



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.



**PLANNING & INSPECTIONS DEPARTMENT**  
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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.



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

**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  
4604617382  
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. In 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 7-24-23  
Applicant Date

**JUL 25 2023**

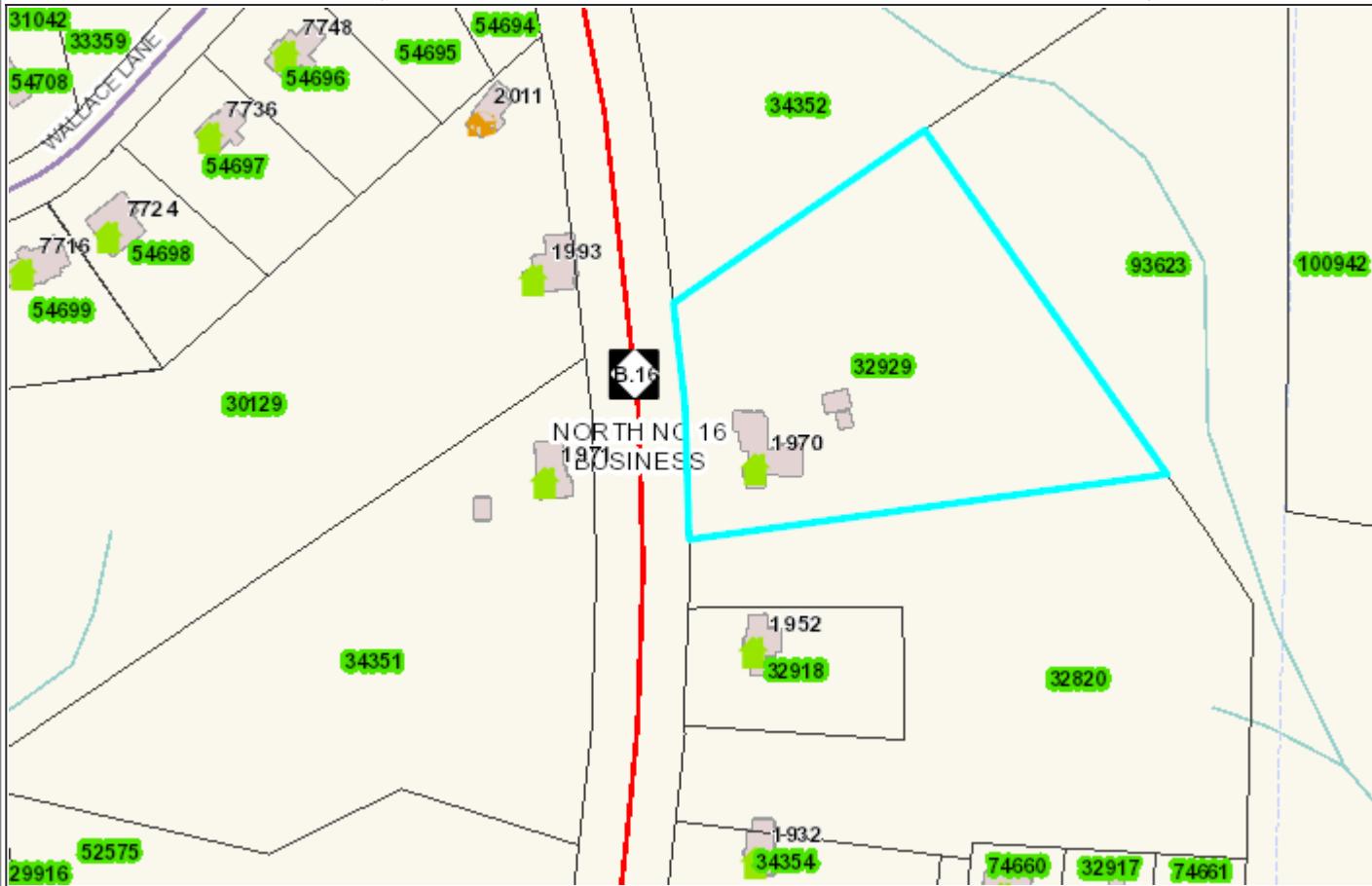
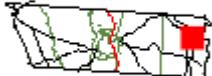
**3:07 pm**  
**ME**



