



**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

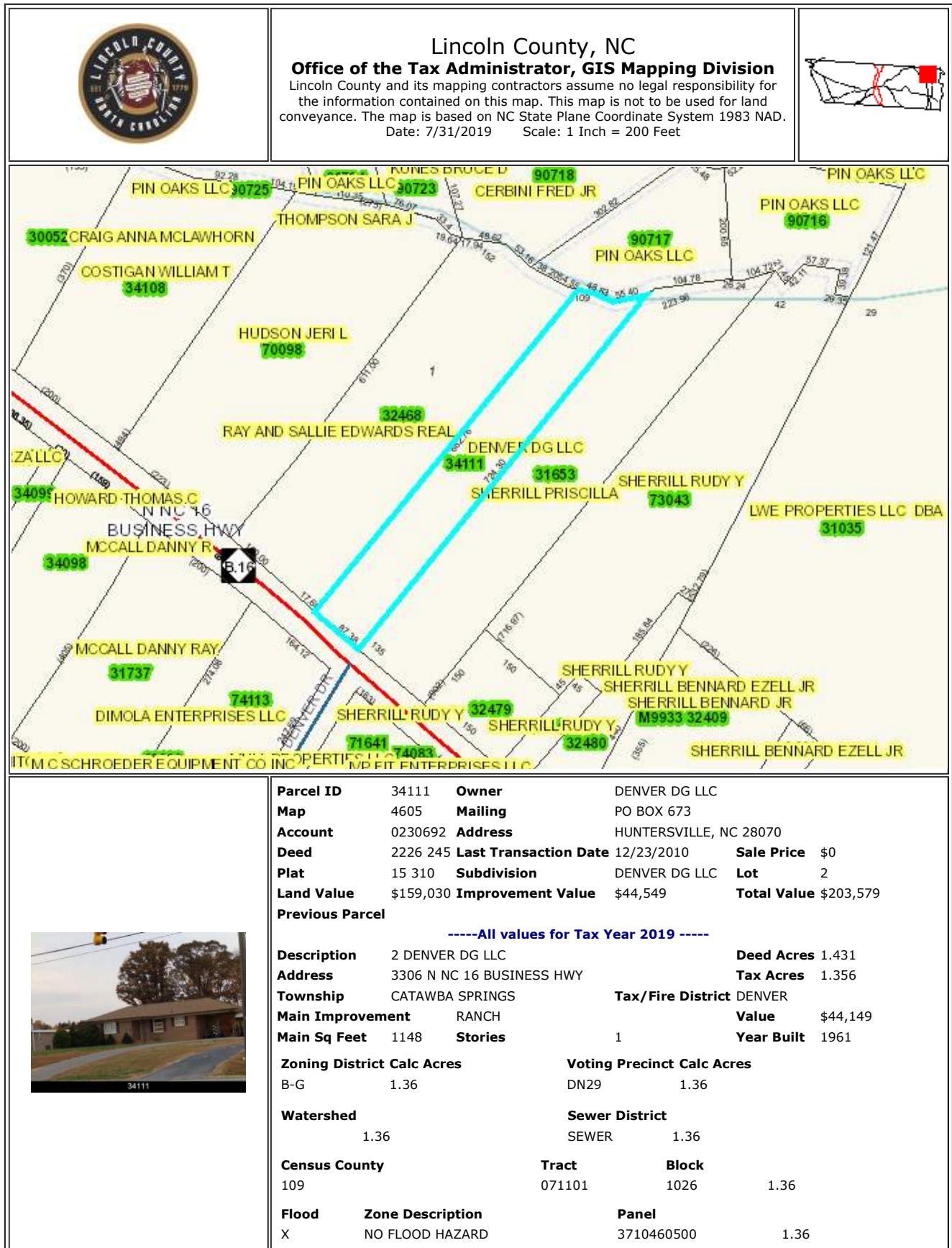
**APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)**  
**MUST BE RECEIVED BEFORE PROCESSING.**

