



**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: April 25, 2018

Re: Zoning Map Amendment #652  
Darren Waugh, applicant  
Parcel ID# 51340

*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 14, 2018.*

Request

The applicant is requesting the rezoning of a 1.96-acre lot from R-SF (Residential Single Family) to B-N (Neighborhood Business). This property is located in the Eastern Lincoln Development District (ELDD).

Site Area & Description

The subject property is located between Campground Road and Will Proctor Street about 200 feet north of N.C. 16 Business in Catawba Springs Township. It is adjoined by property zoned B-N, CZ B-N (Conditional Zoning Neighborhood Business), R-SF and R-S (Residential Suburban). Land uses in this area included business and residential. This property is located in an area designated by the updated Lincoln County Land Use Plan as Suburban Commercial.

Additional Information

**Permitted uses**

Under current R-SF zoning: site-built houses, modular homes, church.

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

**Adjoining zoning and uses**

East (opposite side of Will Proctor Street): zoned B-N and R-S, business and residence.

South: zoned B-N, businesses.

West (opposite side of Campground Road): zoned R-SF, residence at rear of property.

North: zoned CZ B-N, 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 #652**

Applicant **Darren Waugh**

Parcel ID# **51340**

Location **between Campground Road and Will Proctor Street**

Proposed amendment **rezone from R-SF 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 located in an area designated by the updated Lincoln County Land Use Plan as Suburban Commercial.**

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

**This property is located in an existing business area. The rezoning will allow for future commercial development, which would increase the county's tax base and provide employment opportunities.**



