



## COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT  
704-736-8440 OFFICE  
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman  
George Wood, County Manager  
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: July 19, 2011

Re: Zoning Map Amendment #586  
Dorothy Sherrill, applicant  
Parcel ID# 32409 and 32406

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 1, 2011.*

### Request

The applicant is requesting the rezoning of 2.0 acres from B-G (General Business) to R-SF (Residential Single-Family). The applicant resides on this property.

### Site Area & Description

This property is located at 3250 N. Hwy. 16, on the east side of Hwy. 16 about 500 feet south of Denver Drive. It is adjoined by property zoned I-G (General Industrial), B-N (Neighborhood Business) and R-SF. Land uses in this area include residential and business. The Lincoln County Land Use Plan designates this property as part of the NC 16 Corridor and calls for a redevelopment plan that promotes the further mixing of land uses but in a more orderly and planned manner. The NC 16 Corridor Vision Plan calls for concentrating commercial activities in nodes.

### Staff's Recommendation

Staff recommends approval. This property is used residentially and is adjoined by property zoned R-SF.



## **LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

### **Zoning Amendment Statement of Consistency and Reasonableness**

#### **Staff's Proposal**

Case No. **ZMA #586**

Applicant **Dorothy Sherrill**

Parcel ID# **32409 and 32406**

Location **3250 N. Hwy. 16**

Proposed amendment **rezone from B-G to R-SF**

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

**The Land Use Plan designates this property as part of the NC 16 Corridor and calls for a redevelopment plan that promotes the further mixing of land uses but in a more orderly and planned manner. The NC 16 Corridor Vision Plan recommends concentrating commercial development in nodes.**

This proposed amendment is reasonable and in the public interest in that:

**This property is used residentially and adjoins property that is zoned R-SF.**



### Zoning Map Amendment Application

Lincoln County Planning and Inspections Department  
Zoning Administrator  
302 N. Academy St., Lincolnton, NC 28092  
Phone: (704) 736-8440 Fax: (704) 732-9010

