



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: November 14, 2014

Re: Zoning Map Amendment #611
Robert Klinger, applicant
Parcel ID# 31890 and 75066

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 1, 2014.

Request

The applicant is requesting the rezoning of 4.0 acres from R-SF (Residential Single-Family) to B-N (Neighborhood Business). The owner of the property has authorized the rezoning request.

Site Area & Description

This property is located at 1853 N. NC 16 Hwy., on the west side of N.C. 16 Business across from Woodhill Cove Lane. It is adjoined by property zoned R-SF and B-N. Land uses in this area include residential, business and institutional. The NC 16 Corridor Vision Plan recommends concentrating commercial activities in nodes.

Additional Information

Permitted uses

Under current zoning: single-family homes, church.

Under requested zoning: retail sales, offices, services, etc.

Adjoining zoning and uses

East (opposite side of N.C. 16 Business): zoned R-SF and B-N, church property and undeveloped tract.

South: zoned R-SF, residence.

West: zoned R-T, undeveloped lot and residence.

North: zoned R-SF, residences.

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 #611**
Applicant **Robert Klinger**
Parcel ID# **31890 and 75066**
Location **1853 NC 16 Hwy.**
Proposed amendment **rezone from R-SF to B-N**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes. This property is not located near a main intersection.

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

This property is located in close proximity to properties that are zoned business and that contain businesses. A large church is also located nearby. B-N zoning limits the maximum floor area of a business to 10,000 square feet and does not allow fast-food restaurants.



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 ROBERT C. KLINIGER

Applicant Address 911-A DOVE COURT DENVER NC 28037

Applicant Phone Number 704 489 1400

Property Owner's Name TERRENCE M WILSON — HEIRS

Property Owner's Address 1426 SPRINGWOOD LANE CHARLOTTE NC 28210

Property Owner's Phone Number AGENT — CAMILLE MARSHALL 980 241-8672

Part II

Property Location 1053 N. HWY 16, DENVER, NC 28037

Property ID # (10 digits) 4604-50-7494 Property Size 3.99 ACRES

Parcel # (5 digits) 3890 75066 Deed Book(s) 10E Page(s) 303

Part III

Existing Zoning District R-GF Proposed Zoning District B-N

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

VACANT HOUSE TO BE REMOVED & REPLACED BY BUILDING TO BE USED IN THE GLASS & CLOSET BUSINESS

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

BUSINESS INSTEAD OF 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.

