



## 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: March 15, 2012

Re: Zoning Map Amendment #594  
David and Lynn Mann, applicant  
Parcel ID# 31489

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 2, 2012.*

### Proposal

The applicants are requesting the rezoning of a 0.74-acre lot from CU B-N (Conditional Use Neighborhood Business) to R-SF (Residential Single-Family). This property was rezoned to CU B-N in 2006 in a parallel conditional use rezoning (PCUR #127) to permit a house to be used as a photography studio. If this request is approved, the property would be rezoned to its previous classification.

### Site Area & Description

This property is located at 6589 Cedar St., on the northwest corner of Cedar Street and Campground Road, in Catawba Springs Township. It is adjoined by property zoned R-SF and B-N. Land uses in this area are primarily single-family dwellings, but also include a manufactured home park, an apartment complex and some commercial uses. This property is located in an area designated by the Lincoln County Land Use Plan as Mixed Residential/Commercial, envisioned to become a mixed-use village consisting of both single-family and multi-family housing and small-scale office and retail uses.

## Additional Information

### **Permitted uses**

Under current zoning: photography studio.

Under requested zoning: single-family home.

### **Adjoining zoning and uses**

East (opposite side of Campground Road): Zoned R-SF, single-family homes.

South (opposite side of Cedar Street): Zoned B-N, furniture business.

West: Zoned R-SF, vacant lot.

North: Zoned R-SF, single-family home.

### Staff's Recommendation

Staff recommends approval. This property adjoins property that is zoned R-SF. The rezoning is not inconsistent with the Land Use Plan.



## **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 Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #594**

Applicant **David and Lynn Mann**

Parcel ID# **31489**

Location **6589 Cedar St., Denver**

Proposed amendment **Rezone from CU B-N 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 area as Mixed Residential/Commercial, suitable for a mix of uses, including single-family housing.**

This proposed amendment **is reasonable and in the public interest** in that: **This property adjoins property that is zoned R-SF. Land uses in this area are primarily single-family homes.**



### 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

David & Lynn Mann

Applicant Address

6589 Cedar St. Denver NC 28037

Applicant Phone Number

704-489-8228

Property Owner's Name

David & Lynn Mann

Property Owner's Address

3546 Lakeshore Rd S. Denver NC 28037

Property Owner's Phone Number

704-489-8228

#### Part II

Property Location

6589 Cedar St. Denver NC 28037

Property ID # (10 digits)

3695-65-3748

Property Size

1.03 acres

Parcel # (5 digits)

31489

Deed Book(s)

1669

Page(s)