#### Part I

Applicant Name DOROTHY W. SHERRIE

Applicant Address 3250 N. Hwy 16, DENVER, NC 28037

Applicant Phone Number 704-483-2850

Property Owner's Name DOROTHY W. SHERRIE

Property Owner's Address 3250 N. Hwy 16, DENVER, NC 28037

Property Owner's Phone Number 704-483-2850

#### Part II

Property Location 3250 N. Hwy 16  
4605-02-6297

Property ID # (10 digits) 4605-02-8205 Property Size 2 acres

Parcel # (5 digits) 32409 Deed Book(s) 91E Page(s) 216

#### Part III

Existing Zoning District B-G Proposed Zoning District R-5F

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

SINGLE FAMILY RESIDENCE WITH UTILITY BLDG.  
AND SINGLE WIDE MOBILE HOME ON PROPERTY

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

PROPERTY IS IN USE AS A RESIDENCE ONLY

**APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)**  
**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.

Dorothy W. Sherrie  
Applicant

5-7-11  
Date

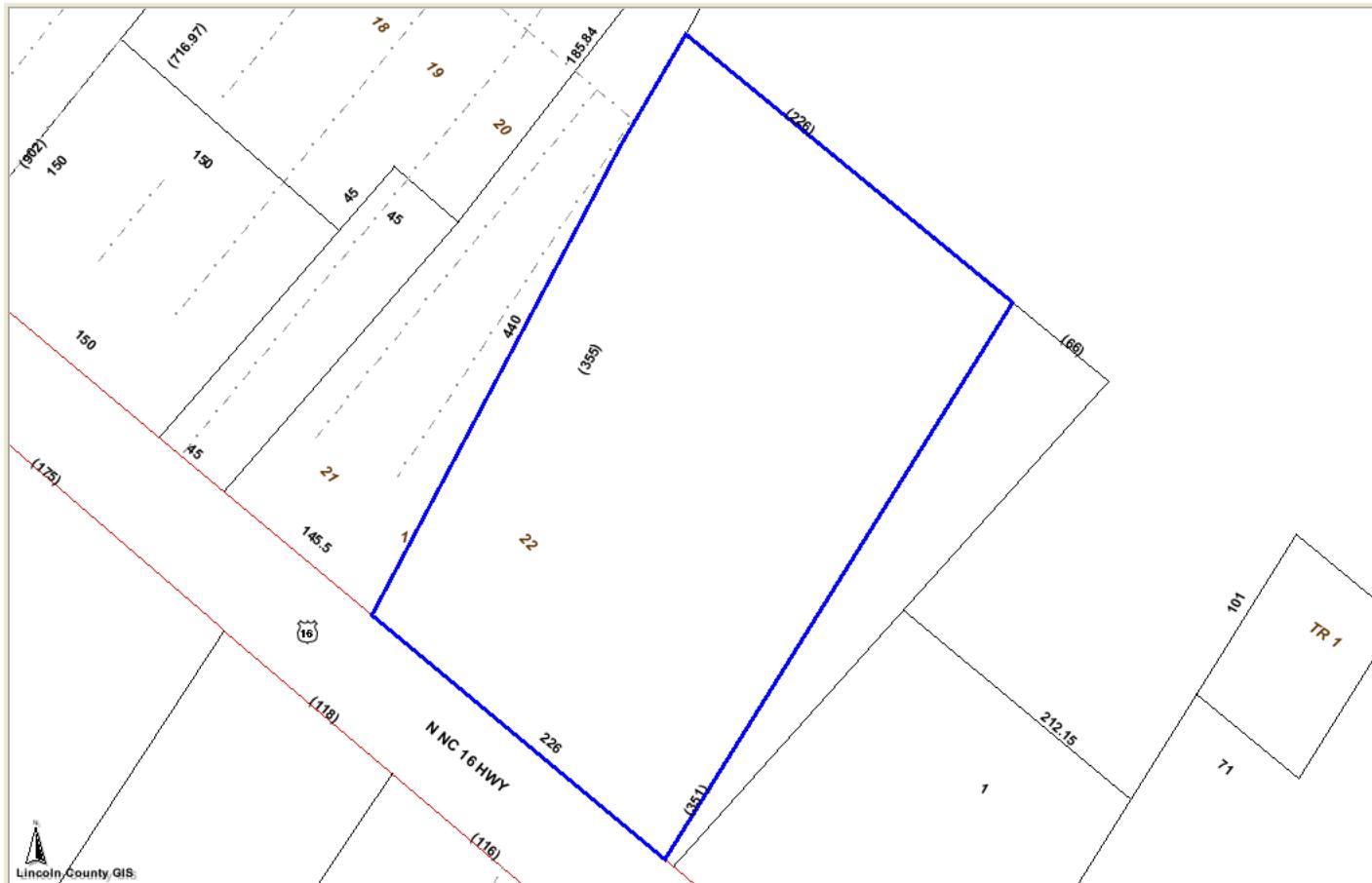


## **Lincoln County, NC**

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 27.**

Date: 6/13/2011 Scale: 1 Inch = 100 Feet



## PHOTOS



32409



M9933

**PARCEL INFORMATION FOR 4605-02-6297**

<b>Parcel ID</b>	<b>32409</b>	<b>Owner</b>	SHERRILL DOROTHY W			
<b>Map</b>	<b>4605-03</b>	<b>Mailing</b>	3250 N HWY 16			
<b>Account</b>	0060210	<b>Address</b>	DENVER NC 28037-8264			
<b>Deed</b>	91E-216	<b>Recorded</b>				
<b>Land Value</b>	\$271,302	<b>Total Value</b>	\$311,210	<b>Sale Price</b>	0	
<b>----- All values are for tax year 2011. -----</b>						
<b>Description</b>	KING LD HWY 16				<b>Deed Acres</b>	
<b>Address</b>	3250 N NC 16 HWY				<b>Tax Acres</b>	
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>			DENVER / EL SEWER	
<b>Main Improvement</b>	CONVENTIONAL			<b>Value</b>	\$33,669	
<b>Main Sq Feet</b>	1476	<b>Stories</b>	<b>1 Year Built</b>	1955		
<b>Parcel ID</b>	<b>M9933</b>	<b>Owner</b>	SHERRILL BENNARD JR			
<b>Map</b>	<b>4605-03</b>	<b>Mailing</b>	3250 N HWY 16			
<b>Account</b>	0061330	<b>Address</b>	DENVER NC 28037-8914			
<b>Deed</b>	-	<b>Recorded</b>				
<b>Land Value</b>	\$0	<b>Total Value</b>	\$7,600	<b>Sale Price</b>	0	
<b>----- All values are for tax year 2011. -----</b>						
<b>Description</b>	1986 14 X 66				<b>Deed Acres</b>	
<b>Address</b>	3246 N NC 16 HWY				<b>Tax Acres</b>	
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>			DENVER / EL SEWER	
<b>Main Improvement</b>	MANUFACTURED HOME			<b>Value</b>	\$7,600	
<b>Main Sq Feet</b>	924	<b>Stories</b>	<b>1 Year Built</b>	1986	<b>Total Value</b>	\$7,600
<b>Zoning</b>	<b>Calculated</b>		<b>Voting Precinct</b>	<b>Calculated Acres</b>		
<b>District</b>	<b>Acres</b>		DENVER (DN29)	1.72		
B-G	1.72					
<b>Watershed Class</b>				<b>Sewer District</b>		
WS-IVC				In the sewer District	1.72	
<b>2000 Census County</b>				<b>Tract</b>	<b>Block</b>	
37109				071100	1029	
37109				071100	1030	
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>		
X	NO FLOOD HAZARD			4605	1.72	

