



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
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: October 18, 2012

Re: CZ #2012-3
RC Property Group, LLC, applicant
Parcel ID# 77107

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on November 5, 2012.

Request

The applicant is requesting the rezoning of a 0.95-acre lot from R-SF (Residential Single-Family) to CZ B-N (Conditional Zoning Neighborhood Business) to permit an existing house to be used as an office. If the request is approved, the use of the property would be subject to the approved site plan and any conditions mutually approved by the county and the applicant.

Site Area & Description

The property is located at 6608 Campground Road, on the east side of Campground Road about 650 feet north of N.C. 16 Business. It is adjoined by property zoned R-SF and CZ B-N. Land uses in this area include residential and business. This property is part of an area identified by the NC 16 Corridor Vision Plan as the "Downtown Denver" community center, a service area for surrounding neighborhoods.

Additional Information

Permitted uses

Under current zoning: single-family home.

Under requested zoning: office.

Adjoining zoning and uses

East: Zoned R-SF, residence.

South: Zoned B-N CZ, office for exterminating service.

West (opposite side of Campground Road): Zoned R-SF, manufactured home park.

North: Zoned R-SF, residence.

Traffic

The average daily traffic count on Campground Road in this area is approximately 8,300 vehicles, according to 2010 figures.

Planning Staff's Recommendation

Staff recommends approval. See proposed statement on following page for rationale.



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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2012-3**
Applicant **RC Property Group, LLC**
Parcel ID# **77107**
Location **6608 Campground**
Proposed amendment **Rezone from B-N to CZ B-N to permit an existing house to be used as an office**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **This area is designated by the NC 16 Corridor Vision Plan as the "Downtown" Denver community center, a service area for surrounding neighborhoods.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is adjoined by property zoned CZ B-N and is located in proximity to other properties that are zoned business. Because this is a conditional rezoning, the use of this property will be limited to the use of the existing house as an office.**



Conditional Zoning District Application

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

PART I

Applicant Name RC Property Group LLC

Applicant Address 6596 CAMPGROUND RD DENVER NC 28037

Applicant Phone Number _____

Property Owner Name RC Property Group LLC

Property Owner Address 7952 VISTA VIEW STREET FORD NC 28673

Property Owner Phone Number 980-721-9849

PART II

Property Location 6608 CAMPGROUND ROAD

Property ID (10 digits) 3695-65-4212 Property size .96 ACRES

Parcel # (5 digits) 77107 Deed Book(s) 1356-866 Page(s) _____

PART III

Existing Zoning District ELDD R-SF Proposed Zoning District CZ B-N

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

WAS RESIDENT HOUSE,

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

WOULD LIKE TO CLEAN-UP, RENOVATE TO BE USED FOR OFFICE, LEGAL, ACCOUNTANT, BUSINESS ETC.

\$1,000 APPLICATION FEE* MUST BE RECEIVED BEFORE PROCESSING.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Ramir Colwell

Applicant's Signature

8-23-12

Date

Community Involvement Meeting report

CZ #2012-3

RC Property Group, LLC, applicant

A community involvement meeting on this rezoning request was held on October 16, 2012, on the property at 6608 Campground Road. Attending the meeting were Ronnie Caldwell, manager of RC Property Group, and Terry Brotherton, who lives next door to this property.

Mr. Brotherton supported the proposed rezoning. "I'd rather have a business than a residence beside me," he said. "They go home at night."

Another homeowner in the area wrote a letter in opposition to the request (see following page).

October 8, 2012

County of Lincoln, North Carolina
302 North Academy St.
Suite A
Lincolnton, North Carolina 28092

Re: Parcel ID# 77107

Lincoln County Planning and Inspections Department:

I will not be able to attend the meeting Tuesday, October 16, 2012 at 6 P.M. at the house at 6608 Campground Rd. Denver, NC.

As a homeowner at 3970 Will Proctor St., I would like it known that I strongly oppose the request of rezoning this property at 6608 Campground Rd. Denver, NC from Residential Single Family to Conditional Zoning Neighborhood Business.

In my opinion this area will be ruined by this approach. Property owners nearby will lose much of the value of their property. Living conditions will not be as desirable in this area. This neighborhood has always been a very nice, quiet area to live. Rezoning will not allow it to remain that way. Please consider those of us that oppose this proposal.

