



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: October 18, 2010

Re: CZ #2010-4
Tawnya Cagley, applicant
Parcel ID# 18472

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on November 1, 2010

Request

The applicant is requesting the rezoning of 1.5 acres from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit a car sales lot. The property is proposed to be subdivided from a 3.3-acre parcel that includes a vehicle service garage. An existing building on this site would be used as an office. Under the Unified Development Ordinance, a car sales lot is not permitted in the B-N district and is a conditional use in the B-G district. If this request is approved, the use of this property would be subject to the approved site plan and any conditions mutually approved by the county and the applicant.

Site Area & Description

The property is located at 2037 W. Hwy. 150, on the south side of Hwy. 150 about 1,200 feet east of Old Lincolnton-Crouse Road. It is adjoined by property zoned B-N, R-S (Residential Suburban) and R-SF (Residential Single-Family). Land uses in this area include business and residential. The Lincoln County Land Use Plan classifies this area as Suburban Residential.

Additional Information

Permitted uses

Under current zoning: neighborhood retail, hair salon, professional office, restaurant, etc.

Under requested zoning: vehicle sales.

Adjoining zoning and land uses

East: zoned B-N, vehicle service garage.

South (opposite side of railroad): zoned R-SF, residence.

West: zoned B-N, vehicle service garage.

North (opposite side of Hwy. 150): zoned R-S, residence.

Environmental

This property is located in a WS-IV Protected Area watershed district. 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. 150 in this area is approximately 9,700 vehicles, according to 2008 figures.

Staff's Recommendation

Staff recommends approval. This "up-zoning" is not consistent with the Land Use Plan, but this is a conditional rezoning and the proposed use is compatible with the use of adjoining properties. This property is located between two vehicle service garages. Most of the properties on this side of Hwy. 150 in this area are zoned business or industrial. This is a well-established business area that is separated from residential areas by a highway and by a railroad.



Conditional Zoning District Application

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

PART I

Applicant Name Tawnya M. Copley
Applicant Address 979 Old Lincolnton-Crouse Rd. Crouse NC 28033
Applicant Phone Number 980-241-2881
Property Owner Name Rachael G. Jones
Property Owner Address 241 Country Club Rd. Lincolnton NC 28092
Property Owner Phone Number 704-735-5086

PART II

Property Location 2037 Hwy 150 W Lincolnton NC 28092
Property ID (10 digits) 3612-80-8340 Property size 1.5 acres
Parcel # (5 digits) 18472 Deed Book(s) USE 242 Page(s) _____

PART III

Existing Zoning District B-N Proposed Zoning District CZ B-G

Briefly describe how the property is being used and any existing structures.
An empty lot with an office building on it.

Briefly explain the proposed use and/or structure which would require a rezoning.
To use the lot for a car lot & office building.

\$1,000 APPLICATION FEE* MUST BE RECEIVED BEFORE PROCESSING.
***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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

Tawnya M. Copley Applicant's Signature 9-23-10 Date



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Zoning Amendment

Statement of Consistency and Reasonableness Adopted by the Lincoln County Planning Board on _____

Case No. **CZ #2010-4**
Applicant **Tawnya Cagley**
Parcel ID# **18472 (1.5-acre portion)**
Location **south side of Hwy. 150, 1,200 feet east of Old Lincolnton-Crouse Road**
Proposed amendment **Rezone from B-N to CZ B-G to permit a car sales lot**

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:

