



## COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT  
704-736-8440 OFFICE  
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman  
George Wood, County Manager  
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: April 20, 2012

Re: Zoning Map Amendment #595  
Living Word Ministries, applicant  
Parcel ID# 50702

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 7, 2012.*

### Proposal

The applicant is requesting the rezoning of 2.7 acres from I-G (General Industrial) to R-T (Transitional Residential). This property contains an office/warehouse building that the applicant plans to convert into a church. A place of worship is not a permitted use in the I-G district.

### Site Area & Description

This property is located at 1062 S. NC 16 Hwy., on the west side of N.C. 16 Business about 1,100 feet north of the Sifford Road intersection. It touches another I-G parcel at one point, but it is adjoined largely by property zoned R-T. Land uses in this area include residential, commercial and industrial. This property is part of an area designated by the Land Use Plan as industrial.

## Additional Information

### **Permitted uses**

Under current zoning: manufacturing, warehousing, wholesale trade, etc.

Under requested zoning: residential, place of worship.

### **Adjoining zoning and uses**

East (opposite side of N.C. 16 Business): Zoned R-T, residential uses.

South: Zoned R-T and I-G, residential use and industrial use.

West: Zoned R-T, undeveloped.

North: Zoned R-T, undeveloped.

## Staff's Recommendation

Staff recommends approval. This property is nearly surrounded by property zoned R-T. It is the only industrially zoned property along this stretch of the highway.



**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 #595**  
Applicant **Living Word Ministries**  
Parcel ID# **50702**  
Location **1062 S. NC 16 Hwy.**  
Proposed amendment **Rezone from I-G to R-T**

This proposed amendment **is not 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 industrial.**

This proposed amendment **is reasonable and in the public interest** in that: **This property adjoins property that is zoned R-T except at one point. This is the only industrially zoned property along this stretch of the highway. Land uses in the immediate area are primarily residential.**



