



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: March 20, 2015

Re: Zoning Map Amendment #616
Marcus Dellinger, applicant
Parcel ID# 91617

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 6, 2015.

Request

The applicant is requesting the rezoning of 5.5 acres from CU B-G (Conditional Use General Business) to R-SF (Residential Single-Family). This property was rezoned from R-SF and B-G to CU B-G in 2000 as part of a parallel conditional use rezoning (PCUR #66) requested by the then-owner, Denver Baptist Church, to permit a sanctuary capacity in excess of 1,000 seats, but the approved development plan has not been carried out. The new owner of the property is requesting the rezoning in order to enlarge an existing residence. Under the current zoning, the house is a nonconforming use and cannot be expanded.

Site Area & Description

The property is located at 6757 Teal Dr., at the end of Teal Drive about 800 feet west of Forest Manor Drive. It is adjoined by property zoned R-S (Residential Suburban), R-SF, B-G, CU B-G and B-N (Neighborhood Business). Land uses in this area include residential, business and institutional. This property is part of areas designated by the Lincoln County Land Use Plan as Suburban Residential and Mixed Residential/Commercial.

Additional Information

Adjoining zoning and uses

East: zoned CU B-G, church.

South: zoned B-G and B-N, businesses.

West: zoned B-G, business.

North: zoned R-S and R-SF, undeveloped land and residences.

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 #616**
Applicant **Marcus Dellinger**
Parcel ID# **91617**
Location **6757 Teal Dr.**
Proposed amendment **rezone from CU B-G to R-SF**

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

This property is part of areas designated by the Land Use Plan as Suburban Residential and Mixed Residential/Commercial.

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

This property is adjoined by property zoned residential. It had been rezoned for a specific project that did not materialize. It is being rezoned back to what it was primarily zoned previously.



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 Marcus C Dellinger

Applicant Address 1633 S. Hwy 16 STANLEY, NC 28169

Applicant Phone Number 704. 574. 2820

Property Owner's Name SAME AS Applicant

Property Owner's Address SAME AS Applicant

Property Owner's Phone Number SAME

Part II

Property Location 6757 TEAL DRIVE, DENVER NC 28037

Property ID # (10 digits) 3695-74-9425 Property Size 5.5 ACRES

Parcel # (5 digits) 91617 Deed Book(s) 2499-86 Page(s) _____

Part III

Existing Zoning District E00B6C0 Proposed Zoning District R-SF

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

Residential Home

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

Residential Home

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.

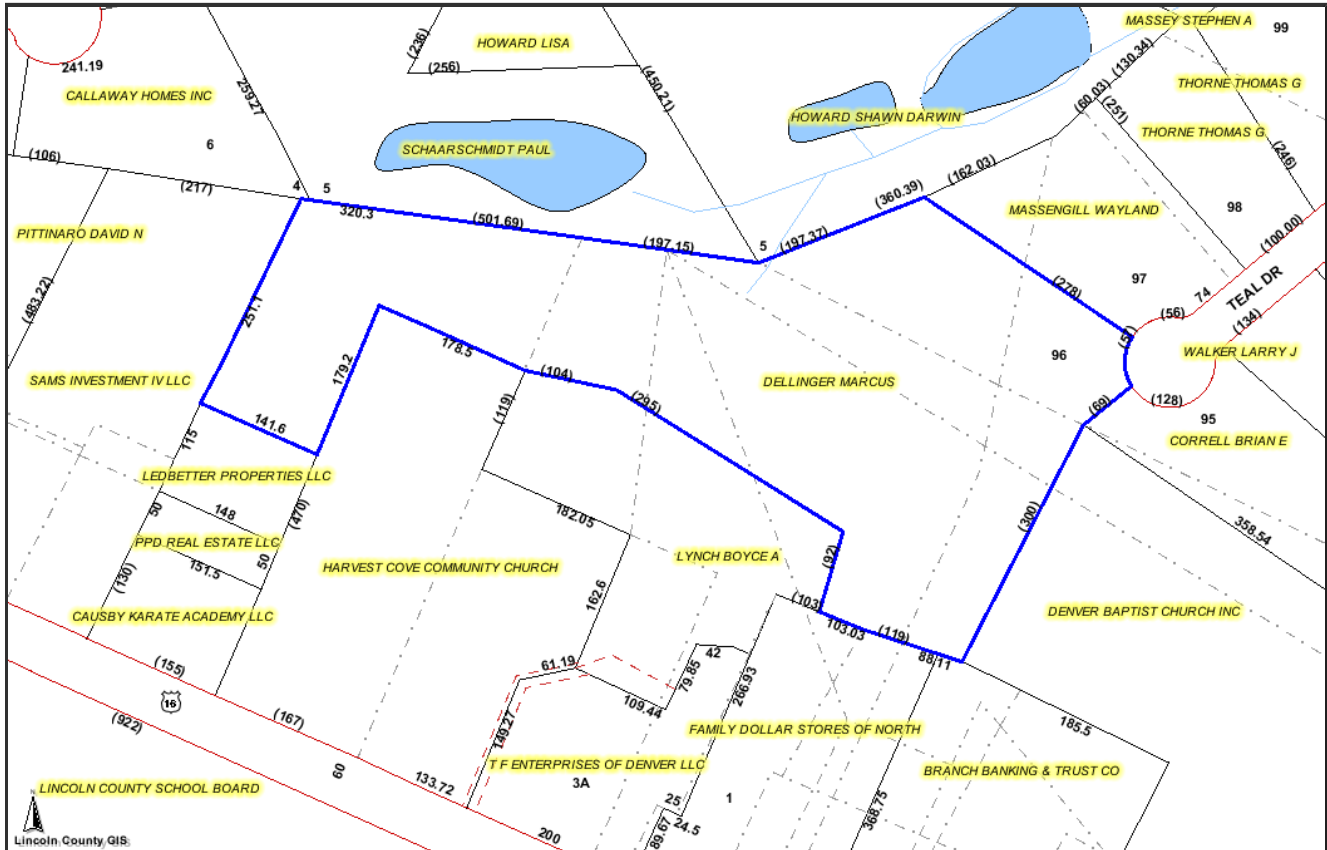
Marcus C Dellinger
Applicant

2-10-15
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: 2/20/2015 Scale: 1 Inch = 200 Feet



