



**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

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: January 17, 2014

Re: Zoning Map Amendment #607  
Janet Cox, applicant  
Parcel ID# 30490 (portion)

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 3, 2014.*

**Request**

The applicant is requesting the rezoning of 0.95 acre from R-SF (Residential Single-Family) to O-R (Office Residential). This property is the front portion of a 3.3-acre parcel (see black and white map). Office Residential is a new district that was established by the Unified Development Ordinance "to accommodate modest-scale professional occupations, along with mixed residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses."

**Site Area & Description**

The property is located at 4287 N. NC 16 Hwy., on the west side of N.C. 16 Business about 500 feet south of Mundy Road. It is adjoined by property zoned B-G (General Business) and R-SF. Land uses in this area include business, residential and industrial. The Lincoln County Land Use Plan designates this area as industrial. The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes.

## Additional Information

### **Permitted uses**

Under current zoning: single-family home, church.

Under requested zoning: office, bank, office with upper-story residential.

### **Adjoining zoning and uses**

East (opposite side of N.C. 16 Business): zoned R-SF, residences.

South: zoned R-SF, residence.

West: zoned R-SF, undeveloped portion of this parcel.

North: zoned B-G, multi-tenant commercial development.

### **Traffic**

The average daily traffic count on N.C. 16 Business in this area is approximately 14,000 vehicles, according to 2010 figures.

## Planning Staff's Recommendation

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



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

Case No. **ZMA #607**

Applicant **Janet Cox**

Parcel ID# **30490 (0.95-acre front portion)**

Location **4287 N. NC 16 Hwy.**

Proposed amendment **Rezone from R-SF to O-R**

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

**The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes.**

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

**This property is located at an existing business node. It is adjoined by property zoned business. O-R zoning will largely limit the use of the property to an office.**



### **Zoning Map Change 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 Janet Cox

Applicant Address PO Box 107 Vale NC 28168

Applicant Phone Number 704 477 3594

Property Owner's Name Janet Cox

Property Owner's Address PO Box 107 Vale NC 28168

Property Owner's Phone Number 704 477 3594 / 980 429 2387

Part II  
Property Location 4287 N. Hwy 16 Denver

Property ID # (10 digits) 3695-17-4198 Property Size 3.32 we only want to  
rezone the front  
.95 acre

Parcel # (5 digits) 30490 Deed Book(s) 11-E Page(s) 234

Part III  
Existing Zoning District R-SF Proposed Zoning District O-R

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

It was a Home residential, has a 16x20 detached garage

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

Business Office for a Real Estate Firm.

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**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.*

