



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: September 8, 2023

Re: ZMA #718
Terri Elaine Nixon, applicant
Parcel ID# 32929, 32820, 32918

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 2, 2023.

Request

The applicant is requesting the rezoning of 8.12 acres from R-SF (Residential Single Family) to B-N (Neighborhood Business).

Site Area and Description

The subject property is located at 1952 N. N.C. 16 Business Hwy. on the east side of N.C. 16 Business about 200 feet north of Lake Shore Road in Catawba Springs Township. The property is located within the Eastern Lincoln Development District (ELDD) overlay. The property is adjoined by property zoned R-SF, B-N, and PD-R (Planned Development-Residential). Land uses in this area include business, residential, and civic uses.

Plan Conformance

This property is designated by the Lincoln County Land Use Plan as Single Family Neighborhood, suitable for a variety of single-family detached housing types with densities of 1.0 to 2.0 units per acre.



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Additional Information

Permitted uses under current zoning: site-built or modular detached single-family home

Permitted uses under proposed zoning: office, neighborhood retail, small group child care center

Staff's Recommendation

Staff recommends disapproval of the request. See the proposed statement on the following page.



Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #718**
Applicant **Terri Elaine Nixon**
Parcel ID# **32929, 32820, 32918**
Location **1952 N. N.C. 16 Business Hwy.**
Proposed amendment **Rezone 8.12 acres from R-SF (Residential Single Family) to B-N (Neighborhood Business)**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is designated by the Lincoln County Land Use Plan as Single Family Neighborhood, suitable for a variety of single-family detached housing types. The B-N district does not permit any single-family detached housing types.

This proposed amendment **is not reasonable** in that:

Although there are several businesses in close proximity to this property, there are no existing businesses on the east side of N.C. 16 Business between Fairfield Forest Road and Lake Shore Road. Single-family homes are located on four of the five adjoining parcels that are zoned R-SF and the adjoining parcel to the east that is zoned PD-R is dedicated common open space for the adjoining residential subdivision.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Terri Elaine Nixon

Applicant Address 1970 N NC 16 Business Hwy

Applicant Phone Number 704-456-2204

Property Owner's Name Terri Elaine Nixon

Property Owner's Address 1970 N NC 16 Business Hwy

Property Owner's Phone Number 704-564-2889

Part II

Property Location 1970 N NC 16 Business Hwy + N NC 16 Business Hwy + 1952 N NC Business Hwy

Property ID # (10 digits) 4604616629
4604617332
4604615336 Property Size 8.121 acres +/-

Parcel # (5 digits) 32929
32820
32918 Deed Book(s) 1414 Page(s) 329

Part III

Existing Zoning District E1DD-R-SF Proposed Zoning District B-N

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

Residential, 2 existing homes

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

B-N to increase value of property.
Surrounding property's already zoned B-N

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.

