



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.



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

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 Joel B Barker

Applicant Address 6274 Willow Tr. Dr. DENVER NC 28037

Applicant Phone Number 704-483 2094

Property Owner's Name Joel Barker

Property Owner's Address _____

Property Owner's Phone Number _____

Part II

Property Location Grassy Creek Rd.

Property ID # (10 digits) 3696-01-1297 3696-01-2318
3696-01-0226 Property Size 1.153 Acre

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

Part III

Existing Zoning District CU B-N Proposed Zoning District R-5F

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

VACANT Lots

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

to make it 2 Lots for 2 Res. Homes

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.

Joel B Barker
Applicant

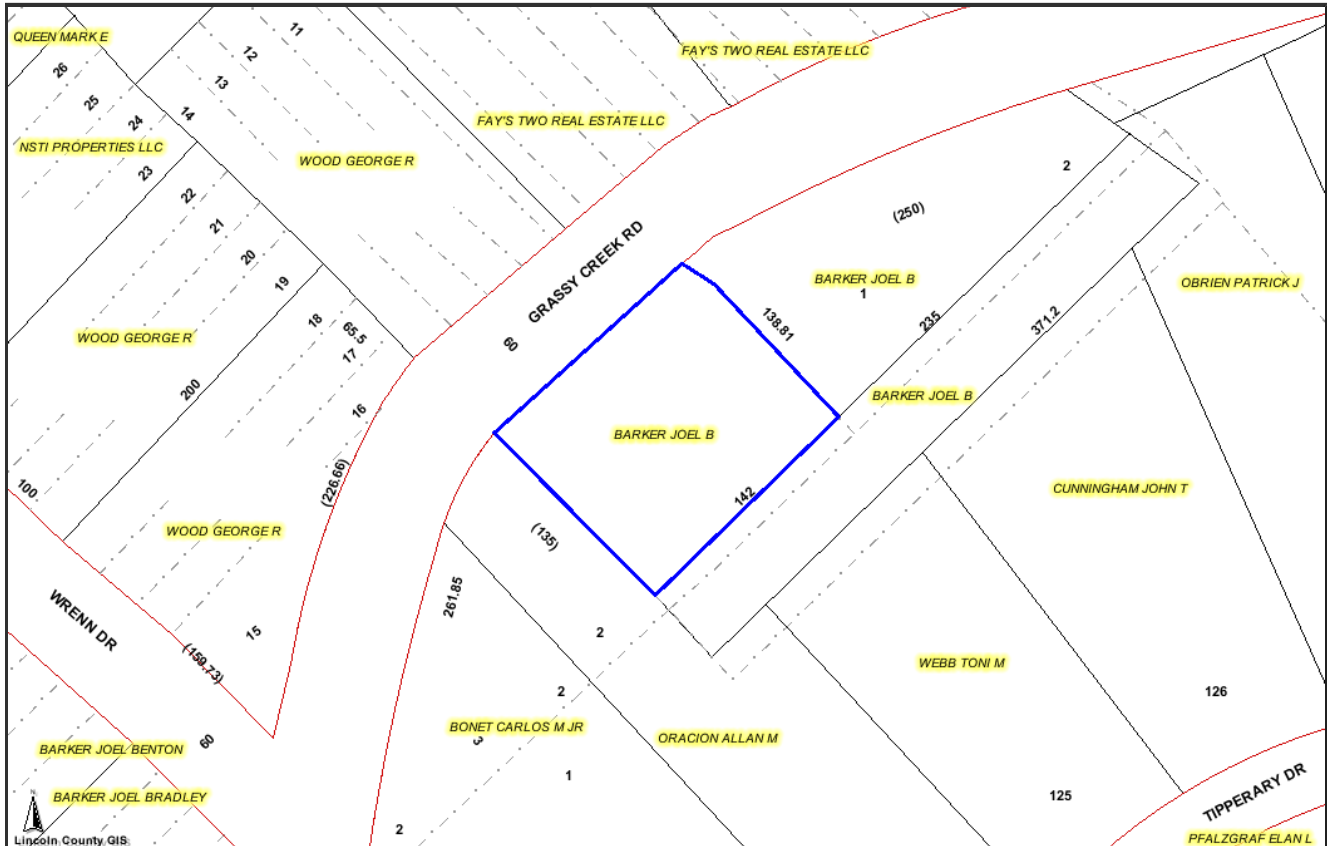
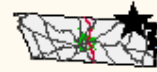
2-12-15
Date