Janet Cox  
Applicant

12-8-13  
Date



## Lincoln County, NC

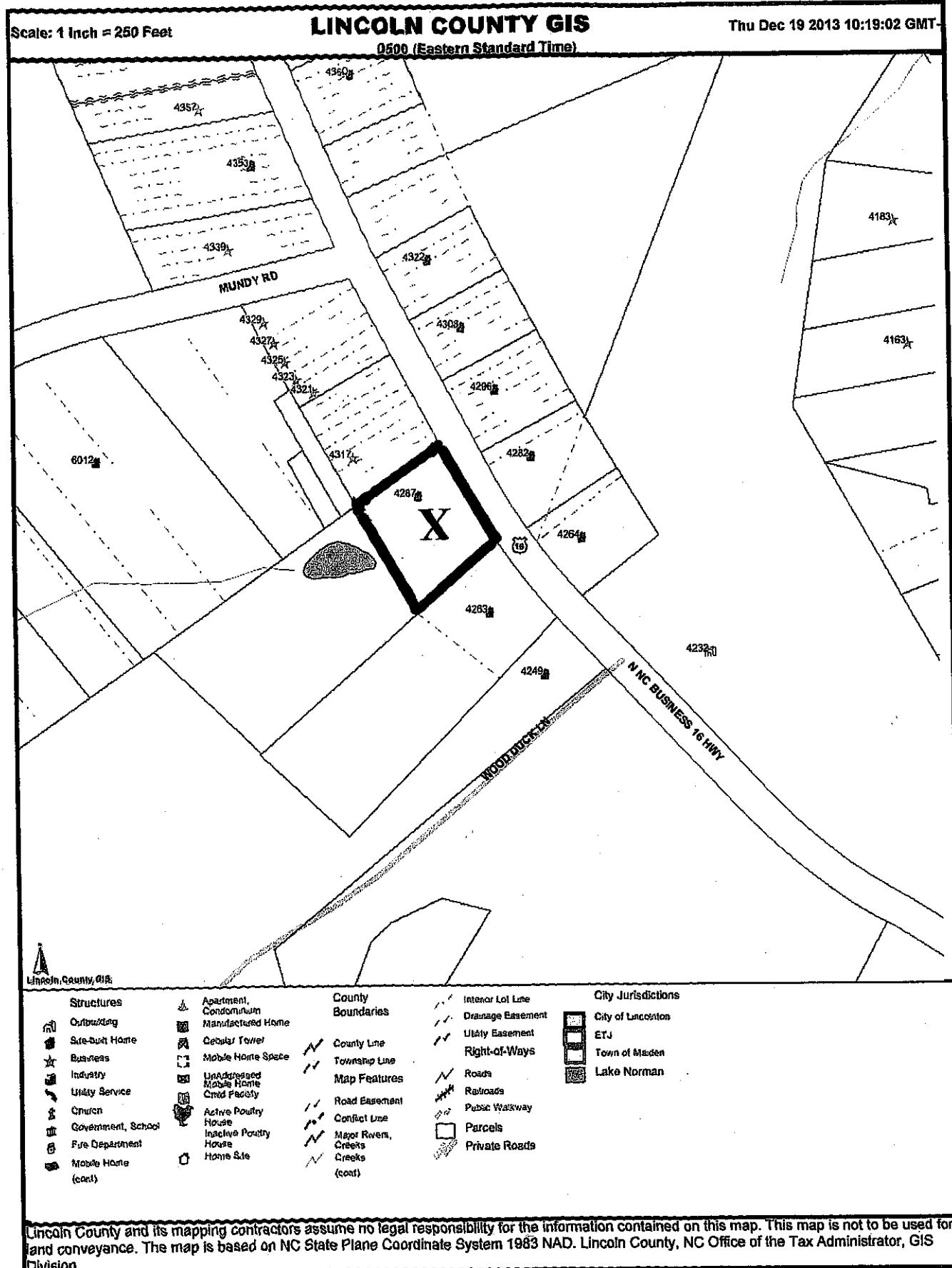
### Office of the Tax Administrator, GIS Mapping Division

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: 12/19/2013 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 3695-17-4198					
		<b>Parcel ID</b> 30490 <b>Owner</b> SIGMON CAROLYN B <b>Map Account</b> 3695-01 <b>Mailing Address</b> SIGMON LINDA B HEIRS OF <b>Deed</b> 0234509 <b>Recorded</b> 8050 CYPRESS ST <b>Land Value</b> 11E-234 <b>Total Value</b> SHERRILLS FORD NC 28673 <b>----- All values are for tax year 2013. -----</b>					
		<b>Subdivision</b> Lot TR#2 <b>Plat</b> H-371 <b>Description</b> HOMESITE HWY 16 <b>Deed Acres</b> 3.2 <b>Address</b> 4287 N NC 16 HWY <b>Tax Acres</b> 3.32 <b>Township</b> CATAWBA SPRINGS <b>Tax/Fire District</b> DENVER <b>Main Improvement</b> CONVENTIONAL <b>Main Sq Feet</b> 1487 <b>Stories</b> 1 <b>Year Built</b> 1948 <b>Value</b> \$70,483					
		<b>Zoning District</b> Calculated Acres <b>Voting Precinct</b> DENVER WEST (DW28) R-SF 3.33 <b>Watershed Class</b> Calculated Acres <b>Calculated Acres</b> 3.33 Not in a watershed 3.28 WS-IVP 0.05 <b>2000 Census County</b> <b>Sewer District</b> Not in the sewer district 37109 <b>Tract</b> 071100 <b>Block</b> 1016 <b>Flood</b> <b>Zone Description</b> Panel 3.33 X NO FLOOD HAZARD					



**X – property requested to be rezoned**  
**Zoning Map Amendment #607**

