



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Julie Mosteller, Planner I

Date: November 13, 2023

Re: ZMA #725
Joseph and Shelley Richardson, applicant
Parcel ID# 34099

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 4, 2023.

Request

The applicant is requesting the rezoning of 1.75 acres from R-SF (Residential Single-Family) to B-G (General Business).

Site Area and Description

The subject property is located on the south side of N.C. 16 Business Hwy about 500 feet west of Denver Drive in Catawba Springs Township. The property is partially located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-G (General Business), I-G (Industrial General), and PD-R (Planned Development Residential). Land uses in this area include industrial, business, and residential uses.

Plan Conformance

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



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Additional Information

Permitted uses under current zoning: Single family detached or modular homes

Permitted uses under proposed zoning: General retail, general service, restaurant, microbrewery.

Development of this parcel will require a shared drive with an adjoining parcel, because this parcel does not contain the 100 feet of road frontage required in the ELDD for access.

Staff's Recommendation

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



Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #725**
Applicant **Joseph and Shelley Richardson**
Parcel ID# **34099**
Location **south side of N.C. 16 Business Hwy about 500 feet west of Denver Drive**
Proposed amendment **Rezoning of 1.75 acres from R-SF (Residential Single-Family) to B-G (General Business).**

This proposed amendment **is not 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.

Single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached housing types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers. Additional open space shall be conserved and/or improved, or other improvements to the local neighborhood shall be offered if densities are to exceed 2.0 DU/ac

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

The surrounding properties at the access points for this parcel are commercial and industrial zoning classifications and uses.



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 Joseph W. + Shelly J. Richardson

Applicant Address 3661 W. Bay Dr Sherrillsford

Applicant Phone Number 704-419-0387

Property Owner's Name Thomas C. Betty L Howard

Property Owner's Address 1445 Princess Anne Rd Raleigh, NC

Property Owner's Phone Number 919-868-9393

Part II

Property Location N NC Business Highway

Property ID # (10 digits) 3695-92-4264 Property Size 1.75

Parcel # (5 digits) 34099 Deed Book(s) 89E Page(s) 83

Part III

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

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

empty wooded lot.

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

Brewery with small tasting Room

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.

