



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 15, 2024

Re: ZMA #736
Butternut Investments, LLC, applicant
Parcel ID# 74369

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2024.

Request

The applicant is requesting the rezoning of 0.4 acres from CZ B-G (Conditional Zoning General Business) to R-SF (Residential Single-Family).

This 0.4 acres was part of a conditional rezoning (CZ #2019-5) of 6.2 acres from R-SF (Residential Single-Family) to CZ B-G (Conditional Zoning General Business), which was approved on June 17, 2019. A concurrent hearing (ZMA #735) is scheduled for a proposed rezoning of the remaining 5.8 acres from CZ #2019-5 from CZ B-G (Conditional Zoning General Business) to I-L (Industrial Light).

Site Area and Description

The subject property is located on the east side of N.C. 16 Business about 1600 feet north of Webbs Road in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned CZ B-G (Conditional Zoning General Business) and R-SF (Residential Single-Family). Land uses in this area include industrial, business, and residential uses.



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Plan Conformance

This property is located within an area designated by the Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.

Additional Information

Permitted uses under current zoning: contractor's offices, retail sales (including sales of boat lifts with outdoor display and storage), and other uses permitted in the B-G district, subject to the approved site plan for CZ #2019-5

Permitted uses under proposed zoning: single-family home (site-built or modular)

This property is located within the WS-IV Critical Area of the Catawba/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 2.0 units per acre. All other residential and nonresidential developments are limited to a maximum impervious coverage of 24% of the project area. However, under the High Density Option, the maximum impervious coverage of such developments (those that do not include single-family or two-family homes) may be increased to 50% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

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 #736**
Applicant **Butternut Investments, LLC**
Parcel ID# **74369**
Location **east side of N.C. 16 Business about 1600 feet north of Webbs Road**
Proposed amendment **Rezone 0.4 acres from CZ B-G (Conditional Zoning General Business) to R-SF (Residential Single-Family)**

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

This property is located within an area designated by the Land Use Plan as Single-Family Neighborhood, suitable for single-family homes. The R-SF district permits single-family homes and very few business uses.

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

With the exception of the remainder of the subject parcel, this 0.4 acres is directly adjoined on all sides by property zoned R-SF. The proposed rezoning would increase the distance between the nonresidential uses along N.C. 16 Business and the existing residential developments adjoining this property.

**Zoning Map Amendment Application**

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

Part IApplicant Name Butternut Investments, LLCApplicant Address PO Box 1439, Denver, NC 28037Applicant Phone Number 704-483-2144Property Owner's Name Butternut Investments, LLCProperty Owner's Address PO Box 1439, Denver, NC 28037Property Owner's Phone Number 704-483-2144**Part II**Property Location N NC 16 Business HwyProperty ID # (10 digits) 4605-31-4263 Property Size 0.4 acre portionParcel # (5 digits) 74369 Deed Book(s) 3013 Page(s) 34**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

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

Residence

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.

 Member Butternut Investments, LLC
Applicant

July 12, 2024
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: 7/15/2024 Scale: 1 Inch = 400 Feet



Parcel ID	74369	Owner	BUTTERNUT INVESTMENTS LLC		
Map	4605	Mailing	PO BOX 1439		
Account	0278013	Address	DENVER, NC 28037		
Deed	3013 34	Last Transaction Date	03/02/2021	Sale Price	\$0
Plat	H 437	Subdivision	RALPH & JESSIE SHERRILL ESTATE	Lot	5
Land Value	\$218,360	Improvement Value	\$13,549	Total Value	\$231,909
Previous Parcel					
-----All values for Tax Year 2024 -----					
Description	#5 LT RALPH & JESSIE			Deed Acres	9.815
Address	N NC 16 BUSINESS HWY			Tax Acres	9.838
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER		
Main Improvement				Value	
Main Sq Feet		Stories		Year Built	
Zoning District	Calc Acres			Voting Precinct	Calc Acres
B-G	5.5			DN29	9.84
R-SF	4.33				
Watershed		Sewer District			
	9.84		8.36		
		SEWER	1.48		
Census County		Tract		Block	
109		071203		1059	9.84

ZMA #736 | Butternut Investments, LLC

1 in. = 350 ft.