481

#### Part III

Existing Zoning District

CUB-N

Proposed Zoning District

R-SF

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

Photography Studio

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

Residential

**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.

David & Lynn Mann

Applicant

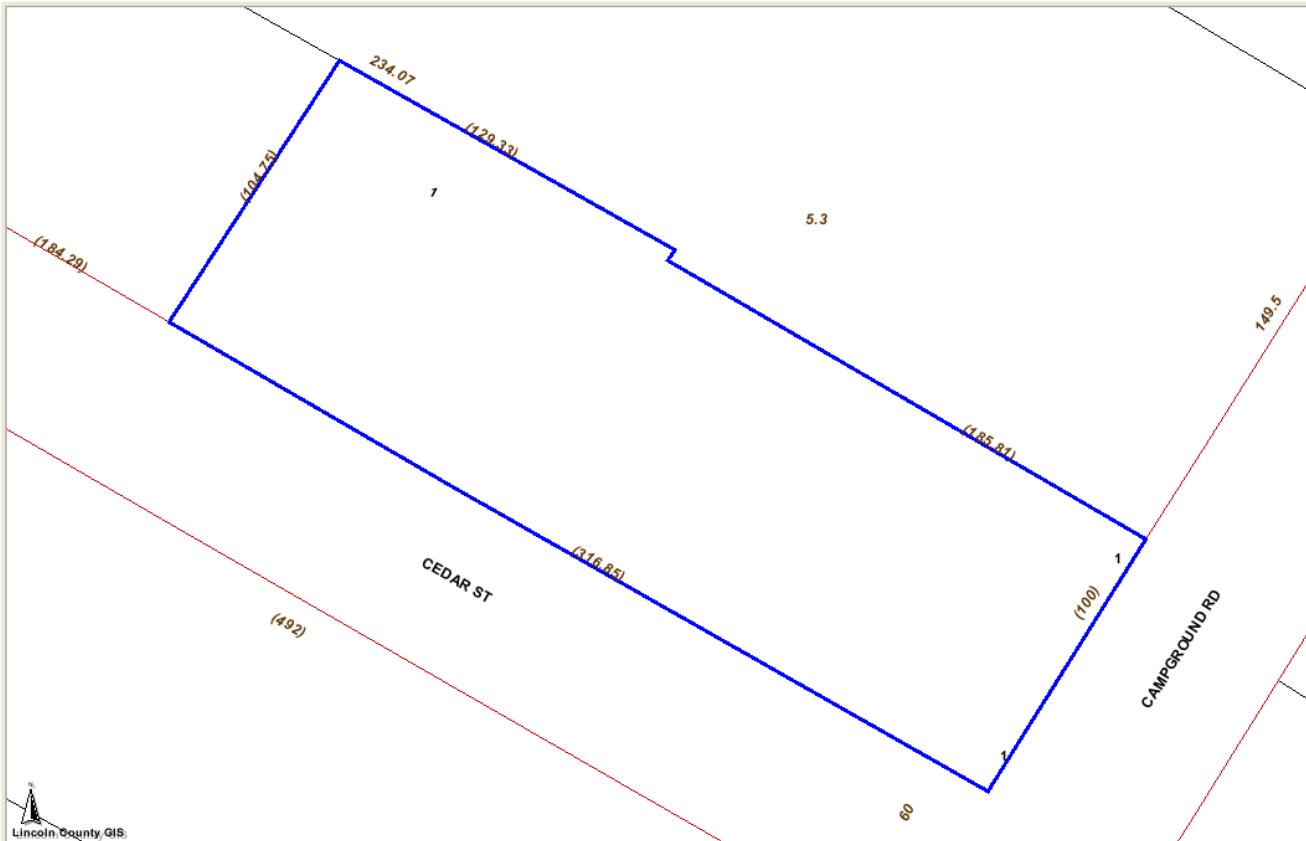
2/17/12

Date



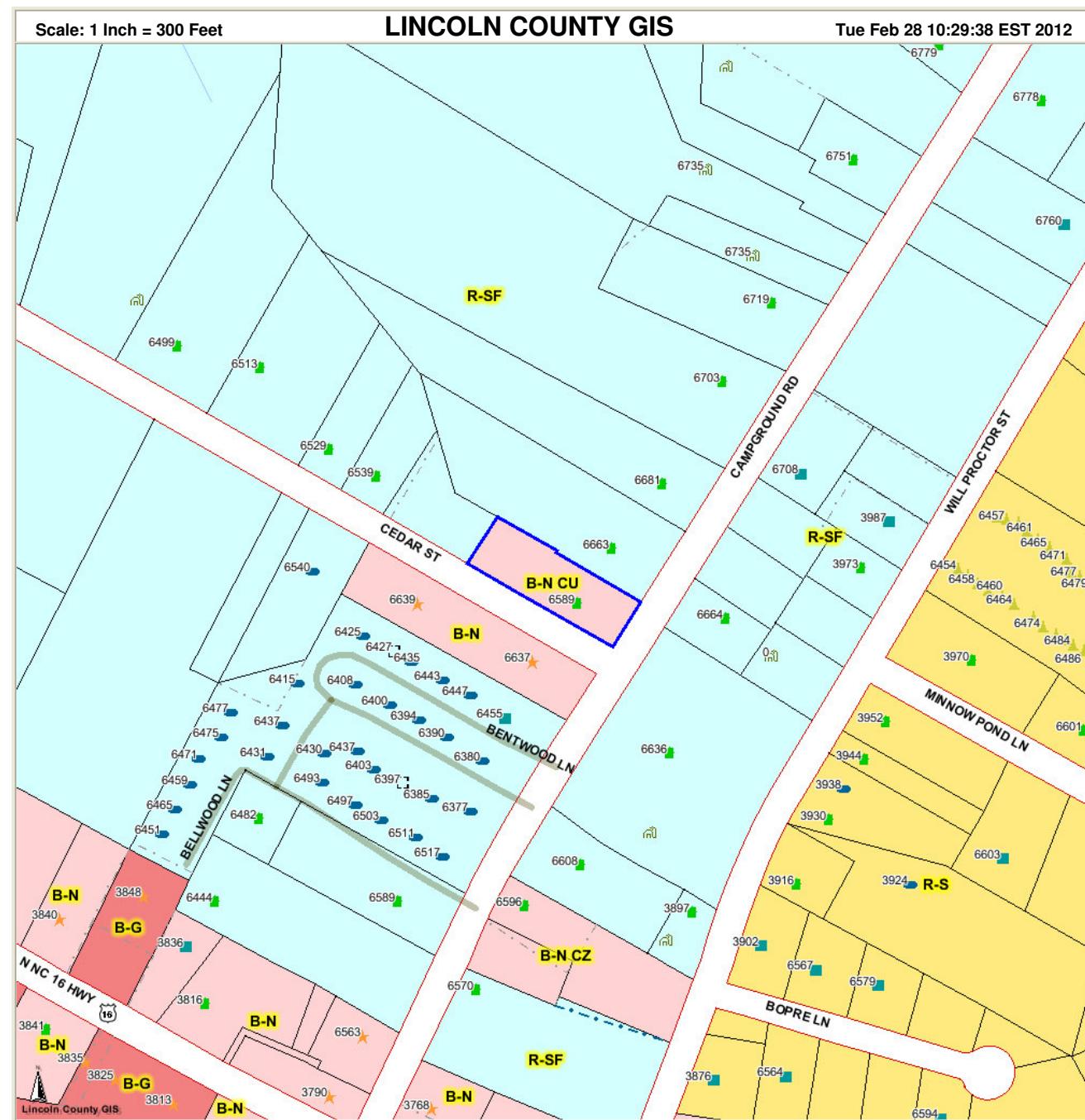
## **Lincoln County, NC**

**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: 2/17/2012 Scale: 1 Inch = 60 Feet**



## PHOTOS

PARCEL INFORMATION FOR 3695-65-3748										
Parcel ID	31489	Owner	MANN DAVID A MANN LYNN M							
Map	3695-11	Mailing	3546 LAKE SHORE RD S							
Account	0155210	Address	DENVER NC 28037							
Deed	1669-481	Recorded	2/8/2005							
Land Value	\$50,400	Total Value	\$129,104							
----- All values are for tax year 2012. -----										
Subdivision	Lot 1 JOEL B BARKER									
Description	#1 LOT JOEL B BARKER									
Address	6589 CEDAR ST									
Township	CATAWBA SPRINGS		Tax/Fire District							
Main Improvement			CONVENTIONAL (PRE WWII)							
Main Sq Feet	1460	Stories	1 Year Built							
			1940							
Value	\$77,551									
Parcel ID	60041	Owner	MANN DAVID A MANN LYNN M							
Map	3695-11	Mailing	3546 LAKE SHORE RD S							
Account	0155210	Address	DENVER NC 28037							
Deed	1669-481	Recorded	2/8/2005							
Land Value	\$24,100	Total Value	\$24,100							
----- All values are for tax year 2012. -----										
Subdivision	Lot 1 JOEL B BARKER									
Description	#1 LOT JOEL B BARKER SUB									
Address	CEDAR ST									
Township	CATAWBA SPRINGS		Tax/Fire District							
Improvement			No Improvements							
Zoning District	B-N CU	Calculated Acres	Voting Precinct DENVER (DN29)							
