



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: July 17, 2015

Re: Zoning Map Amendment #619
Kenneth Pope, applicant
Parcel ID# 33101

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2015.

Request

The applicant is requesting the rezoning of a 1.2-acre lot from R-SF (Residential Single-Family) to B-G (General Business).

Site Area & Description

The property is located at 2948 N. NC 16 Hwy., on the east side of N.C. 16 Business about 1,000 north of Webbs Road. It is adjoined by property zoned R-SF, CZ B-G (Conditional Zoning General Business) and B-N (Neighborhood Business). County water and sewer are available at this location. Land uses in this area include business and residential. The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes.

Additional Information

Permitted uses

Under current zoning: single-family dwelling.

Under requested zoning: Retail sales, offices, services, etc.

Adjoining zoning and uses

East: zoned CZ B-G, approved site for shopping center.

South: zoned CZ B-G, approved site for shopping center.

West (opposite side of N.C. 16 Business): zoned B-N, residences.

North: zoned R-SF, residence.

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 #619**
Applicant **Kenneth Pope**
Parcel ID# **33101**
Location **2948 N. NC 16 Hwy.**
Proposed amendment **rezone from R-SF to B-G**

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

The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes. This property is located near a main intersection and adjacent to the site of a planned shopping center.

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

This property is adjoined by property zoned business and is located along a stretch of highway that is largely zoned business.



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 Kenneth E. Pope / JoAnn E. GARDNER, Agent

Applicant Address 2948 N NC HWY 16

Applicant Phone Number _____

Property Owner's Name Kenneth E. Pope

Property Owner's Address 2948 N NC HWY 16

Property Owner's Phone Number 704-483-1812

* Agent 704-662-2045

Part II

Property Location 2948 N NC Hwy 16

Property ID # (10 digits) 4605-30-0311 Property Size 1.21 acres

Parcel # (5 digits) 33101 Deed Book(s) 662 Page(s) 235

Part III

Existing Zoning District R-SF Proposed Zoning District general business

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

The property is a single family residence with a detached garage.

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

To market as business.

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.

Kenneth Pope
Applicant

5/28/15
Date

Kenneth Pope

1 in. = 150 ft.



**B-N
CU**

R-SF

**B-G
CZ**

REZONE
B-G

B-G

N NC BUSINESS 16 HWY

B-N


County Residential District

 R-SF Residential Single-Family

County Business Districts

 B-N Business Neighborhood

 B-G Business General

 I-G Industrial General



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

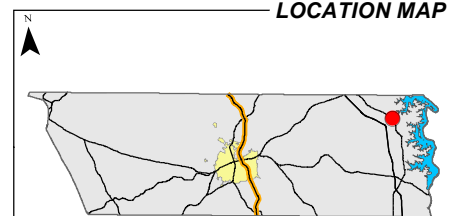
ZONING MAP AMENDMENT

Application	ZMA #619
NCPIN#	4605-30-0311
PID#	33101

 - Property Location(s)

