



**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 #616  
Marcus Dellinger, applicant  
Parcel ID# 91617

*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 5.5 acres from CU B-G (Conditional Use General Business) to R-SF (Residential Single-Family). This property was rezoned from R-SF and B-G to CU B-G in 2000 as part of a parallel conditional use rezoning (PCUR #66) requested by the then-owner, Denver Baptist Church, to permit a sanctuary capacity in excess of 1,000 seats, but the approved development plan has not been carried out. The new owner of the property is requesting the rezoning in order to enlarge an existing residence. Under the current zoning, the house is a nonconforming use and cannot be expanded.

**Site Area & Description**

The property is located at 6757 Teal Dr., at the end of Teal Drive about 800 feet west of Forest Manor Drive. It is adjoined by property zoned R-S (Residential Suburban), R-SF, B-G, CU B-G and B-N (Neighborhood Business). Land uses in this area include residential, business and institutional. This property is part of areas designated by the Lincoln County Land Use Plan as Suburban Residential and Mixed Residential/Commercial.

## Additional Information

### **Adjoining zoning and uses**

East: zoned CU B-G, church.

South: zoned B-G and B-N, businesses.

West: zoned B-G, business.

North: zoned R-S and R-SF, undeveloped land and 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 #616**

Applicant **Marcus Dellinger**

Parcel ID# **91617**

Location **6757 Teal Dr.**

Proposed amendment **rezone from CU B-G 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 areas designated by the Land Use Plan as Suburban Residential and Mixed Residential/Commercial.**

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

**This property is adjoined by property zoned residential. It had been rezoned for a specific project that did not materialize. It is being rezoned back to what it was primarily zoned previously.**



### **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 Marcus C DeWyer  
Applicant Address 1633 S. Hwy 16 STANLEY, NC 28169  
Applicant Phone Number 704. 574. 2820  
Property Owner's Name SAME AS Applicant  
Property Owner's Address SAME AS Applicant  
Property Owner's Phone Number SAME

#### **Part II**

Property Location 6757 TEAL DR, Denver NC 28037  
Property ID # (10 digits) 3695-74-9425 Property Size 5.5 Acres  
Parcel # (5 digits) 91617 Deed Book(s) 2499 Page(s) 12