Joseph W Richardson
Applicant

10-19-23
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: 11/13/2023

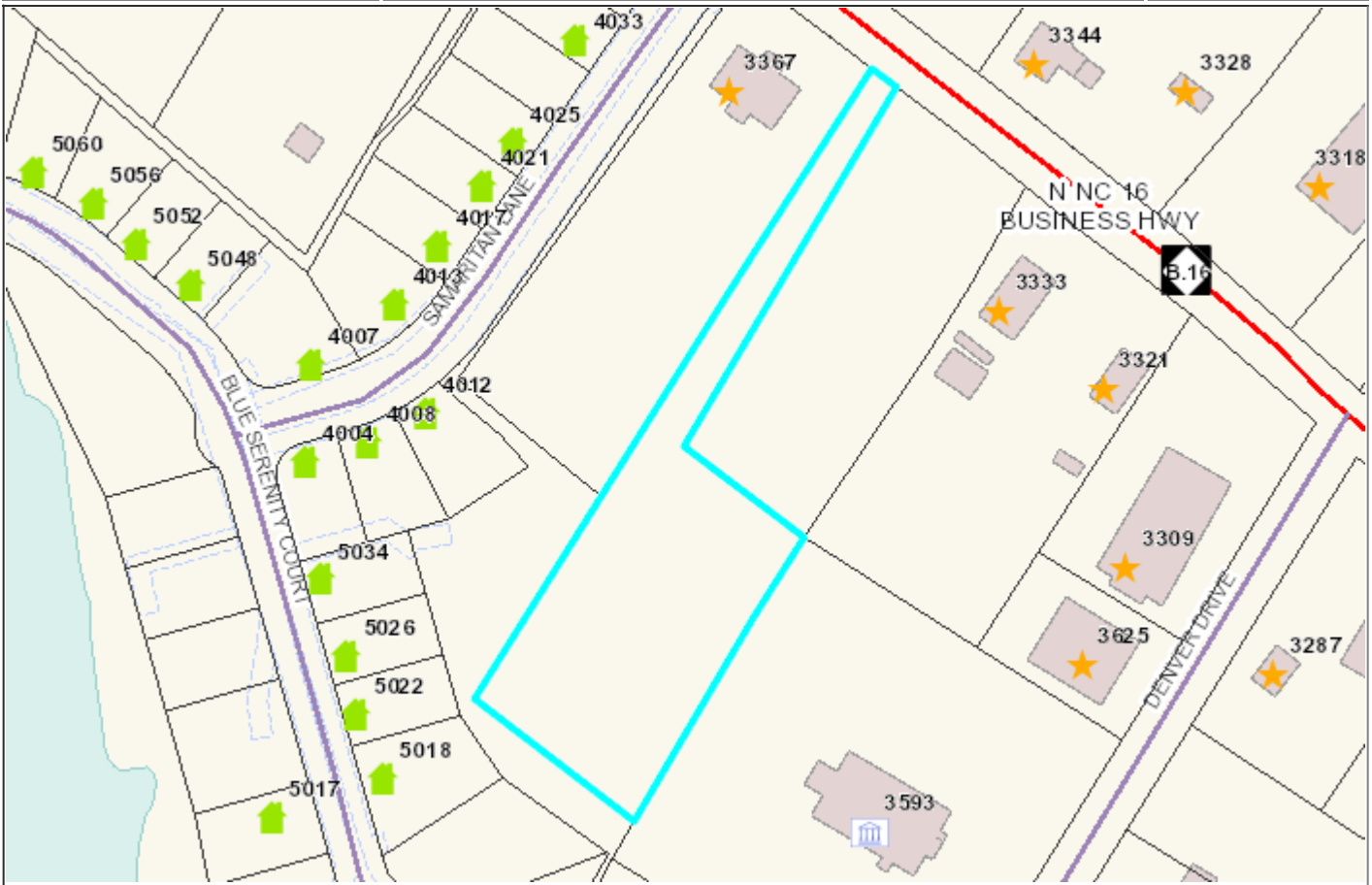
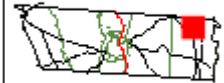
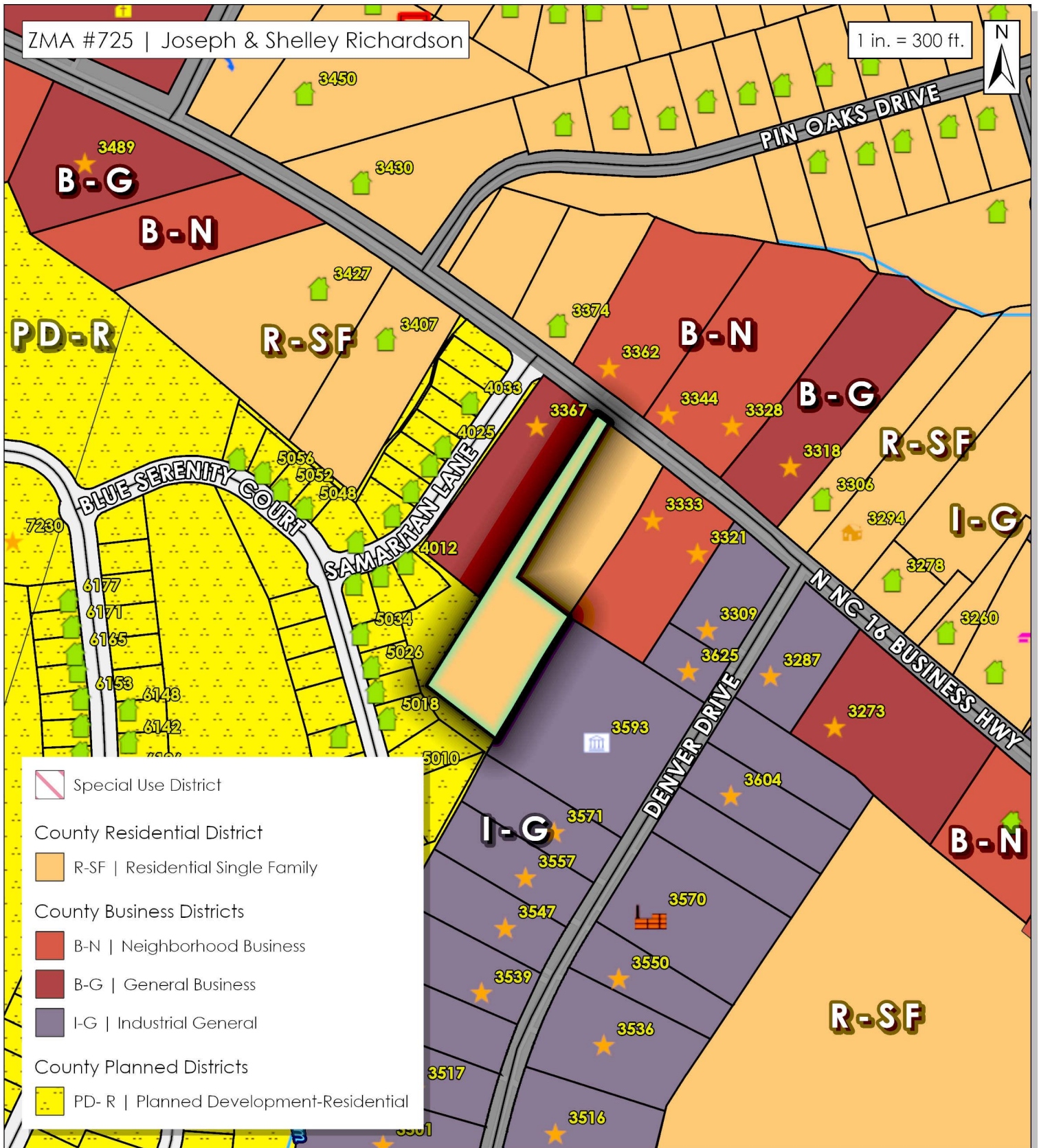