Sincerely,
Dorothy Beatty Maiers

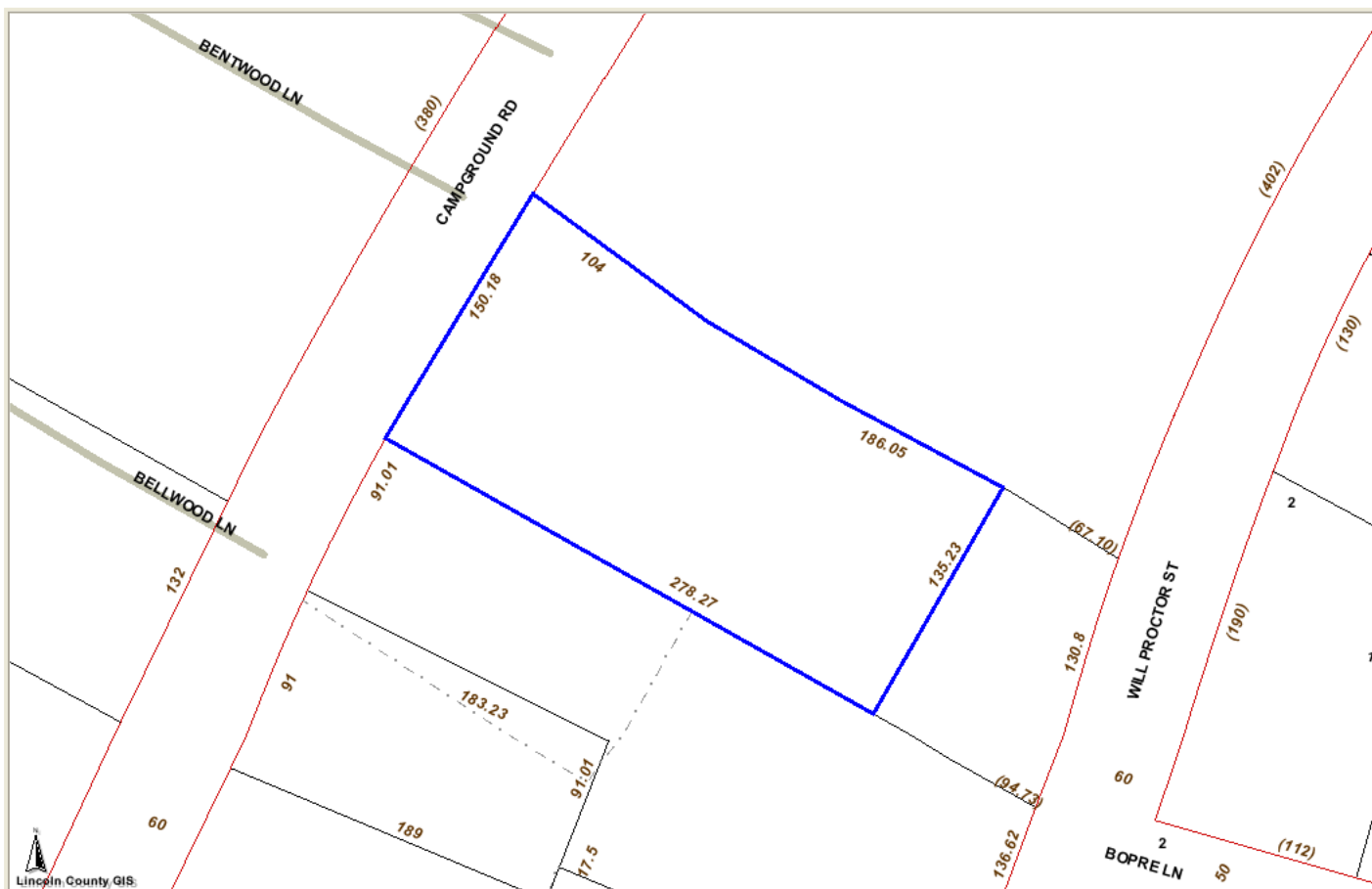


I have read the above and agree with the information provided. I am a resident of the neighborhood and I am in support of the rezoning of the property at 6608 Campground Rd. Denver, NC from Residential Single Family to Conditional Zoning Neighborhood Business.



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: 9/20/2012 Scale: 1 Inch = 100 Feet



Lincoln County GIS

PHOTOS



PARCEL INFORMATION FOR 3695-65-4212

Parcel ID	77107	Owner	RC PROPERTY GROUP LLC	
Map	3695-11	Mailing	7952 VISTA VIEW DR	
Account	0215895	Address	SHERRILLS FORD NC 28673	
Deed	2336-737	Recorded	8/22/2012	Sale Price \$44,000
Land Value	\$33,954	Total Value	\$146,740	Previous Parcel
----- All values are for tax year 2012. -----				
Description	RD 1373	Deed Acres	0.96	
Address	6608 CAMPGROUND RD	Tax Acres	0.95	
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER	
Main Improvement	CAPE COD	Value	\$104,881	
Main Sq Feet	2470	Stories	1.54	Year Built 1922
Unfinished Basement	802			
Zoning		Calculated Acres	Voting Precinct	Calculated Acres
District			DENVER (DN29)	0.96
R-SF		0.96		
Watershed Class			Sewer District	
WS-IVP		0.96	In the sewer District	0.96
2000 Census County			Tract	Block
37109			071100	1018 0.11
37109			071100	1019 0.73
37109			071100	1020 0.12
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500	0.96	