Terri Elaine Nixon
Applicant

7-24-23
Date

JUL 25 2023

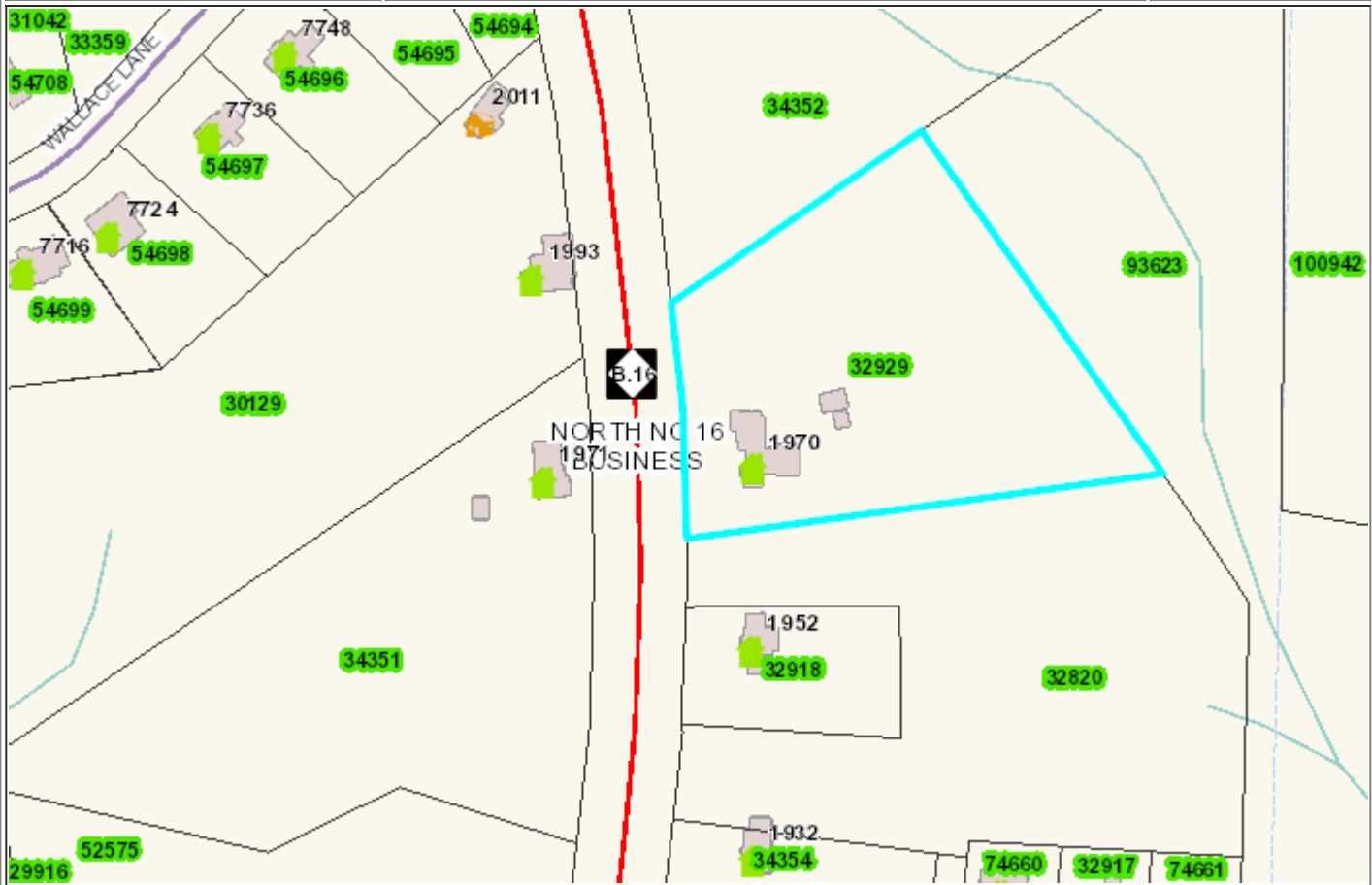
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Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 9/5/2023 Scale: 1 Inch = 200 Feet



Parcel ID	32929	Owner	NIXON TERRI ELAINE
Map	4604	Mailing	1970 N HWY 16
Account	19046	Address	DENVER, NC 280370000
Deed	1414 329	Last Transaction Date	12/31/2002
Plat		Subdivision	
Land Value	\$89,956	Improvement Value	\$230,953
Previous Parcel		Total Value	\$320,909

-----All values for Tax Year 2023 -----

Description	HOMESITE HWY 16	Deed Acres	3.25
Address	1970 N NC 16 BUSINESS HWY	Tax Acres	3.163
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CONVENTIONAL	Value	\$222,180
Main Sq Feet	1459	Stories	1
Year Built		Year Built	1943
Zoning District	R-SF	Calc Acres	3.16
Voting Precinct	WP32	Calc Acres	3.16
Watershed	3.09	Sewer District	SEWER
	0.07		3.16
Census County	109	Tract	071202
		Block	2018
			3.16
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710460400
			3.16



