



**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: March 20, 2015

Re: Zoning Map Amendment #615  
Joel Barker, applicant  
Parcel ID# 33246, 30136 and 33170

*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 6, 2015.*

**Request**

The applicant is requesting the rezoning of 1.2 acres from CU B-N (Conditional Use Neighborhood Business) to R-SF (Residential Single-Family). This property was rezoned from R-SF and B-N to CU B-N in 2006 in a parallel conditional use rezoning (PCUR #136) to permit an office building, but the approved development plan has not been carried out. Property in a conditional use district can only be developed according to the approved plan. The owner is requesting the rezoning and is planning to recombine the property into two lots in order for two houses to be built.

**Site Area & Description**

The property is located on the south side of Grassy Creek Road about 750 feet east of N.C. 16 Business. It is adjoined by property zoned CU PD-R (Conditional Use Planned Development-Residential) and R-S (Residential Suburban). Land uses in this area are primarily residential. County water is available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential, with projected densities of upwards of 1-2 homes per acre depending on the availability of utilities.

### Additional Information

#### **Adjoining zoning and uses**

East: zoned CU PD-R, single-family homes.

South: zoned CU PD-R, single-family homes.

West: zoned CU PD-R, rear of residential lot.

North (opposite side of Grassy Creek Road): zoned R-S, duplexes.

### 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 #615**

Applicant **Joel Barker**

Parcel ID# **33426, 30136 and 33170**

Location **south side of Grassy Creek Road 750 feet east of N.C. 16 Business**

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:

**This property is part of an area designated by the Land Use Plan as residential.**

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

**This property is adjoined by properties with single-family homes. It had been rezoned for a specific project that didn't materialize. It is being rezoned back to what the two main parcels were previously zoned.**



