



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: May 15, 2015

Re: Zoning Map Amendment #618
Betty Socie, applicant
Parcel ID# 33822

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 1, 2015.

Request

The applicant is requesting the rezoning of a 0.7-acre lot from R-SF (Residential Single-Family) to B-N (Neighborhood Business).

Site Area & Description

The property is located at 4360 N. NC 16 Hwy., on the east side of N.C. 16 Business about 250 feet south of Balsom Ridge Road. It is adjoined by property zoned R-SF and B-N. Land uses in this area include business, residential and industrial. The Lincoln County Land Use Plan designates this area as industrial.

Adjoining Zoning and Uses

East: zoned R-SF, undeveloped property.

South: zoned R-SF, undeveloped property.

West (opposite side of N.C. 16 Business): zoned B-N, businesses and historic house.

North: zoned B-N, undeveloped lot.

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 #618**

Applicant **Betty Socie**

Parcel ID# **33822**

Location **4360 N. NC 16 Hwy.**

Proposed amendment **rezone from R-SF to B-N**

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 industrial.

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

This property is adjoined by property zoned business. Business uses are appropriate along a highway in an area designated for industrial development.



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

Betty C Socie

Applicant Address

4360 N Highway 16 Denver

Applicant Phone Number

704 806-6596

Property Owner's Name

Betty C Socie

Property Owner's Address

4360 N Highway 16 Denver

Property Owner's Phone Number

704-806-6596

Part II

Property Location

4360 N NC 16 Hwy

Property ID # (10 digits)

3695-18-5177

Property Size

.709

Parcel # (5 digits)

33822

Deed Book(s)

2420

Page(s)

705

Part III

Existing Zoning District

RSF

Proposed Zoning District

B-N

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

Residential House with 2 sheds (storage)

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

Trying to sell for commercial purposes
that would fit with neighboring commercial
properties use.

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.

B. C. Socie
Applicant

April 13, 2015
Date

Betty Socie

I-G

1 in. = 75 ft.



BALSOM RIDGE RD

B-N

R-SF

REZONE
B-N

N NC BUSINESS 16 HWY

B-N

MUNDY
RD

County Residential District

R-SF Residential Single-Family

County Business Districts

B-N Business Neighborhood

I-G Industrial General



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

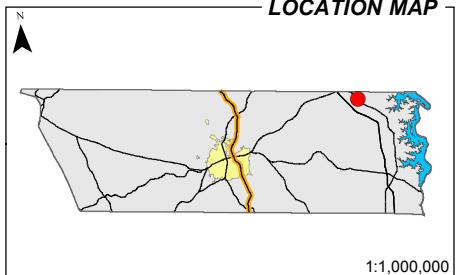
ZONING MAP AMENDMENT

Application	ZMA #618
NCPIN#	3695-18-5177
PID#	33822

- Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



1:1,000,000

Property Location(s)



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: 4/21/2015 Scale: 1 Inch = 200 Feet

