



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 Darran Waugh

Applicant Address 3785 Anderson Mtn Rd Midway NC 28650

Applicant Phone Number 828 302 9119

Property Owner's Name Darran Waugh

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

Property Owner's Phone Number 828 302 9119

Part II

Property Location Campground Rd, Denver, Lincoln City, 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.

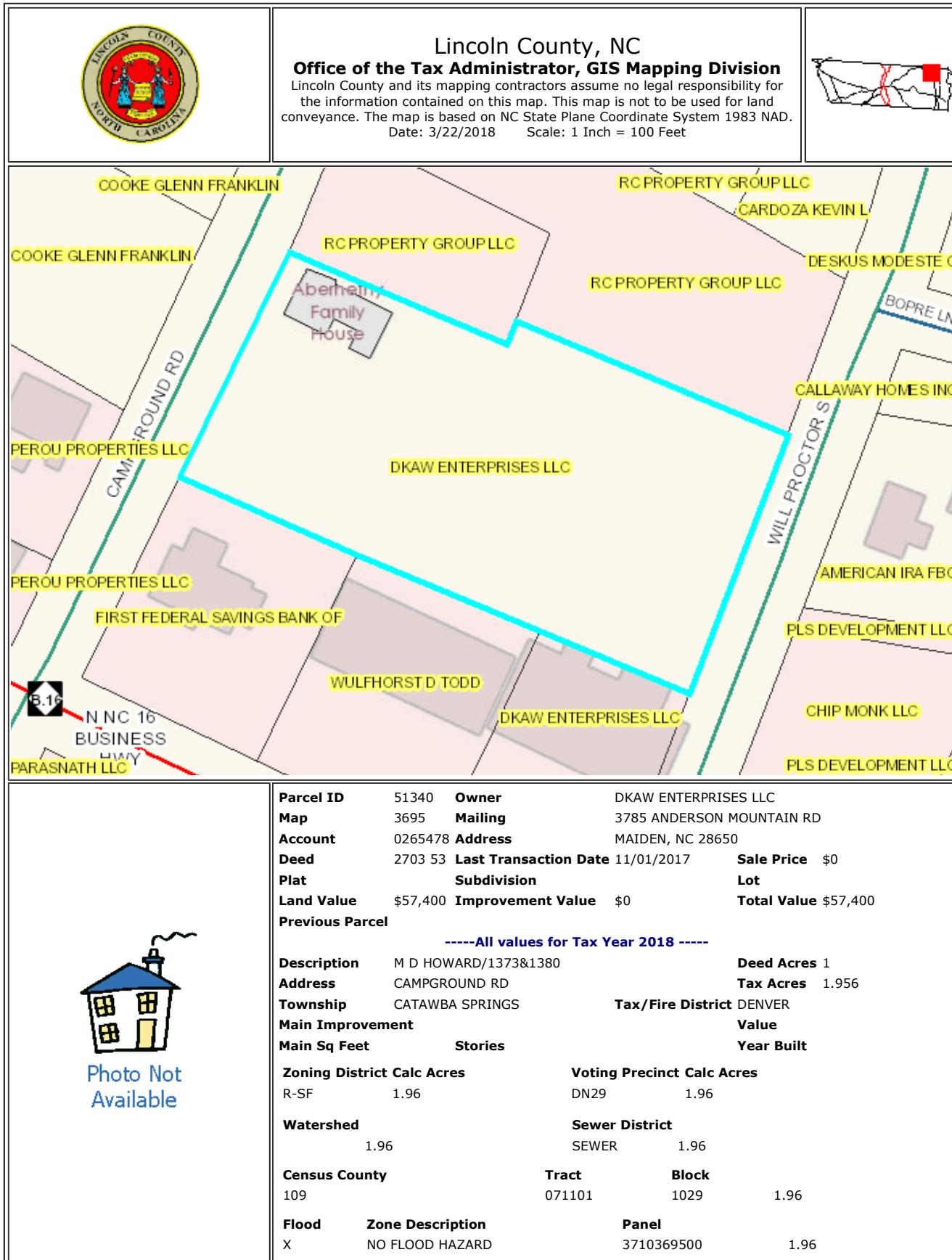
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Darran Waugh

