



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: January 17, 2014

Re: Zoning Map Amendment #607
Janet Cox, applicant
Parcel ID# 30490 (portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 3, 2014.

Request

The applicant is requesting the rezoning of 0.95 acre from R-SF (Residential Single-Family) to O-R (Office Residential). This property is the front portion of a 3.3-acre parcel (see black and white map). Office Residential is a new district that was established by the Unified Development Ordinance "to accommodate modest-scale professional occupations, along with mixed residential units, to serve as a neighborhood activity center and as a transition between residential and more intense commercial uses."

Site Area & Description

The property is located at 4287 N. NC 16 Hwy., on the west side of N.C. 16 Business about 500 feet south of Mundy Road. It is adjoined by property zoned B-G (General Business) and R-SF. Land uses in this area include business, residential and industrial. The Lincoln County Land Use Plan designates this area as industrial. The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes.

Additional Information

Permitted uses

Under current zoning: single-family home, church.

Under requested zoning: office, bank, office with upper-story residential.

Adjoining zoning and uses

East (opposite side of N.C. 16 Business): zoned R-SF, residences.

South: zoned R-SF, residence.

West: zoned R-SF, undeveloped portion of this parcel.

North: zoned B-G, multi-tenant commercial development.

Traffic

The average daily traffic count on N.C. 16 Business in this area is approximately 14,000 vehicles, according to 2010 figures.

Planning 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 #607**
Applicant **Janet Cox**
Parcel ID# **30490 (0.95-acre front portion)**
Location **4287 N. NC 16 Hwy.**
Proposed amendment **Rezone from R-SF to O-R**

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

This property is located at an existing business node. It is adjoined by property zoned business. O-R zoning will largely limit the use of the property to an office.



Zoning Map Change 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 Janet Cox

Applicant Address PO Box 107 Vale NC 28168

Applicant Phone Number 704 477 3594

Property Owner's Name Janet Cox

Property Owner's Address PO Box 107 Vale NC 28168

Property Owner's Phone Number 704 477 3594 / 980 429 2387

Part II

Property Location 4287 N. HWY 16 DENVER

Property ID # (10 digits) 3695-17-4198 Property Size 3.32 *we only want to rezone the front .95 acre*

Parcel # (5 digits) 30490 Deed Book(s) 11-E Page(s) 234

Part III

Existing Zoning District R-SF Proposed Zoning District O-R

Briefly describe how the property is currently being used and any existing structures.
It was a Home-residential, has a 16x20 detached garage

Briefly explain the proposed use and/or structure which would require a rezoning.
Business Office for a Real Estate Firm.