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



PHOTOS



Photo Not Available

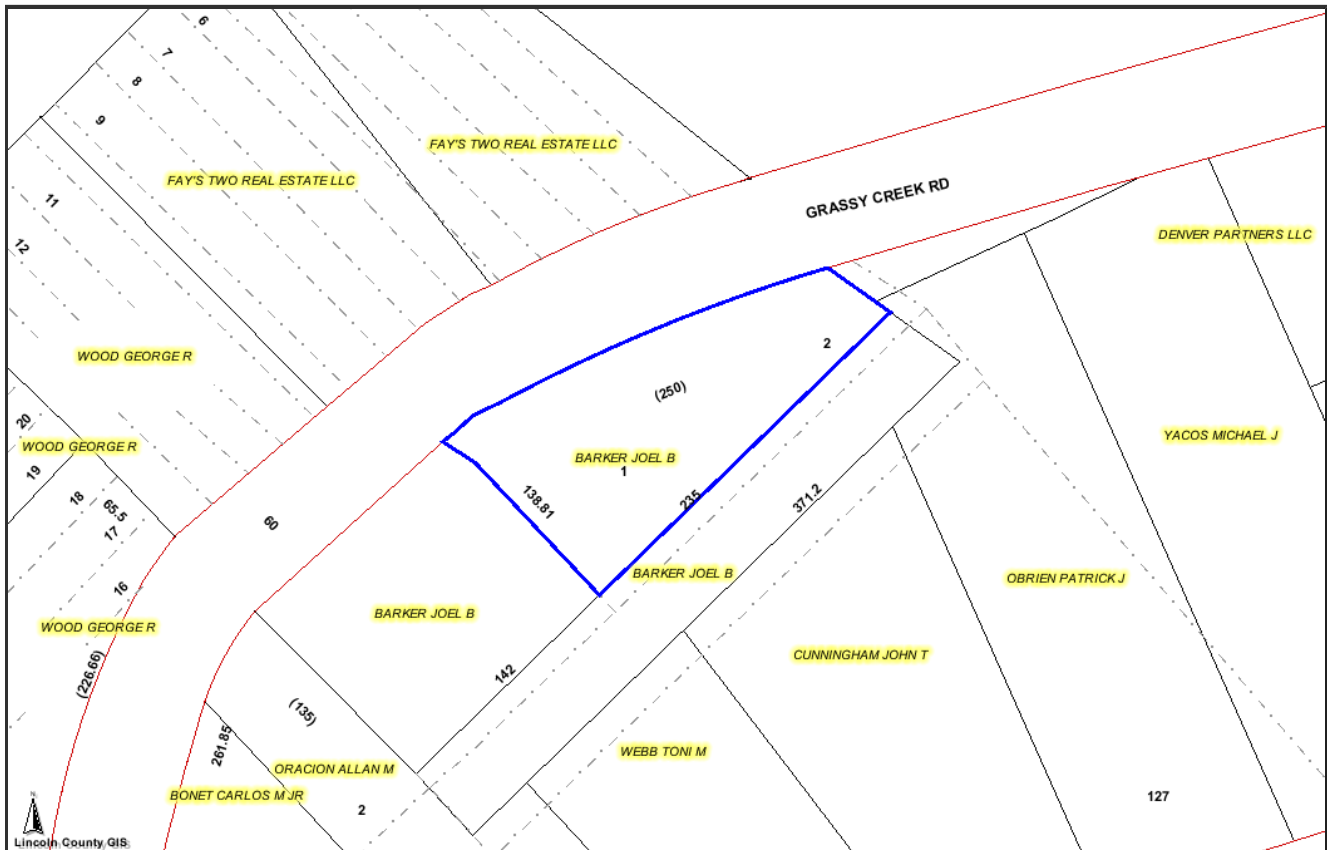
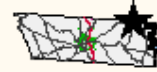
PARCEL INFORMATION FOR 3696-01-0226

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	1833-421	Recorded	7/14/2006
Land Value	\$19,500	Total Value	\$19,500
----- All values are for tax year 2014. -----			
Subdivision	Lot 2 WRENN'S EST	Plat	D-93
Description	WRENN LT 2B OFF 1372	Deed Acres	0
Address	GRASSY CREEK RD	Tax Acres	0.4
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Improvement	No Improvements		
Zoning District	B-N CU	Voting Precinct	DENVER (DN29)
Watershed Class	WS-IVP	Sewer District	Not in the sewer district
2000 Census County	37109	Tract	071100
	37109	Block	1003
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710368600	0.05
X	NO FLOOD HAZARD	3710369600	0.36



