



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: George Wood, county manager

From: Randy Hawkins, zoning administrator

Date: September 21, 2010

Re: Zoning Map Amendment #580
Patrick Elmore, applicant
Parcel ID# 76544, 76545 and 76546

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 4, 2010.

Request

The applicant is requesting the rezoning of 1.8 acres from I-G (General Industrial) to B-G (General Business). This property is undeveloped. If the rezoning is approved, it could be developed for any of the uses permitted in the B-G district, subject to the standards of the Unified Development Ordinance.

Site Area & Description

This property is located on the northwest corner of N.C. 16 Business and Commerce Drive. It is adjoined by property zoned I-G, B-N (Neighborhood Business) and P-MU (Planned Mixed Use). Public water and sewer are available at this location. Land uses in this area include industrial, business and residential. The Lincoln County Land Use Plan designates this property as part of the NC 16 Corridor and calls for a redevelopment plan that promotes the further mixing of land uses while addressing issues such as architectural appearance, landscaping, signage, access management, and preventing certain "heavy" or unsightly uses from locating along the corridor.

Additional Information

Permitted uses

Under current I-G zoning: building material sales, contractor's yard, machinery repair, manufacturing, self-storage facility, vehicle service, vehicle repair (body shop), etc.

Under requested B-G zoning: bank, general retail, indoor recreation, hair salon, offices, restaurant (including fast food restaurant), vehicle service, etc.

Adjoining zoning and uses

East (opposite side of N.C. 16 Business): Zoned B-N, used for business; and zoned P-MU, vacant but designated for commercial use.

South (opposite side of Commerce Drive): Zoned I-G, gas station/convenience store under construction.

West: Zoned I-G, used for business.

North: Zoned I-G, undeveloped.

Environmental

This property is not located in a water supply watershed. No portion of the property is located in a flood plain. The soil type is CeB2 (Cecil sandy loam, 2-8% slopes), which is well suited for building site development.

Traffic

The average daily traffic count on N.C. 16 Business in this area is approximately 21,000 vehicles, according to 2008 figures.

Staff's Recommendation

Staff recommends approval. This is a downzoning to a more restrictive district. It would provide a better transition between the I-G district and the B-N and P-MU districts. Other properties in this area are zoned B-G.



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 Patrick K. Elmore

Applicant Address 2326 N. Hwy 16, Denver NC 28037

Applicant Phone Number 704-483-8500

Property Owner's Name Patrick K. Elmore

Property Owner's Address 2326 N. Hwy 16, Denver NC 28037

Property Owner's Phone Number 704-483-8500

Part II

Property Location N. Hwy 16, Denver NC 28037

Property ID # (10 digits) 4603-67-0380 Property Size .58
4603-67-0461 .58

Parcel # (5 digits) 76545 4603-57-9312 Deed Book(s) 1147 Page(s) 323
76544 1147 323
76546 1147 323

Part III

Existing Zoning District I-G Proposed Zoning District ~~I-G~~ B-G

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

Raw Land - No existing structures

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

Since the property fronts Hwy 16, we feel the
properties highest & best use is (B-G)

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.

Applicant

7-29-2010
Date



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

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **ZMA #580**
Applicant **Patrick Elmore**
Parcel ID# **76544, 76545 and 76546**
Location **northwest corner of N.C. 16 Business and Commerce Drive**
Proposed amendment **Rezone from I-G to B-G**