**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 Living Word Ministries - Derrick Dellinger

Applicant Address Cecil Bob White Tr., Stanley N.C. 28164

Applicant Phone Number 704-506-9789

Property Owner's Name Living Word Ministries

Property Owner's Address 1062 S. Hwy 16 Stanley N.C 28164

Property Owner's Phone Number 704-506-9789

**Part II**

Property Location 1062 S. Hwy. 16 Stanley, N.C 28164

Property ID # (10 digits) 4601-04-7929 Property Size 3 Acres

Parcel # (5 digits) 50702 Deed Book(s) 685 Page(s) 841  
map # 460103047929

**Part III**

Existing Zoning District F Proposed Zoning District RT

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

Property is 1 structure, warehouse type building  
to sell Automotive parts

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

Building to be converted to a Church

**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.*

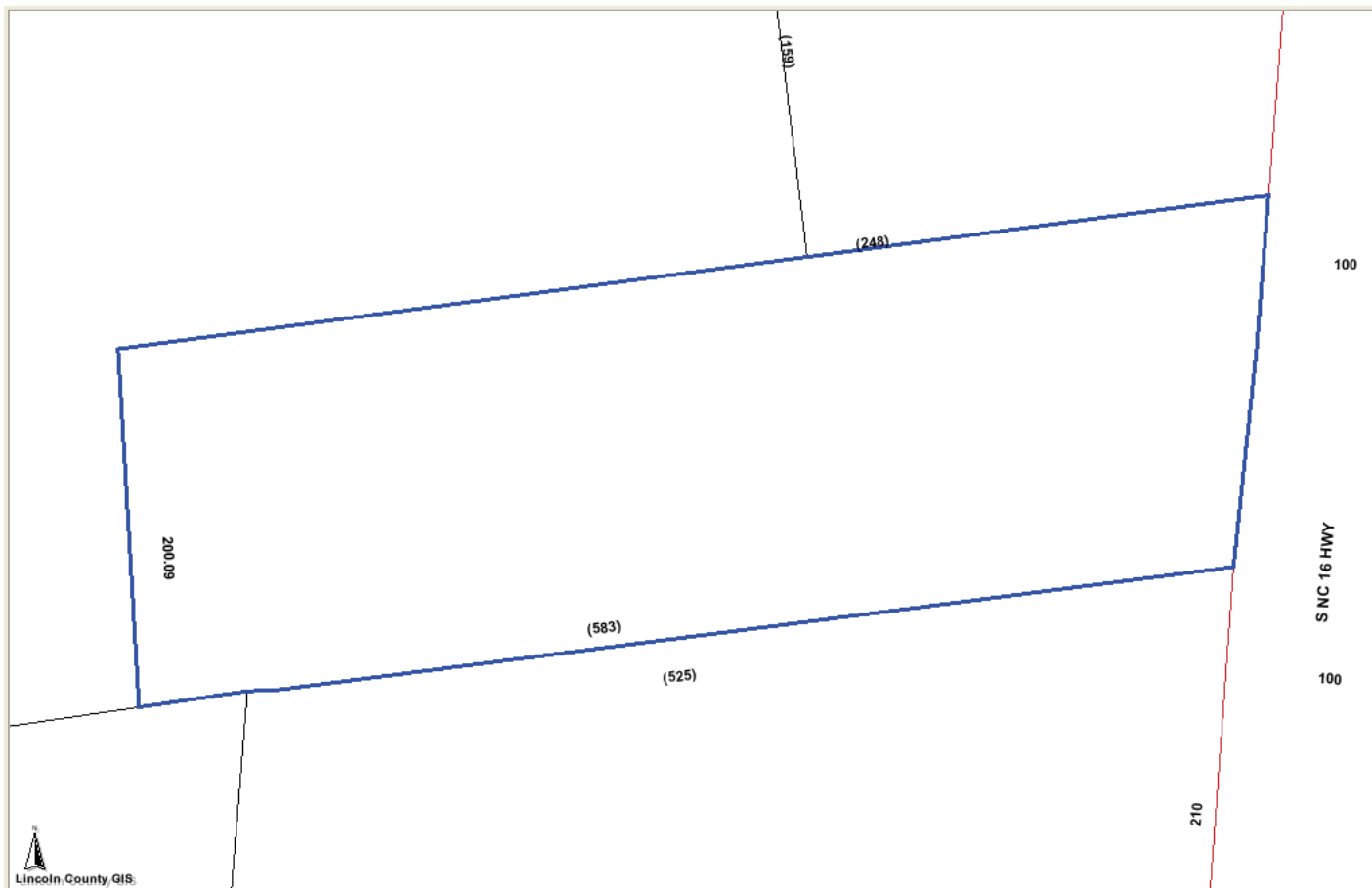
Derrick Dellinger  
Applicant

3-20-12  
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: 3/27/2012 Scale: 1 Inch = 100 Feet**



Lincoln County, GIS

**PHOTOS**



**PARCEL INFORMATION FOR 4601-04-7929**

<b>Parcel ID</b>	<b>50702</b>	<b>Owner</b>	LOWESVILLE AUTO WHSE INC	
<b>Map Account</b>	<b>4601-03 25540</b>	<b>Mailing Address</b>	C/O TERRY RUDISILL 1062 S HWY 16 STANLEY NC 28164	
<b>Deed</b>	685-841	<b>Recorded</b>		<b>Sale Price</b> 0
<b>Land Value</b>	\$95,500	<b>Total Value</b>	\$473,063	<b>Previous Parcel</b>
----- All values are for tax year 2012. -----				
<b>Description</b>	T LAZENBY/HWY 16		<b>Deed Acres</b>	3
<b>Address</b>	1062 S NC 16 HWY		<b>Tax Acres</b>	2.66
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN	
<b>Main Improvement</b>	OFFICE/RETAIL/WAREHOUSE		<b>Value</b>	\$362,375
<b>Main Sq Feet</b>	11200	<b>Stories</b>	2	<b>Year Built</b> 1993
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
I-G	2.66	LOWESVILLE (LW31)	2.66	
<b>Watershed Class</b>		<b>Sewer District</b>		
Not in a watershed	2.66	Not in the sewer district	2.66	
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>	
37109		071100	3022	2.66
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710460100	2.66	