Community Involvement Meeting report

CZ #2010-4

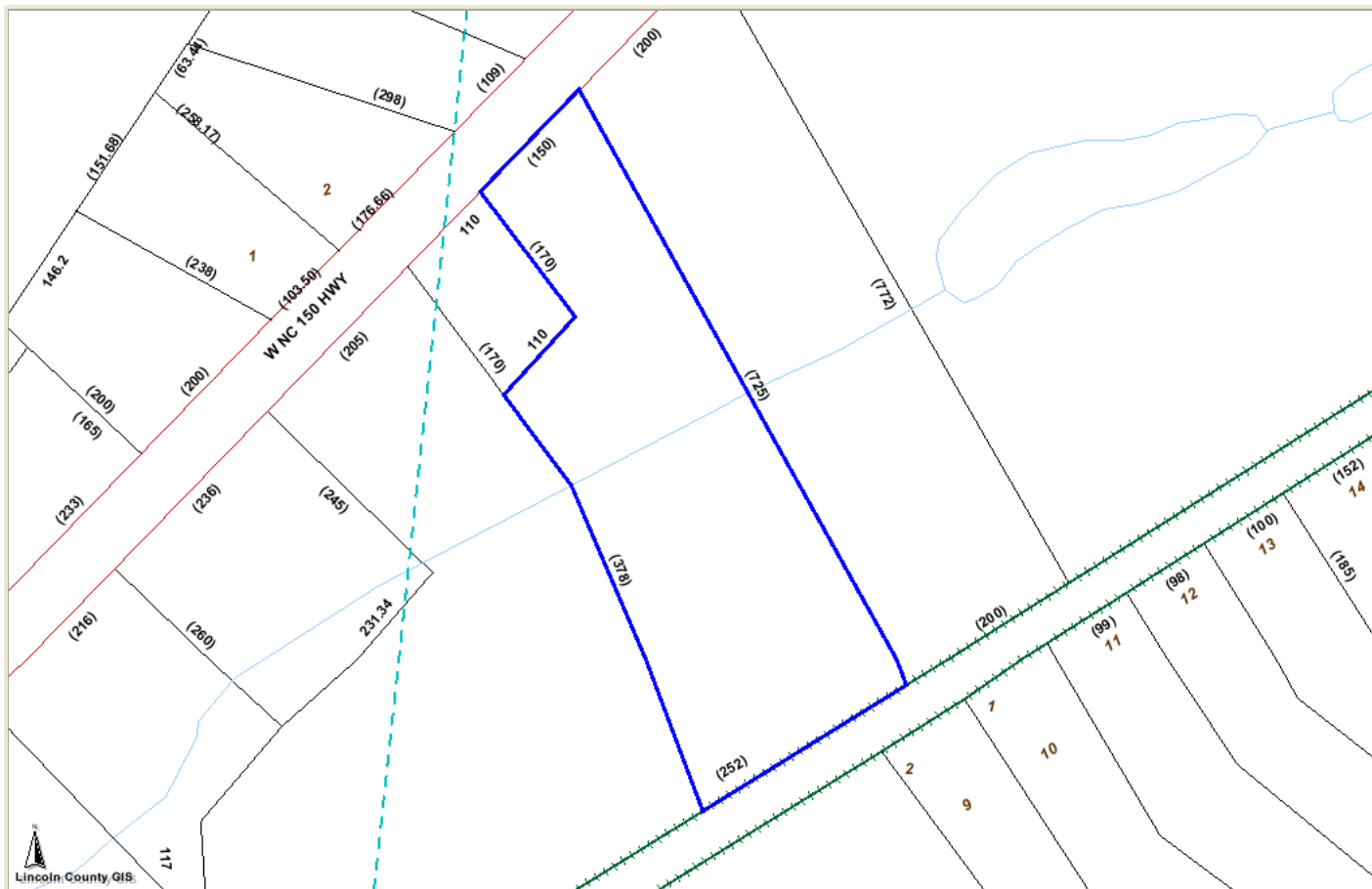
Tawnya Cagley, applicant

A community involvement meeting on this rezoning request was held on October 12, 2010, at the site of the proposed car sales lot. The applicant and an associate, Bobby Motz, were on hand along with Tim Jones, son of the property owner. Planning Board member Tom Campbell was also present. No owners of surrounding properties attended the meeting.

