



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: Lincoln County Zoning Board of Adjustment

From: Randy Hawkins
Zoning Administrator

Date: June 10, 2010

Re: APP #322
William Moseley, applicant
Parcel ID# 89667

The following information is for use by the Lincoln County Board of Adjustment at its meeting/public hearing on June 28, 2010.

Request

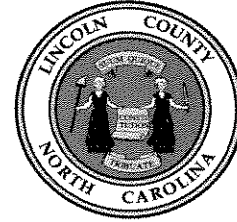
The applicant is appealing the zoning administrator's decision that only one freestanding sign is permitted on a corner lot where a CVS Pharmacy will be located.

Site Area & Description

The appeal involves a 2.2-acre lot located at 7409 Webbs Road, on the northwest corner of Webbs Road and N.C. 16 Business. The property is zoned CU B-G (Conditional Use General Business) and is adjoined by property zoned CU B-G, R-SF (Residential Single-Family) and B-N (Neighborhood Business). This lot is part of a planned shopping center.

Appeal Application

**Lincoln County Planning and Inspections Department
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010**



Part I

Applicant Name William K. Moseley

Applicant Address 1100 Kenilworth Ave., Suite 210, Charlotte, NC 28204

Applicant Phone Number 704-927-9214

Property Owner's Name CVS 4620 Denver, LLC

Property Owner's Address c/o Moseley REA (same as above)

Property Owner's Phone Number (same as above)

Part II

Property Location 7409 Webbs Road, Denver, NC 28037

Property ID # (10 digits) 4604-39-7603 Property Size 2.24 acres

Parcel # (5 digits) 89667 Deed Book(s) 15 Page(s) 207

Part III

Date of Zoning Administrator's decision:

5/25/10

Summary of Zoning Administrator's decision:


Section 3.9.5.3(b)(2) of Unified Development Ordinance requires minimum frontage of 300 lf on each adjacent road. Site doesn't meet requirement.

Briefly describe your reasons for seeking an appeal of decision:

CVS/pharmacy has frontage on both Webbs Road and Hwy 16. We feel that (1) monument sign per road frontage is necessary to properly notify our customers of our location on each street that they may be traveling on.

\$500 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING AN APPEAL REQUEST

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



Applicant

William K. Moseley
Agent for
CVS 4620 Denver, LLC

Owner

5-27-10

Date

Date



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

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
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May 25, 2010

Maureen Swint
2200 Discher Avenue
Charleston, S.C. 29405

Subject: Sign permit application for CVS Pharmacy at 7409 Webbs Rd. (Parcel
ID# 89667)

Dear Ms. Swint:

I have approved the application for the proposed signs at the above-referenced location with the exception of the two proposed freestanding (monument type) signs. Only one freestanding sign is permitted on this lot under the Lincoln County Unified Development Ordinance.

Section 3.9.5.3(b)(2) of the Unified Development Ordinance allows two freestanding signs only on a lot having a minimum frontage of 300 feet on each of two adjacent roads. The lot at 7409 Webbs Road meets that requirement on Webbs Road but not on Hwy. 16.

A freestanding sign can be placed on either road. Please verify which of the proposed signs will be erected and where it will be located.

If you would like to discuss this matter, please feel free to contact me at (704) 748-1507.

Sincerely,

A handwritten signature in cursive script that reads "Randy Hawkins".

Randy Hawkins
Zoning Administrator

cc: Bill Moseley, Moseley Real Estate Advisors

3. Freestanding Signs (pole, monument, ground signs)

These signs are permitted as set forth herein.

(a) Size

(1) Pole Sign

The maximum surface area of a single side of a pole sign shall not exceed .125 square foot per linear foot of road frontage along the road toward which such sign is primarily oriented. Maximum height shall be no more than 25 feet, measured from the centerline of the road elevation to which the building is facing. Further, no pole sign may be larger than 60 square feet.

