



**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: October 16, 2015

Re: Zoning Map Amendment #624  
Jimmy Wise, applicant  
Parcel ID# 92008

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on November 2, 2015.*

**Request**

The applicant is requesting the rezoning of 1.0 acres from R-R (Rural Residential) to B-N (Neighborhood Business). A 600-square-foot commercial building designed for a beauty salon was constructed on this property in 2013 under the Unified Development Ordinance's provisions for a rural home occupation, which allows a resident to operate a business in an accessory structure at his or her home, subject to certain limitations. The applicant now wants to turn the property into a regular business site, for use by an operator who lives elsewhere.

**Site Area & Description**

The property is located on the west side of Macedonia Church Road at the intersection of Burgin Smith Road in North Brook Township. It is adjoined by property zoned R-R. Land uses in this area include residential, agricultural, business and industrial. The Lincoln County Land Use Plan designates this area as Rural Preservation, in which limited small-scale commercial uses that are suited for and blend in well with rural environments are encouraged.

**Additional Information**

**Permitted uses**

Under current R-R zoning: Single-family house, manufactured home.

Under requested B-N zoning: Personal care services (hair salon, massage therapy, etc.), office, retail sales, etc.

**Adjoining zoning and uses**

East (opposite side of Macedonia Church Road): zoned R-R, farmland.

South: zoned R-R, undeveloped portion of lot and lot with residence.

West: zoned R-R, undeveloped portion of applicant's property.

North (adjoining parcel): zoned R-R, applicant'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 #624**

Applicant **Jimmy Wise**

Parcel ID# **92008**

Location **west side of Macedonia Church Road at intersection with Burgin Smith Road**

Proposed amendment **rezone from R-R 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 part of an area designated by the Land Use Plan as appropriate for limited small-scale commercial uses that are suited for and blend in well with rural environments.**

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

**The property already contains a commercial building and is located in proximity to existing businesses. A commercial fishing lake is located about 500 feet southwest of this property, and a trucking company is located about a quarter of a mile to the south.**



## 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 Jimmy Dwight Wise

Applicant Address 7407 MACEDONIA Ch. Rd Vale NC

Applicant Phone Number 828-461-0200

Property Owner's Name Jimmy D Wise

Property Owner's Address 7407 MACEDONIA Ch. Rd. Vale NC

Property Owner's Phone Number 828-461-0200

### Part II

Property Location 7407 MACEDONIA Ch. Rd. Vale NC

Property ID # (10 digits) 2616-16-8212 Property Size 1 ACRE

Parcel # (5 digits) 92008 Deed Book(s) 510 Page(s) 920 - 12E Page 68  
*W11 Book*

