



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: March 15, 2012

Re: Zoning Map Amendment #594
David and Lynn Mann, applicant
Parcel ID# 31489

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 2, 2012.

Proposal

The applicants are requesting the rezoning of a 0.74-acre lot from CU B-N (Conditional Use Neighborhood Business) to R-SF (Residential Single-Family). This property was rezoned to CU B-N in 2006 in a parallel conditional use rezoning (PCUR #127) to permit a house to be used as a photography studio. If this request is approved, the property would be rezoned to its previous classification.

Site Area & Description

This property is located at 6589 Cedar St., on the northwest corner of Cedar Street and Campground Road, in Catawba Springs Township. It is adjoined by property zoned R-SF and B-N. Land uses in this area are primarily single-family dwellings, but also include a manufactured home park, an apartment complex and some commercial uses. This property is located in an area designated by the Lincoln County Land Use Plan as Mixed Residential/Commercial, envisioned to become a mixed-use village consisting of both single-family and multi-family housing and small-scale office and retail uses.

Additional Information

Permitted uses

Under current zoning: photography studio.

Under requested zoning: single-family home.

Adjoining zoning and uses

East (opposite side of Campground Road): Zoned R-SF, single-family homes.

South (opposite side of Cedar Street): Zoned B-N, furniture business.

West: Zoned R-SF, vacant lot.

North: Zoned R-SF, single-family home.

Staff's Recommendation

Staff recommends approval. This property adjoins property that is zoned R-SF. The rezoning is not inconsistent with the Land Use Plan.



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 #594**
Applicant **David and Lynn Mann**
Parcel ID# **31489**
Location **6589 Cedar St., Denver**
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: **The Land Use Plan designates this area as Mixed Residential/Commercial, suitable for a mix of uses, including single-family housing.**

This proposed amendment **is reasonable and in the public interest** in that: **This property adjoins property that is zoned R-SF. Land uses in this area are primarily single-family homes.**



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 David & Lynn Mann

Applicant Address 6589 Cedar St. Denver NC 28037

Applicant Phone Number 704-489-8778

Property Owner's Name David & Lynn Mann

Property Owner's Address 3546 Lakeshore Rd S. Denver NC 28037

Property Owner's Phone Number 704-489-8778

Part II

Property Location 6589 Cedar St. Denver NC 28037

Property ID # (10 digits) 3695-65-3748 Property Size 1.03 acres

Parcel # (5 digits) 31489 Deed Book(s) 1669 Page(s) 481

Part III

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

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

Photography studio

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

Residential

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$1,000)
MUST BE RECEIVED BEFORE PROCESSING.

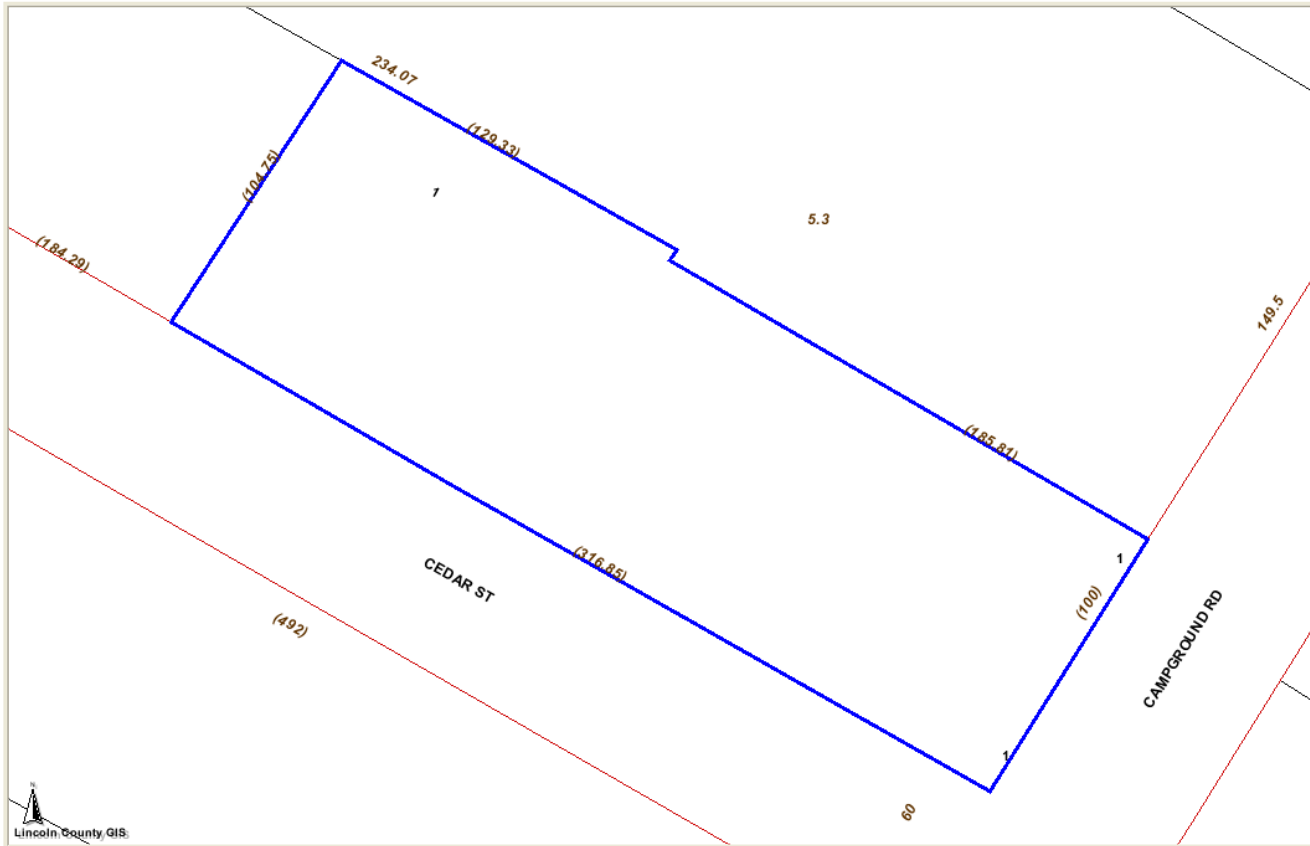
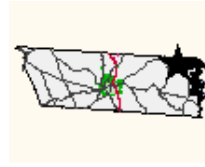
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