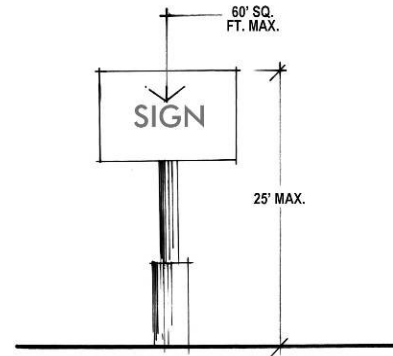


Figure 67. Pole Sign

(2) Monument Sign

The maximum surface area of a single side of a monument sign shall not exceed .20 square foot per linear foot of road frontage along the road toward which such sign is primarily oriented. Further, no monument sign may be larger than 80 square feet.

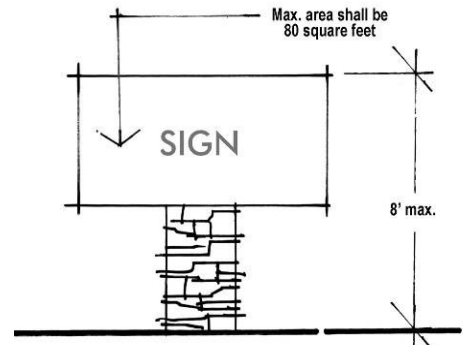


Figure 68. Monument Sign

(3) Ground Sign

The maximum surface area of a single side of a ground sign shall not exceed .25 square foot per linear foot of road frontage along the road toward which such sign is primarily oriented. Further, no ground sign may be larger than 100 square feet.