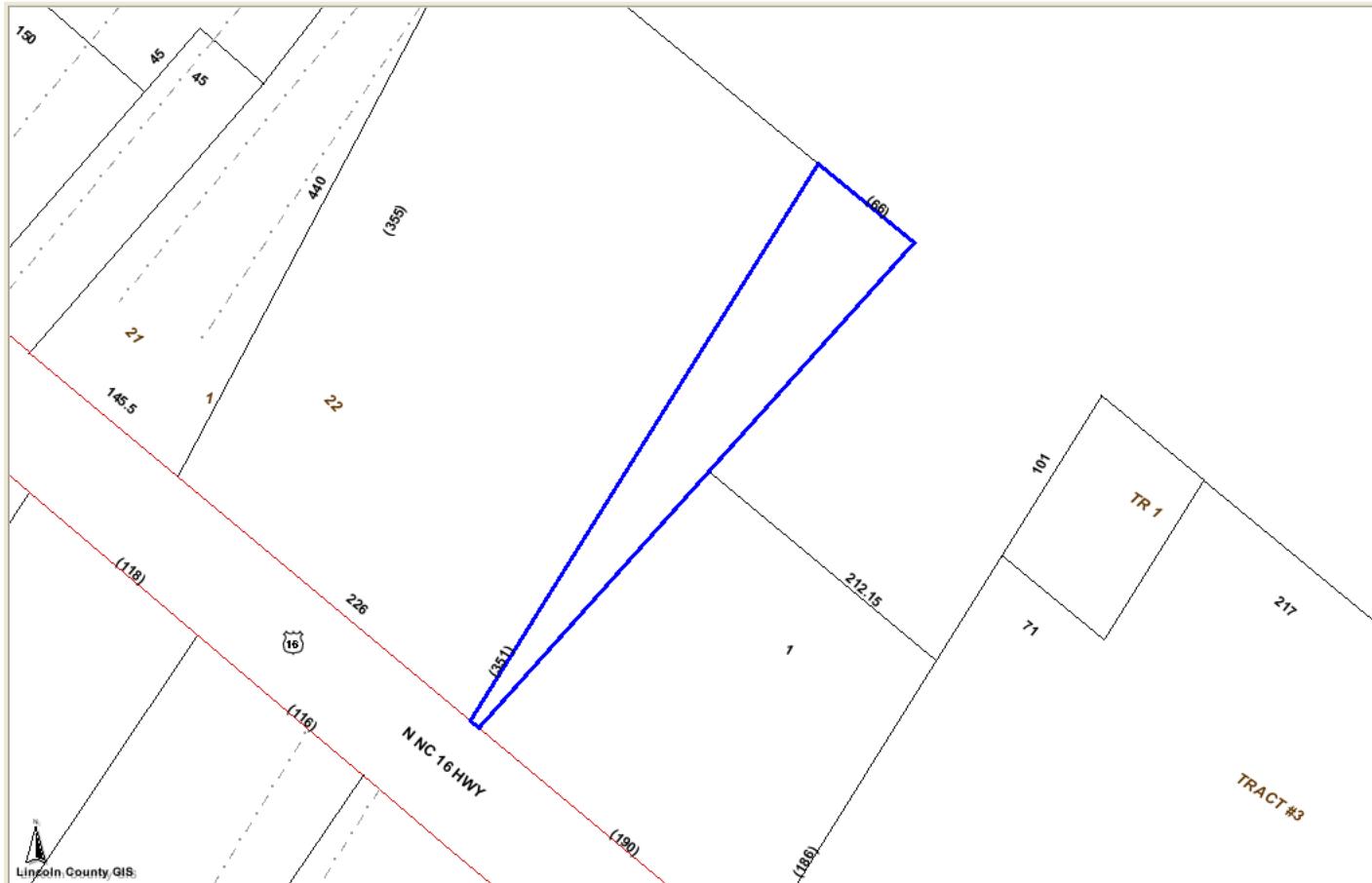
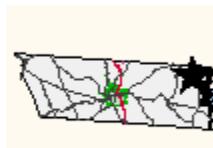