Photo Not
Available

Parcel ID	34099	Owner	HOWARD THOMAS C HOWARD BETTY L	
Map	3695	Mailing	1445 PRINCESS ANNE RD	
Account	18213	Address	RALEIGH, NC 27607	
Deed	89E 83	Last Transaction Date	01/01/1992	Sale Price \$0
Plat	10 60	Subdivision	THOMAS C HOWARD	Lot 2
Land Value	\$61,250	Improvement Value	\$0	Total Value \$61,250
Previous Parcel				
-----All values for Tax Year 2023 -----				
Description	#2 LOT T C HOWARD SUB			Deed Acres 1.849
Address	N NC 16 BUSINESS HWY			Tax Acres 1.75
Township	CATAWBA SPRINGS			Tax/Fire District DENVER
Main Improvement				Value
Main Sq Feet				Year Built
Zoning District	Calc Acres		Voting Precinct	
R-SF	1.75		DW28	1.75
Watershed			Sewer District	
	0.1		SEWER	1.75
	1.64			
Census County			Tract	Block
109			071101	2018
				1.75
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500		
		1.75		



Parcel ID # 34099

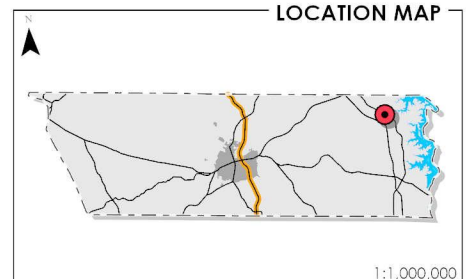
- Property Location(s)