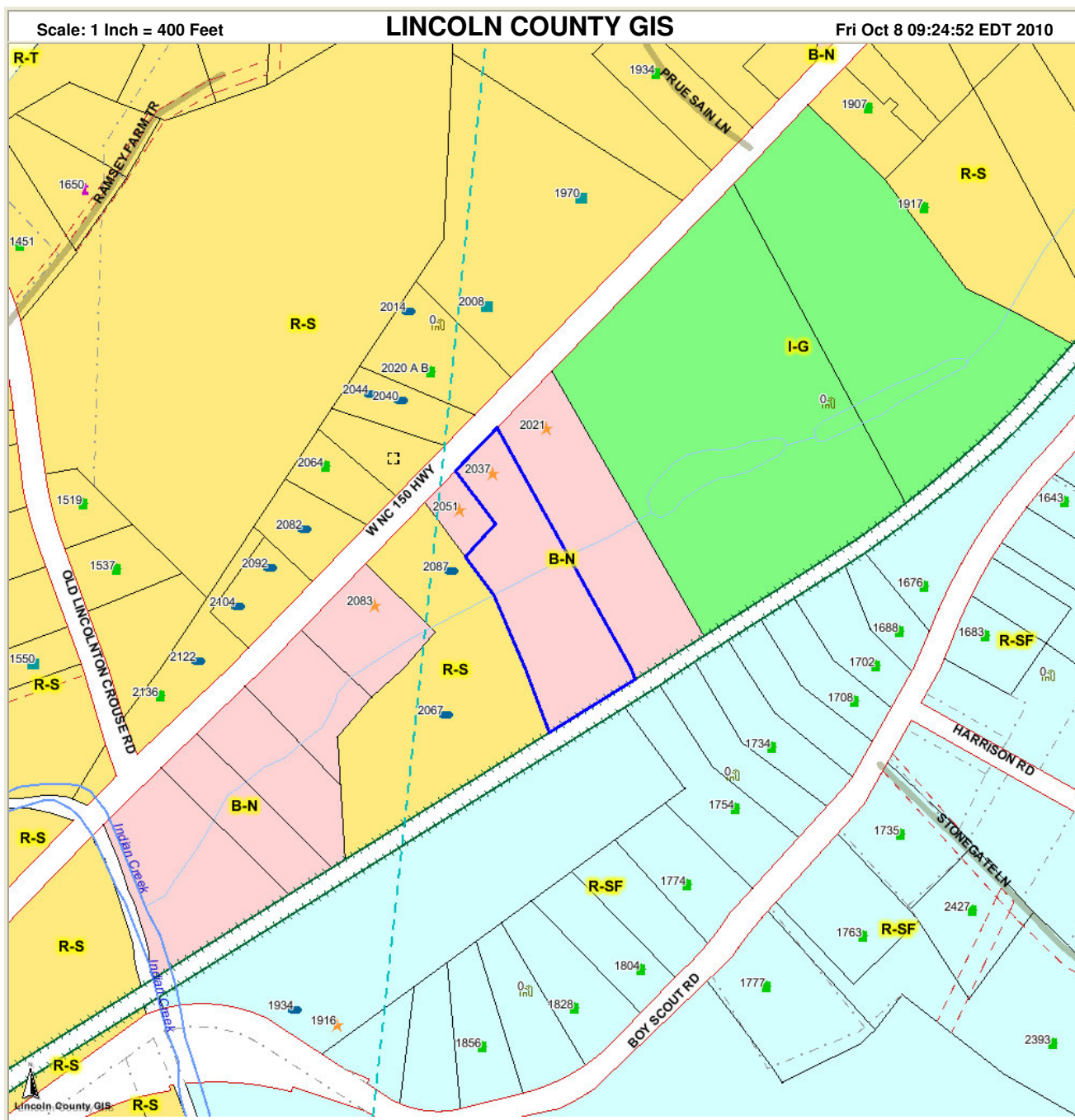


Lincoln County, NC

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: 9/23/2010 Scale: 1 Inch = 200 Feet