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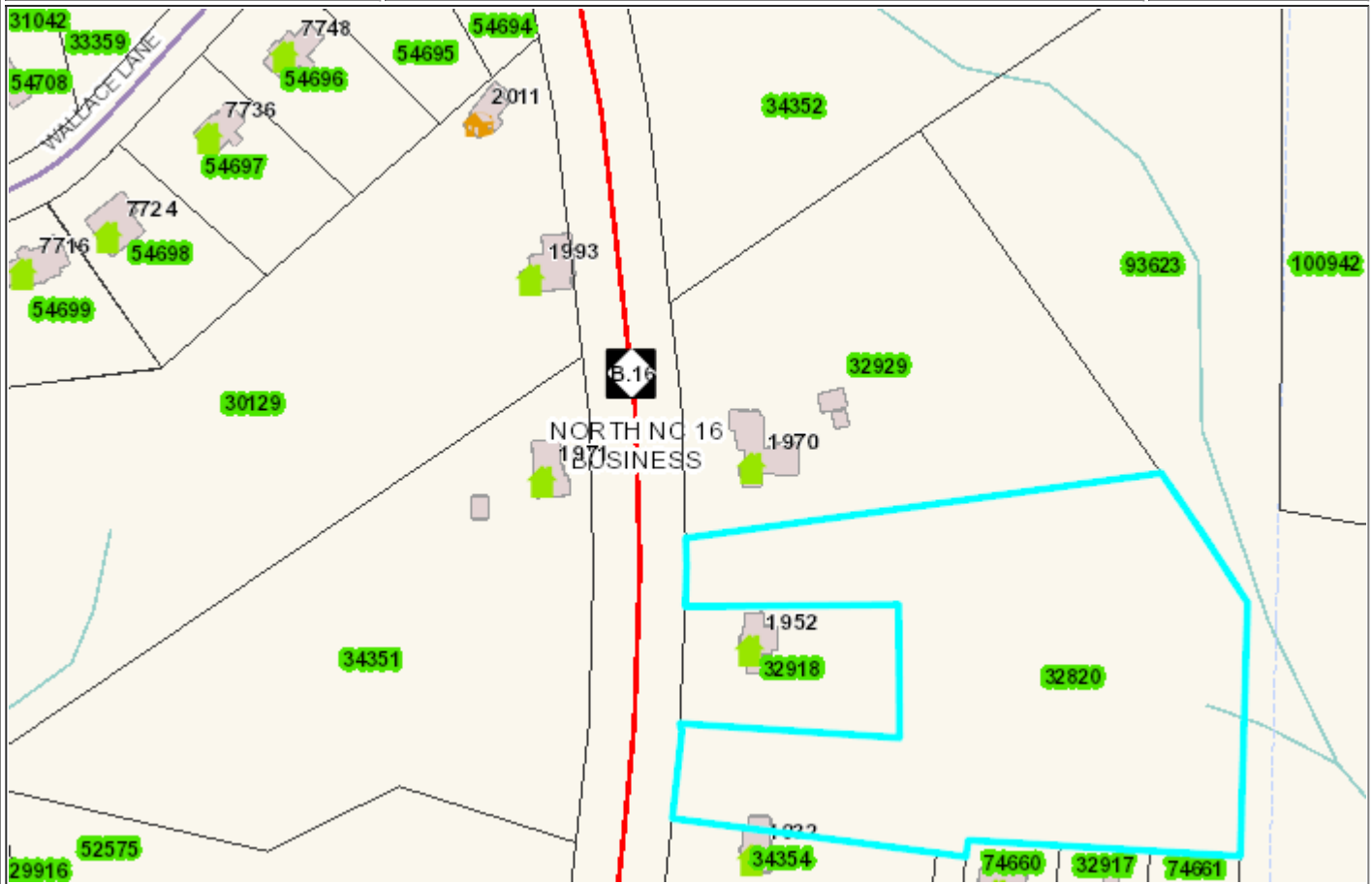
