



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Julie Mosteller, Planner

Date: October 13, 2023

Re: ZMA #721
Candy Williams, applicant
Parcel ID# 51680

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 6, 2023.

Request

The applicant is requesting the rezoning of 0.43 acres from B-G (General Business) to R-S (Residential Suburban).

Site Area and Description

The subject property is located at 4774 N. N.C. 16 Business Hwy. in Catawba Springs Township. The property is adjoined by property zoned B-G (General Business) and R-S (Residential Suburban). Land uses in this area include industrial, business, civic and residential uses.

Plan Conformance

This property is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood.

Additional Information

Permitted uses under current zoning: offices, service uses, and retail

Permitted uses under proposed zoning: single-family home, two-family home, doublewide manufactured home

Staff's Recommendation

Staff recommends approval 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 #721**

Applicant **Candy Williams**

Parcel ID# **51680**

Location **4774 N NC 16 Business Hwy**

Proposed amendment **Rezone 0.43 acres from B-G (Business General) to R-S (Residential Suburban) to permit the property to continue to be used residentially.**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Land Use Plan as Single Family Neighborhood, which is suitable for a variety of single family housing.

This proposed amendment **is reasonable** in that:

The existing use of this property is residential and the rezoning would support that use.



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 Candy Williams
Applicant Address 4774 N. NC 16 Business Hwy, Denver, NC 28037
Applicant Phone Number 704-928-5765
Property Owner's Name Candy Williams
Property Owner's Address 4774 N. NC 16 Business Hwy, Denver, NC 28037
Property Owner's Phone Number 704-928-5765

Part II

Property Location 4774 N. NC 16 Business Hwy, Denver, NC 28037
Property ID # (10 digits) 3686818374 Property Size 0.434 acres
Parcel # (5 digits) 51680 Deed Book(s) 3213 Page(s) 107

Part III

Existing Zoning District B-G Proposed Zoning District R-S

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

property been used as a resident since 1976.

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

Rezone from B-G to R-S

Commercial to Residential

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.

Candy Williams
Applicant

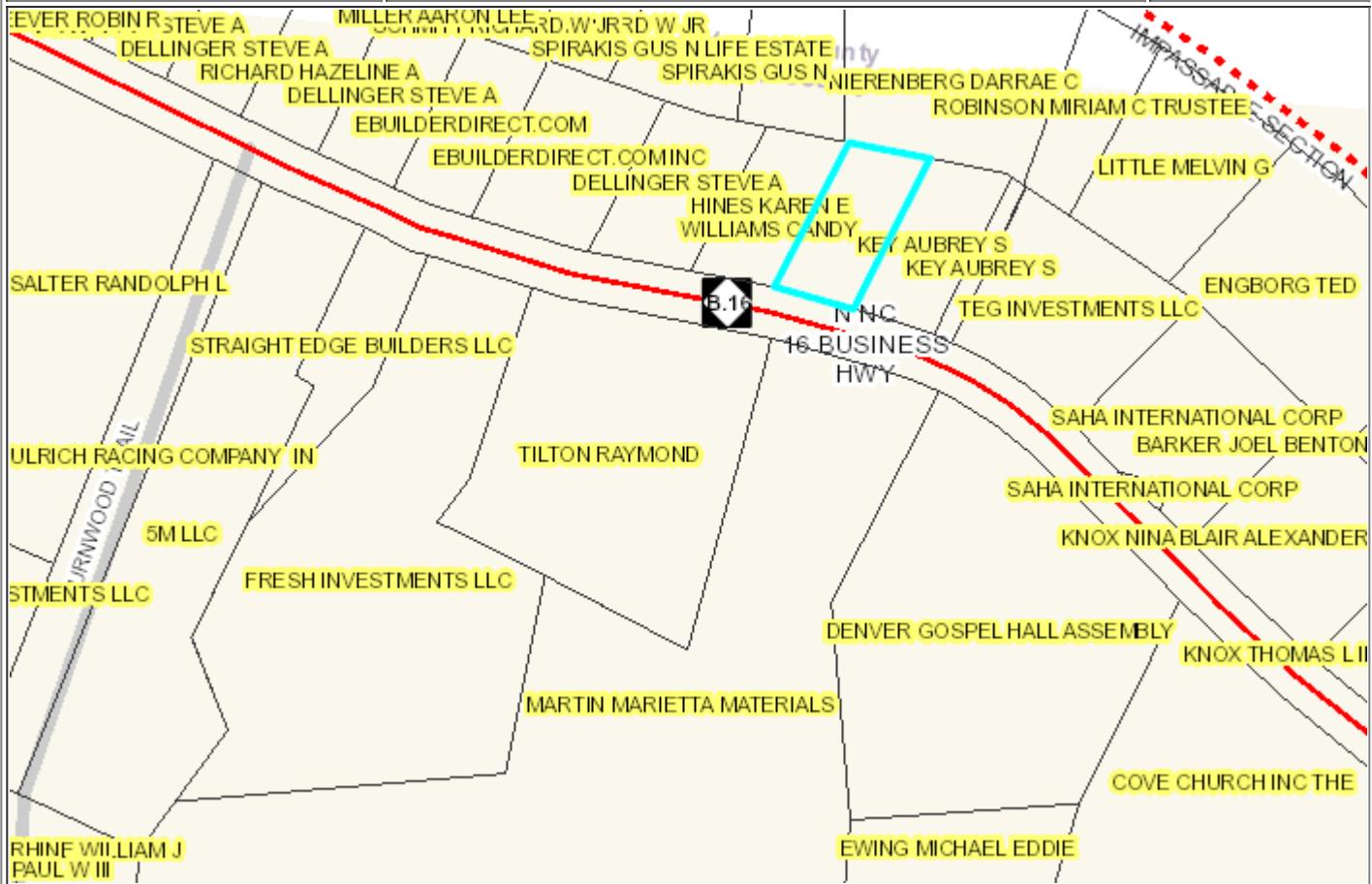
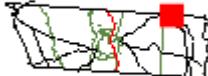
9/7/2023
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