0.4 acres to be
rezoned to R-SF

R-SF

I-G

3044

3042

3026

3012

2966

2948

2927

B-G

2856

R-SF

7520

7492

7470

7456

7493

WEBBS ROAD

WEBBS CHAPEL COVE COURT

GEORGE COURT

N NC-16 BUSINESS HWY

 Special Use District

County Residential District

 R-SF | Residential Single Family

County Business Districts

 B-N | Neighborhood Business

 B-G | General Business

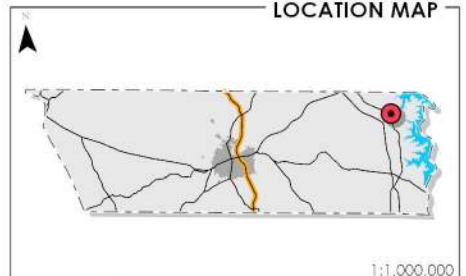
 I-G | Industrial General

Parcel ID # 74369

 - Property Location(s)

See Attached Application for Parcel Information

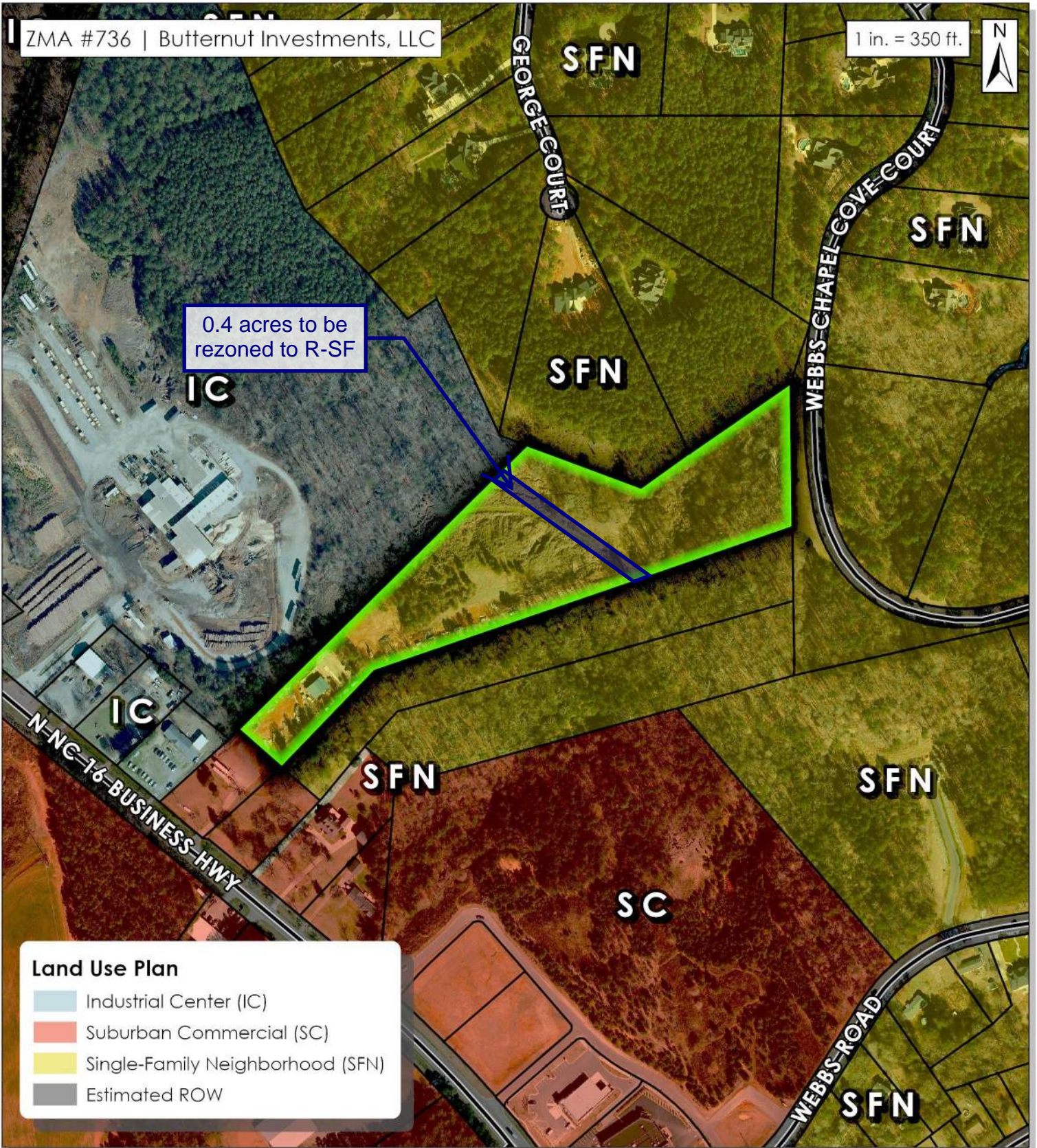
LOCATION MAP



 Property Location(s)



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



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
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