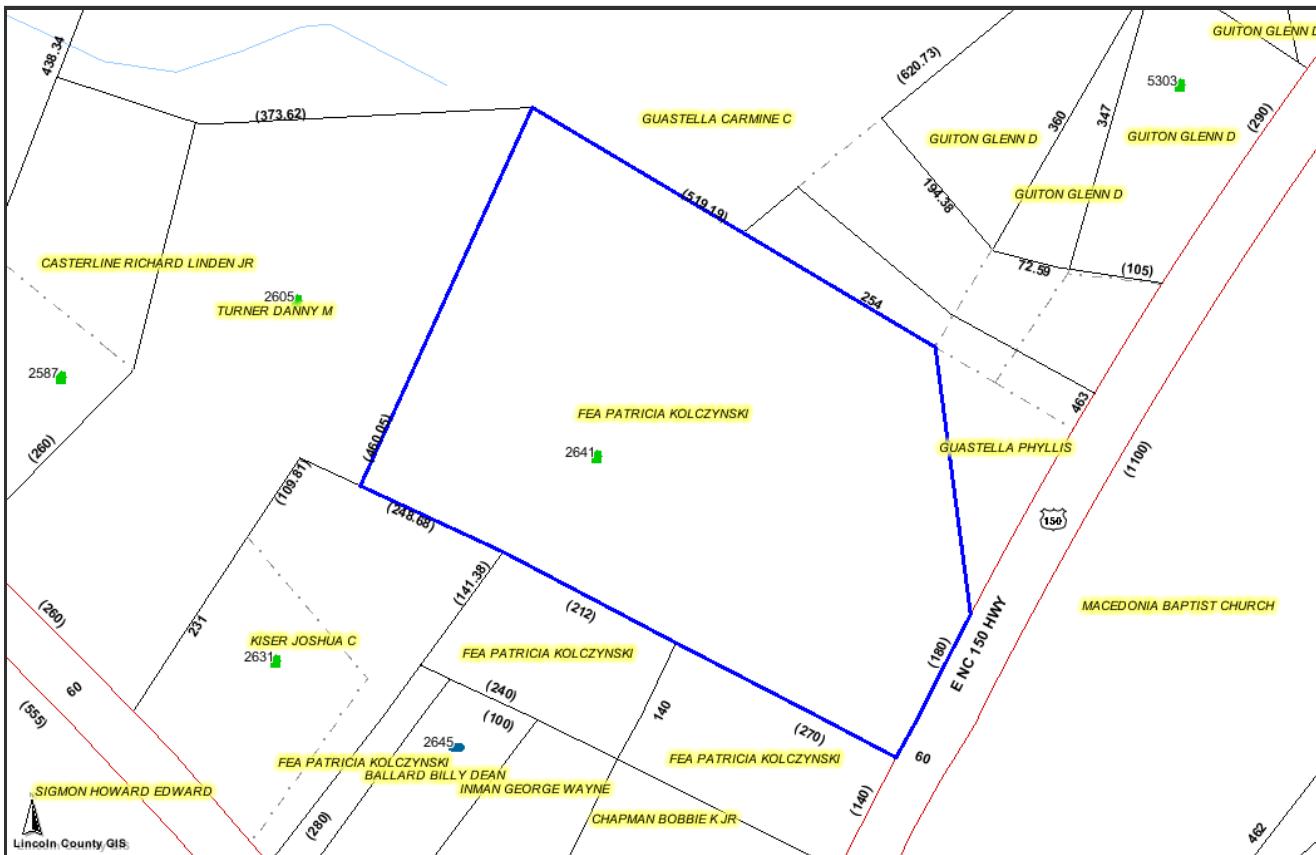


Lincoln County, NC

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 = 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	IRONTON			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 District	Calculated Acres	Voting Precinct			Calculated Acres	
R-S	6.08	PUMPKIN CENTER (PC22)			6.27	
B-N CU	0.2					
Watershed Class						
Not in a watershed	6.27	Sewer District				
2000 Census County	Not in the sewer district					6.27
37109		Tract	Block			
Flood	Zone Description	070900	1008			
X	NO FLOOD HAZARD			3710366400		6.27