



**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 G. KUNZER

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 1853 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-1

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

VACANT HAVE TO BE REMOVED & RE PLACED 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.

DKK —  
Applicant

10/7/14  
Date

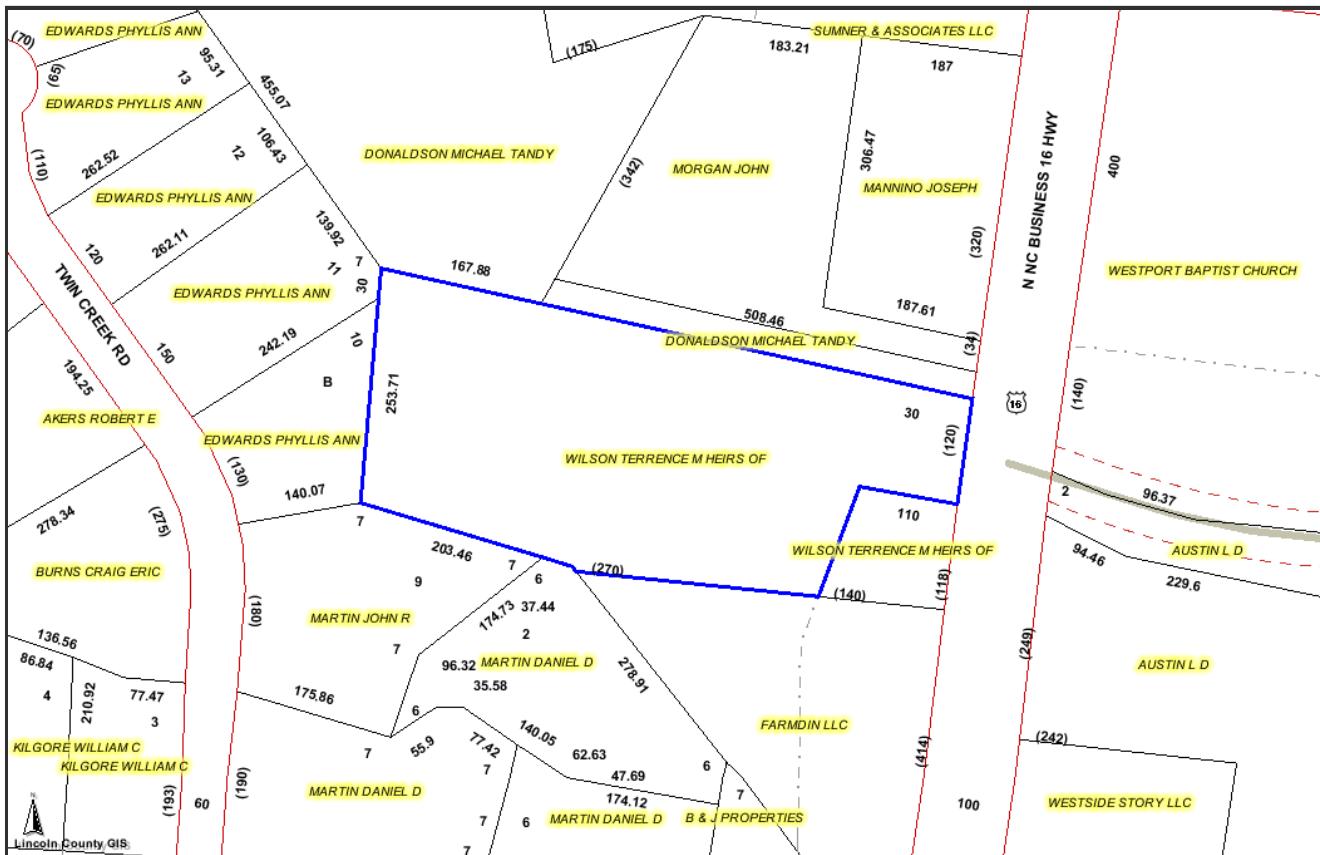


## Lincoln County, NC

### 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 TERRANCE M HEIRS OF                 |
| Map                | 4604-04          | Mailing Address                               | 1426 SPRINGWOOD LN CHARLOTTE NC 28210-4413 |
| Account            | 0228306          | Recorded                                      | 6/18/2010                                  |
| Deed               | 10E-383          | Total Value                                   | \$97,419                                   |
| Land Value         | \$85,994         | ----- 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    | Calculated Acres | Voting Precinct                               | Calculated Acres                           |
| R-SF               | 3.64             | WESTPORT (WP32)                               | 3.64                                       |
| Watershed Class    |                  | Sewer District                                |  |
| Not in a watershed | 3.39             | In the sewer District                         |  |
| WS-IVC             | 0.25             |   |  |
| 2000 Census County |                  | Tract   |  |
| 37109              |                  | 071100  | 2007                                       |
| Flood              | Zone Description | Block   |  |
| X                  | NO FLOOD HAZARD  | Panel   |  |
|                    |                  | 3710460400                                    | 3.64                                       |