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



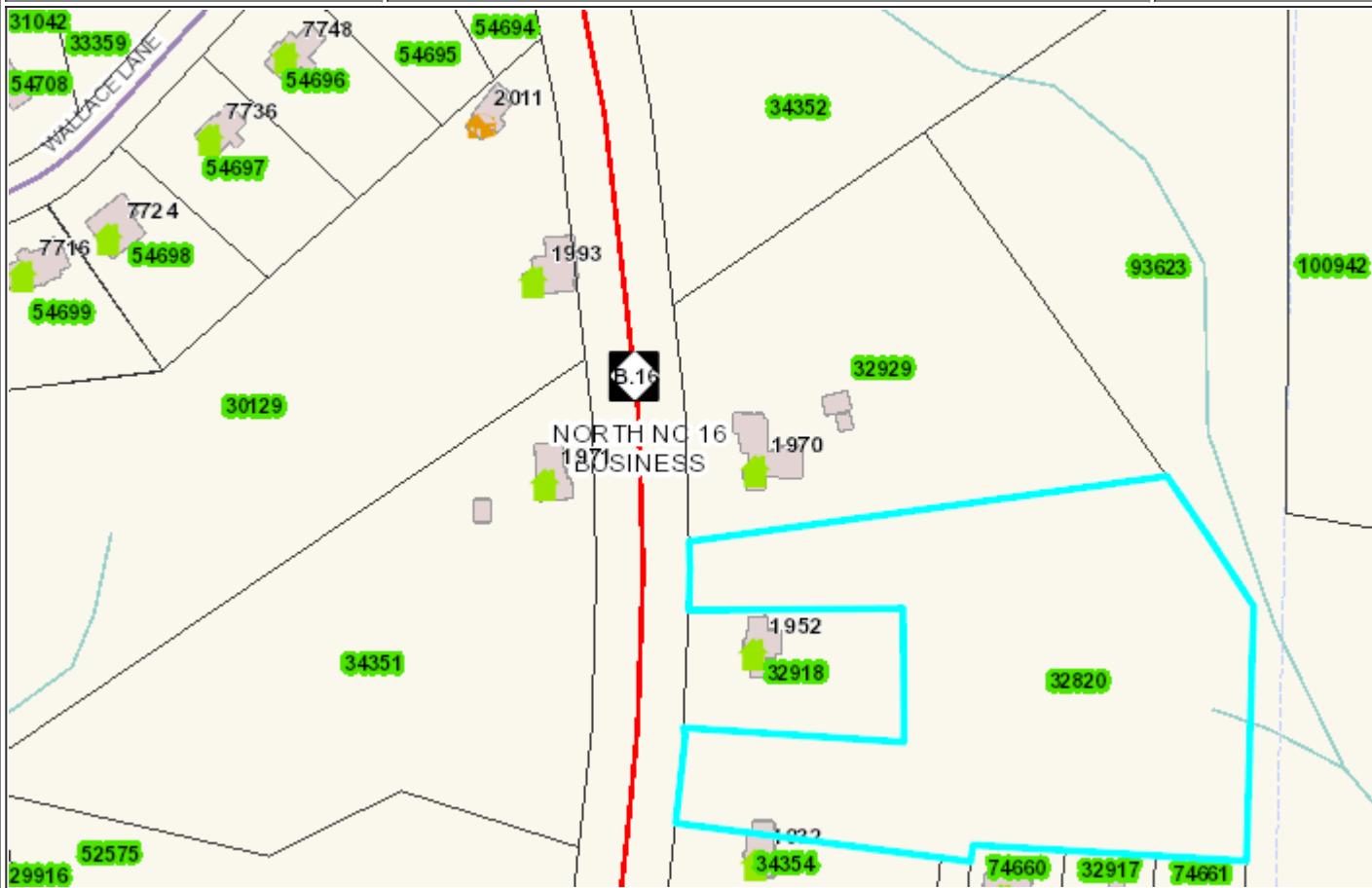
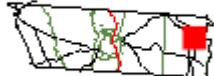
	<b>Parcel ID</b>	32929	<b>Owner</b>	NIXON TERRI ELAINE
	<b>Map</b>	4604	<b>Mailing</b>	1970 N HWY 16
	<b>Account</b>	19046	<b>Address</b>	DENVER, NC 280370000
	<b>Deed</b>	1414 329	<b>Last Transaction Date</b>	12/31/2002
	<b>Plat</b>		<b>Subdivision</b>	
	<b>Land Value</b>	\$89,956	<b>Improvement Value</b>	\$230,953
	<b>Previous Parcel</b>			<b>Total Value</b> \$320,909
	<b>-----All values for Tax Year 2023 -----</b>			
	<b>Description</b>	HOMESITE HWY 16		
	<b>Address</b>	1970 N NC 16 BUSINESS HWY		
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b> EAST LINCOLN
<b>Main Improvement</b>	CONVENTIONAL			<b>Value</b> \$222,180
<b>Main Sq Feet</b>	1459	<b>Stories</b>	1	<b>Year Built</b> 1943
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> Calc Acres		
R-SF	3.16	WP32 3.16		
<b>Watershed</b>	3.09 0.07	<b>Sewer District</b>		
<b>Census County</b>		<b>SEWER</b>	3.16	
109				
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710460400 3.16		