See Attached Application for Parcel Information

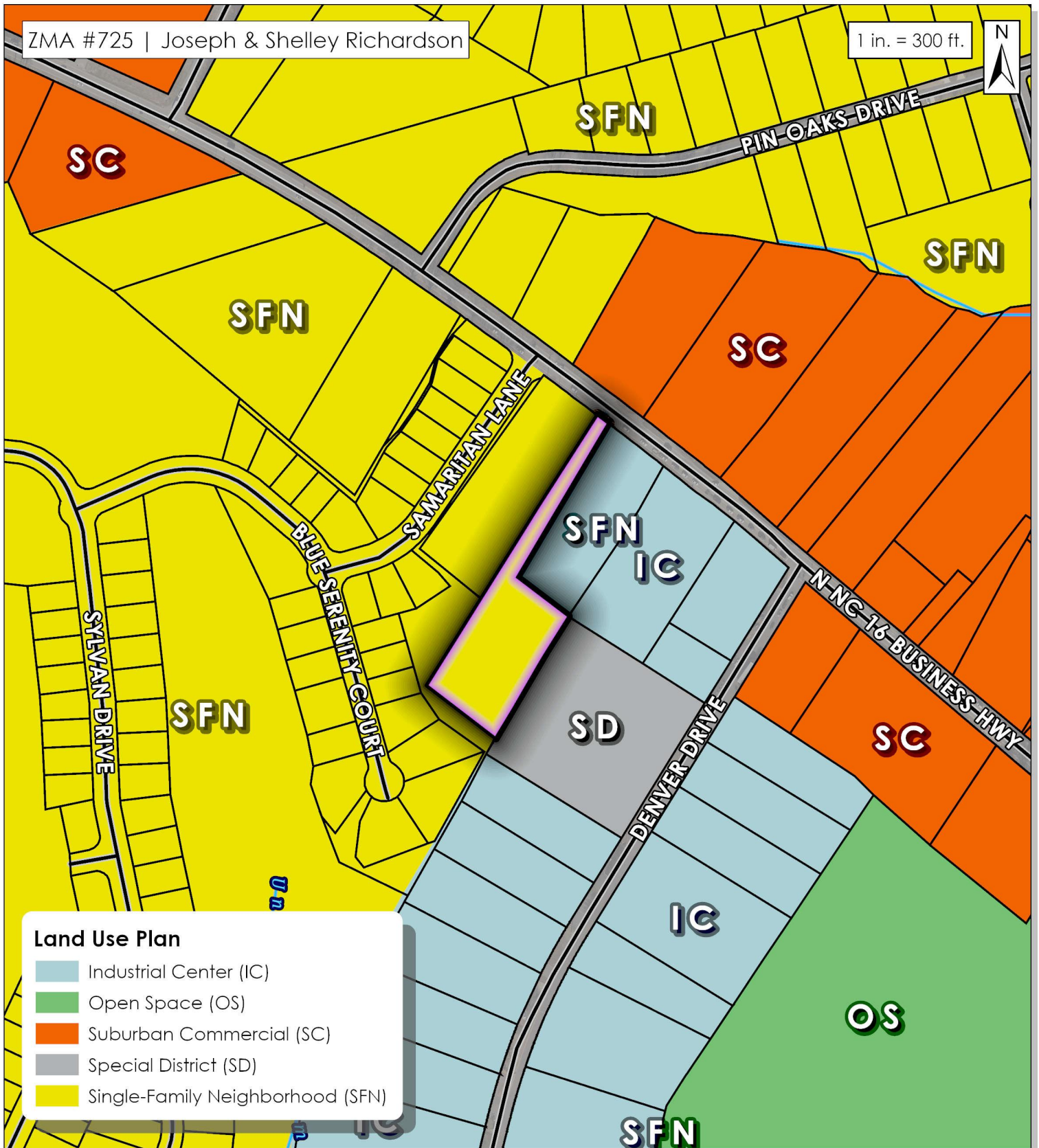


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



Property Location(s)



Land Use Plan

- Industrial Center (IC)
- Open Space (OS)
- Suburban Commercial (SC)
- Special District (SD)
- Single-Family Neighborhood (SFN)

Parcel ID # 34099

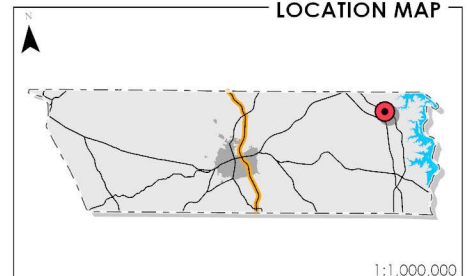
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LOCATION MAP



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