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

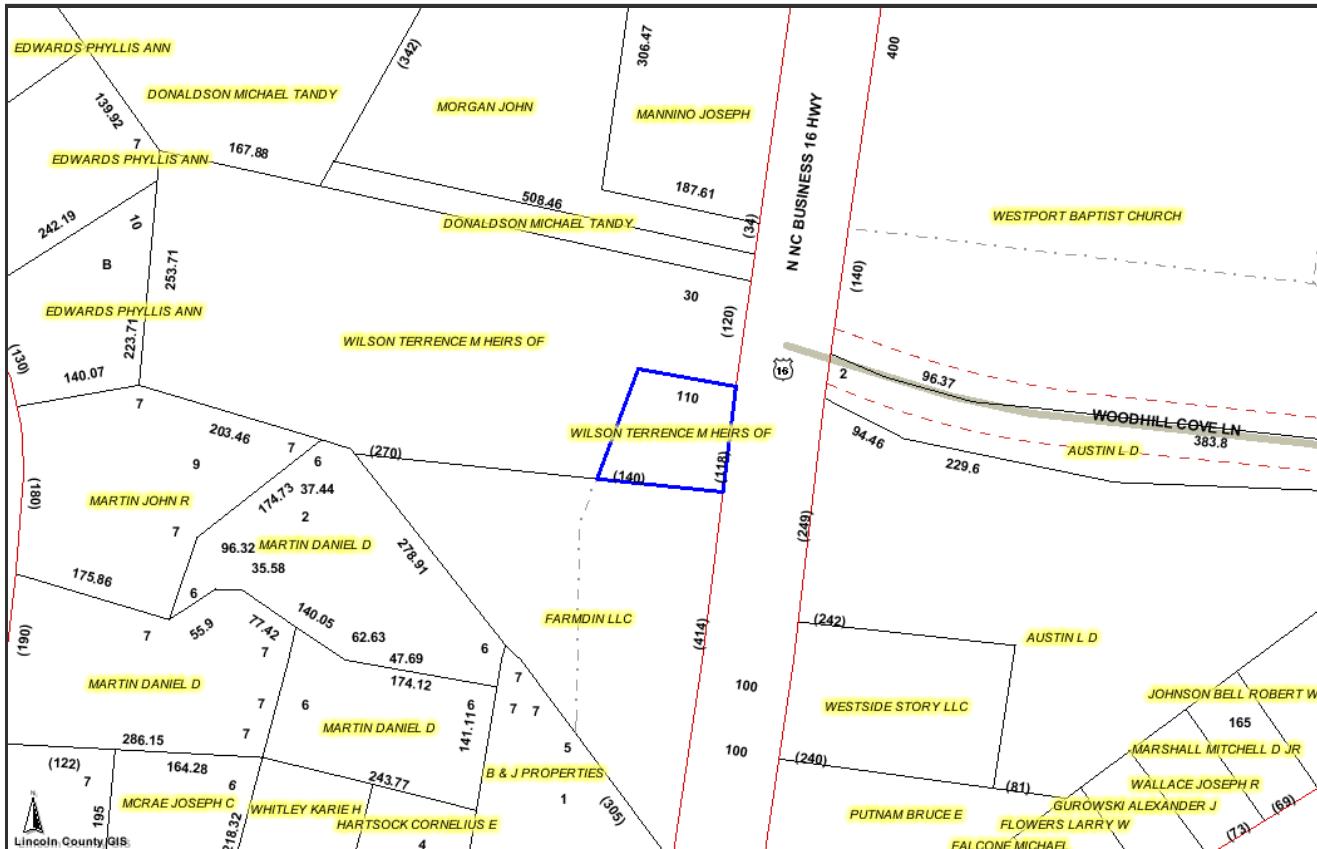


Photo Not Available

## PHOTOS

**PARCEL INFORMATION FOR 4604-60-1332**

|  |                         |                        |                           |                          |              |
|--|-------------------------|------------------------|---------------------------|--------------------------|--------------|
| <b>Parcel ID</b>                                     | <b>75066</b>            | <b>Owner</b>           | WILSON TERENCE M HEIRS OF |                          |              |
| <b>Map</b>   | <b>4604-04</b>          | <b>Mailing</b>         | 1426 SPRINGWOOD LN        |                          |              |
| <b>Account</b>                                       | 0228306                 | <b>Address</b>         | CHARLOTTE NC 28210-4413   |                          |              |
| <b>Deed</b>  | 10E-383                 | <b>Recorded</b>        | 6/18/2010                 | <b>Sale Price</b>        | 0            |
| <b>Land Value</b>                                    | \$14,000                | <b>Total Value</b>     | \$14,000                  | <b>Previous Parcel</b>   | 32337        |
| <b>----- All values are for tax year 2014. -----</b> |                         |                        |                           |                          |              |
| <b>Description</b>                                   | VACANT LOT ON HWY 16    |                        |                           | <b>Deed Acres</b>        | 0.56         |
| <b>Address</b>                                       | N NC 16 HWY             |                        |                           | <b>Tax Acres</b>         | 0.34         |
| <b>Township</b>                                      | CATAWBA SPRINGS         |                        |                           | <b>Tax/Fire District</b> |              |
| <b>Improvement</b>                                   | No Improvements         |                        |                           | EAST LINCOLN / EL SEWER  |              |
| <b>Zoning District</b>                               | <b>Calculated Acres</b> | <b>Voting Precinct</b> |                           | <b>Calculated Acres</b>  |              |
| R-SF   | 0.35                    | WESTPORT (WP32)        |                           |                          | 0.35         |
| <b>Watershed Class</b>                               |                         |                        |                           | <b>Sewer District</b>    |              |
| Not in a watershed                                   | 0.13                    | In the sewer District  |                           |                          | 0.35         |
| WS-IVC   | 0.22                    |                        |                           |                          |              |
| <b>2000 Census County</b>                            |                         |                        |                           | <b>Tract</b>             | <b>Block</b> |
| 37109  |                         |                        |                           | 071100                   | 2007         |
| <b>Flood</b>   | <b>Zone Description</b> |                        |                           |                          | <b>Panel</b> |
| X  | NO FLOOD HAZARD         |                        |                           |                          | 3710460400   |
|  |                         |                        |                           |                          | 0.35         |