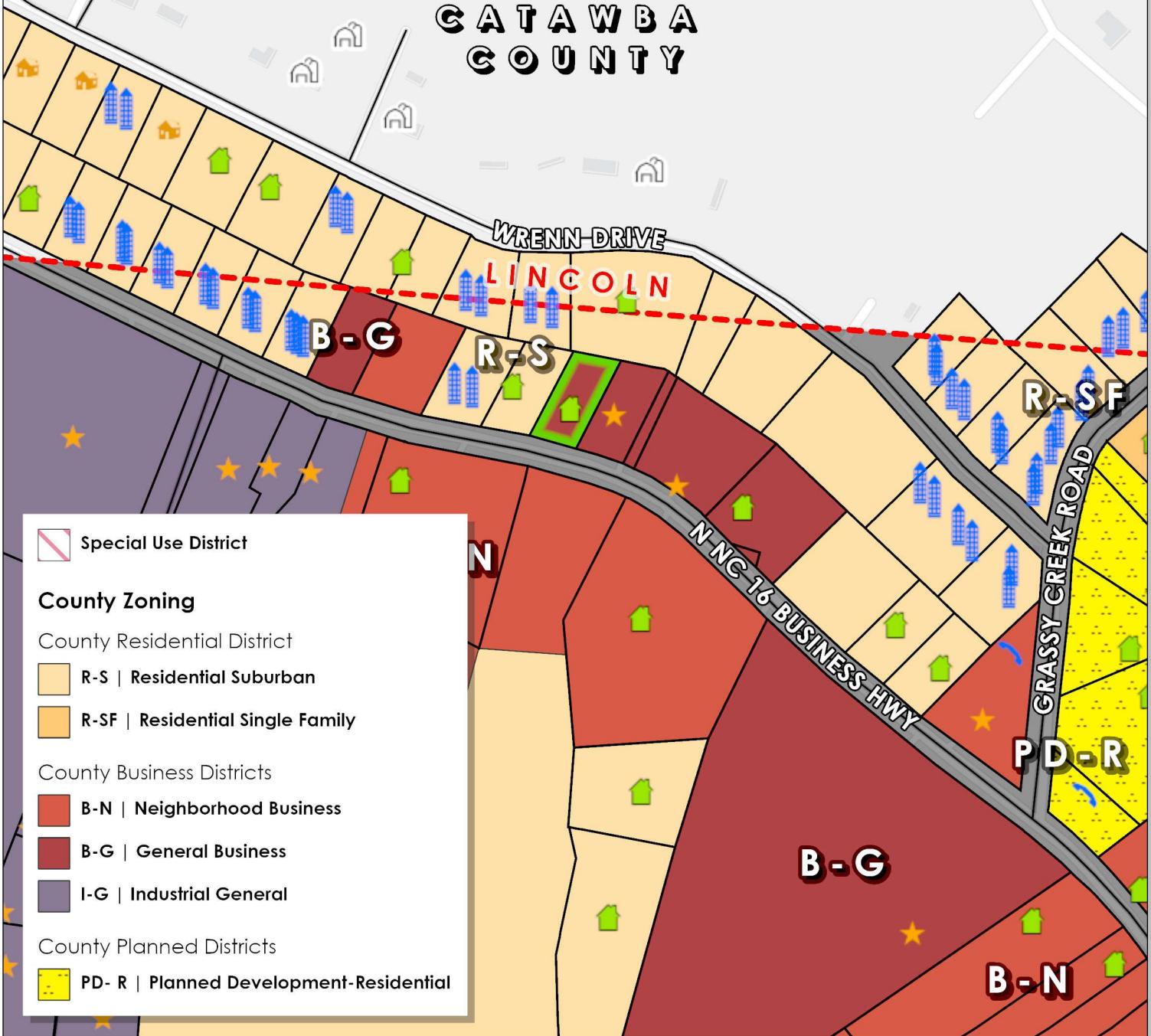
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Date: 10/13/2023



