



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: December 22, 2017

Re: Zoning Map Amendment #643
Jason Owen and Allan Carswell, applicants
Parcel ID# 30226 and 84887

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 8, 2018.

Request

The applicants are requesting the rezoning of 1.8 acres from B-N (Neighborhood Business) to R-SF (Residential Single-Family).

Site Area & Description

The property is located at 3673 N. NC 16 Business Hwy., on the south side of N.C. 16 Business about 500 feet east of Saint James Church Road. A house is located on the front parcel and is being used as a residence. An easement across the front parcel provides access to the rear parcel. This property was subdivided into two lots in 2005 as a family subdivision and is still owned by family members. This property is adjoined by property zoned B-N and R-SF. Land uses in the area included business, residential and institutional (elementary school). This property is part of an area designated by the Lincoln County Land Use Plan as Mixed Residential/Commercial, suitable for residential uses and small-scale office and retail uses.

Additional Information

Permitted uses

Under current B-N zoning: retail sales, offices, services, etc.

Under proposed R-SF zoning: modular home, site-built house.

Adjoining zoning and uses

East: zoned B-N and R-SF, elementary school.

South: zoned B-N, undeveloped portion of larger tract.

West: zoned B-N, house.

North (opposite side of N.C. 16 Business): zoned B-N, insurance agency.

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 #643**
Applicant **Jason Owens and Allan Carswell**
Parcel ID# **30226 and 84887**
Location **3673 N. NC 16 Business Hwy.**
Proposed amendment **rezone from R-T to R-SF**

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 Mixed Residential/Commercial, suitable for residential uses and small-scale retail and office uses.

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

This property is adjoined by property zoned R-SF. A house is located on the front part of this property and is being used as a residence. An easement across the front parcel provides access to the rear parcel. This property was subdivided into two lots in 2005 as a family subdivision and is still owned by family members. The rezoning will allow a house to be built on the rear parcel.



Zoning Map Amendment Application

Land Use Planning and Development Department

Zoning Administration

102 N. Academy St., Suite 200, Denver, CO 80202

Phone: (303) 269-4100 Fax: (303) 269-4101

Part I

Applicant Name

Jason Owen

Applicant Address

3673 N. Hwy 16 Denver

Applicant Phone Number

704-507-4323

Property Owner's Name

Jason Owen

Property Owner's Address

3673 N. Hwy 16 Denver

Property Owner's Phone Number

704-507-4323

Part II

Property Location

3673 Business NC 16

Property ID # (if known)

3685-64-8173

Property Size

.91

Parcel # (if known)

30226

Deed Book(s)

1776

Page(s)

594

Part III

Existing Zoning District

B-N

Proposed Zoning District

R-SF

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

Single Family Residence with home.

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

Single Family Residence with home.

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

MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all the information provided by the applicant is true and correct to the best of my knowledge.

Jason Owen

10-31-17



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 ALLAN D. CARSWELL

Applicant Address 4334 DEER RUN LITTLE RIVER SC 29566

Applicant Phone Number 980-722-6248

Property Owner's Name ALLAN D. CARSWELL

Property Owner's Address _____

Property Owner's Phone Number 980-722-6248

Part II

Property Location N. Hwy. 16 DENVER N.C.

Property ID # (10 digits) 3695632976 Property Size 1 AC

Parcel # (5 digits) 84887 Deed Book(s) _____ Page(s) _____

Part III

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

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

VACANT PROPERTY

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

HOME SITE

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.