## Lincoln County, NC

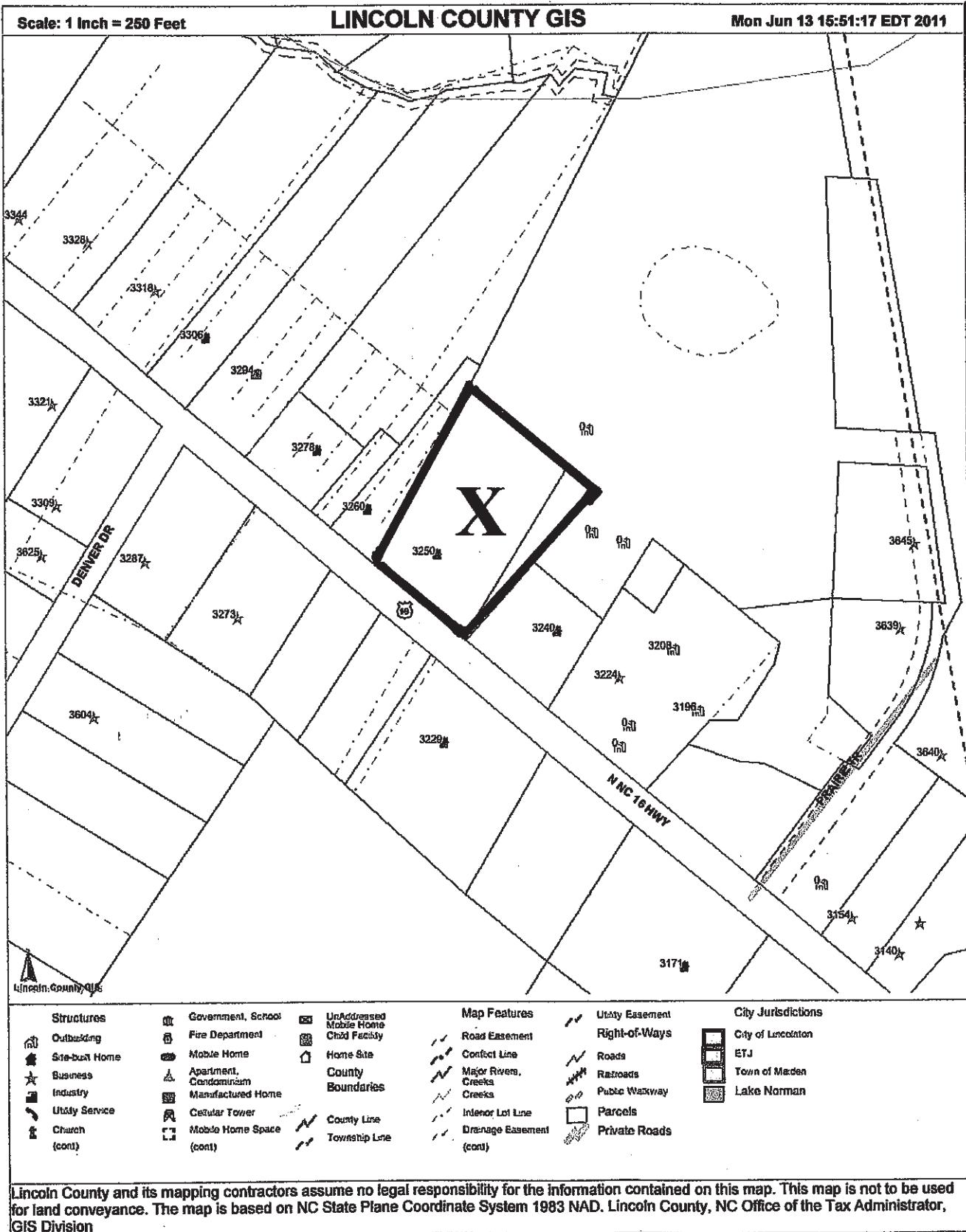
Office of the Tax Administrator, GIS Mapping Division