WS-IVP		0.74								
Watershed Class			Calculated Acres 0.74							
WS-IVP		0.74								
Sewer District										
Not in the sewer district										
In the sewer District										
2000 Census County	37109		Tract	Block						
Flood	X	Zone Description	071100	1003						
		NO FLOOD HAZARD		Panel						
				3710369500						
				0.74						



This legend provides a key for symbols and colors used in the map to represent different land use and zoning categories. It is organized into several groups: Structures, Outbuilding, Site-built Home, Business, Industry, Utility Service, Church, Government, School, Fire Department, Mobile Home, Apartment, Condominium, Manufactured Home, Cellular Tower, and (cont). The legend also includes sections for Mobile Home Space, UnAddressed Mobile Home, Child Facility, Home Site, County Boundaries, County Line, Township Line, Map Features, Road Easement, Conflict Line, Major Rivers, Creeks, and (cont). It further details Creek, Interior Lot Line, Drainage Easement, Utility Easement, Right-of-Ways, Roads, Railroads, Public Walkway, Parcels, Private Roads, City Jurisdictions, City of Lincolnton, and ETJ. The legend also includes a section for Town of Maiden Zoning Districts, listing ELDD, B-G, B-N, I-G, I-L, P-MU, PD-C, PD-I, PD-MU, PD-R, and P-R, each with a corresponding color and label. A separate section for R-CR, R-14, R-20, R-MF, R-MR, R-R, R-S, R-SF, R-T, R-SF, C-B, CBT, G-B, GMC, and N-B, each with a corresponding color and label. Finally, it includes a section for O-I, P-B, R-10, R-15, R-25, R-8, RMF, R-O, O-R, ROS, B-C, and Lake Norman, each with a corresponding color and label.

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