## 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 Darren Waugh

Applicant Address 3785 Anderson Mtn Rd Maiden NC 28650

Applicant Phone Number 828 302 9119

Property Owner's Name Darren Waugh

Property Owner's Address 3785 Anderson Mtn Rd Maiden NC 28650

Property Owner's Phone Number 828 302 9119

### Part II

Property Location Campground Rd, Denver, Lincoln Cty, NC 28037

Property ID # (10 digits) 3695-64-3837 Property Size 1.909 acres

Parcel # (5 digits) 51340 Deed Book(s) 2703 Page(s) 53

### Part III

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

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

Overflow parking for strip in front / NO structures

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



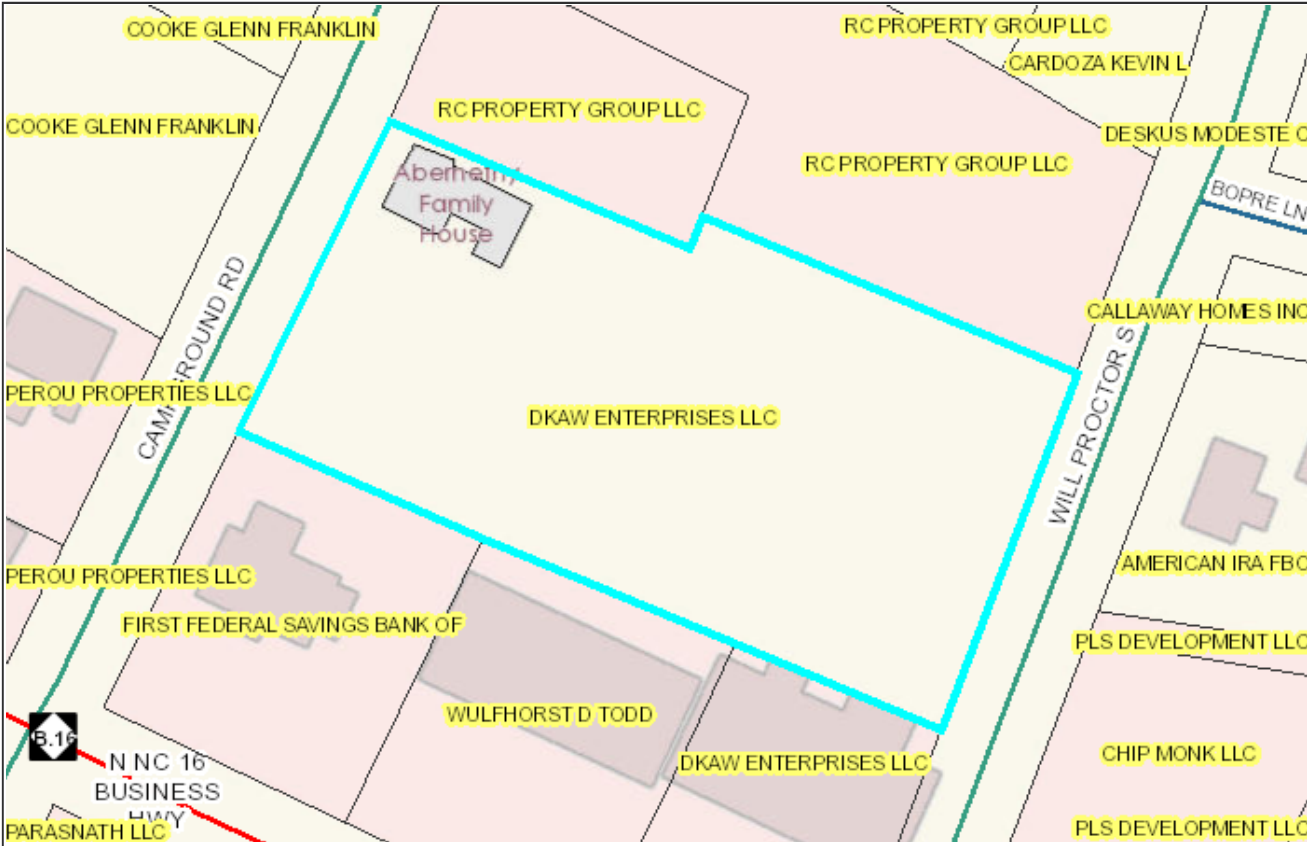

Paved parking / Future development

**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.

Darren Waugh  
Applicant

3/12/2018  
Date

	<b>Lincoln County, NC</b> <b>Office of the Tax Administrator, GIS Mapping Division</b> <small>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: 3/22/2018      Scale: 1 Inch = 100 Feet</small>																																																																																													
																																																																																														
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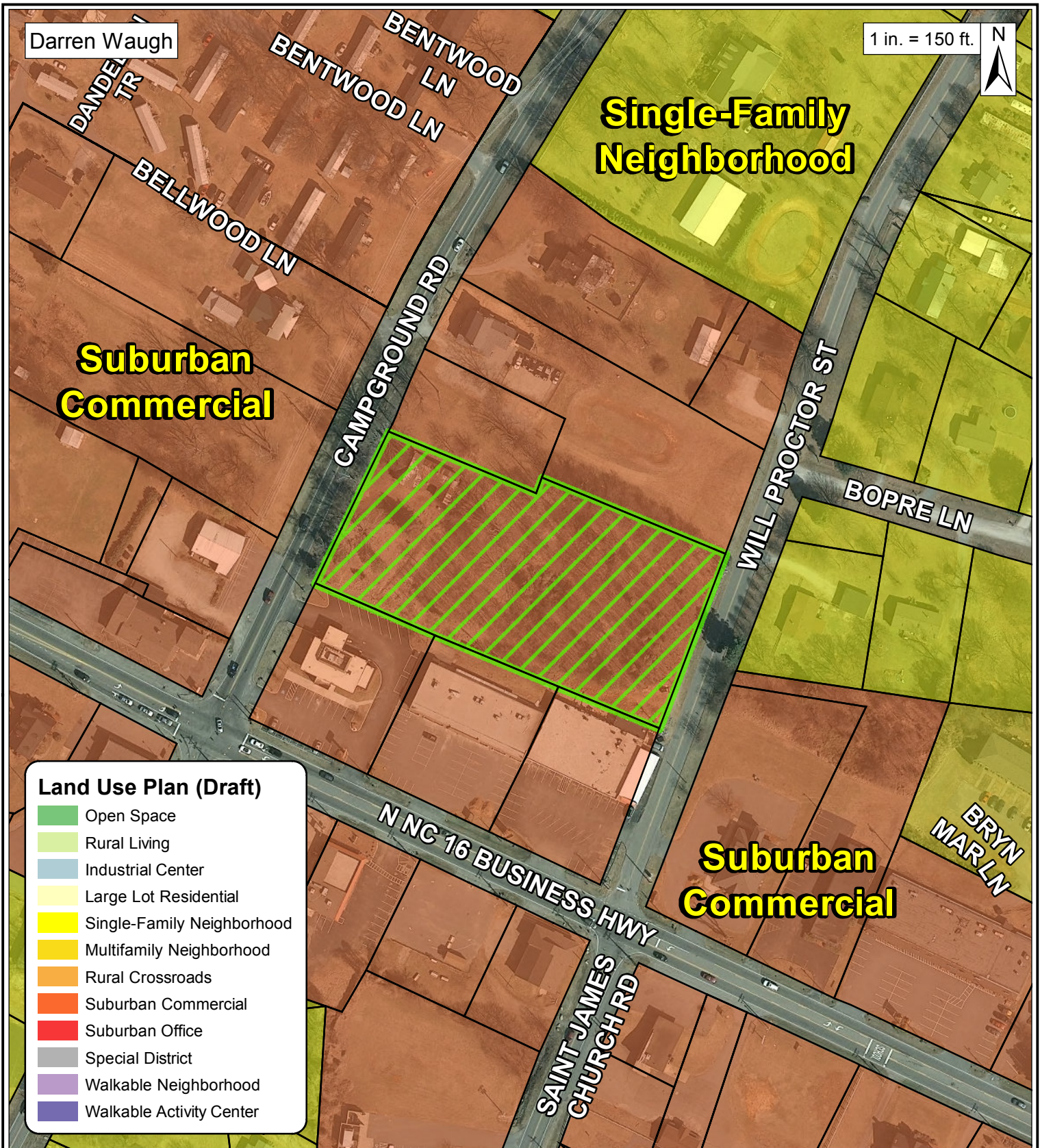
0 100 200 Feet

1 inch = 200 feet









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

**ZMA #652**

- Property Location(s)

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