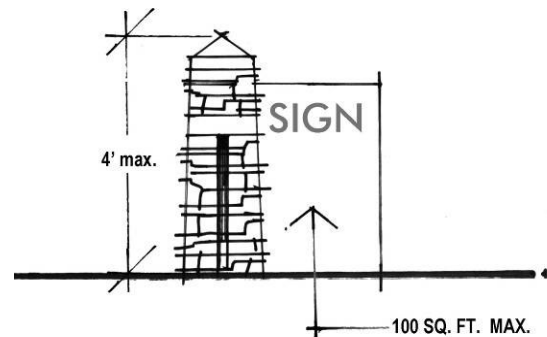


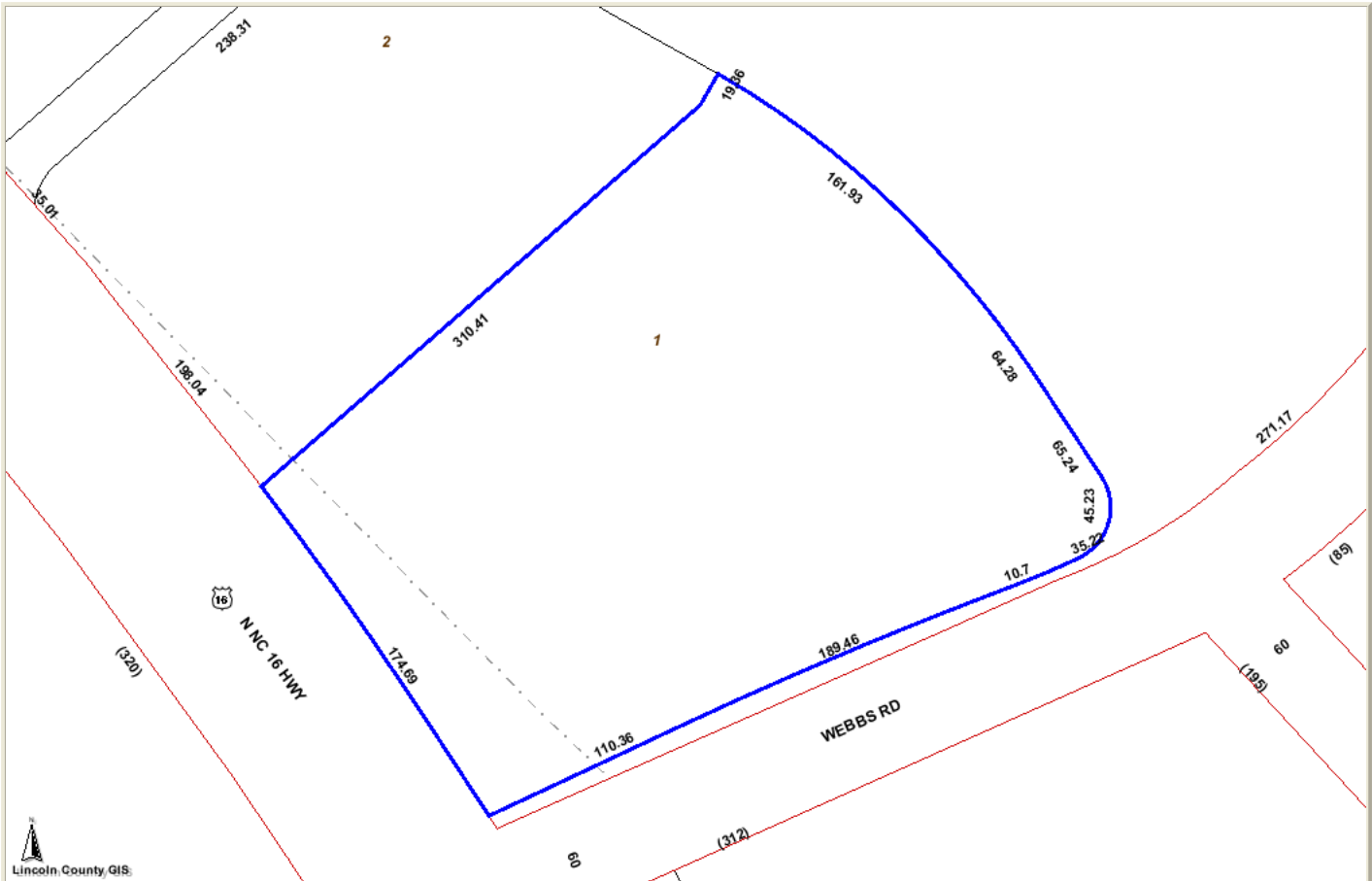
Figure 69. Ground Sign

(b) Number

- (1) One freestanding sign shall be allowed on any lot, subject to the criteria herein, provided a pole sign shall only be allowed on a lot which contains 100 feet or more of frontage on the road to which such sign is to be oriented.
- (2) If a common signage plan is approved by the Director, two freestanding signs may be allowed on a lot or development having a minimum frontage of 300 feet on each of two adjacent roads, or more than 600 lineal feet of frontage on a single road, but only one may be a pole sign.
- (3) When a lot or development subject to the terms of an approved common signage plan contains more than 1,500 linear feet of frontage on a single road, or has frontage of 300 feet or more on each of three adjacent roads, a maximum of three freestanding signs may be allowed, but there shall be only one pole sign permitted.
- (4) When more than one freestanding sign is to be constructed, the total permitted sign area of all signs shall not exceed the standard set forth in this section, and the total amount of freestanding sign area shall not exceed .25 square feet per linear foot of frontage on the adjacent road of greatest length.



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: 6/9/2010 Scale: 1 Inch = 100 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4604-39-7603

Parcel ID	89667	Owner	CVS 4620 NC LLC ATTN:PROPERTY ADM STORE 4620 C/O CVS CAREMARK CORPORATION ONE CVS DRIVE WOONSOCKET RI 02895	
Map Account	4604-06 0223537	Mailing Address	ONE CVS DRIVE WOONSOCKET RI 02895	
Deed	2166-387	Recorded	12/22/2009	Sale Price \$1,306,321
Land Value	\$709,239	Total Value	\$709,239	Previous Parcel 02329
----- All values are for tax year 2010. -----				
Subdivision	Lot 1 WEBBS CORNER		Plat	15-207
Description	#1 LT WEBBS CORNER		Deed Acres	2.23
Address	7409 WEBBS RD		Tax Acres	2.23
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER	
Improvement	No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
B-G CZ	2.23	DENVER (DN29)	1.93	
Watershed Class		WESTPORT (WP32)	0.3	
WS-IVC	2.23	Sewer District	2.23	
2000 Census County		In the sewer District		
37109		Tract	Block	
Flood	Zone Description	071200	1044	2.23
X	NO FLOOD HAZARD	Panel	4604	2.23