Robert C. Kliniger
Applicant

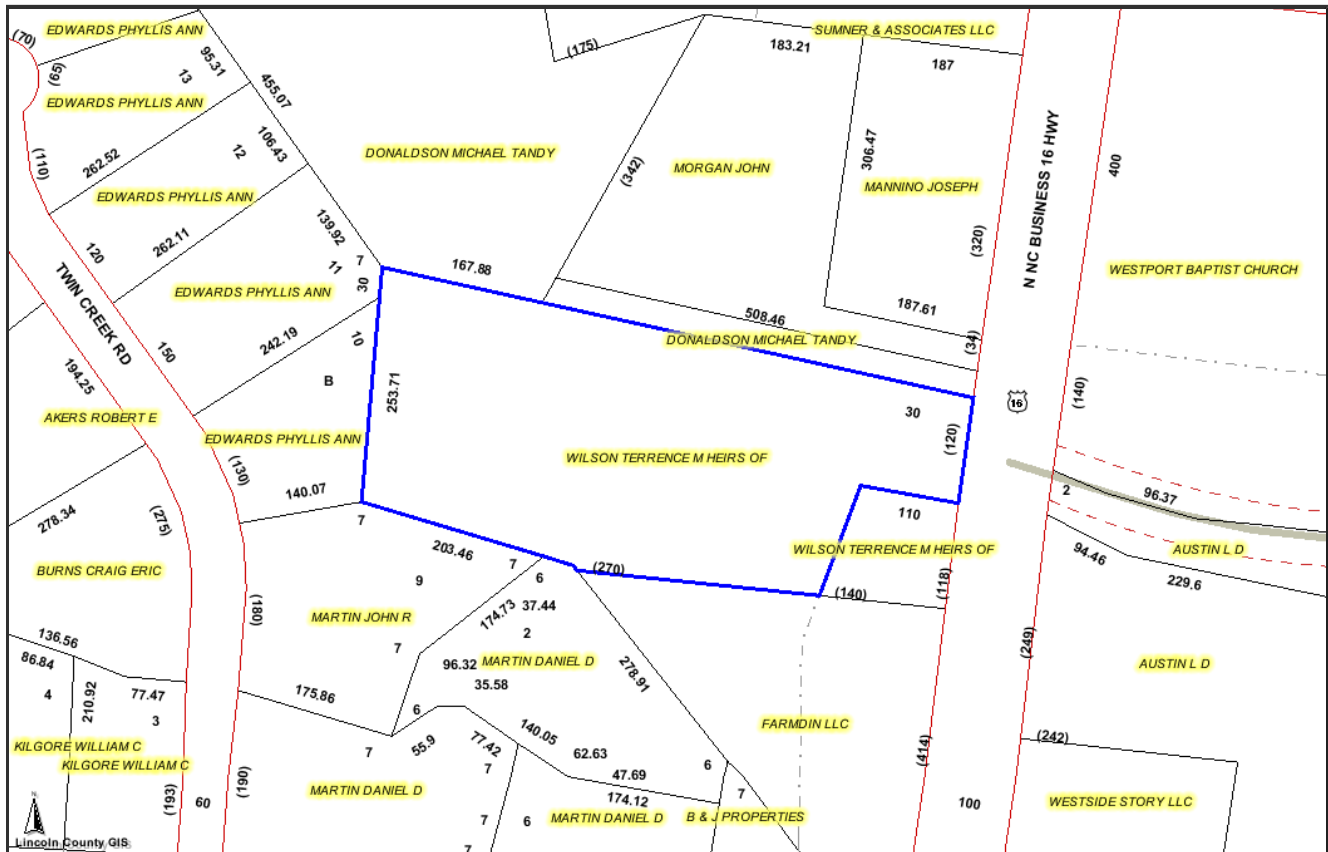
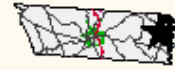
10/7/14
Date



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: 10/14/2014 Scale: 1 Inch = 200 Feet



