



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: August 18, 2019

Re: Zoning Map Amendment #663
Sara Thompson, applicant
Parcel ID# 34111

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 9, 2019.

Request

The applicant is requesting the rezoning of a 1.4-acre lot from CZ B-G (Conditional Zoning General Business) to R-SF (Residential-Single Family). This property and the adjoining 2.5-acre parcel to the north were rezoned from R-SF to CZ B-G in 2010 to permit a 16,500-square-foot commercial building that was proposed to be developed in two phases. A 9,267-square-foot Dollar General store was completed in 2011, but the second phase has not been carried out. A house is located on the property that is proposed to be rezoned back to residential.

Site Area & Description

The subject property is located at 3306 N. NC 16 Business Hwy., on the east side of N.C. 16 Business at its intersection with Denver Drive. It is adjoined by property zoned R-SF, CZ B-G and I-G (General Industrial). Land uses in this area include business, residential and industrial. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for general commercial services.

Additional Information

Permitted uses

Under current CZ B-G zoning: Phase 2 of approved conditional zoning plan.

Under proposed R-SF zoning: single-family residence.

Adjoining zoning and uses

East: zoned R-SF, undeveloped lot in Pin Oaks subdivision.

South: zoned R-SF, residence.

West (opposite side of N.C. 16 Business): zoned I-G, auto service garage.

North: zoned CZ B-G, retail store.

Staff's Recommendation

Under state law, prior to adopting or rejecting a zoning amendment, the Board of Commissioners must adopt one of the following statements:

- (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.
- (3) A statement approving the zoning amendment and containing at least all of the following:
 - a. A declaration that the approval is also deemed an amendment to the comprehensive plan.
 - b. An explanation of the change in conditions the governing board took into account in amending the plan to meet the development needs of the community.
 - c. Why the action taken is reasonable and in the public interest.

Staff recommends that the Board of Commissioners exercise Option 3. See proposed statement on following page.



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**Proposed Statement Approving Zoning Amendment,
Simultaneously Amending Land Use Plan**

Case No. **ZMA #663**

Applicant **Sara Thompson**

Parcel ID# **34111**

Location **3306 N. NC 16 Business Hwy.**

Proposed amendment **rezone from CZ B-G to R-SF**

The Board of Commissioners approves this zoning amendment and hereby declares that this approval is also deemed an amendment to the Lincoln County Land Use Plan to designate this property as part of a Single-Family Neighborhood. In amending the Land Use Plan, the Board of Commissioners took into account the following:

- 1) This property is part of a conditional zoning district that was approved in 2011 to permit a commercial development, but the plan was not carried out on this property, leaving a house in place.
- 2) This property is only 87 feet in width, making it less suitable for commercial development than other properties.
- 3) This property adjoins an area designated as a Single-Family Neighborhood. The Land Use Plan is intended to be subject to adjustment, particularly along designation boundaries.

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

This property is located adjacent to properties zoned R-SF. The rezoning will appropriately amend a conditional zoning plan that was not carried out in entirety and will make the residential use of an existing house a conforming use.



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 Sara J. Thompson
Applicant Address 6922 Pin Oaks Drive Denver, NC 28037
Applicant Phone Number 704-740-2156
Property Owner's Name Brian Hines Joseph Huntley
Property Owner's Address PO Box 673 Huntersville NC 28070
Property Owner's Phone Number 704-507-4877

Part II

Property Location 3306 N Hwy 16 Denver NC 28037
Property ID # (10 digits) 4605-02-3745 Property Size 1.356 ACRES
Parcel # (5 digits) 34111 Deed Book(s) 2226 Page(s) 245

Part III

Existing Zoning District CZ B-G Proposed Zoning District R-SF

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

VACANT. HOUSE

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

R-SF, Bookkeeping homebased business

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.