	Parcel ID 51680 Owner WILLIAMS CANDY Map 3686 Mailing 4774 N NC 16 BUSINESS HWY Account 0294247 Address DENVER, NC 28037 Deed 3213 107 Last Transaction Date 11/22/2022 Sale Price \$190,000 Plat Subdivision WRENN EST Lot 60-63 Land Value \$81,375 Improvement Value \$73,448 Total Value \$154,823 Previous Parcel
-----All values for Tax Year 2023-----	
Description WRENN EST 60-63	Deed Acres 0
Address 4774 N NC 16 BUSINESS HWY	Tax Acres 0.43
Township CATAWBA SPRINGS	Tax/Fire District DENVER
Main Improvement RANCH	Value \$72,458
Main Sq Feet 1141 Stories 1	Year Built 1976
Zoning District	Voting Precinct
Calc Acres	Calc Acres
B-G 0.43	DN29 0.43
Watershed	Sewer District
0.43	0.43
Census County	Tract
109	071101
Block	
1011	0.43
Flood	Zone Description
X	NO FLOOD HAZARD
	Panel
	3710368600
	0.43



CATAWBA COUNTY



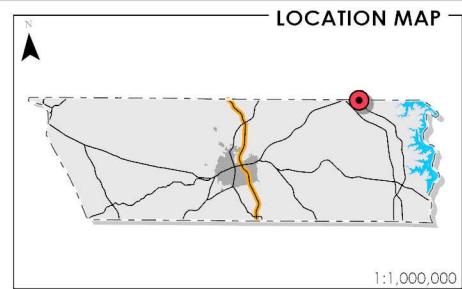
Parcel ID # 51680

- Property Location(s)

See Attached Application for Parcel Information



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



CATAWBA
COUNTY

WRENN-DRIVE

LINCOLN

SFN

SFN

OD-TRAIL

N NC-16 BUSINESS HWY

GRASSY CREEK ROAD

SFN

IC

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)
- Town Home Community (THC)

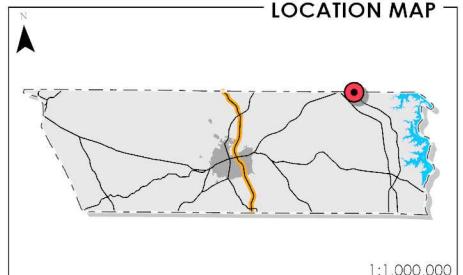
Parcel ID # 51680 - Property Location(s)

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LOCATION MAP

**Property Location(s)**