## Lincoln County, NC

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**Photo Not Available**

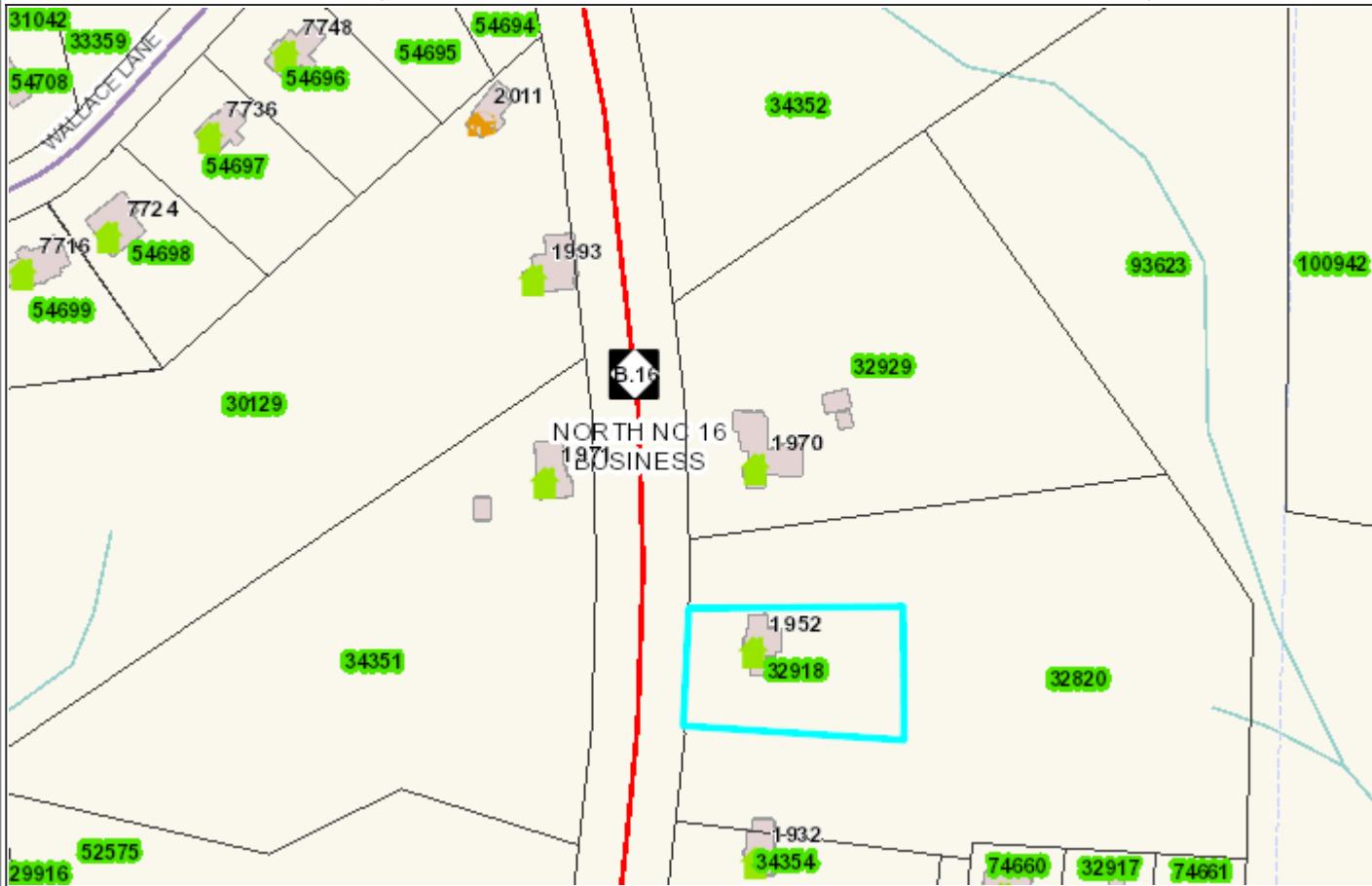
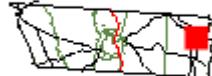
<b>Parcel ID</b>	32820	<b>Owner</b>	NIXON TERRI ELAINE	
<b>Map</b>	4604	<b>Mailing</b>	1970 N HWY 16	
<b>Account</b>	19046	<b>Address</b>	DENVER, NC 280370000	
<b>Deed</b>	1414 329	<b>Last Transaction Date</b>	12/31/2002	
<b>Plat</b>		<b>Subdivision</b>	ALBERT STONE PROPERTY	
<b>Land Value</b>	\$117,808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