David Mann
Applicant

7/17/12
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: 2/17/2012 Scale: 1 Inch = 60 Feet



Lincoln County GIS

PHOTOS



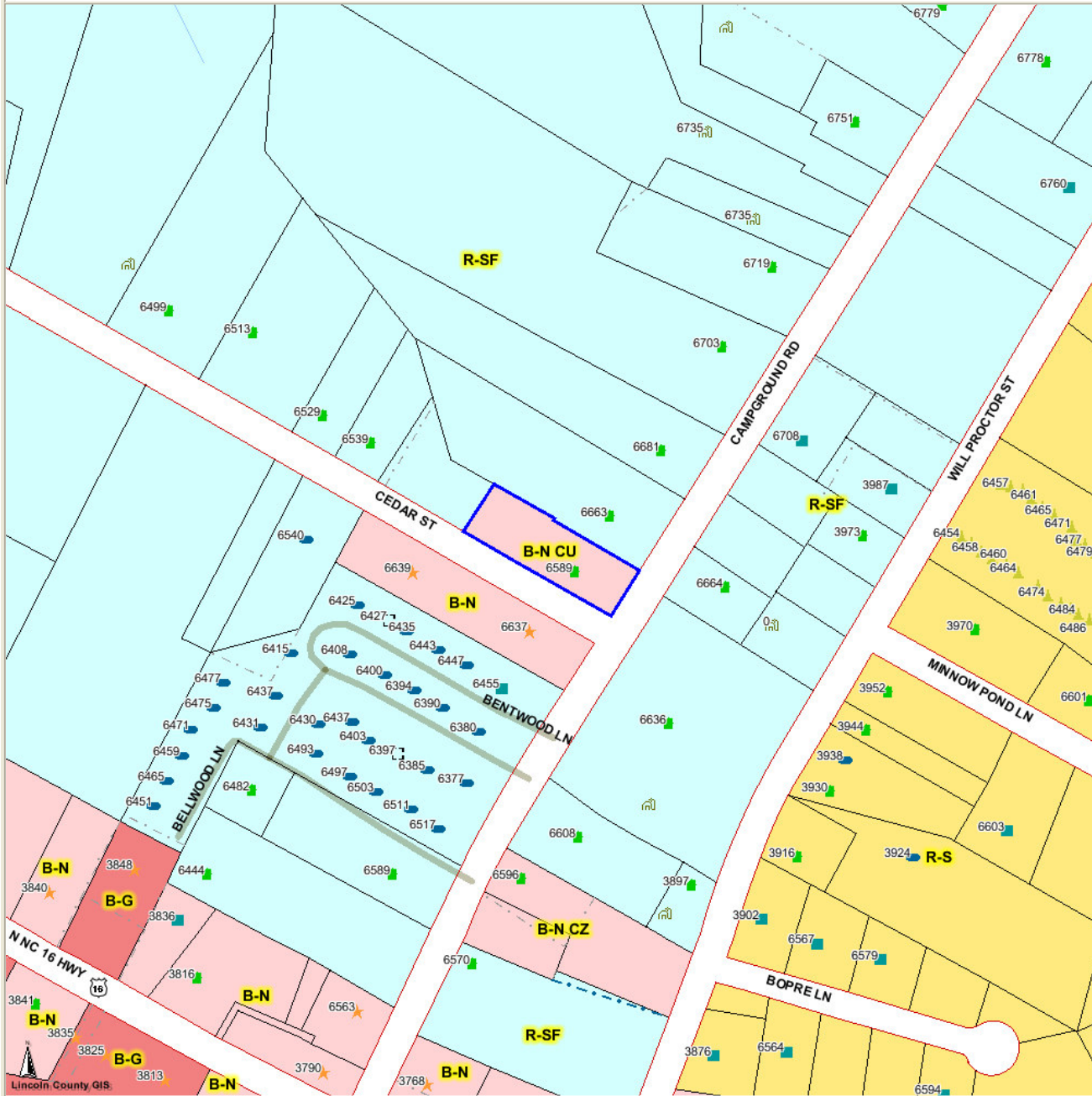
PARCEL INFORMATION FOR 3695-65-3748

Parcel ID	31489	Owner	MANN DAVID A MANN LYNN M	Mailing Address	3546 LAKE SHORE RD S DENVER NC 28037	Deed	1669-481	Recorded	2/8/2005	Sale Price	\$124,900
Map Account	3695-11 0155210	Land Value	\$50,400	Total Value	\$129,104	----- All values are for tax year 2012. -----					
Subdivision Description	Lot 1 JOEL B BARKER #1 LOT JOEL B BARKER		Plat	11-343		Deed Acres	1.03		Tax Acres	0.5	
Address	6589 CEDAR ST		Township	CATAWBA SPRINGS		Tax/Fire District	DENVER / EL SEWER		Main Improvement	CONVENTIONAL (PRE WWII)	
Main Sq Feet	1460		Stories	1		Year Built	1940		Value	\$77,551	
Parcel ID	60041	Owner	MANN DAVID A MANN LYNN M	Mailing Address	3546 LAKE SHORE RD S DENVER NC 28037	Deed	1669-481	Recorded	2/8/2005	Sale Price	\$125,000
Land Value	\$24,100	Total Value	\$24,100	----- All values are for tax year 2012. -----							
Subdivision Description	Lot 1 JOEL B BARKER #1 LOT JOEL B BARKER SUB		Plat	11-343		Deed Acres	1.03		Tax Acres	0.24	
Address	CEDAR ST		Township	CATAWBA SPRINGS		Tax/Fire District	DENVER		Improvement	No Improvements	
Zoning District	B-N CU		Calculated Acres	0.74		Voting Precinct	DENVER (DN29)		Calculated Acres	0.74	