### Part III

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

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

EMPTY Building. -

Previously used as a Beauty Salone

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

massage therapy

**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.*

Jimmy Dwight Wise  
Applicant

9-8-15  
Date



## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

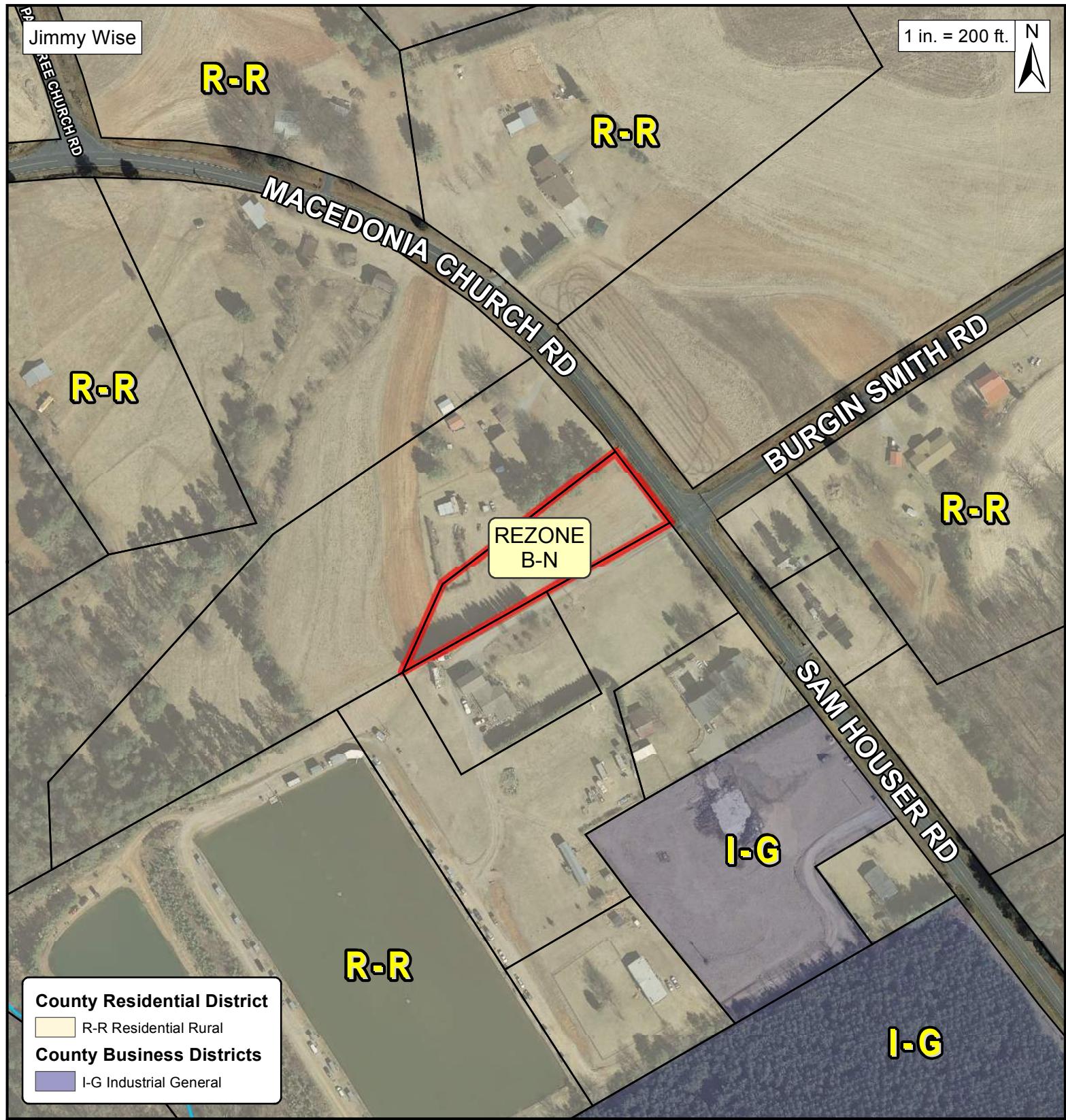
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



Date: 10/7/2015 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 2676-26-0767					
 Photo Not Available		Parcel ID 92008   Owner WISE JIMMY DWIGHT Map 2676-00   Mailing Address 7407 MACEDONIA CHURCH RD Account 0237844   Recorded 2/2/2012 Deed Value Work in Progress <p style="text-align: center;">----- All values are for tax year 2015. -----</p> Subdivision Lot 1 JIMMY DWIGHT WISE Description #1 JIMMY DWIGHT WISE Address MACEDONIA CHURCH RD Township NORTH BROOK Improvement No Improvements					
		Zoning District Calculated Acres   Voting Precinct   Calculated Acres R-R 1   NORTH BROOK 3 (NB03) 1					
		Watershed Class WS-IIP   Sewer District Not in the sewer district					
		2000 Census County 37109   Tract 070600   Block 2005 0.99 37109   070600   2006 0.01					
		Flood X   Zone Description NO FLOOD HAZARD   Panel 3710266600 1					



### ZONING MAP AMENDMENT



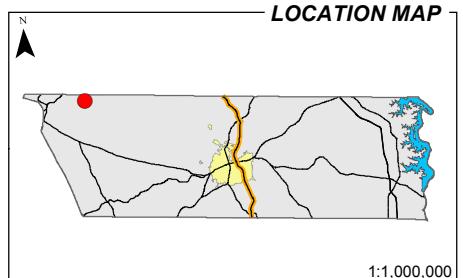
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

Application	ZMA #624
NCPIN#	2676-26-0767
PID#	92008

- Property Location(s)

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

### LOCATION MAP



Property Location(s)