ALLAN D. CARSWELL

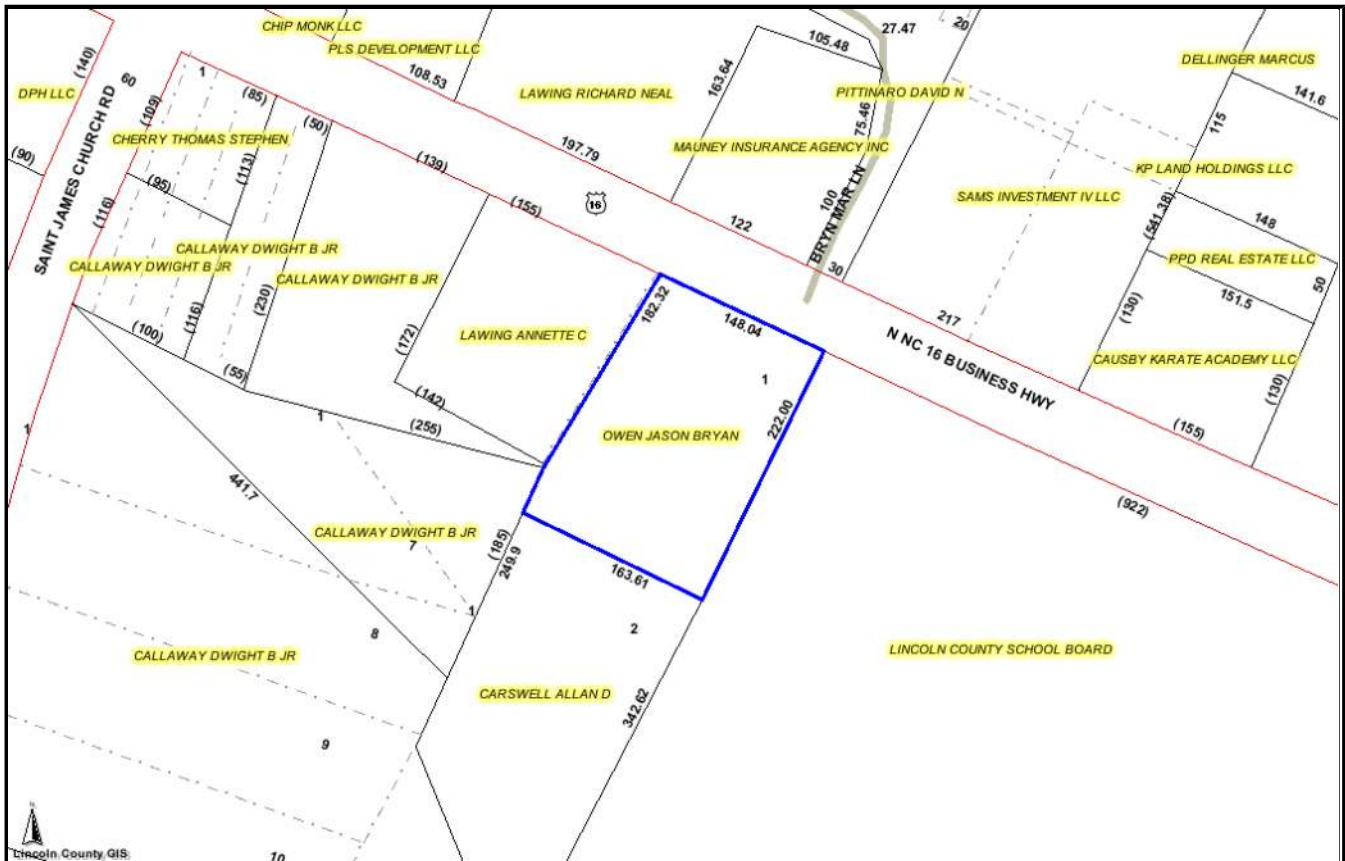
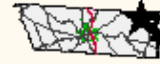


Lincoln County, NC

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: 11/3/2017 Scale: 1 Inch = 150 Feet



PHOTOS



PARCEL INFORMATION FOR 3695-64-8173

Parcel ID	30226	Owner	OWEN JASON BRYAN OWEN AMANDA CARSWELL			
Map	3695-15 Mailing		3673 N HWY 16			
Account	0190599	Address	DENVER NC 28037-8268			
Deed	1776-594	Last Transaction Date	1/9/2006		Sale Price	\$160,000
Land Value	\$153,375	Total Value	\$206,774		Previous Parcel	
----- All values are for tax year 2017. -----						
Subdivision	Lot 1 ALLAN D AND EVELYN H CARSWELL				Plat	13-384
Description	#1 LT ALLAN CARSWELL LD				Deed Acres	0.9
Address	3673 N NC 16 BUSINESS HWY				Tax Acres	0.81
Township	CATAWBA SPRINGS		Tax/Fire District		DENVER	
Main Improvement	OFFICE CONVERSION				Value	\$53,399
Main Sq Feet		Stories	1.35	Year Built	1950	
Unfinished Basement	2310	565				
Zoning District	Calculated Acres		Voting Precinct		Calculated Acres	
B-N	0.82		DENVER WEST (DW28)		0.82	
Watershed Class			Sewer District			
Not in a watershed	0.82		In the sewer District		0.82	
2000 Census County			Tract		Block	
37109			071100		1030	0.82
Flood	Zone Description		Panel			
X	NO FLOOD HAZARD		3710369500		0.82	