Watershed Class	WS-IVP		Calculated Acres	0.74		Sewer District	Not in the sewer district		0.24		
						In the sewer District			0.5		
2000 Census County	37109		Tract	071100		Block	1003		0.74		
Flood	X		Zone Description	NO FLOOD HAZARD		Panel	3710369500		0.74		

Scale: 1 Inch = 300 Feet

LINCOLN COUNTY GIS

Tue Feb 28 10:29:38 EST 2012



<ul style="list-style-type: none"> Outbuilding Site-built Home Business Industry Utility Service Church Government, School Fire Department Mobile Home Apartment, Condominium Manufactured Home Cellular Tower (cont) 	<ul style="list-style-type: none"> Mobile Home Space UnAddressed Mobile Home Child Facility Home Site County Boundaries County Line Township Line Map Features Road Easement Conflict Line Major Rivers, Creeks (cont) 	<ul style="list-style-type: none"> Interior Lot Line Drainage Easement Utility Easement Right-of-Ways Roads Railroads Public Walkway Private Roads City Jurisdictions City of Lincolnton ETJ (cont) 	<ul style="list-style-type: none"> Town of Maiden Zoning Districts ELDD B-G B-N I-G I-L P-MU PD-C PD-I PD-MU PD-R P-R (cont) 	<ul style="list-style-type: none"> R-CR R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B (cont) 	<ul style="list-style-type: none"> O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman

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