## Lincoln County, NC

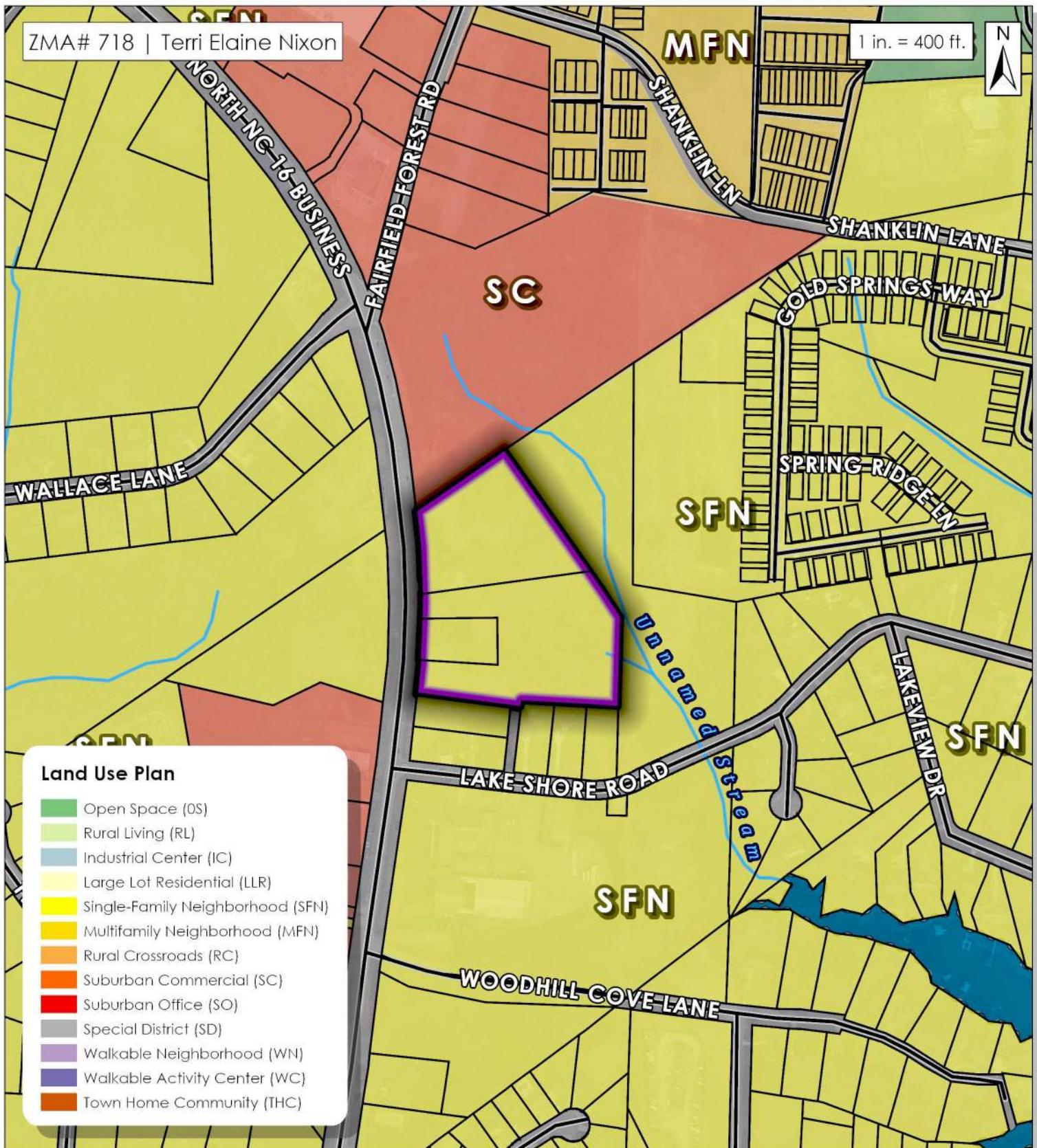
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 32918	<b>Parcel ID</b>	32918	<b>Owner</b>	NIXON TERRI ELAINE
	<b>Map</b>	4604	<b>Mailing</b>	1970 N HWY 16
	<b>Account</b>	19046	<b>Address</b>	DENVER, NC 280370000
	<b>Deed</b>	1414 329	<b>Last Transaction Date</b>	12/31/2002
	<b>Plat</b>		<b>Subdivision</b>	
	<b>Land Value</b>	\$45,000	<b>Improvement Value</b>	\$126,819
	<b>Previous Parcel</b>			<b>Total Value</b> \$171,819
	<b>-----All values for Tax Year 2023 -----</b>			
	<b>Description</b>	HWY 16	<b>Deed Acres</b>	0.75
	<b>Address</b>	1952 N NC 16 BUSINESS HWY	<b>Tax Acres</b>	0.716
	<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
	<b>Main Improvement</b>	RANCH	<b>Value</b>	\$126,819
	<b>Main Sq Feet</b>	1051	<b>Year Built</b>	1952
	<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
	R-SF	0.72	WP32	0.72
	<b>Watershed</b>		<b>Sewer District</b>	
		0.51	SEWER	0.72
		0.2		
	<b>Census County</b>		<b>Tract</b>	<b>Block</b>
	109		071202	2018
	<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
	X	NO FLOOD HAZARD	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

