



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**

City of Lakewood Planning and Development Department
Zoning Administrator
124 N. Academy St., Lakewood, CO 80401
Phone: (303) 989-4400 • Fax: (303) 989-4410

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 # (10 digits)

3685-64-8173

Property Size

.91

Parcel # (8 digits)

302246

Deed Book/pt

1776

Pages

801 594

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, \$1 acre \$800)**MUST BE RECEIVED BEFORE PROCESSING.**

I hereby declare that all of the information provided to the City of Lakewood is true and correct to the best of my knowledge.

10-31-17
Date



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 29564

Applicant Phone Number

980-722-6248

Property Owner's Name

ALLAN D. CARSWELL

Property Owner's Address

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.

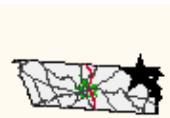
Allan D. Carswell



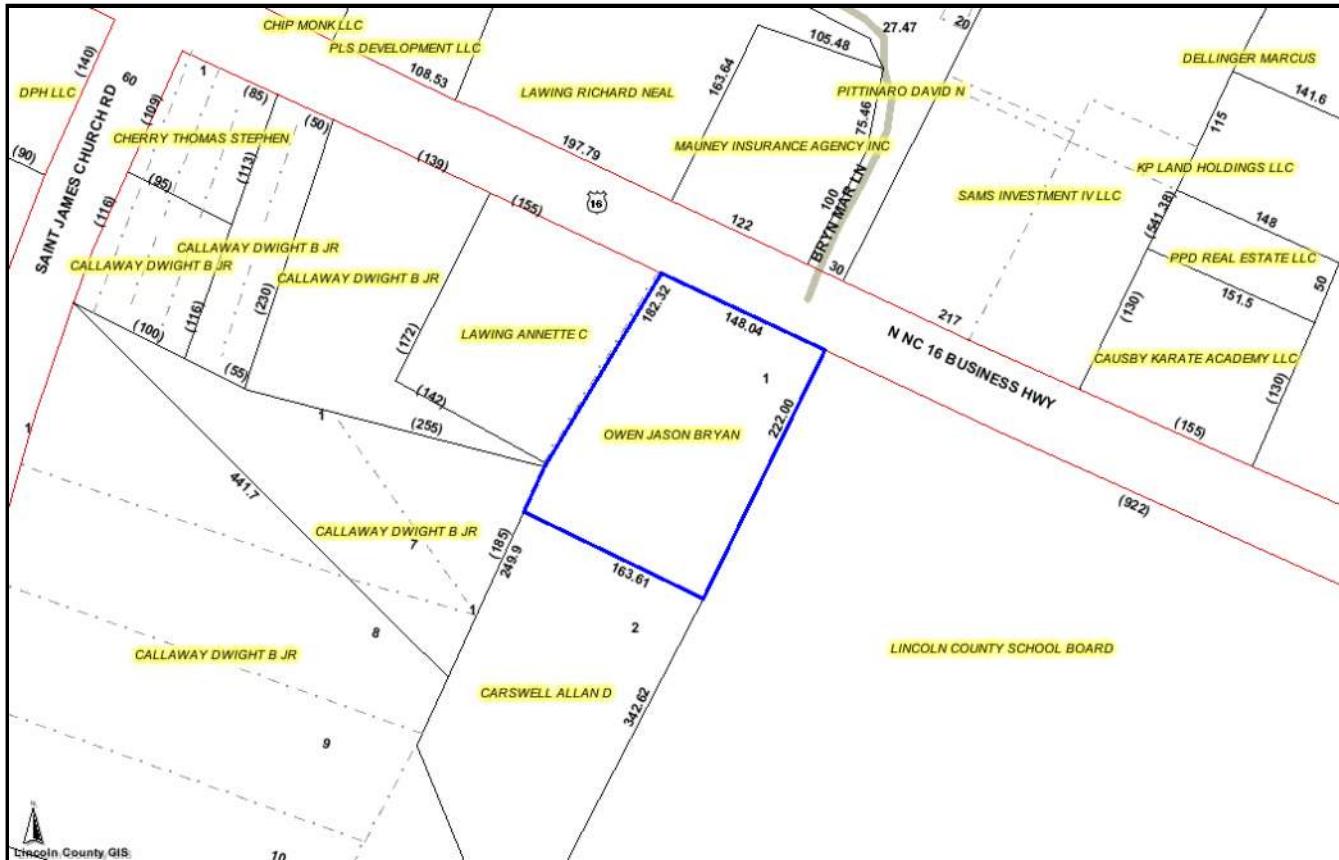
Lincoln County, NC

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

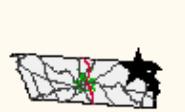


PHOTOS		PARCEL INFORMATION FOR 3695-64-8173					
		<p>Parcel ID: 30226 Owner: OWEN JASON BRYAN, OWEN AMANDA CARSWELL Map: 3695-15 Mailing Address: 3673 N HWY 16 Account: 0190599 Address: DENVER NC 28037-8268 Deed: 1776-594 Last Transaction Date: 1/9/2006 Sale Price: \$160,000 Land Value: \$153,375 Total Value: \$206,774 Previous Parcel: 37109 ----- 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: 2310 Stories: 1.35 Year Built: 1950 Unfinished Basement: 565</p>					
		Zoning District: B-N	Calculated Acres: 0.82	Voting Precinct: DENVER WEST (DW28)	Calculated Acres: 0.82		
		Watershed Class: Not in a watershed	0.82	Sewer District: In the sewer District	0.82		
		2000 Census County: 37109		Tract: 071100	Block: 1030		
		Flood: X	Zone Description: NO FLOOD HAZARD	Panel: 3710369500			0.82



Lincoln County, NC

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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 Last Transaction Date 2/1/2000
Land Value	\$37,500	Total Value	\$37,500
----- 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	Calculated Acres	Voting Precinct	Calculated Acres
B-N	1	DENVER WEST (DW28)	1
Watershed Class	Sewer District		
Not in a watershed	1	In the sewer District	1
2000 Census County	Tract		
37109	071100		
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	1

Zoning Map Amendment #643
subject property is outlined in red