*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

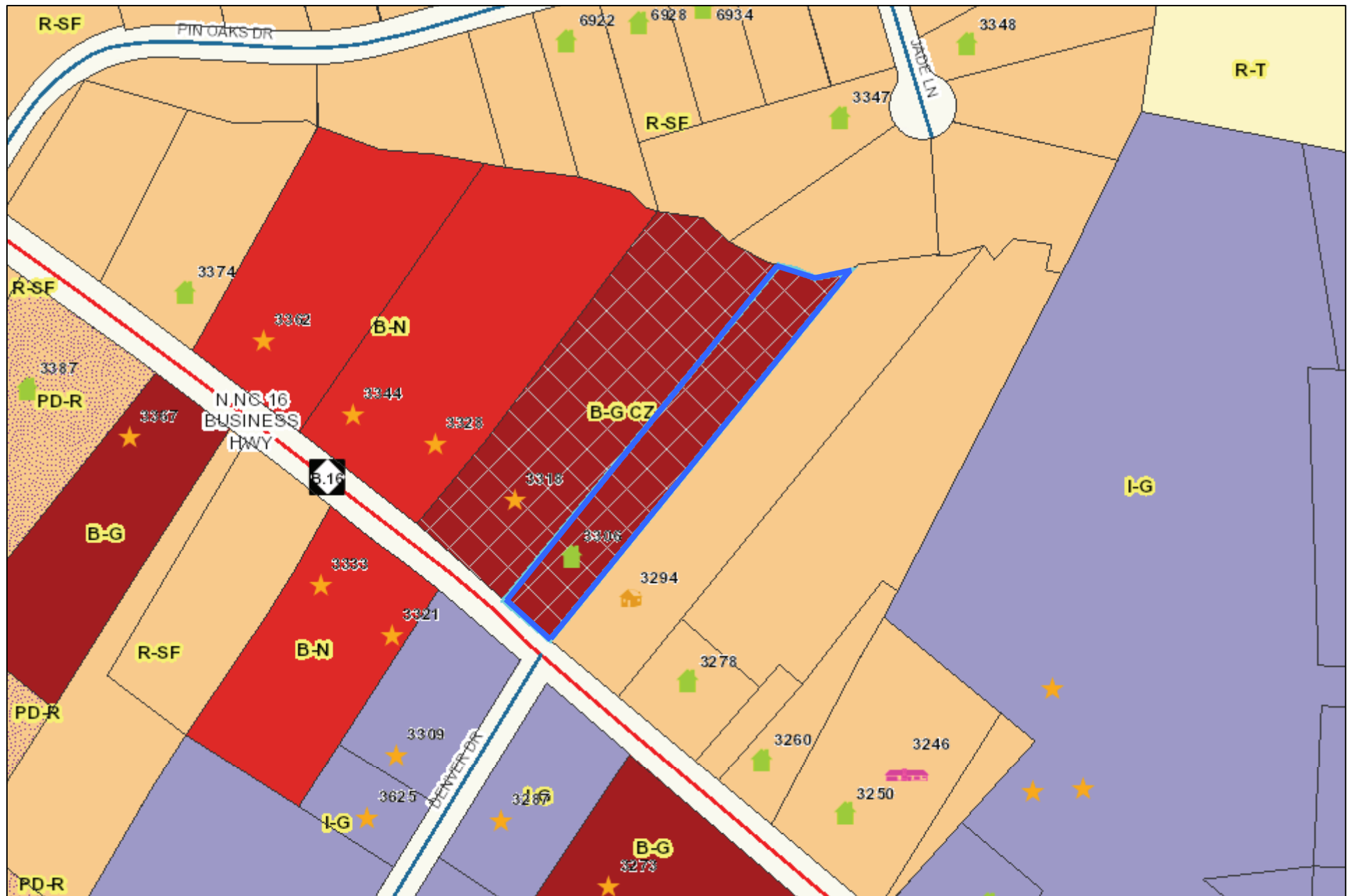
Date

7/8/19





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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LQ IW



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61FN

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16

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16

61FN

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3URSHUWRFDWLRLQ/ 3VOLQGLQJHQ

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