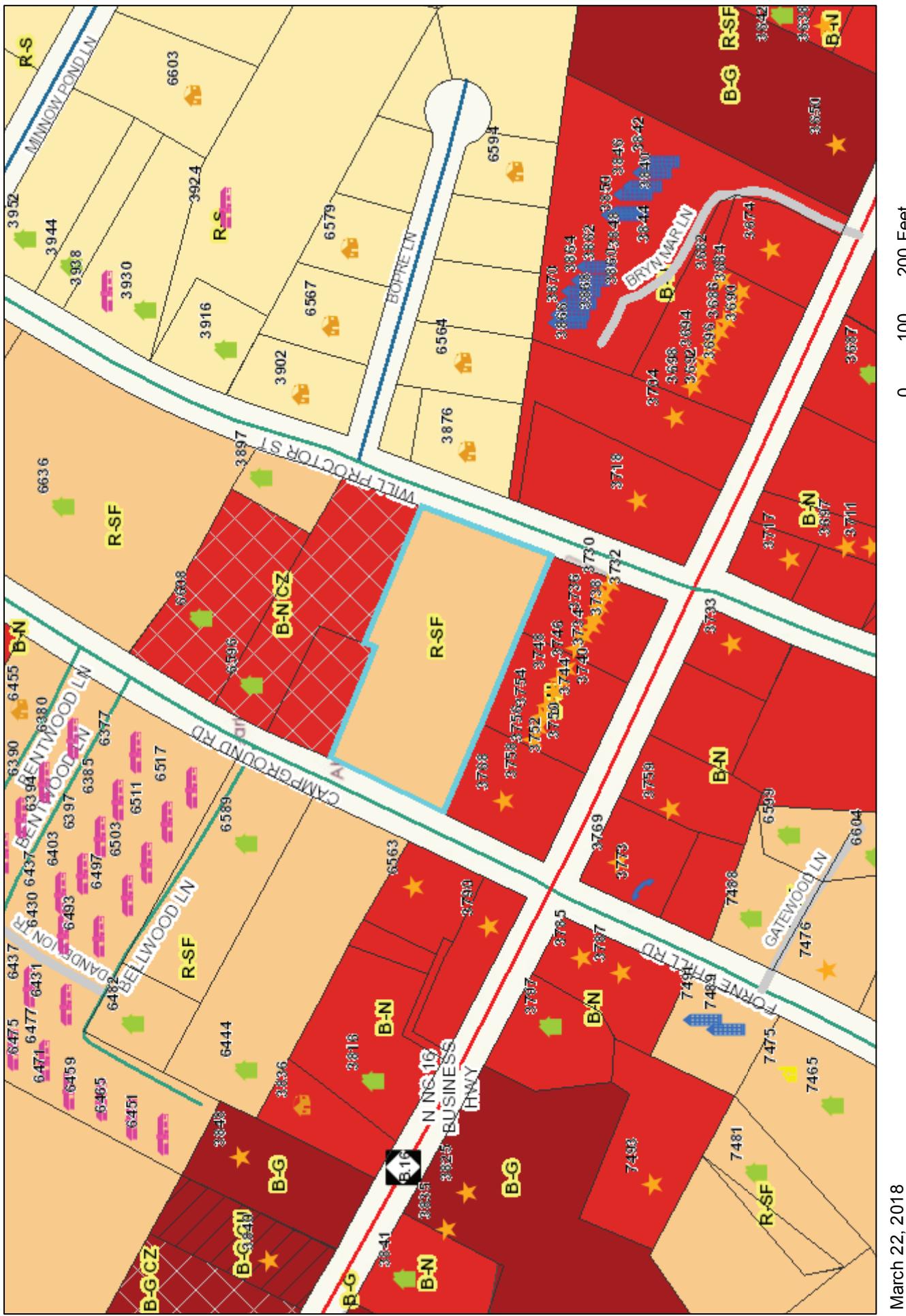
Applicant

3/12/2018

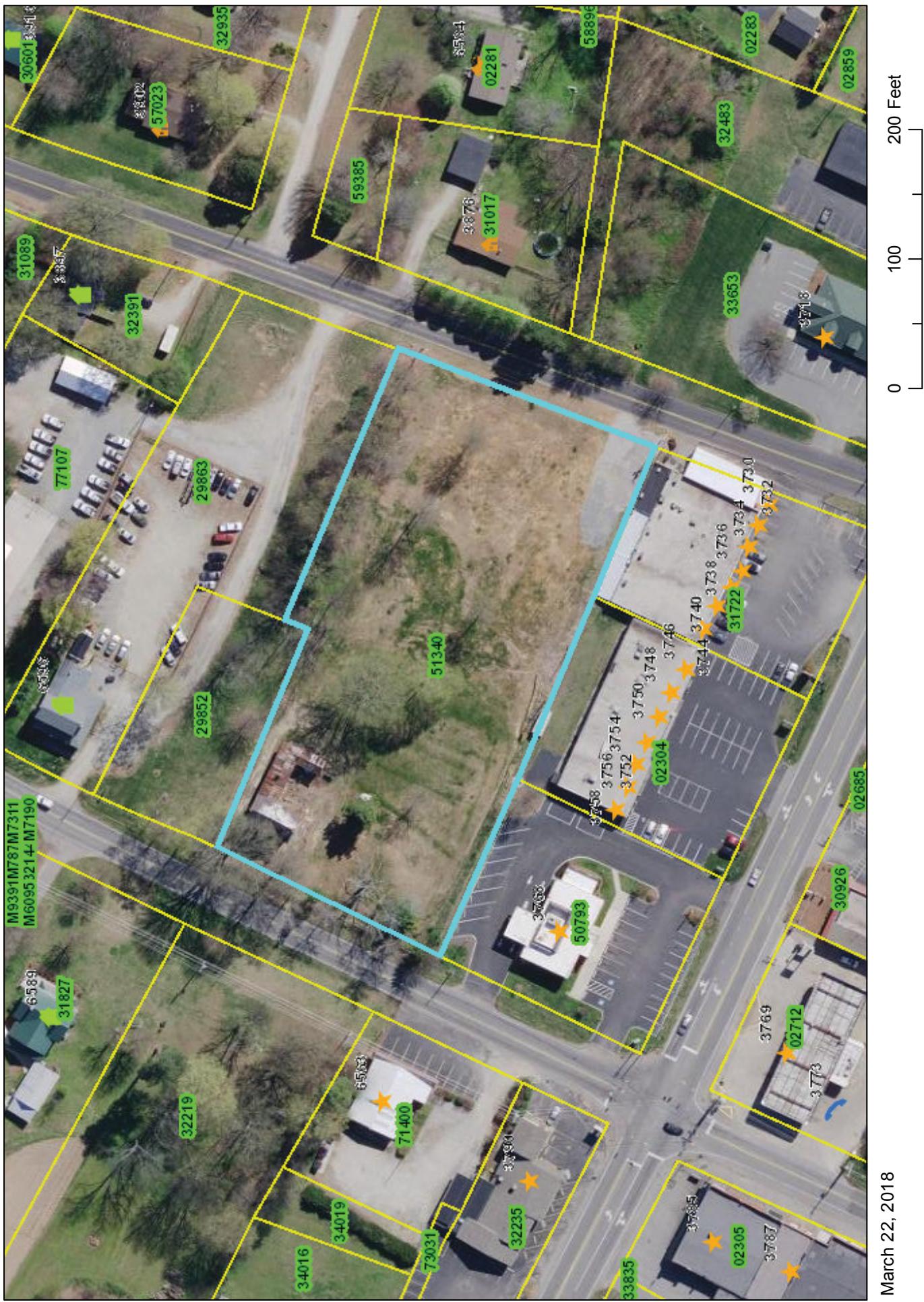
Date



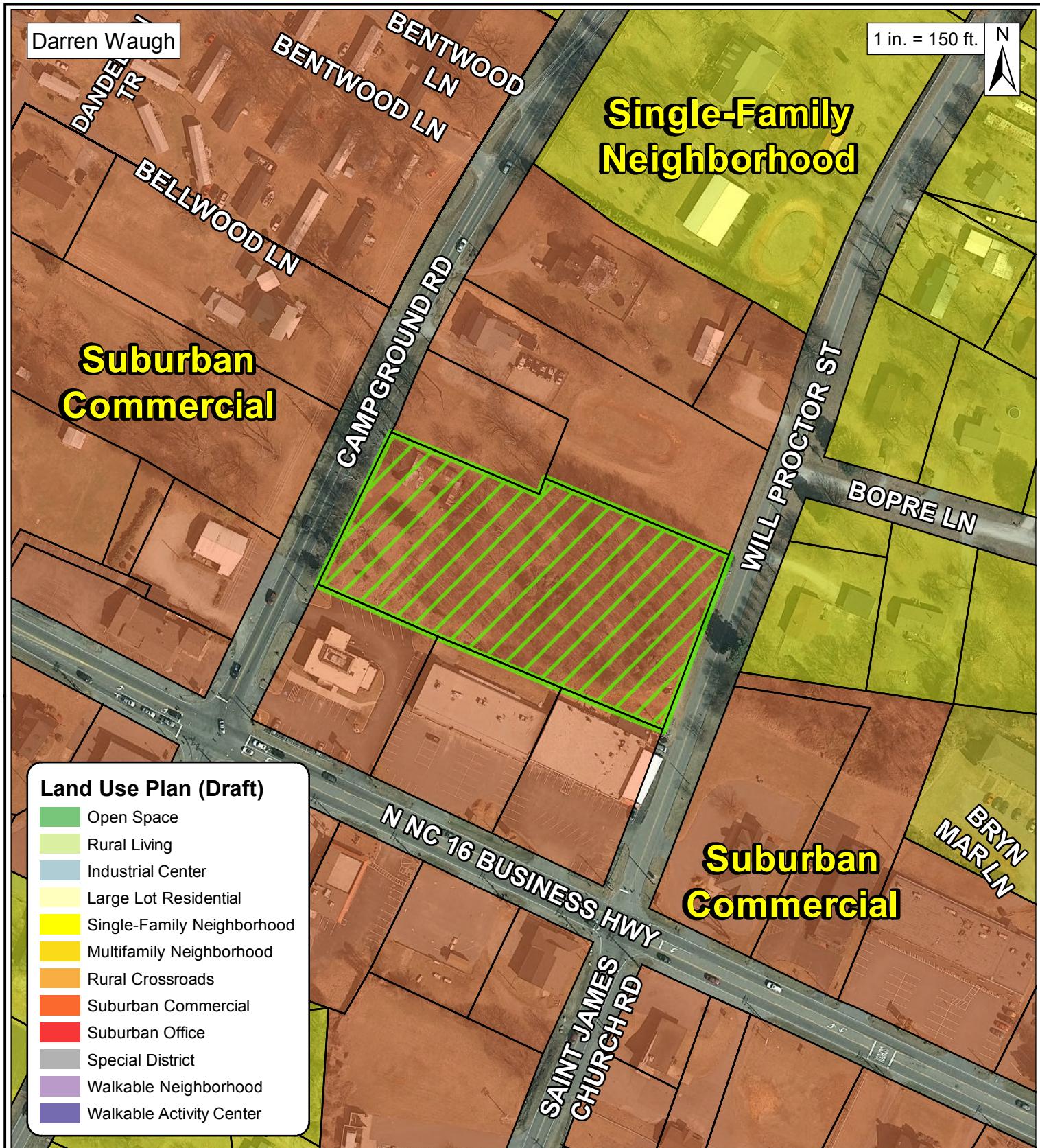
Zoning Map Amendment #652
subject property is outlined in blue



March 22, 2018



March 22, 2018

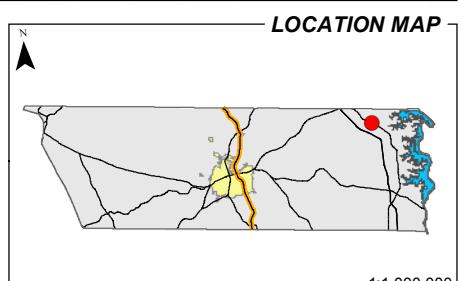


Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

ZMA #652

 - Property Location(s)

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



 Property Location(s)