



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: May 15, 2015

Re: Zoning Map Amendment #618
Betty Socie, applicant
Parcel ID# 33822

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on June 1, 2015.

Request

The applicant is requesting the rezoning of a 0.7-acre lot from R-SF (Residential Single-Family) to B-N (Neighborhood Business).

Site Area & Description

The property is located at 4360 N. NC 16 Hwy., on the east side of N.C. 16 Business about 250 feet south of Balsom Ridge Road. It is adjoined by property zoned R-SF and B-N. Land uses in this area include business, residential and industrial. The Lincoln County Land Use Plan designates this area as industrial.

Adjoining Zoning and Uses

East: zoned R-SF, undeveloped property.

South: zoned R-SF, undeveloped property.

West (opposite side of N.C. 16 Business): zoned B-N, businesses and historic house.

North: zoned B-N, undeveloped lot.

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 #618**
Applicant **Betty Socie**
Parcel ID# **33822**
Location **4360 N. NC 16 Hwy.**
Proposed amendment **rezone from R-SF to B-N**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located in an area designated by the Land Use Plan as industrial.

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

This property is adjoined by property zoned business. Business uses are appropriate along a highway in an area designated for industrial development.



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 Betty C Socie

Applicant Address 4360 N Highway 16 Denver

Applicant Phone Number 704 806-6596

Property Owner's Name Betty C Socie

Property Owner's Address 4360 N Highway 16 Denver

Property Owner's Phone Number 704-806-6596

Part II

Property Location 4360 N NC 16 HWY

Property ID # (10 digits) 3695-18-5177 Property Size .709

Parcel # (5 digits) 33822 Deed Book(s) 2420 Page(s) 705

Part III

Existing Zoning District RSF Proposed Zoning District B-N

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

Residential House with 2 sheds (storage)

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

Trying to sell for commercial purposes
that would fit with neighboring commercial
properties use.

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.

Betty C Socie
Applicant

April 13, 2015
Date

Betty Socie

I-G

1 in. = 75 ft.



BALSOM RIDGE RD

B-N


R-SF

REZONE
B-N


N NC BUSINESS 16 HWY


B-N

County Residential District

 R-SF Residential Single-Family

County Business Districts

 B-N Business Neighborhood

 I-G Industrial General

R-SF

MUNDY RD



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

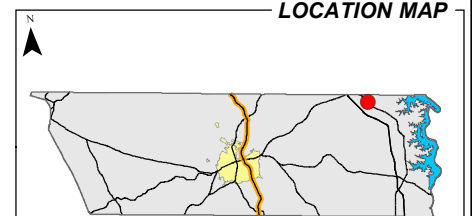
ZONING MAP AMENDMENT

Application	ZMA #618
NCPIN#	3695-18-5177
PID#	33822


 - Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



1:1,000,000

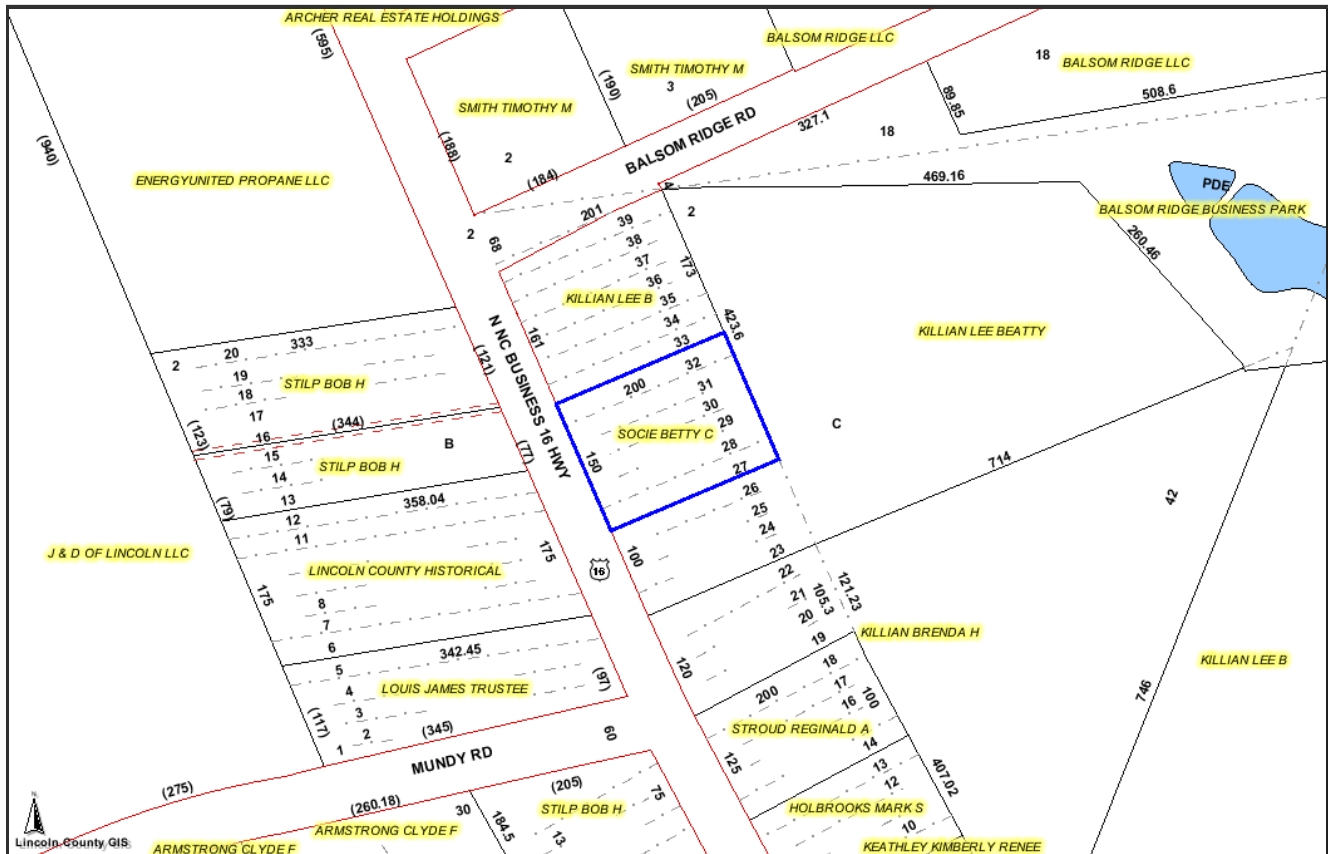
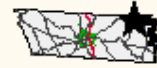
 Property Location(s)



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: 4/21/2015 Scale: 1 Inch = 200 Feet



PHOTOS



PARCEL INFORMATION FOR 3695-18-5177

Parcel ID	33822	Owner	SOCIE BETTY C
Map	3695-01	Mailing	4360 N HWY 16
Account	36674	Address	DENVER NC 28037-9716
Deed	2420-705	Recorded	9/23/2013
Land Value	\$30,000	Total Value	\$103,565
----- All values are for tax year 2015. -----			
Subdivision	Lot 27-32 R O MUNDY EST	Plat	C-54
Description	HM RENTAL MUNDY HW16	Deed Acres	0
Address	4360 N NC 16 HWY	Tax Acres	0.7
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	RANCH	Value	\$70,726
Main Sq Feet	1668	Stories	1 Year Built
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	0.71	DENVER (DN29)	0.7
Watershed Class		DENVER WEST (DW28)	0.01
Not in a watershed	0.04	Sewer District	
WS-IVP	0.67	Not in the sewer district	0.71
2000 Census County		Tract	Block
37109		071100	1003
37109		071100	1007
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	0.71