PHOTOS



PARCEL INFORMATION FOR 4604-50-7494

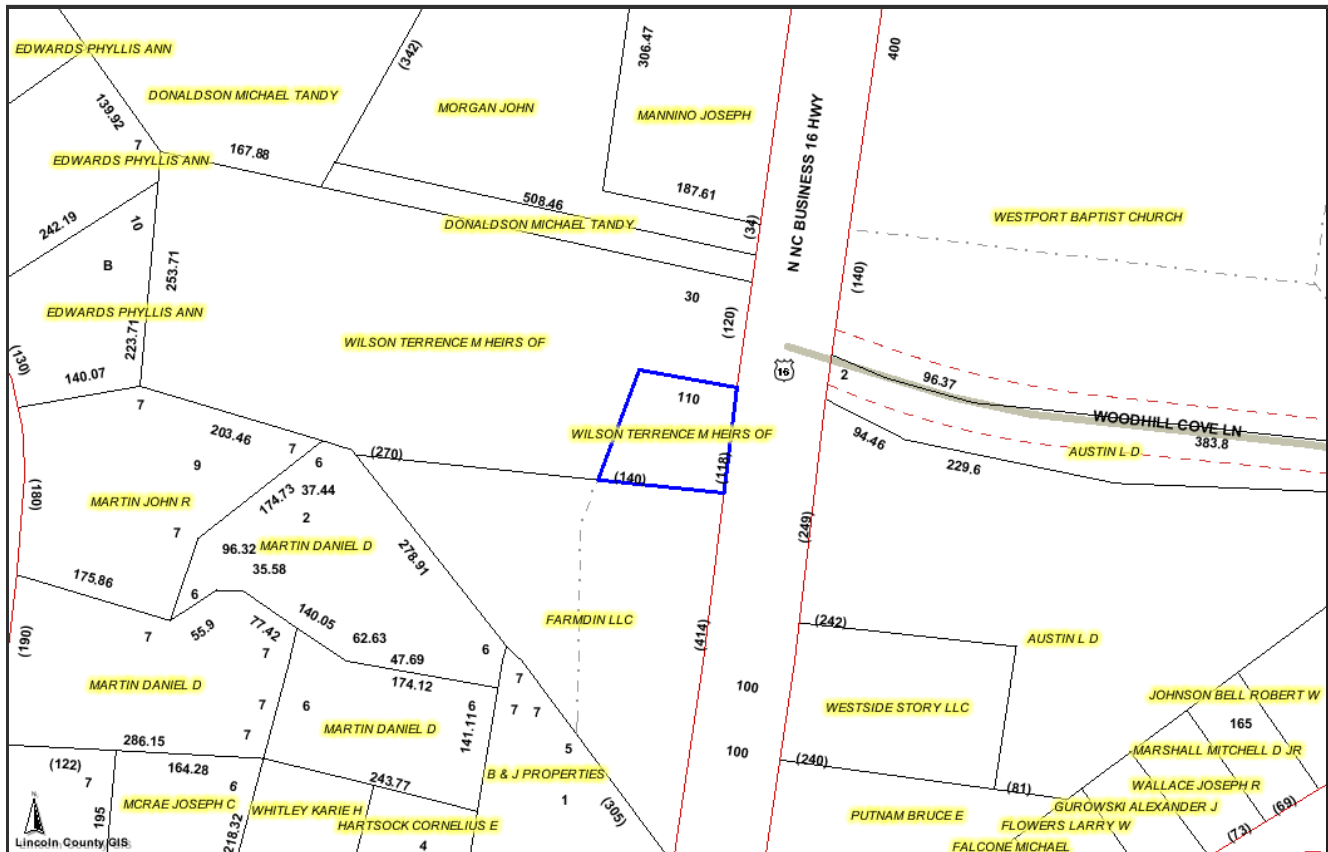
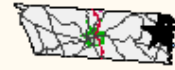
Parcel ID	31890	Owner	WILSON TERRENCE M HEIRS OF
Map	4604-04	Mailing	1426 SPRINGWOOD LN
Account	0228306	Address	CHARLOTTE NC 28210-4413
Deed	10E-383	Recorded	6/18/2010
Land Value	\$85,994	Total Value	\$97,419
----- All values are for tax year 2014. -----			
Description	WILSON T/RD 16	Deed Acres	0
Address	1853 N NC 16 HWY	Tax Acres	3.63
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Improvement	CONVENTIONAL	Value	\$11,425
Main Sq Feet	780	Stories	1
Year Built	1948		
Zoning District	R-SF	Calculated Acres	3.64
Watershed Class	Not in a watershed	Watershed Class	WS-IVC
	3.39		0.25
2000 Census County	37109	Tract	071100
Flood	X	Block	2007
Zone Description	NO FLOOD HAZARD	Panel	3710460400
			3.64



Lincoln County, NC

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PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4604-60-1332

Parcel ID	75066	Owner	WILSON TERRENCE M HEIRS OF
Map	4604-04	Mailing	1426 SPRINGWOOD LN
Account	0228306	Address	CHARLOTTE NC 28210-4413
Deed	10E-383	Recorded	6/18/2010
Land Value	\$14,000	Total Value	\$14,000
----- All values are for tax year 2014. -----			
Description	VACANT LOT ON HWY 16	Sale Price	0
Address	N NC 16 HWY	Deed Acres	0.56
Township	CATAWBA SPRINGS	Tax Acres	0.34
Improvement	No Improvements	Tax/Fire District	EAST LINCOLN / EL SEWER
Zoning District	R-SF	Voting Precinct	WESTPORT (WP32)
Watershed Class	Not in a watershed	Calculated Acres	0.35
2000 Census County	37109	Sewer District	In the sewer District
Flood	X	Panel	3710460400
Zone Description	NO FLOOD HAZARD	Tract	071100
		Block	2007
		Calculated Acres	0.35