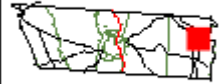
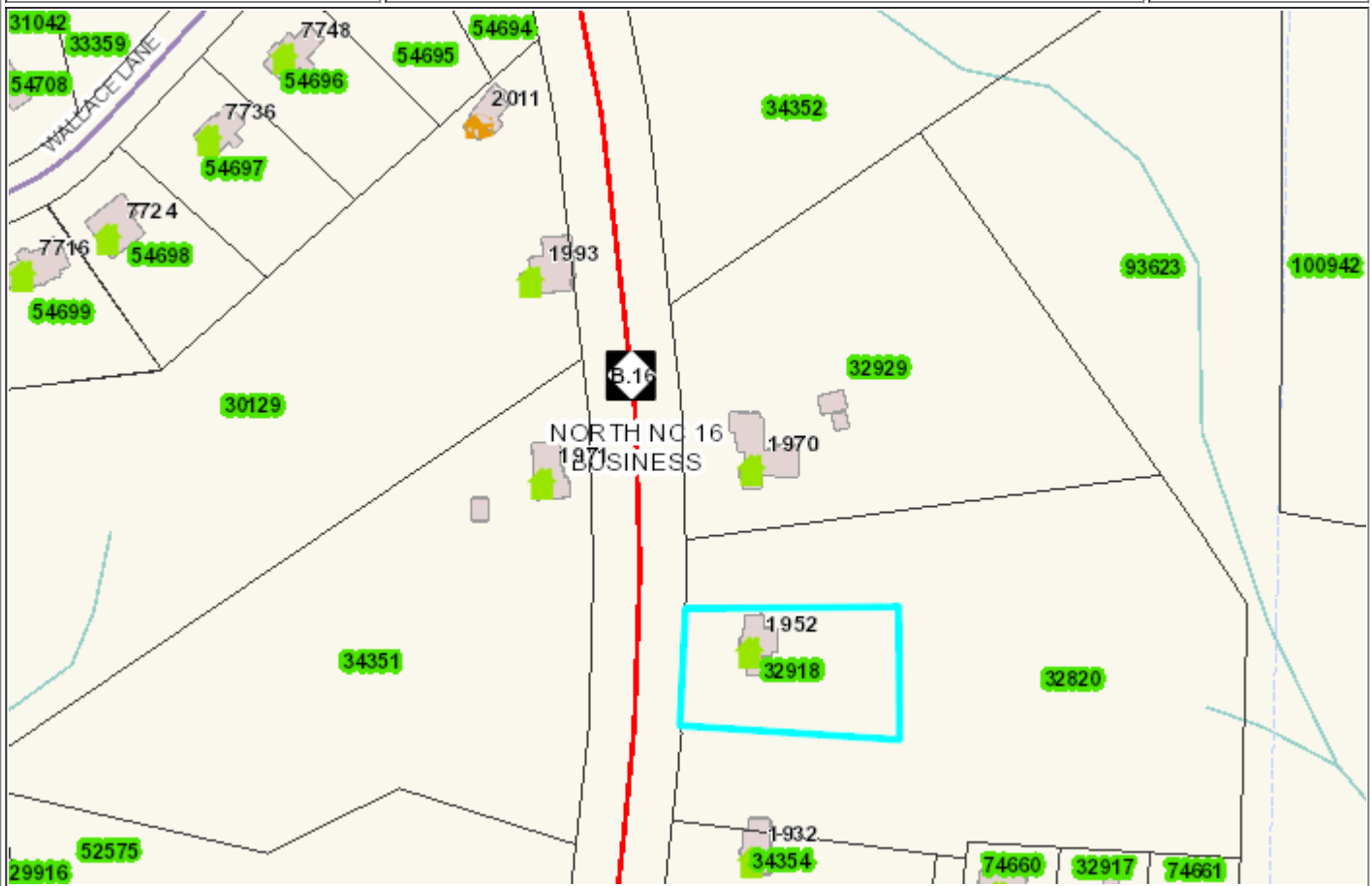