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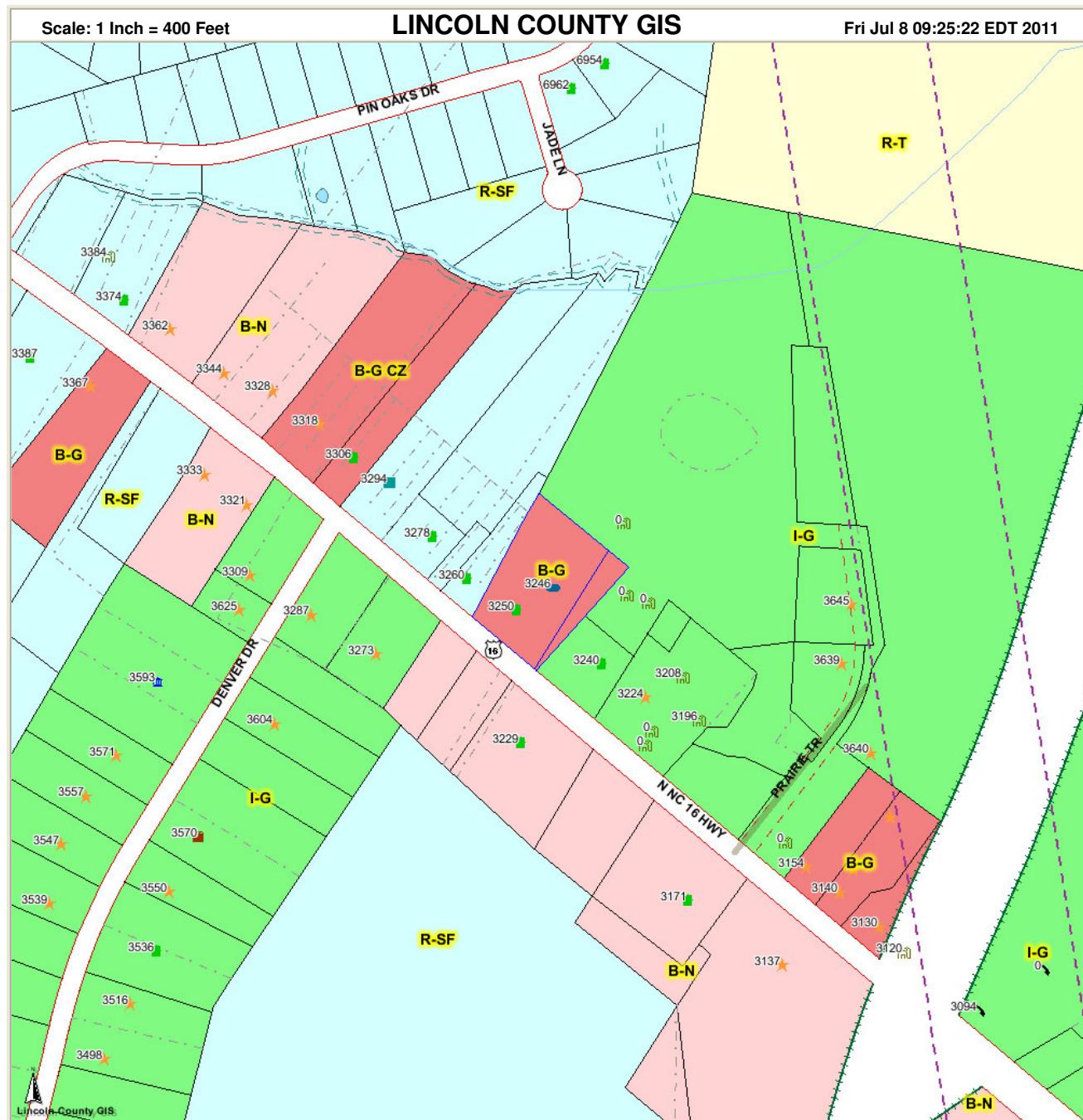
Date: 6/13/2011 Scale: 1 Inch = 100 Feet