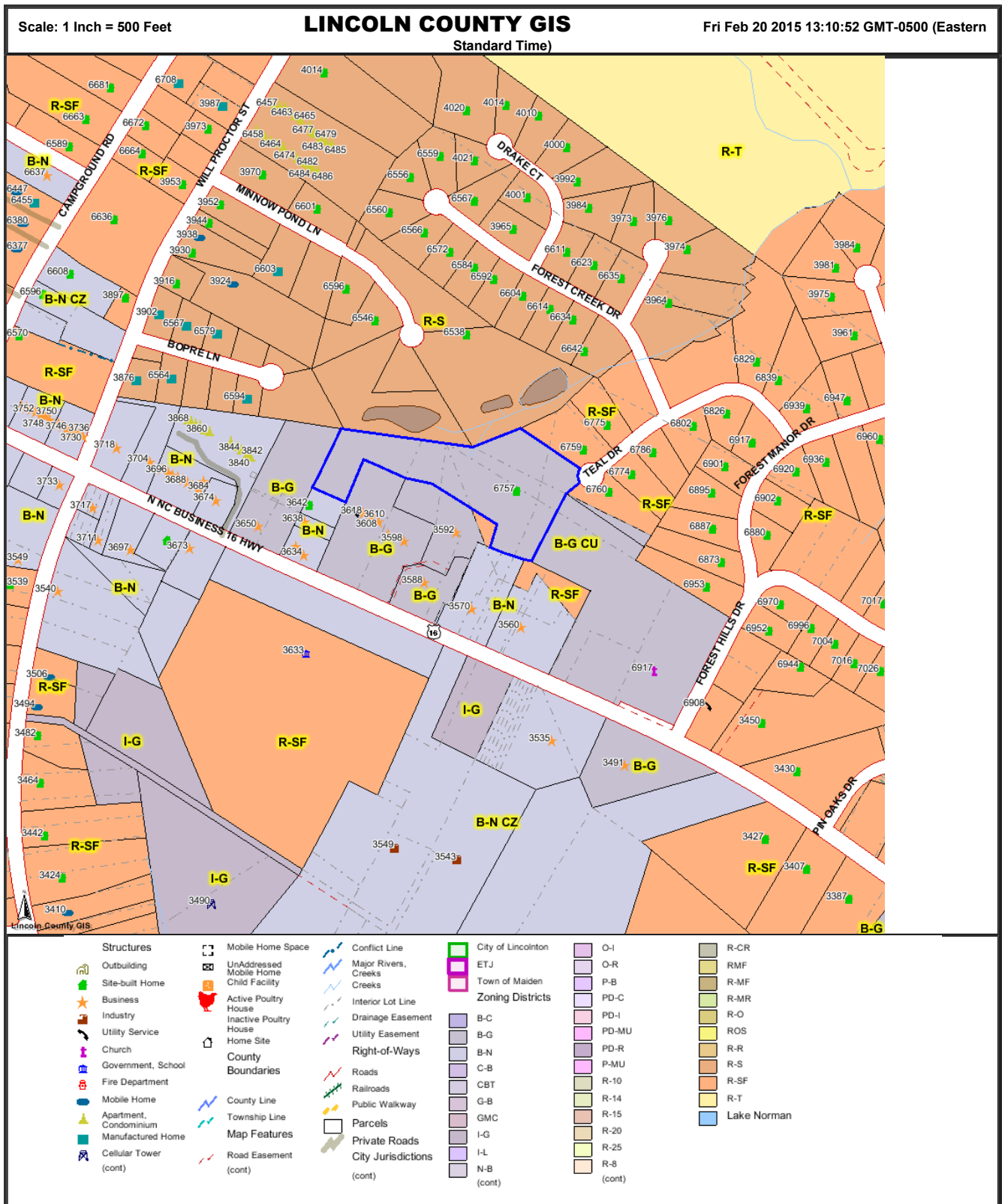
PHOTOS



91617

PARCEL INFORMATION FOR 3695-74-9425

Parcel ID	91617	Owner	DELLINGER MARCUS	Sale Price	0
Map	3695-16	Mailing	1633 S NC 16 HWY	Previous Parcel	02870
Account	0248153	Address	STANLEY NC 28164		
Deed	2499-825	Recorded	1/23/2015		
Value	Property Values Not Yet Determined				
----- All values are for tax year 2014. -----					
Description	CHURCH RD 16	Deed Acres	5.5		
Address	6757 TEAL DR	Tax Acres	5.49		
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER		
Main Improvement	CONVENTIONAL	Value	Not Determined		
Main Sq Feet	1056	Stories	1	Year Built	1946
		Total Value	\$0		
Zoning District	B-G CU	Calculated Acres	5.5	Voting Precinct	DENVER (DN29)
Watershed Class	WS-IVP		5.5	Sewer District	In the sewer District
2000 Census County	37109			Tract	071100
	37109			Block	1022
Flood	X	Zone Description	NO FLOOD HAZARD		
		Panel	3710369500		5.5



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