



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: November 18, 2016

Re: Zoning Map Amendment #630
Cambridge Properties, Inc., applicant
Parcel ID# 90176 (0.1-acre portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 5, 2016.

Request

The applicant is requesting the rezoning of 0.1-acre from R-T (Transitional Residential) to B-G (General Business). This application was filed in conjunction with the planned Cambridge Village development (see PD #2016-10). The requested rezoning is part of an arrangement to square up a property line that is shared with the site of a Wendy's restaurant, and to provide a new access to Wendy's off the main access to Cambridge Village.

Site Area & Description

The property is located about 300 feet east of N.C. 16 Business and 1,500 feet north of N.C. 16, directly behind Wendy's. It is adjoined by property zoned B-G and R-T. Land uses in this area are primarily business. This property is part of an area designated by the Lincoln County Land Use Plan as Regional Business.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #630**

Applicant **Cambridge Properties, Inc.**

Parcel ID# **90176 (0.1-acre portion)**

Location **300 feet west of N.C. 16 Business and 1,500 feet north of N.C.73**

Proposed amendment **rezone from R-T to B-G**

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 Regional Business.

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

This property is adjoined by property zoned B-G and by property proposed for commercial development. Land uses in this area are primarily commercial. The rezoning is part of an arrangement to square up a property line and to provide a new access to an existing restaurant off the main access to a planned commercial 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 Cambridge Properties, Inc.

Applicant Address 831 E. Morehead Street, Suite 245 Charlotte, NC 28202

Applicant Phone Number (704) 333-2393 ext 108

Property Owner's Name Cecil M. Dellinger & Doris D. Keever

Property Owner's Address 307 N. Pilot Knob Road, Denver, NC

Property Owner's Phone Number 828-461-1260

Part II

Property Location On the Eastern side of Business Hwy 16. Adjacent to the approved Rezoning Petition 2016-2.

Property ID # (10 digits) 4602-64-4144 Property Size +/-0.07 acres

Parcel # (5 digits) 90176 Deed Book(s) 89 E Page(s) 327

Part III

Existing Zoning District RT Proposed Zoning District B-G

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

The property is currently vacant land.

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

The intended use is to combine the property with the existing Wendy's to allow vehicular access to the planned Cresset Dellinger Road, which will be constructed as a part of the Cambridge Village Publix Anchored Shopping Center.

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
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.

John J. Priester Jr.
Applicant

10/19/16
Date

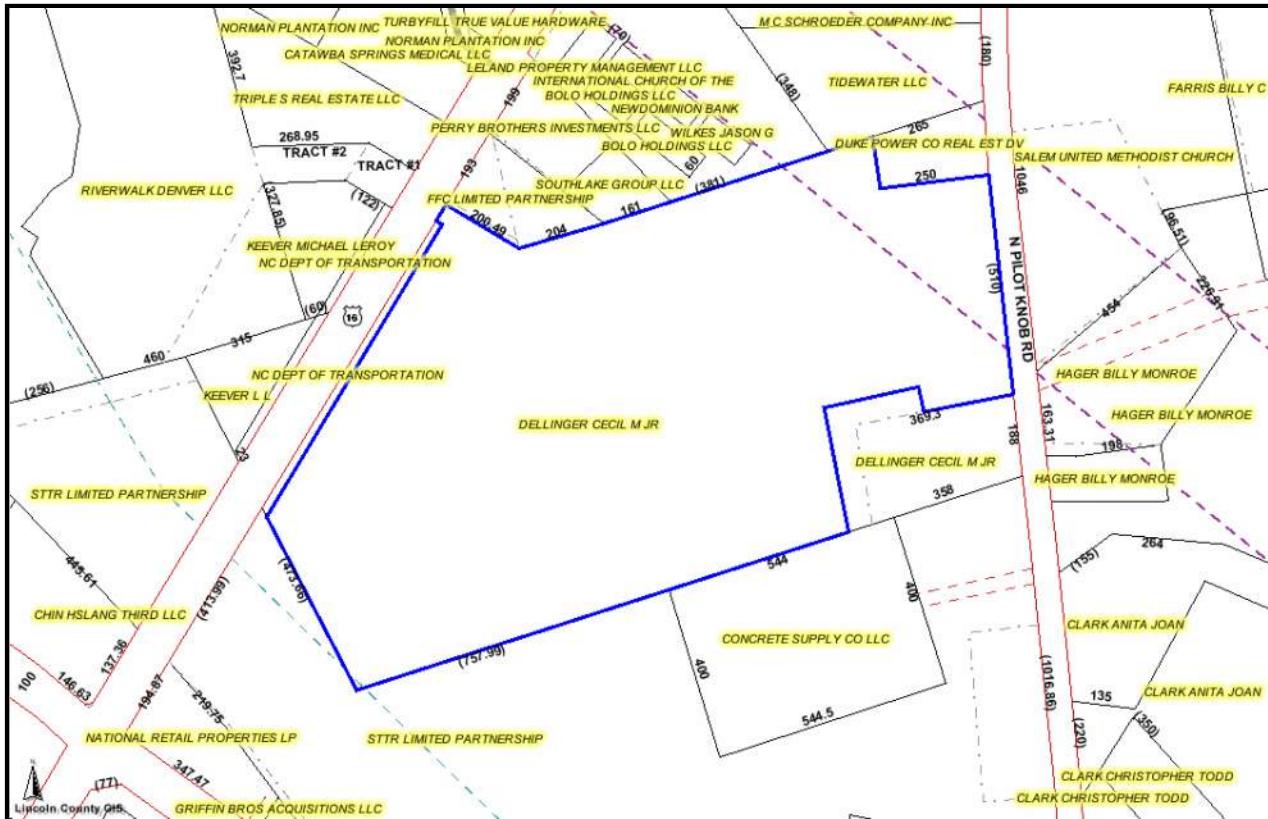


Lincoln County, NC

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: 10/17/2016 Scale: 1 Inch = 400 Feet



PARCEL INFORMATION FOR 4602-64-4144

Parcel ID	60079	Owner	DELLINGER CECIL M JR KEEVER DORIS D
Map	4602-04	Mailing	202 HWY 16N
Account	0127179	Address	DENVER NC 28037
Deed	89E-327	Recorded	9/27/1989
Land Value	\$324,857	Total Value	\$392,399
----- All values are for tax year 2016. -----			
Description	HAGER LAND SEE PAR #90176	Deed Acres	30.36
Address	202 N NC 16 BUSINESS HWY	Tax Acres	25.07
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement			
Main Sq Feet	1437	Stories	CONVENTIONAL
Unfinished Basement	647	1 Year Built	1950
Parcel ID	90176	Owner	DELLINGER CECIL M JR KEEVER DORIS D
Map	4602-04	Mailing	202 HWY 16N
Account	0127179	Address	DENVER NC 28037
Deed	89E-327	Recorded	9/27/1989
Land Value	\$51,107	Total Value	\$51,107
----- All values are for tax year 2016. -----			
Description	HAGER LAND SEE PAR #60079	Deed Acres	0
Address	202 N NC 16 BUSINESS HWY	Tax Acres	4.3
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Improvement			No Improvements
Zoning District		Calculated Acres	Calculated Acres
R-T		29.38	29.38
Watershed Class			
Not in a watershed	26.13		25.07
WS-IVP	3.24		4.3
2000 Census County			
37109			
Flood	Zone Description	Tract	Block
X	NO FLOOD HAZARD	071100	2021
		Panel	29.38
		3710460200	

Map does not show the rezoned area for Phase 1 of Cambridge Village. See next page for map of ZMA #630 rezoning area.