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

LOCATION MAP



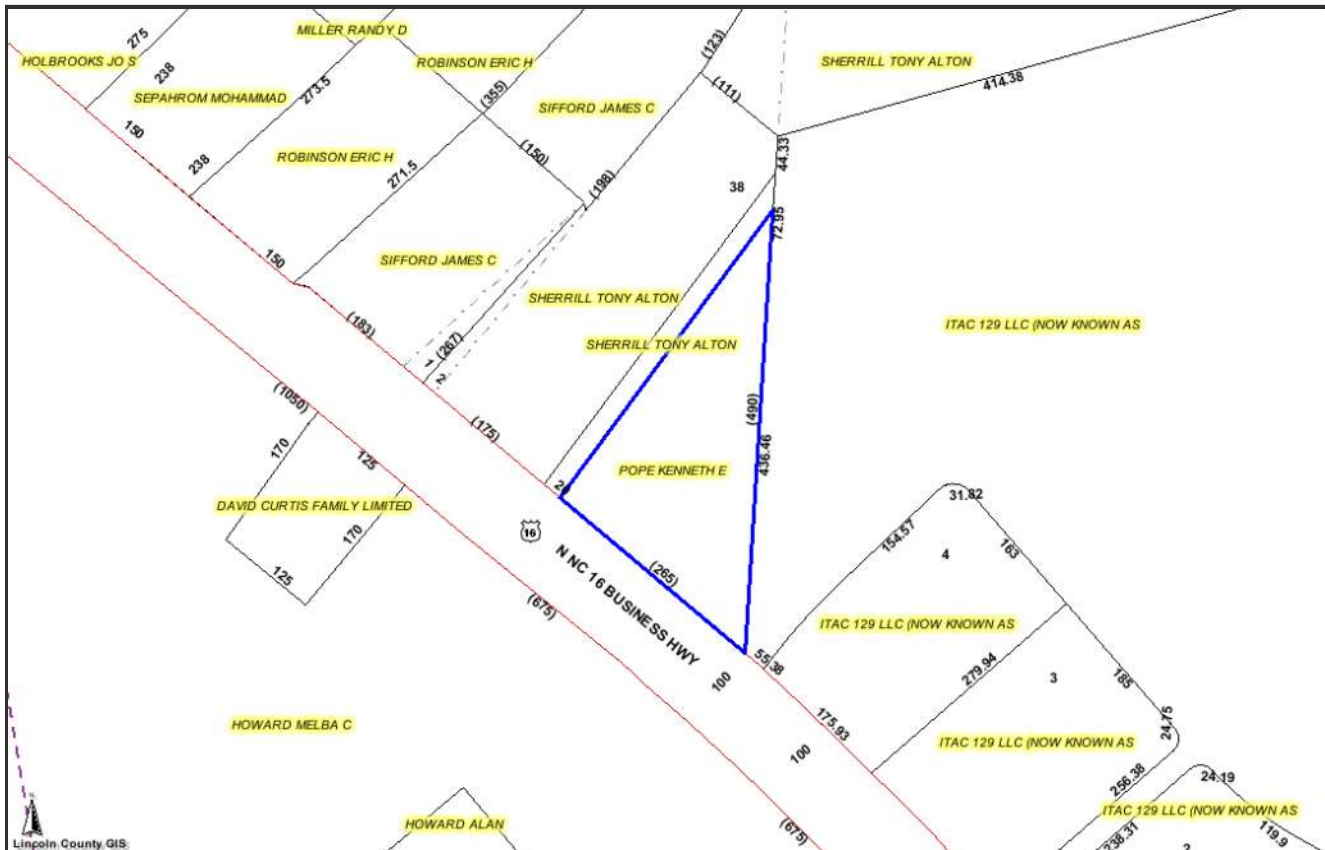
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 Property Location(s)



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: 6/11/2015 Scale: 1 Inch = 200 Feet



Lincoln County GIS

PHOTOS



PARCEL INFORMATION FOR 4605-30-0311

Parcel ID	33101	Owner	POPE KENNETH E POPE DONNA J
Map Account	4605-18 30511	Mailing Address	2948 N NC 16 HWY DENVER NC 28037-0000
Deed	662-235	Recorded	
Land Value	\$41,496	Total Value	\$154,689
----- All values are for tax year 2015. -----			
Description	T SHERRILL HMST HW16		Sale Price
Address	2948 N NC 16 BUSINESS HWY		Previous Parcel
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER
Main Improvement	RANCH	Value	\$103,701
Main Sq Feet	1515	Stories	1
1 Year Built	1975		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	1.21	DENVER (DN29)	1.21
Watershed Class	WS-IVC	Sewer District	In the sewer District
	1.21		1.21
2000 Census County		Tract	Block
37109		071100	2003
37109		071200	1044
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460500	1.21