## **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

Applicant Address 6274 Willow Tr. Dr. Denver, CO 80237

Applicant Phone Number 704-483 2094

Property Owner's Name Joel Barkner

Property Owner's Address \_\_\_\_\_

Property Owner's Phone Number \_\_\_\_\_

## Part II

Property Location GRASSY, CROOKS Rd.  
3696-01-1297 3696-01-2318

Property ID # (10 digits) 3696-01-0226 Property Size 1,153 Act 1-

Parcel # (5 digits) 33246 Deed Book(s) 1833 Page(s) 421  
30136  
33170

### Part III

Existing Zoning District CU B-N Proposed Zoning District R-51

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

U4cany lot#

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

To make it 2 Lots for 2 Res. Hobson's

**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.*

Jael B Barker

Applicant

2-12-15



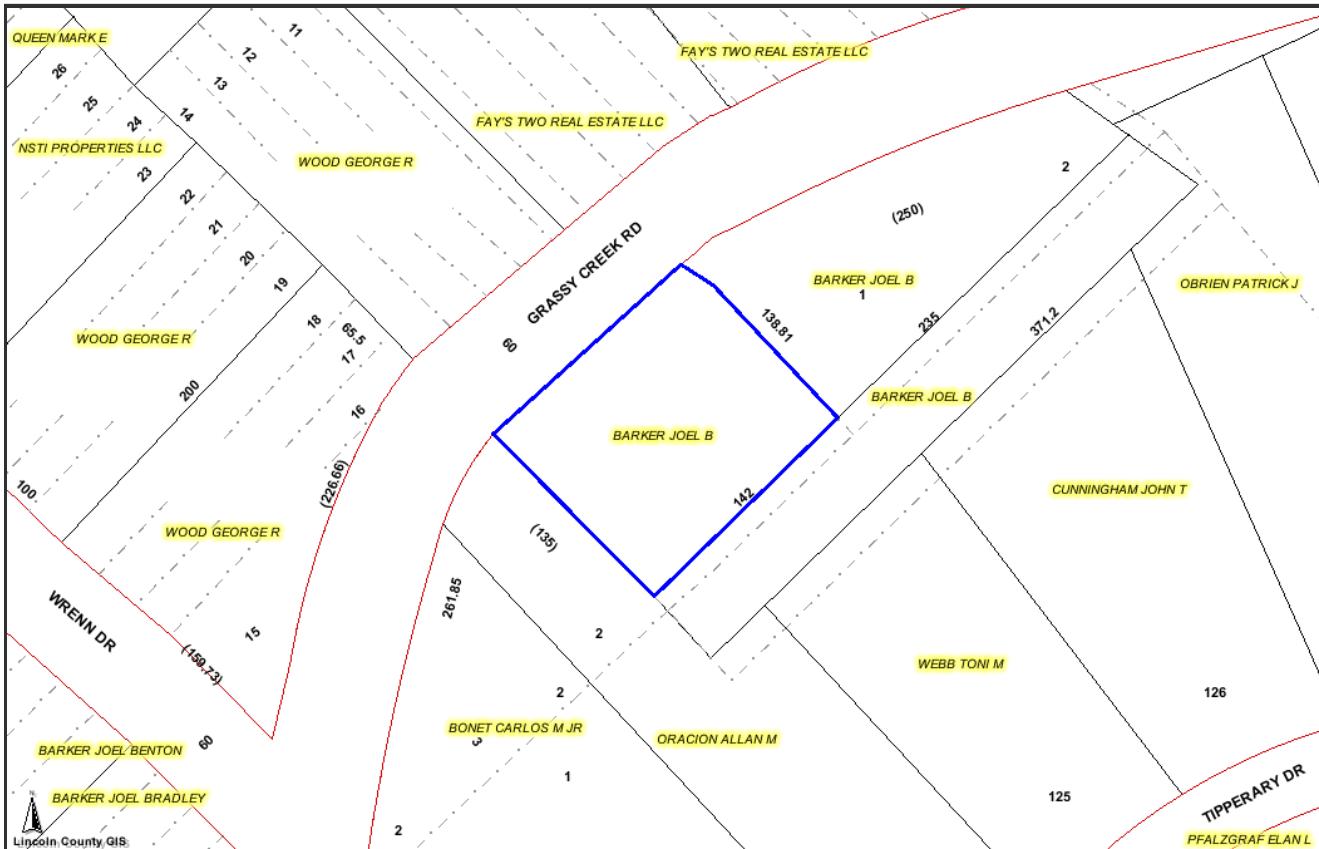
## Lincoln County, NC

### 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: 2/16/2015 Scale: 1 Inch = 100 Feet



#### PHOTOS



Photo Not Available

#### PARCEL INFORMATION FOR 3696-01-0226

Parcel ID	33246	Owner	BARKER JOEL B BARKER RONDA ANN M PRLAP INC TRUSTEE BANK OF AMER
Map Account	3696-00 0183824	Mailing Address	5511 MUNDY RD DENVER NC 28037
Deed Land Value	1833-421 \$19,500	Recorded	7/14/2006
		Total Value	\$19,500
----- All values are for tax year 2014. -----			Sale Price \$20,000 Previous Parcel
Subdivision	Lot 2 WRENN'S EST		
Description	WRENN LT 2B OFF 1372		
Address	GRASSY CREEK RD		
Township	CATAWBA SPRINGS		
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
B-N CU	0.41	DENVER (DN29)	0.41
Watershed Class			
WS-IVP	0.41		
2000 Census County			
37109			
37109			
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710368600	0.05
X	NO FLOOD HAZARD	3710369600	0.36