**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.

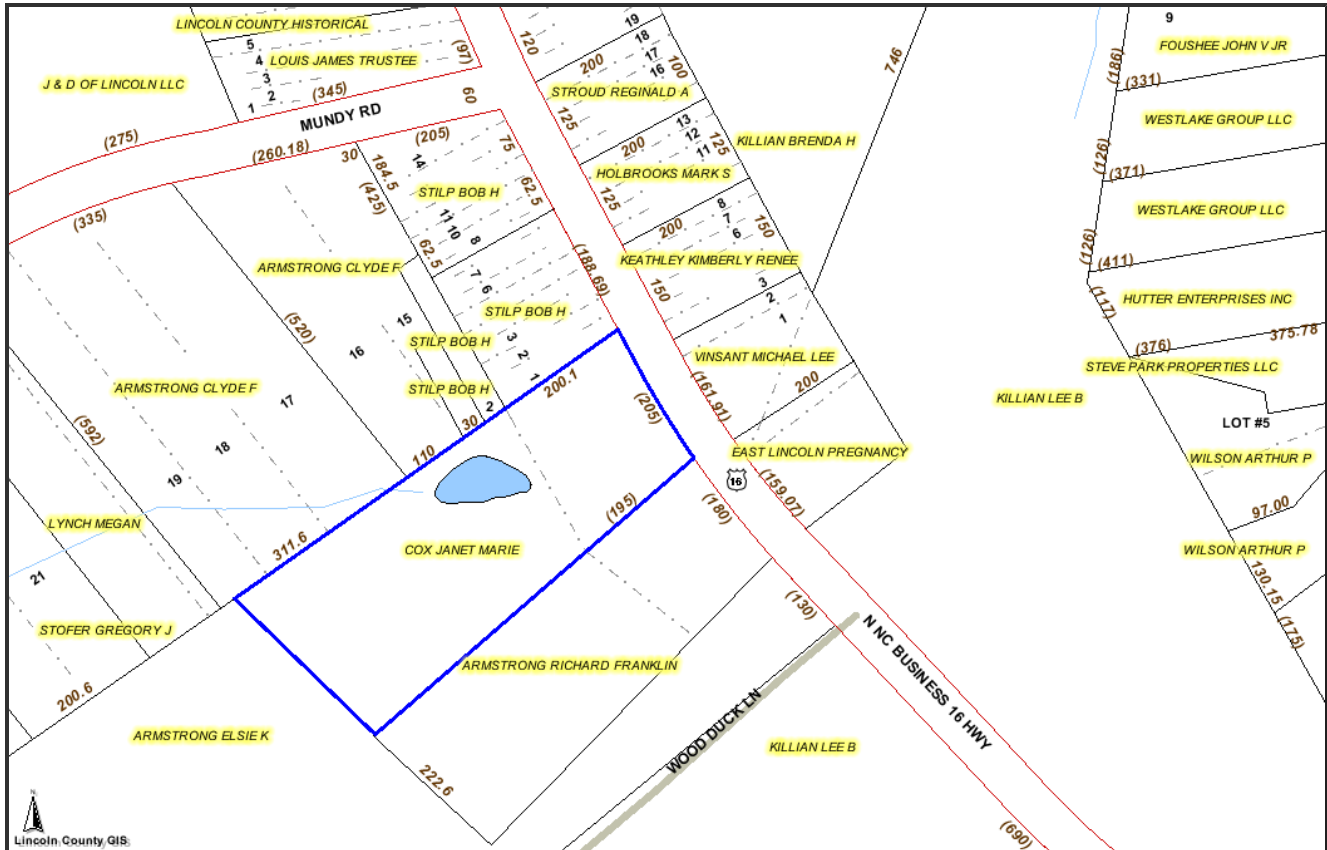
Janet Cox
 Applicant

12-8-13
 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: 12/19/2013 Scale: 1 Inch = 250 Feet