This proposed amendment is

- consistent
- inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

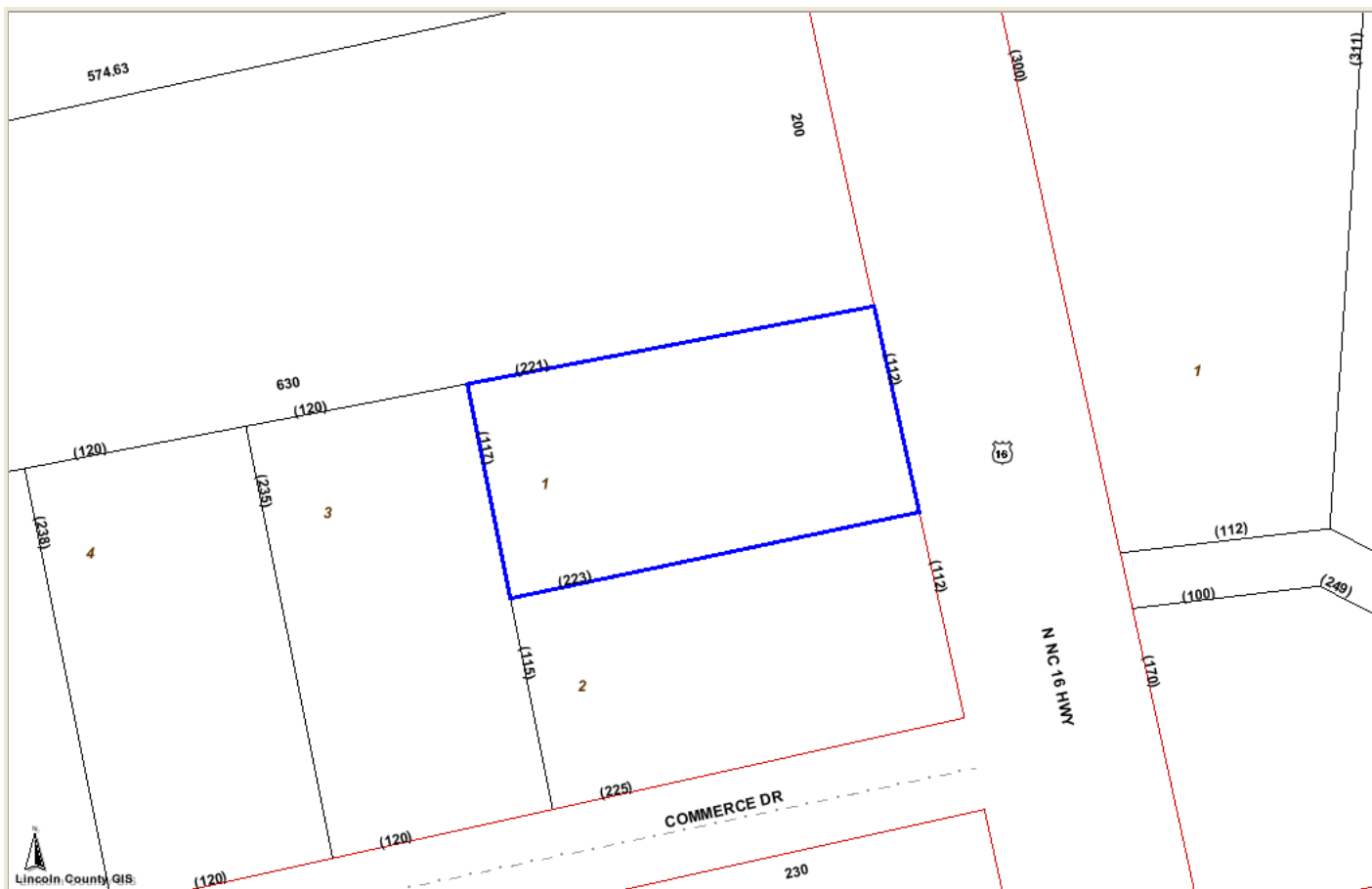
This proposed amendment is


- reasonable and in the public interest
- not reasonable and not in the public interest

in that:



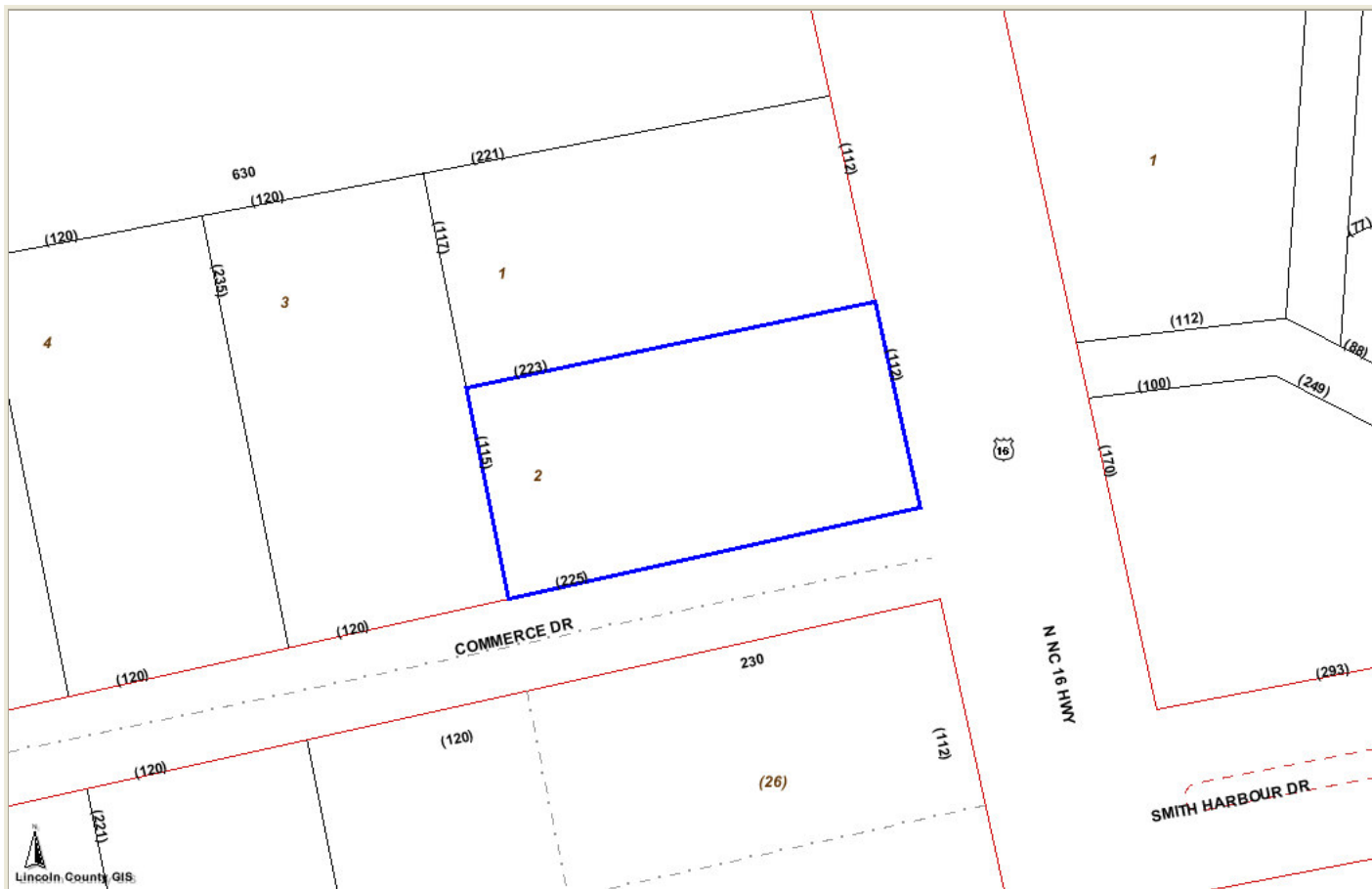
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 8/27/2010 Scale: 1 Inch = 100 Feet




PHOTOS	PARCEL INFORMATION FOR 4603-67-0461			
 Photo Not Available	Parcel ID	76544	Owner	ELMORE PATRICK K LEHEW S WILLIAM
	Map Account	4603-02	Mailing Address	2326 N HWY 16 DENVER NC 28037
	Deed	0140552	Recorded	11/30/1999
	Land Value	\$96,106	Total Value	\$96,106
	Subdivision Description	Lot 1 TRIANGLE INDUSTRIAL PARK LOT #1 TRIANGLE IND PARK		Sale Price \$177,500 Previous Parcel 32004
	Address	N NC 16 HWY		Plat 10-93 Deed Acres 0.57
	Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
	Improvement	No Improvements		
	Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
	I-G	0.58	WESTPORT (WP32)	0.58
Watershed Class	Not in a watershed	Sewer District	In the sewer District	
2000 Census County		Tract	Block	
37109		071100	2007	
37109		071100	2012	
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	4603	0.58	



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Date: 8/27/2010 Scale: 1 Inch = 100 Feet



PHOTOS		PARCEL INFORMATION FOR 4603-67-0380				
 Photo Not Available	Parcel ID	76545	Owner	ELMORE PATRICK K LEHEW S WILLIAM		
	Map	4603-02	Mailing	2326 N HWY 16		
	Account	0140552	Address	DENVER NC 28037		
	Deed	1147-323	Recorded	11/30/1999	Sale Price	\$177,500
	Land Value	\$96,106	Total Value	\$96,106	Previous Parcel	32004
	----- All values are for tax year 2010. -----					
	Subdivision	Lot 2 TRIANGLE INDUSTRIAL PARK		Plat	10-93	
	Description	LOT #2 TRIANGLE IND PARK		Deed Acres	0.58	
	Address	N NC 16 HWY		Tax Acres	0.58	
	Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER		
Improvement	No Improvements					
Zoning District	I-G	Calculated Acres	0.58	Voting Precinct	WESTPORT (WP32)	
Watershed Class	Not in a watershed	0.58	Sewer District	In the sewer District		
	WS-IVC	0.01				
2000 Census County	37109		Tract	071100	Block	
	37109			2012	0.46	
Flood	X	Zone Description	NO FLOOD HAZARD	Panel	4603	
					0.58	