#### **Part III**

Existing Zoning District EDED-GC Proposed Zoning District R-SF

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

Residential Home

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

Residential Home

**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.

Marcus C DeWyer  
Applicant

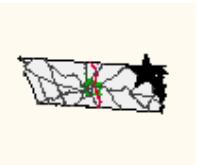
2-10-15  
Date



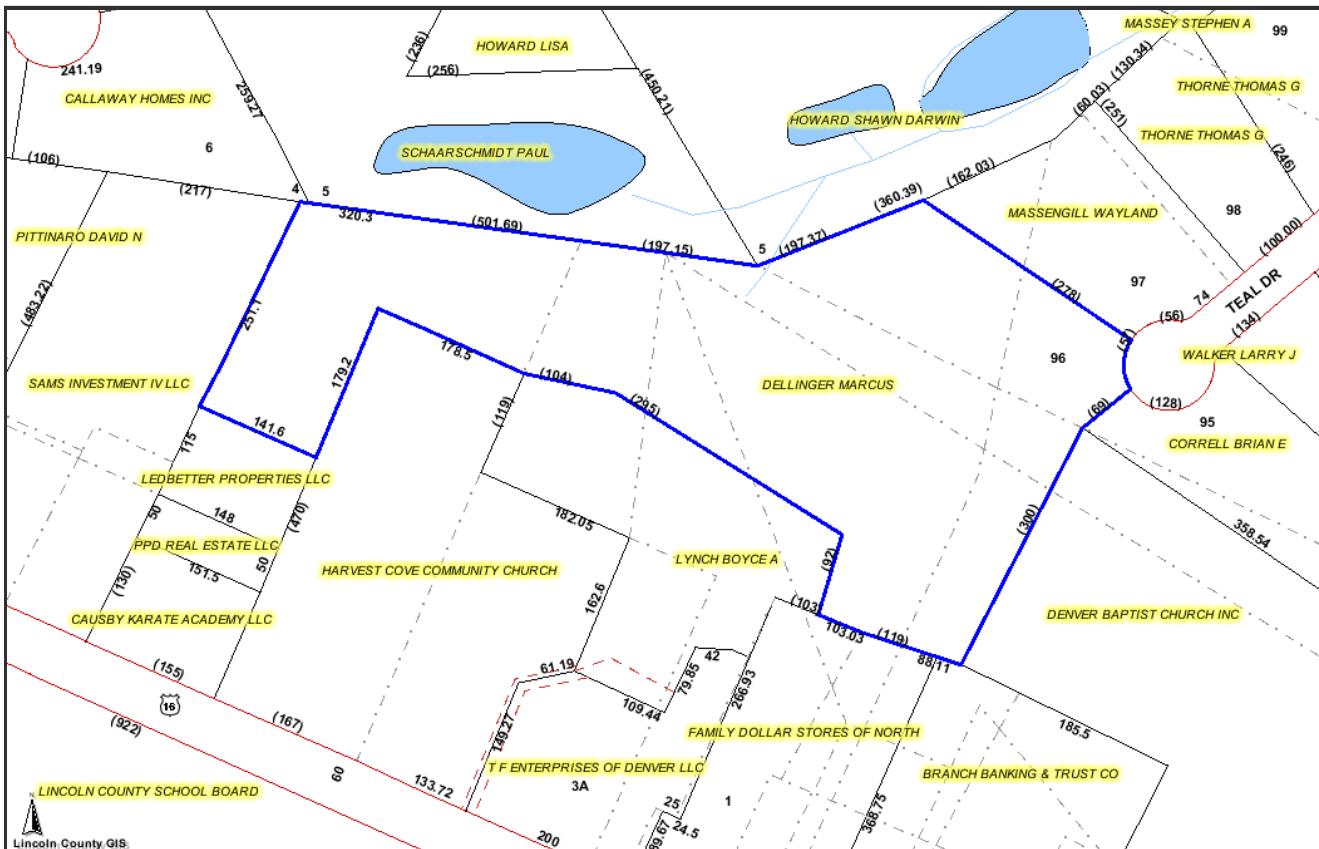
## Lincoln County, NC

### 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: 2/20/2015 Scale: 1 Inch = 200 Feet



Lincoln County, NC

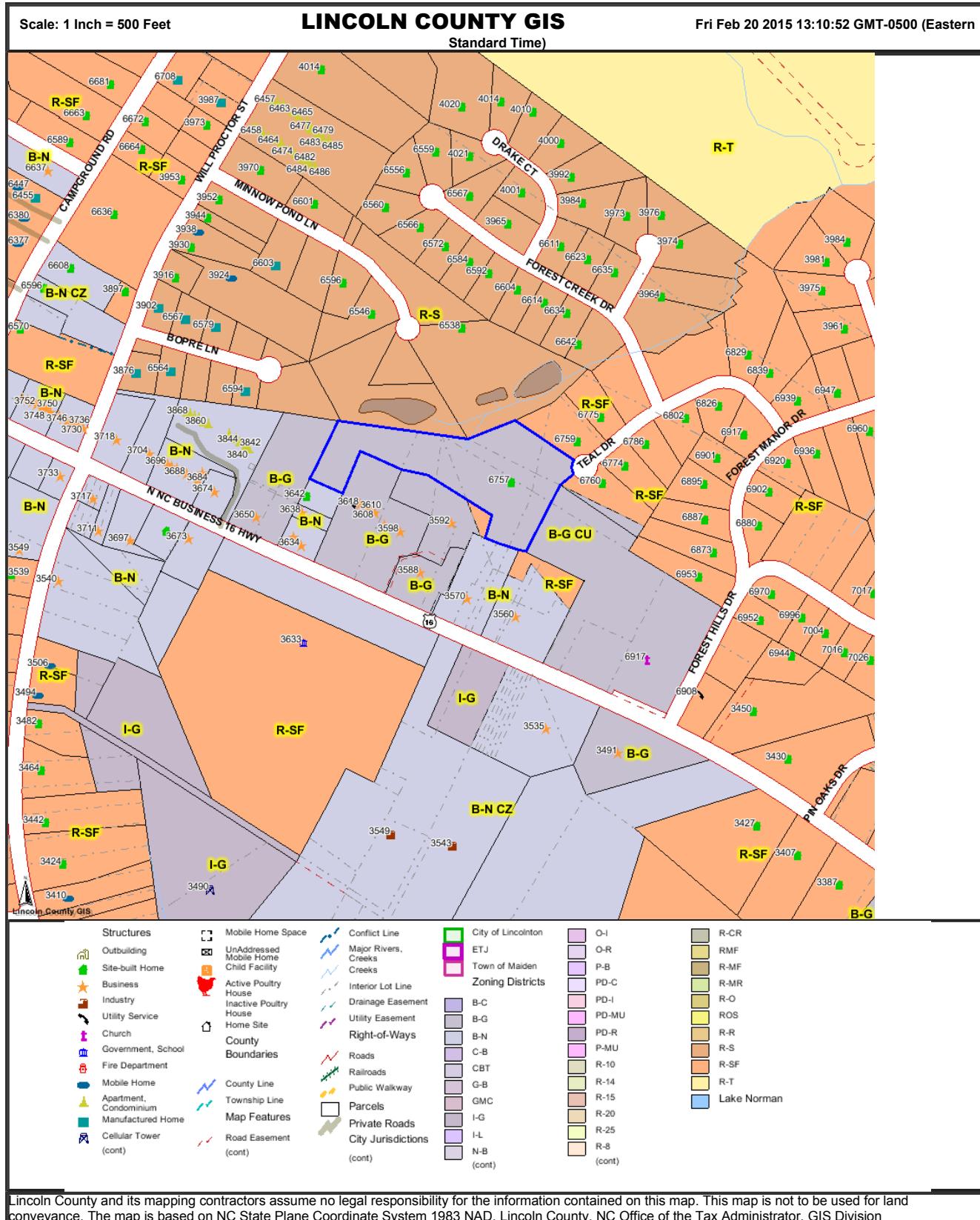
#### PHOTOS



91617

#### PARCEL INFORMATION FOR 3695-74-9425

Parcel ID	91617	Owner	DELLINGER MARCUS
Map	3695-16	Mailing	1633 S NC 16 HWY
Account	0248153	Address	STANLEY NC 28164
Deed Value	2499-825	Recorded	1/23/2015
Property Values Not Yet Determined			
----- All values are for tax year 2014. -----			
Description	CHURCH RD 16	Deed Acres	5.5
Address	6757 TEAL DR	Tax Acres	5.49
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER
Main Improvement	CONVENTIONAL	Value	Not Determined
Main Sq Feet	1056	Stories	1
		1 Year Built	1946
		Total Value	\$0
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
B-G CU	5.5	DENVER (DN29)	5.5
Watershed Class		Sewer District	
WS-IVP	5.5	In the sewer District	
2000 Census County		Tract	Block
37109		071100	1022
37109		071100	1029
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	5.5



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