Lincoln County GIS

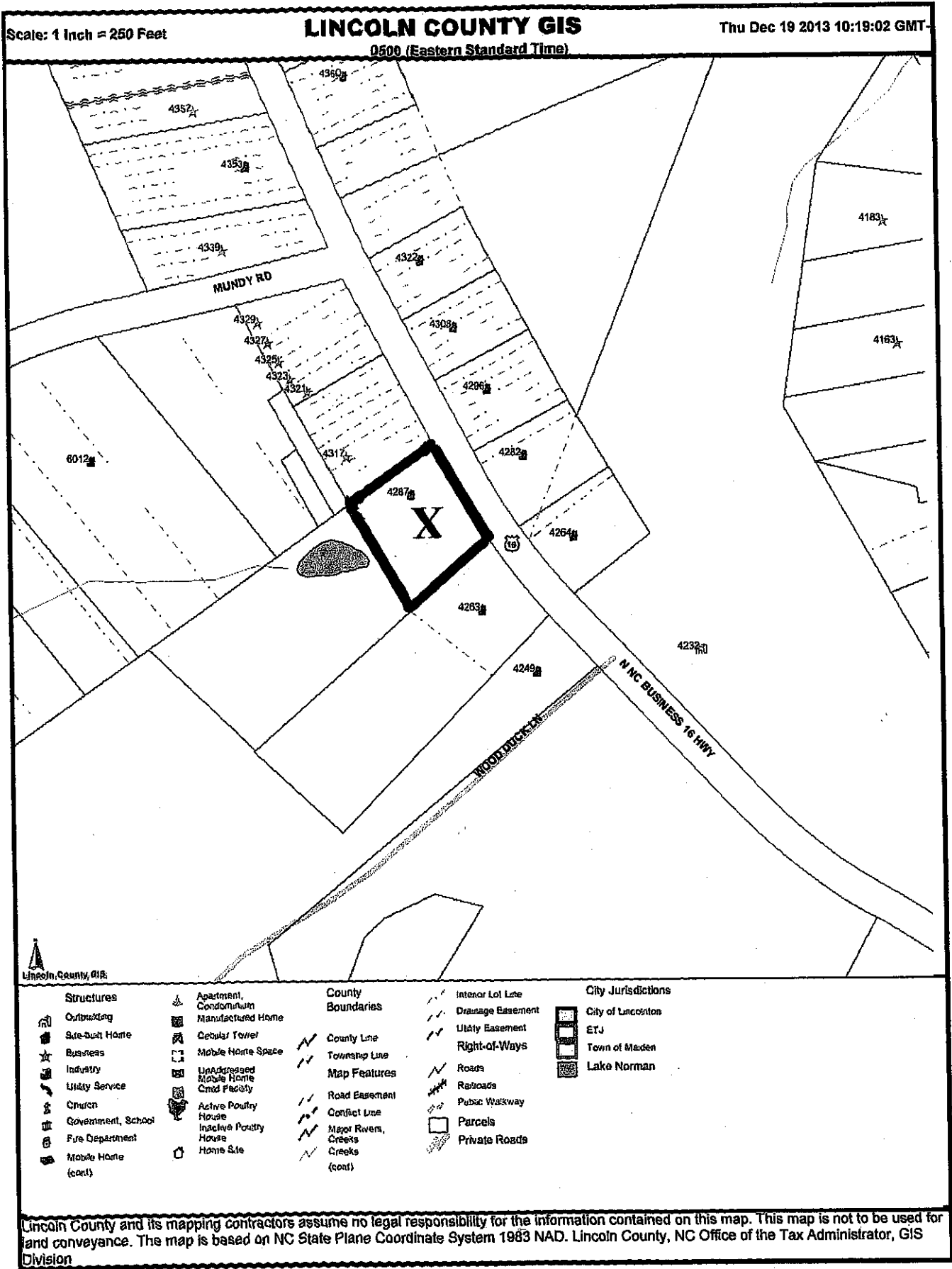
PHOTOS



30490

PARCEL INFORMATION FOR 3695-17-4198

Parcel ID	30490	Owner	SIGMON CAROLYN B SIGMON LINDA B HEIRS OF	
Map Account	0234509	Mailing Address	8050 CYPRESS ST SHERRILLS FORD NC 28673	
Deed	11E-234	Recorded	5/12/2011	Sale Price 0
Land Value	\$59,625	Total Value	\$132,465	Previous Parcel
----- ALL values are for tax year 2013. -----				
Subdivision	Lot TR#2	Plat	H-371	
Description	HOMESITE HWY 16	Deed Acres	3.2	
Address	4287 N NC 16 HWY	Tax Acres	3.32	
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER	
Main Improvement	CONVENTIONAL	Value	\$70,483	
Main Sq Feet	1487	Stories	1 Year Built	1948
Zoning District	R-SF	Calculated Acres	Voting Precinct	Calculated Acres
		3.33	DENVER WEST (DW28)	3.33
Watershed Class	Not in a watershed	3.28	Sewer District	Not in the sewer district
	WS-IVP	0.05		3.33
2000 Census County	37109	Tract	Block	
		071100	1016	3.33
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500	3.33	



X – property requested to be rezoned
Zoning Map Amendment #607