PHOTOS		PARCEL INFORMATION FOR 4605-02-8205			
		<b>Parcel ID</b> 32406 <b>Owner</b> SHERRILL DOROTHY W <b>Map</b> 4605-03 <b>Mailing Address</b> 3250 N HWY 16 <b>Account</b> 0060210 <b>Recorded</b> DENVER NC 28037-8264 <b>Deed</b> 91E-216 <b>Total Value</b> \$15,163 <b>Sale Price</b> 0 <b>Land Value</b> \$15,163 <b>----- All values are for tax year 2011. -----</b> <b>Description</b> SHERRILL LD HWY 16 <b>Deed Acres</b> 0.28 <b>Address</b> N NC 16 HWY <b>Tax Acres</b> 0.28 <b>Township</b> CATAWBA SPRINGS <b>Tax/Fire District</b> DENVER / EL SEWER <b>Improvement</b> No Improvements			
<b>Zoning District</b> B-G <b>Calculated Acres</b> 0.29 <b>Voting Precinct</b> DENVER (DN29) <b>Calculated Acres</b> 0.29		<b>Watershed Class</b> WS-IVC <b>Calculated Acres</b> 0.29 <b>Sewer District</b> In the sewer District <b>Calculated Acres</b> 0.29			
<b>2000 Census County</b> 37109 <b>Tract</b> 071100 <b>Block</b> 1029 <b>Calculated Acres</b> 0.28		<b>37109</b> <b>071100</b> <b>1030</b> <b>0.01</b>			
<b>Flood</b> X <b>Zone Description</b> NO FLOOD HAZARD <b>Panel</b> 4605 <b>Calculated Acres</b> 0.29					



**X – Property requested to be rezoned**  
**Zoning Map Amendment #586**



<b>Structures</b>	<input type="checkbox"/> Mobile Home Space	<input type="checkbox"/> Creeks	<input type="checkbox"/> Town of Maiden	<input type="checkbox"/> O-I
Outbuilding	<input type="checkbox"/> Unaddressed Mobile Home	<input type="checkbox"/> Interior Lot Line	<input type="checkbox"/> R-14	<input type="checkbox"/> P-B
Site-built Home	<input type="checkbox"/> Child Facility	<input type="checkbox"/> Drainage Easement	<input type="checkbox"/> R-20	<input type="checkbox"/> R-10
Business	<input type="checkbox"/> Home Site	<input type="checkbox"/> Utility Easement	<input type="checkbox"/> R-MF	<input type="checkbox"/> R-15
Industry	<input type="checkbox"/> County Boundaries	<input type="checkbox"/> Right-of-Ways	<input type="checkbox"/> R-MR	<input type="checkbox"/> R-25
Utility Service	<input type="checkbox"/> County Line	<input type="checkbox"/> Roads	<input type="checkbox"/> R-R	<input type="checkbox"/> R-S
Church	<input type="checkbox"/> Township Line	<input type="checkbox"/> Railroads	<input type="checkbox"/> R-S	<input type="checkbox"/> R-8
Government, School	<input type="checkbox"/> Map Features	<input type="checkbox"/> Public Walkway	<input type="checkbox"/> R-T	<input type="checkbox"/> RMF
Fire Department	<input type="checkbox"/> Conflict Line	<input type="checkbox"/> Parcels	<input type="checkbox"/> C-B	<input type="checkbox"/> R-O
Mobile Home	<input type="checkbox"/> Road Easement	<input type="checkbox"/> Private Roads	<input type="checkbox"/> CBT	<input type="checkbox"/> O-R
Apartment, Condominium	<input type="checkbox"/> Major Rivers, Creeks (cont)	<input type="checkbox"/> City Jurisdictions	<input type="checkbox"/> G-B	<input type="checkbox"/> ROS
Manufactured Home		<input type="checkbox"/> City of Lincolnton	<input type="checkbox"/> GMC	<input type="checkbox"/> B-C
Cellular Tower (cont)		<input type="checkbox"/> ETJ (cont)	<input type="checkbox"/> R-CR (cont)	<input type="checkbox"/> Lake Norman

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