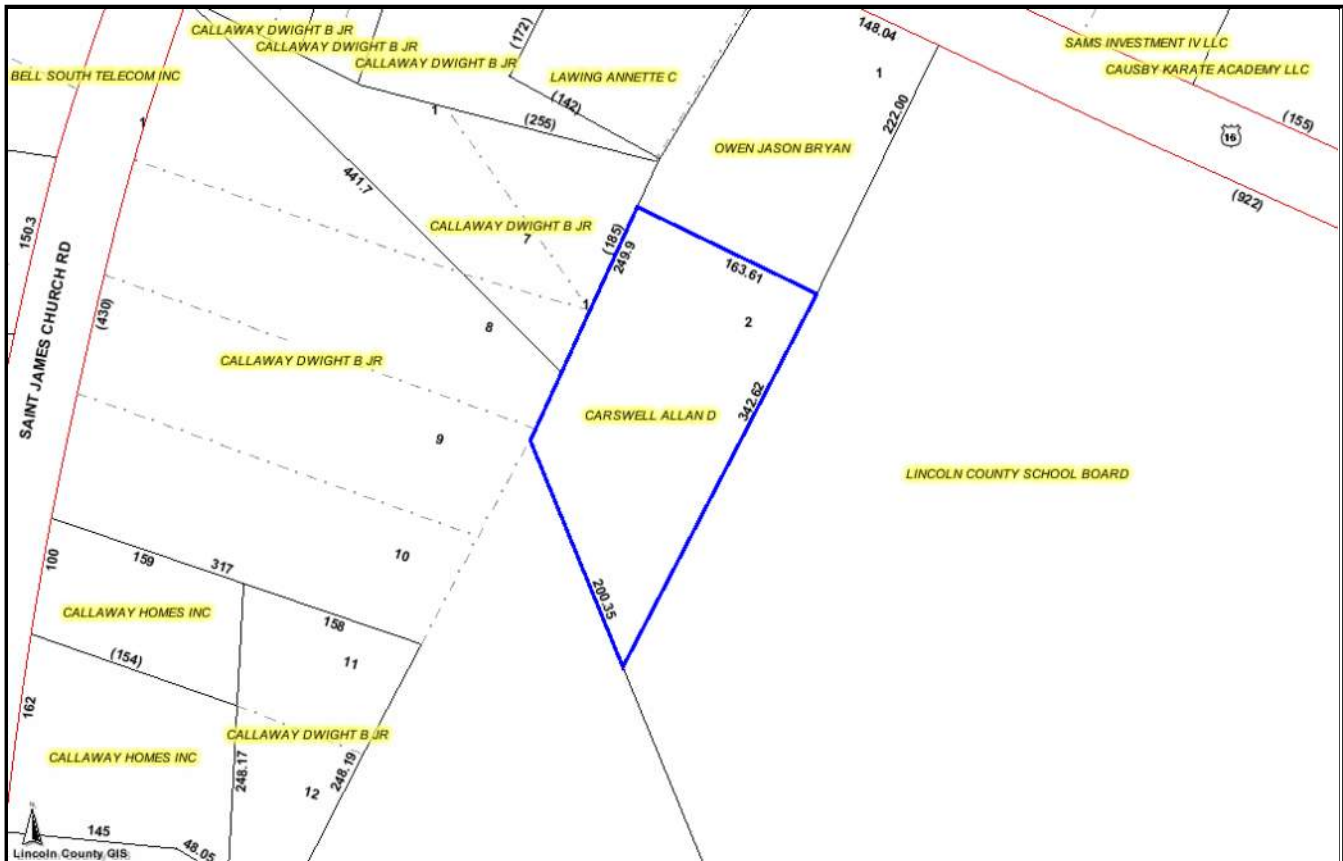
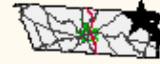


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Date: 11/3/2017 Scale: 1 Inch = 150 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3695-63-7976

Parcel ID	84887	Owner	CARSWELL ALLAN D CARSWELL EVELYN H
Map	3695-15	Mailing Address	4334 DEER RUN LITTLE RIVER SC 29566
Account	0119752	Deed	1156-871
Land Value	\$37,500	Total Value	\$37,500
Last Transaction Date	2/1/2000	Sale Price	0
Previous Parcel	30226	----- All values are for tax year 2017. -----	
Subdivision	Lot 2 ALLAN D AND EVELYN H CARSWELL	Plat	13-384
Description	#2 LT ALLAN CARSWELL LD	Deed Acres	1
Address	N NC 16 BUSINESS HWY	Tax Acres	1
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Improvement	No Improvements		
Zoning District	B-N	Calculated Acres	1
Watershed Class	Not in a watershed	1	
2000 Census County	37109	Voting Precinct	DENVER WEST (DW28)
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710369500
		Block	1030
		Tract	071100
		Sewer District	In the sewer District
		Calculated Acres	1

Zoning Map Amendment #643 subject property is outlined in red