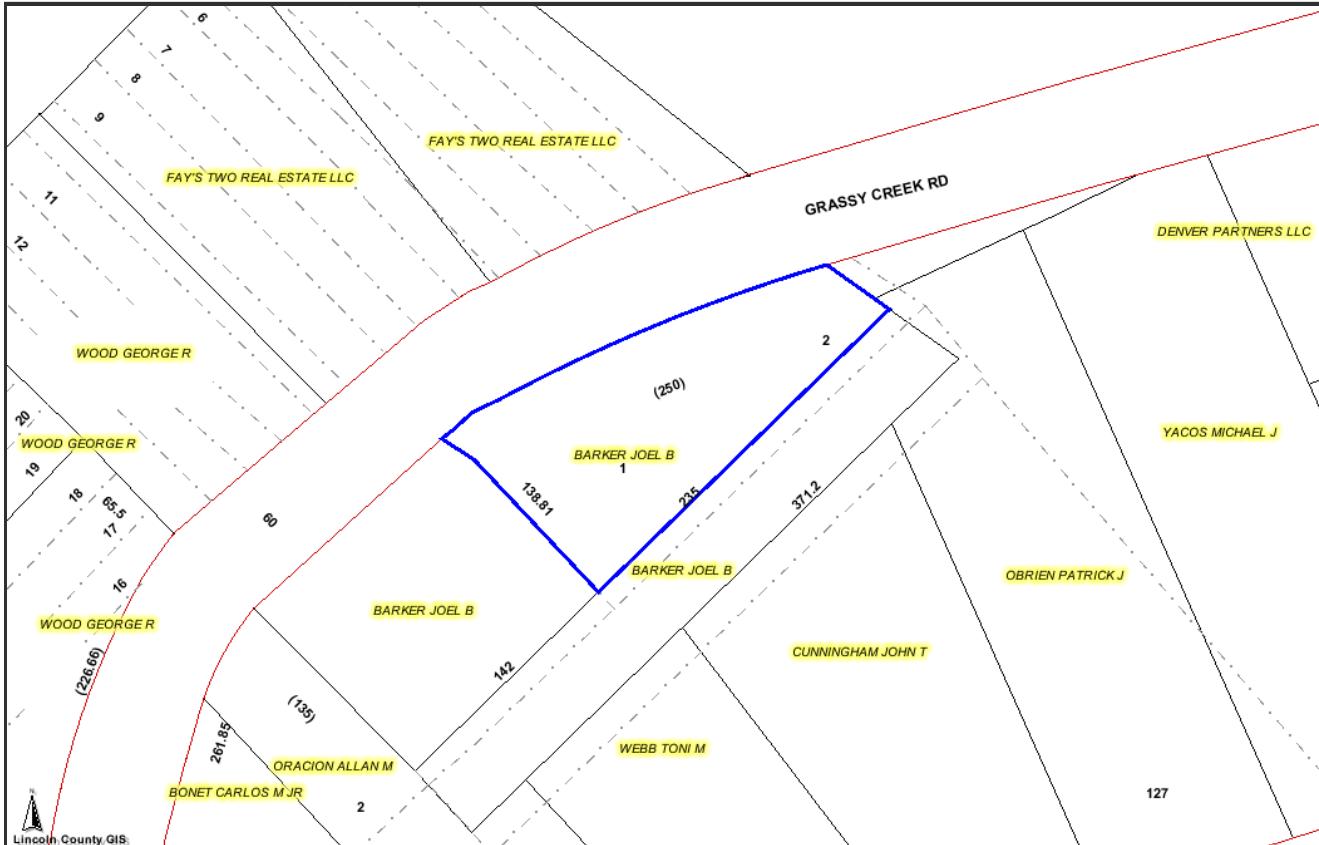


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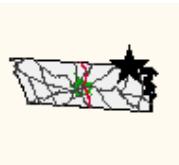
PHOTOS		PARCEL INFORMATION FOR 3696-01-2318			
 Photo Not Available		Parcel ID	30136	Owner	BARKER JOEL B BARKER RONDA ANN M PRLAP INC TRUSTEE BANK OF AMER
Map Account	3696-00 0183824	Mailing Address	5511 MUNDY RD DENVER NC 28037	Sale Price	\$20,000
Deed	1833-421	Recorded	7/14/2006	Previous Parcel	
Land Value	\$19,500	Total Value	\$19,500	----- All values are for tax year 2014. -----	
Subdivision	Lot 1 WRENN'S EST	Plat	D-93		
Description	WRENN LT #1B OFF1372	Deed Acres	0.44		
Address	GRASSY CREEK RD	Tax Acres	0.43		
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER		
Improvement		No Improvements			
Zoning District		Calculated Acres		Calculated Acres	0.44
B-N CU		0.44			
Watershed Class					
WS-IVP					
2000 Census County					
37109					
37109					
Flood	Zone Description			Block	
X	NO FLOOD HAZARD			0.19	
			0.25		
		Panel			
		3710369600			0.44



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