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

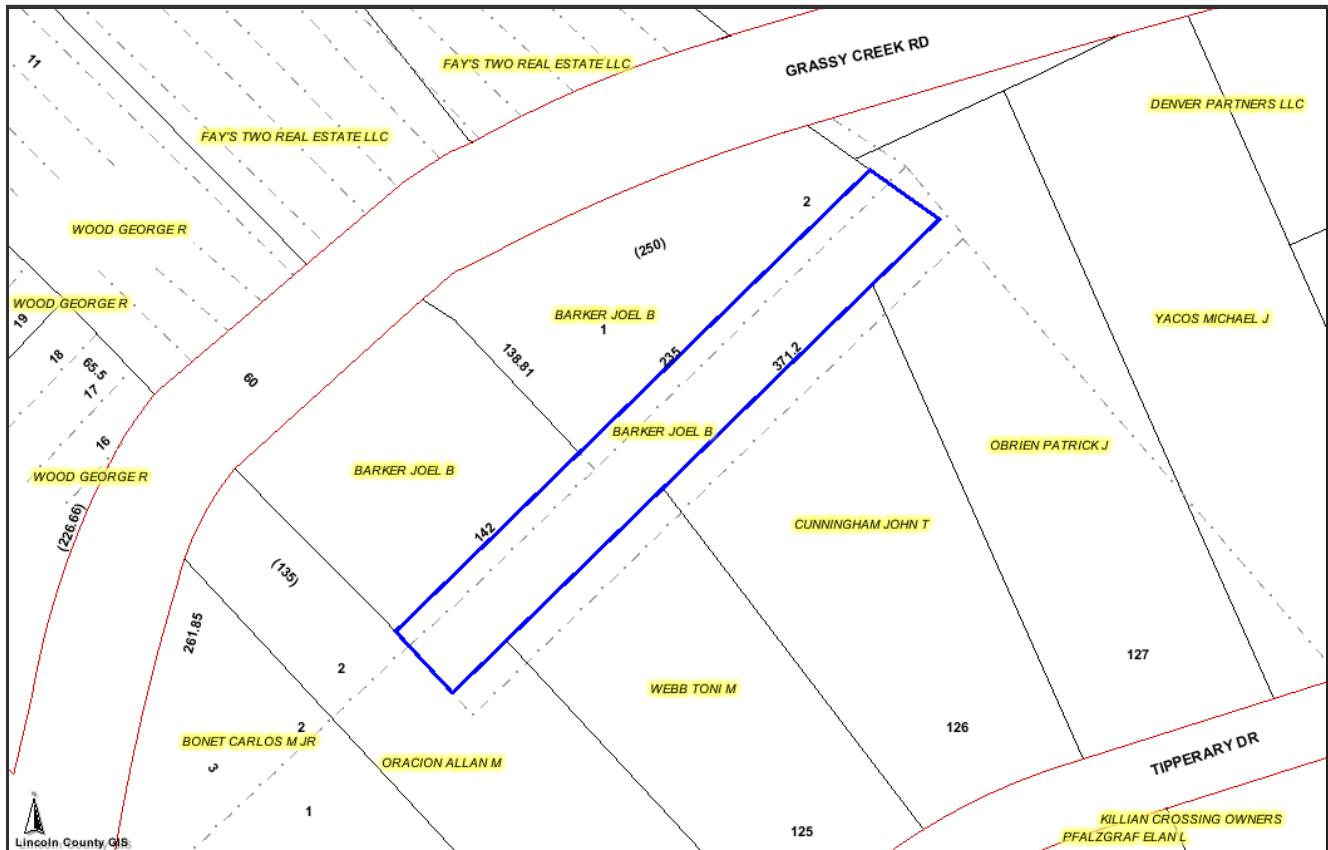
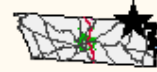
PARCEL INFORMATION FOR 3696-01-2318

Parcel ID	30136	Owner	BARKER JOEL B BARKER RONDA ANN M PRLAP INC TRUSTEE BANK OF AMER
Map	3696-00	Mailing Address	5511 MUNDY RD DENVER NC 28037
Account	0183824	Deed	1833-421
Deed	1833-421	Recorded	7/14/2006
Land Value	\$19,500	Total Value	\$19,500
----- All values are for tax year 2014. -----			
Subdivision	Lot 1 WRENNS 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	B-N CU	Voting Precinct	DENVER (DN29)
Watershed Class	WS-IVP	Sewer District	Not in the sewer district
2000 Census County	37109	Tract	071100
	37109	Block	1003
Flood	X	Panel	3710369600
Zone Description	NO FLOOD HAZARD		



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 3696-01-1297

Parcel ID	33170	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	1833-421	Recorded	7/14/2006
Land Value	\$4,500	Total Value	\$4,500
----- All values are for tax year 2014. -----			
Subdivision	Lot WRENNS EST	Sale Price	\$20,000
Description	KILLIAN REAR LT HW16	Plat	D-93
Address	GRASSY CREEK RD	Deed Acres	0.38
Township	CATAWBA SPRINGS	Tax Acres	0.39
Improvement	No Improvements	Tax/Fire District	DENVER
Zoning District	B-N CU	Voting Precinct	DENVER (DN29)
Watershed Class	WS-IVP	Calculated Acres	0.4
2000 Census County	37109	Sewer District	Not in the sewer district
Flood	X	Tract	071100
Zone Description	NO FLOOD HAZARD	Block	1003
		Panel	3710369600
			0.4