Applicant

7/8/19
Date



Lincoln County, NC

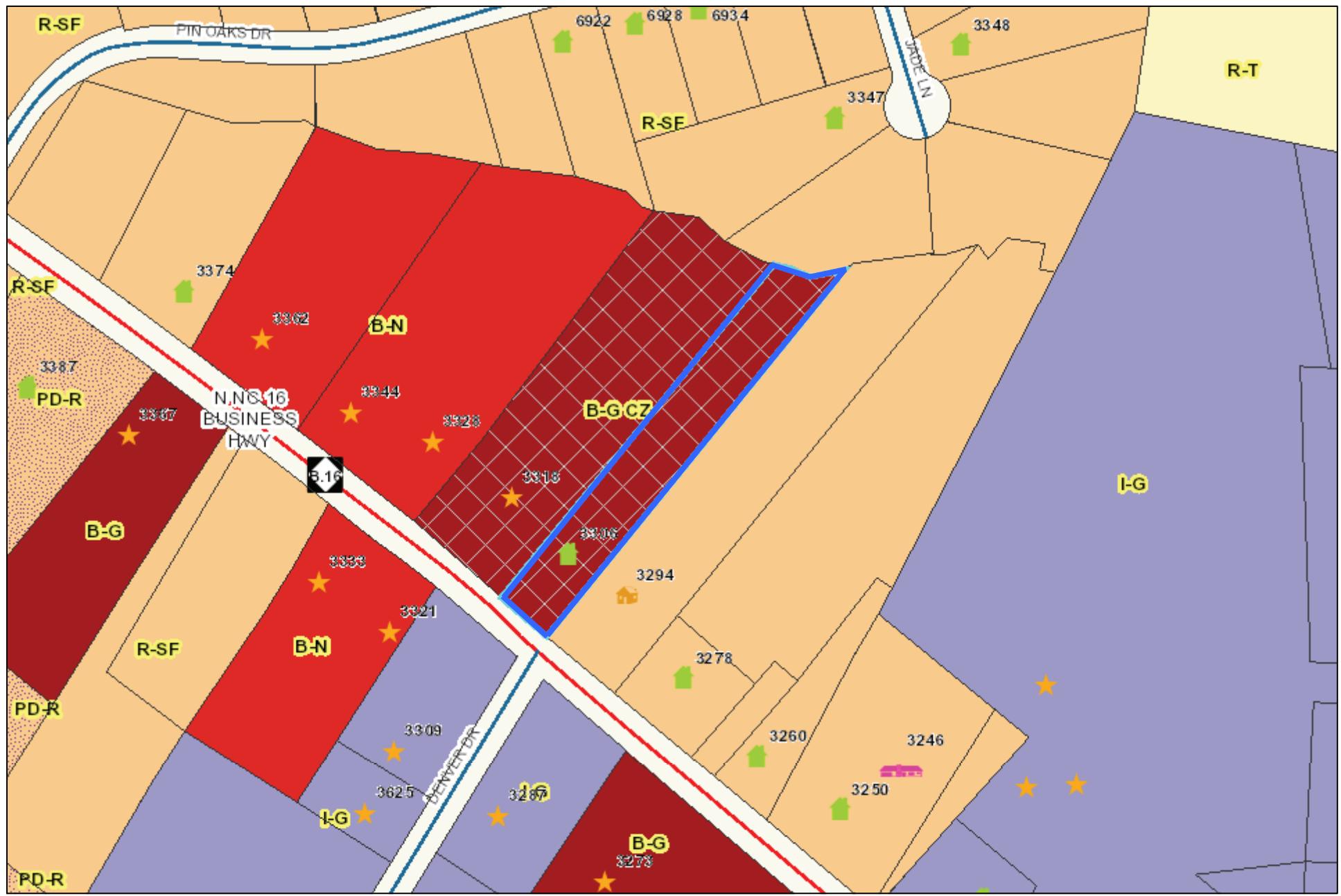
Office of the Tax Administrator, GIS Mapping Division

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: 7/31/2019 Scale: 1 Inch = 200 Feet



 <p>34111</p>	Parcel ID	34111	Owner	DENVER DG LLC
	Map	4605	Mailing	PO BOX 673
	Account	0230692	Address	HUNTERSVILLE, NC 28070
	Deed	2226 245	Last Transaction Date	12/23/2010
	Plat	15 310	Subdivision	DENVER DG LLC
	Land Value	\$159,030	Improvement Value	\$44,549
	Total Value	\$203,579		
	Previous Parcel			
	-----All values for Tax Year 2019 -----			
	Description	2 DENVER DG LLC	Deed Acres	1.431
	Address	3306 N NC 16 BUSINESS HWY	Tax Acres	1.356
	Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
	Main Improvement	RANCH	Value	\$44,149
	Main Sq Feet	1148	Year Built	1961
	Zoning District	B-G	Calc Acres	1.36
	Voting Precinct	DN29	Calc Acres	1.36
	Watershed	1.36	Sewer District	SEWER
	Census County	109	Tract	071101
	Block		Block	1026
	Flood	X	Zone Description	NO FLOOD HAZARD
	Panel		Panel	3710460500
				1.36

Zoning Map Amendment #663
subject property is outlined in blue



July 15, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet

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- 61 QDHDPO\HLJERUKRG 6
- 80WLIDPO\HLJERUKRG 6
- 51 DDO &RWRDQ/ &
- 08UEDQ&PUFLDO &
- 08UEDQ&LPH 6
- 81FLDO\WWULFW 6
- DD NED HHLJERUKRG1:
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