Photo Not
Available

Parcel ID	32820	Owner	NIXON TERRI ELAINE	
Map	4604	Mailing	1970 N HWY 16	
Account	19046	Address	DENVER, NC 280370000	
Deed	1414 329	Last Transaction Date	12/31/2002	Sale Price \$0
Plat		Subdivision	ALBERT STONE PROPERTY	Lot 11 , 12 & PT 10
Land Value	\$117,808	Improvement Value	\$0	Total Value \$117,808
Previous Parcel				
-----All values for Tax Year 2023 -----				
Description	HWY #16		Deed Acres	0
Address	N NC 16 BUSINESS HWY		Tax Acres	4.242
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	R-SF	Calc Acres	Voting Precinct	WP32
		4.24	Calc Acres	4.24
Watershed	3.92	Sewer District	SEWER	4.24
	0.33			
Census County	109	Tract	071202	Block 2018
				4.24



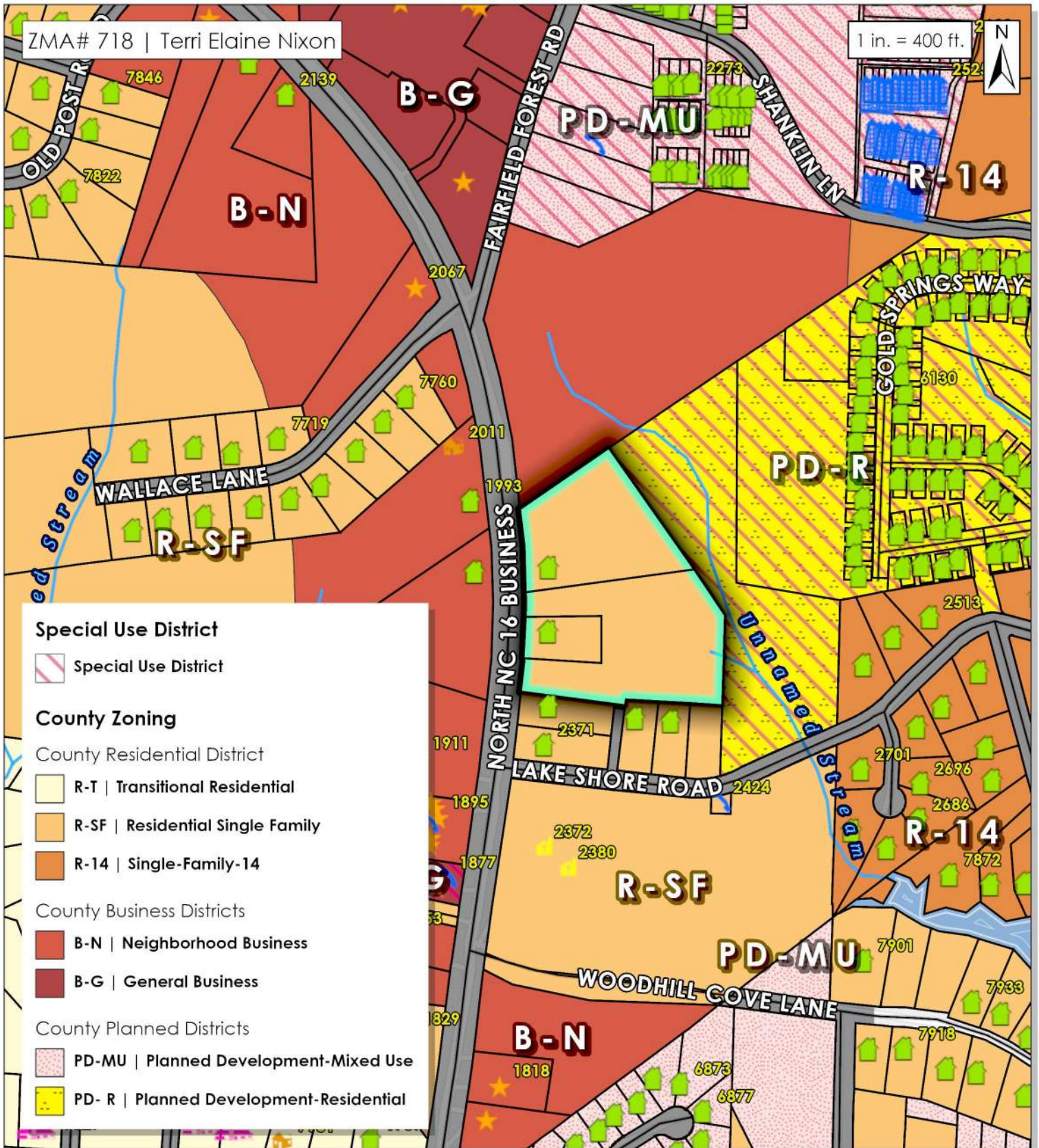
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Parcel ID	32918	Owner	NIXON TERRI ELAINE
Map	4604	Mailing	1970 N HWY 16
Account	19046	Address	DENVER, NC 280370000
Deed	1414 329	Last Transaction Date	12/31/2002
Plat		Subdivision	
Land Value	\$45,000	Improvement Value	\$126,819
Previous Parcel		Total Value	\$171,819

-----All values for Tax Year 2023 -----

Description	HWY 16	Deed Acres	0.75
Address	1952 N NC 16 BUSINESS HWY	Tax Acres	0.716
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	RANCH	Value	\$126,819
Main Sq Feet	1051	Stories	1
Year Built	1952		
Zoning District	R-SF	Calc Acres	0.72
Voting Precinct	WP32	Calc Acres	0.72
Watershed	0.51	Sewer District	SEWER
	0.2		0.72
Census County	109	Tract	071202
		Block	2018
			0.72
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710460400
			0.72

