



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
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: May 15, 2013

Re: Zoning Map Amendment #605
C4 Development, LLC, applicant
Parcel ID# 34062 (0.26-acre 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 June 3, 2013.

Request

The applicant is requesting the rezoning of 0.26 acre from R-SF (Residential Single-Family) to B-N (Neighborhood Business). This property is a rear portion of a 1.6-acre parcel, the rest of which is zoned B-N. The owner of the property has authorized the rezoning request.

Site Area & Description

The property is located about 300 feet north of N.C. 16 Business about 850 feet west of Forest Hills Drive in Catawba Springs Township. It is adjoined by property zoned B-N, CU B-G (Conditional Use General Business) and R-SF. Land uses in this area include business, institutional and residential. This property is part of an area identified by the NC 16 Corridor Vision Plan as the "Downtown Denver" community center, a service area for surrounding neighborhoods.

Planning Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #605**
Applicant **C4 Development, LLC**
Parcel ID# **34062 (0.26-acre portion)**
Location **300 feet north of N.C. 16 Business, 850 feet west of Forest Hills Drive**
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 part of an area designated by the NC 16 Corridor Vision Plan as the "Downtown Denver" community center, a service area for surrounding neighborhoods.**

This proposed amendment is **reasonable and in the public interest** in that: **This property is part of a 1.6-acre parcel, the rest of which is zoned B-N. The parcel is adjoined by property zoned B-N and B-G. This is an existing business area.**



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 C4 DEVELOPMENT, LLC

Applicant Address 201 S. COLLEGE ST., SUITE 1300, CHARLOTTE, NC 28244

Applicant Phone Number 704.414.7477

Property Owner's Name LNNC INVESTMENTS, LLC

Property Owner's Address 326 HIGHWAY 16 N, DENVER NC

Property Owner's Phone Number 704.986.1201

Part II

Property Location NC HIGHWAY 16
(PORTION)

Property ID # (10 digits) 3695-73-9971 Property Size 0.263 AC

Parcel # (5 digits) 34062 Deed Book(s) 2124 Page(s) 560

Part III

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

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

Briefly explain the proposed use and/or structure which would require a rezoning.
REZONING REAR PORTION OF EXISTING LOT TO CLEAN
UP OLD ZONING DESIGNATION.

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.

By: [Signature] 5 managers
 Applicant Mike Wiggins

4/11/13
 Date



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AUTHORIZATION TO APPLY FOR REZONING

As an owner of the property identified as Parcel ID# 34062. I hereby authorize C4 Development, LLC to apply to rezone a portion of this property from R-SF to B-N.

A handwritten signature in black ink, appearing to read "William J. Lee" followed by a flourish.

signature

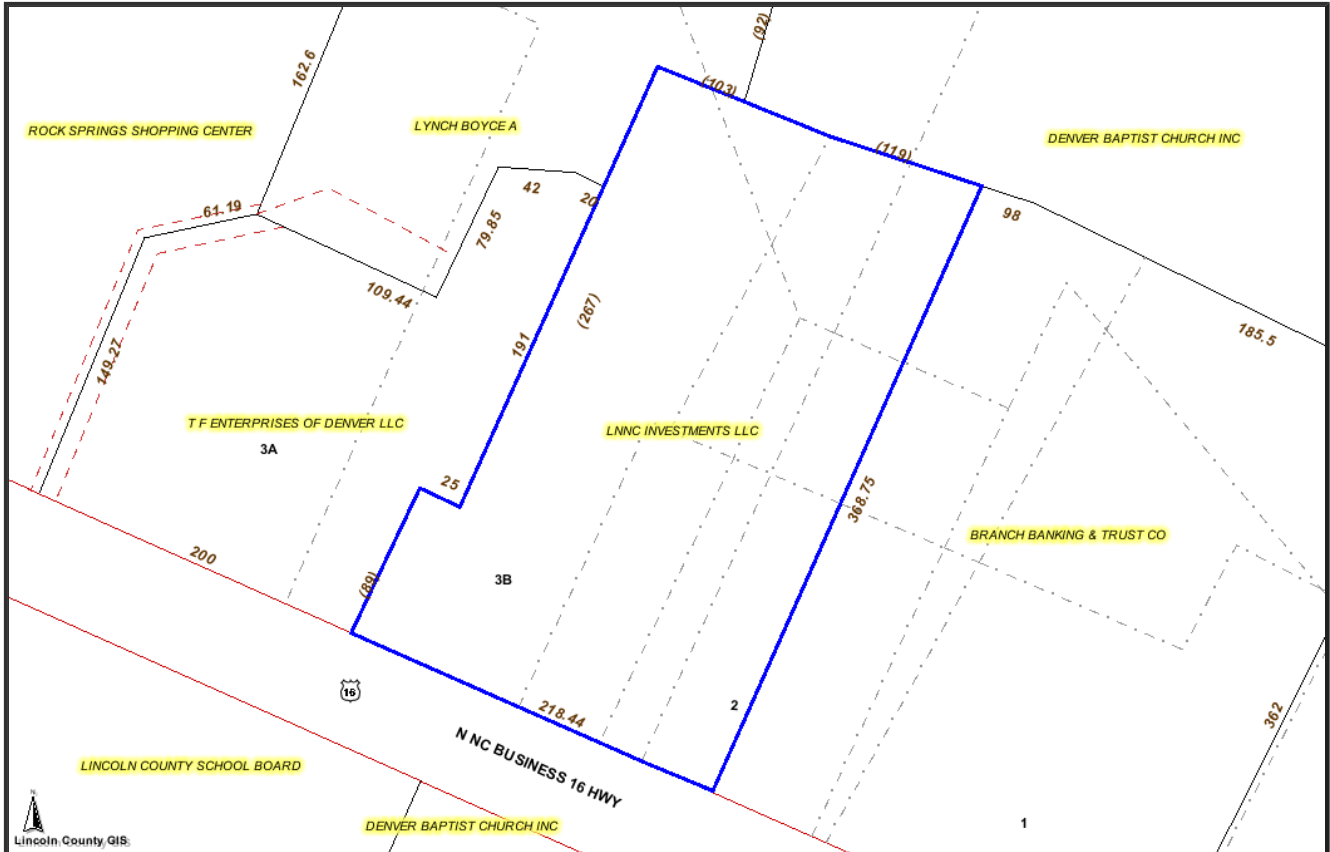
date

4/10/13



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: 4/22/2013 Scale: 1 Inch = 100 Feet



Lincoln County GIS

PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 3695-73-9971

Parcel ID	34062	Owner	LNNC INVESTMENTS LLC	
Map	3695-16	Mailing	235 ANTHONY GROVE RD	
Account	0219946	Address	CROUSE NC 28033	
Deed	2124-560	Recorded	6/4/2009	Sale Price \$400,000
Land Value	\$347,400	Total Value	\$347,400	Previous Parcel
----- All values are for tax year 2013. -----				
Subdivision	Lot PT TRACT 2 GOLD MEDAL HOMES		Plat	9-188
Description	NEW TRACT #1 HWY 16		Deed Acres	0
Address	N NC 16 HWY		Tax Acres	1.63
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER	
Improvement	No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
B-N	1.37	DENVER (DN29)	1.57	
R-SF	0.26	DENVER WEST (DW28)	0.07	
Watershed Class		Sewer District		
Not in a watershed	0.04	In the sewer District	1.63	
WS-IVP	1.59			
2000 Census County		Tract	Block	
37109		071100	1029	1.63
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500		1.63