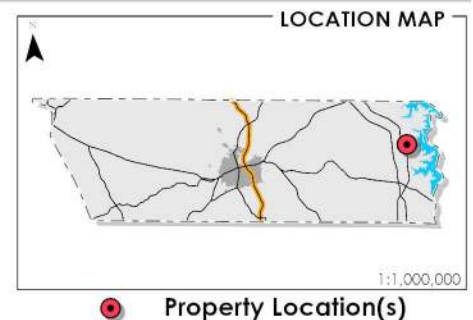


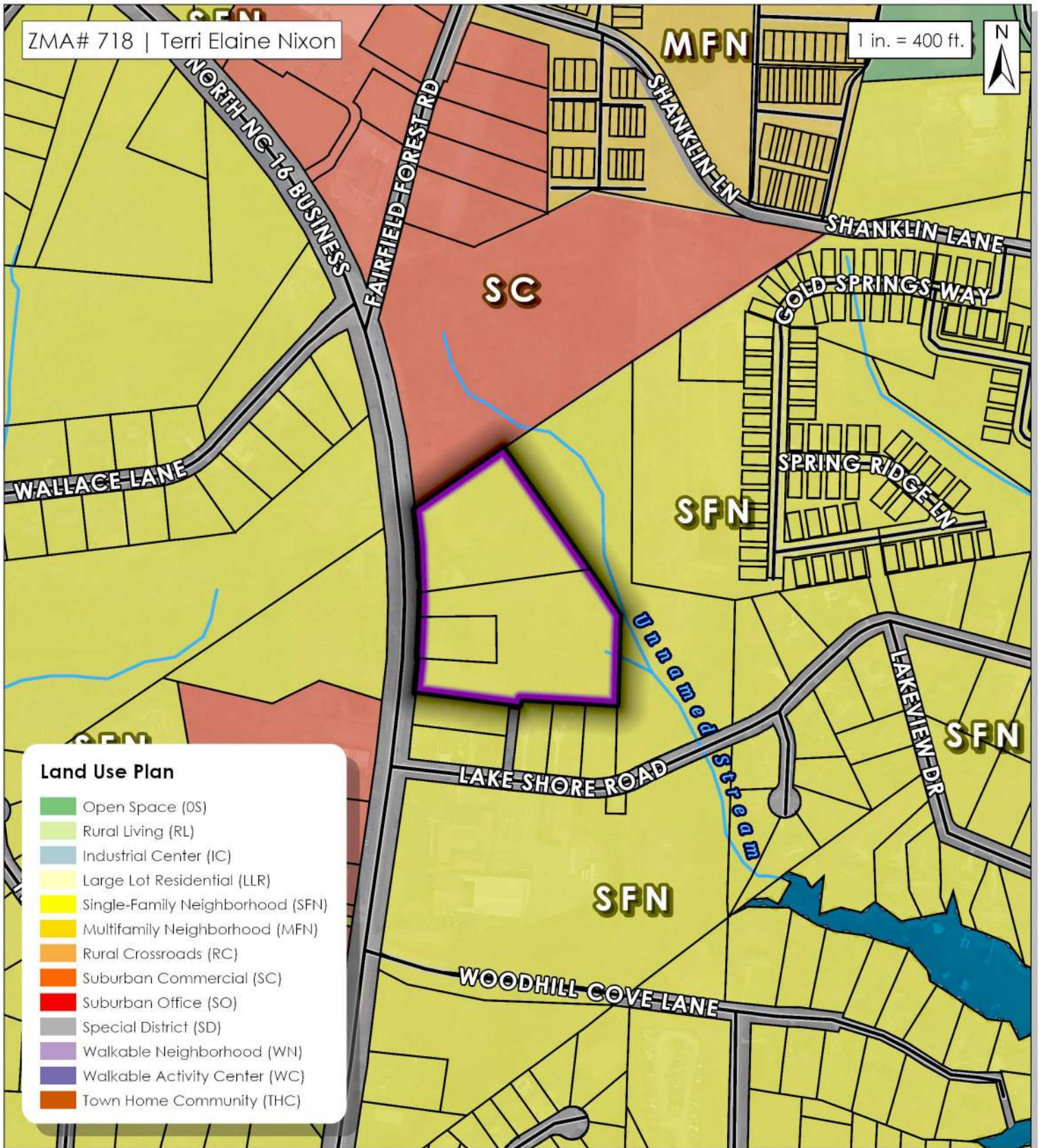
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 32929, 32820, 32918

- Property Location(s)

See Attached Application for Parcel Information





Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 32929, 32820, 32918

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP