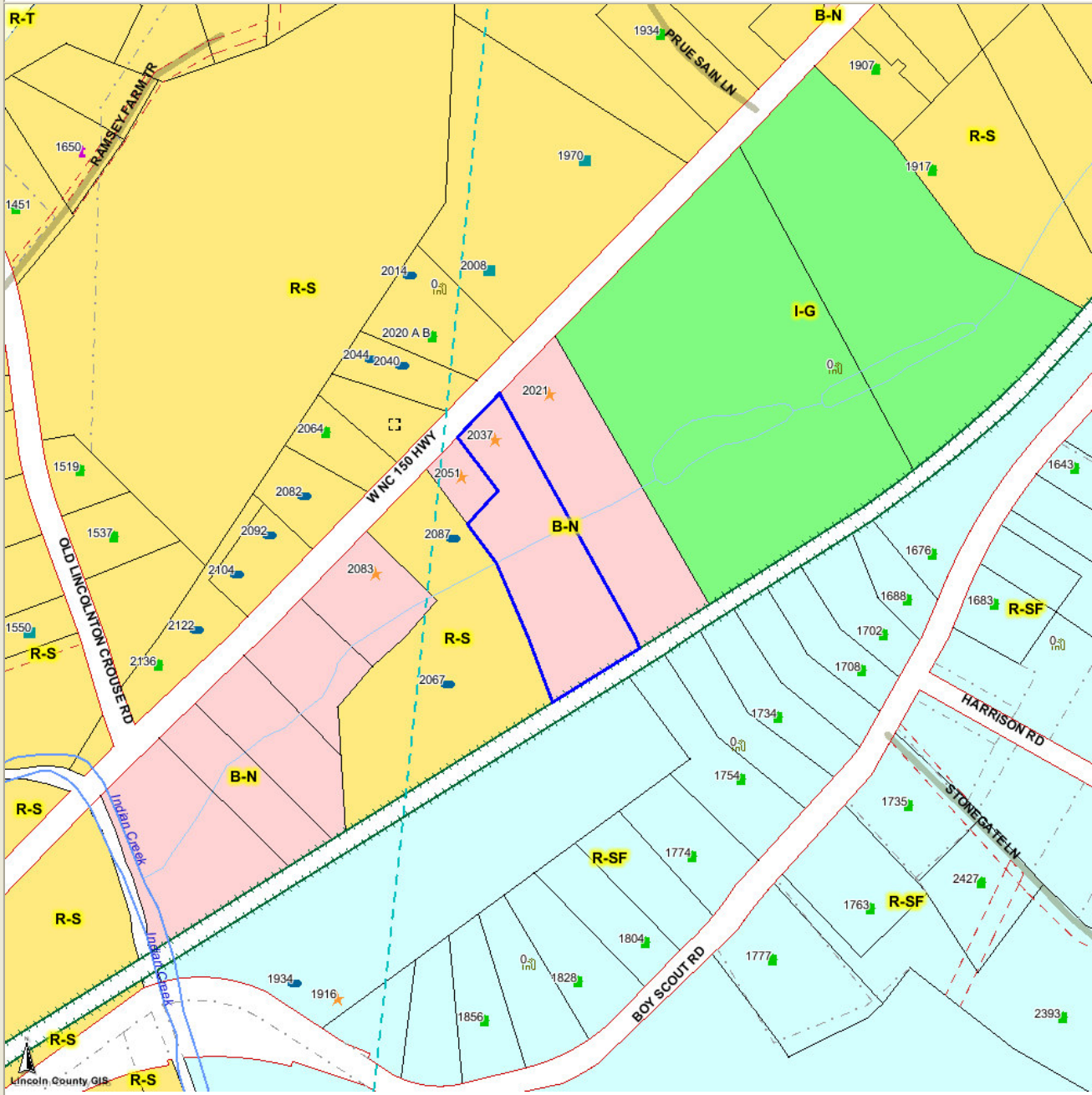
PHOTOS		PARCEL INFORMATION FOR 3612-80-8340				
	Parcel ID	18472	Owner	JONES RACHEL GILBERT		
	Map	3612-04	Mailing Address	2441 COUNTRY CLUB RD LINCOLNTON NC 28092-0000		
	Account	0131632	Recorded	4/28/2004	Sale Price	0
	Deed	05E-242	Total Value	\$73,191	Previous Parcel	
	Land Value	\$41,158	----- All values are for tax year 2010. -----			
	Description	C & M LD CO LT HW150		Deed Acres	3.5	
	Address	2037 W NC 150 HWY		Tax Acres	3.28	
	Township	LINCOLNTON		Tax/Fire District	CROUSE	
	Main Improvement	SERVICE GARAGE		Value	\$27,018	
	Main Sq Feet	900	Stories	1	Year Built	1992
Zoning District	B-N	Calculated Acres	3.28			
Watershed Class	WS-IVP	Calculated Acres	3.28			
2000 Census County	37109	Voting Precinct	LOVE MEMORIAL (LM16)			
	37109	Sewer District	Not in the sewer district			
Flood	X	Zone Description	NO FLOOD HAZARD			
	X	Panel	3611	0.21		
			3612	3.07		
		Tract	070400	Block	2013	0.02
			070400	3004	3.26	



Scale: 1 Inch = 400 Feet

LINCOLN COUNTY GIS

Fri Oct 8 09:24:52 EDT 2010



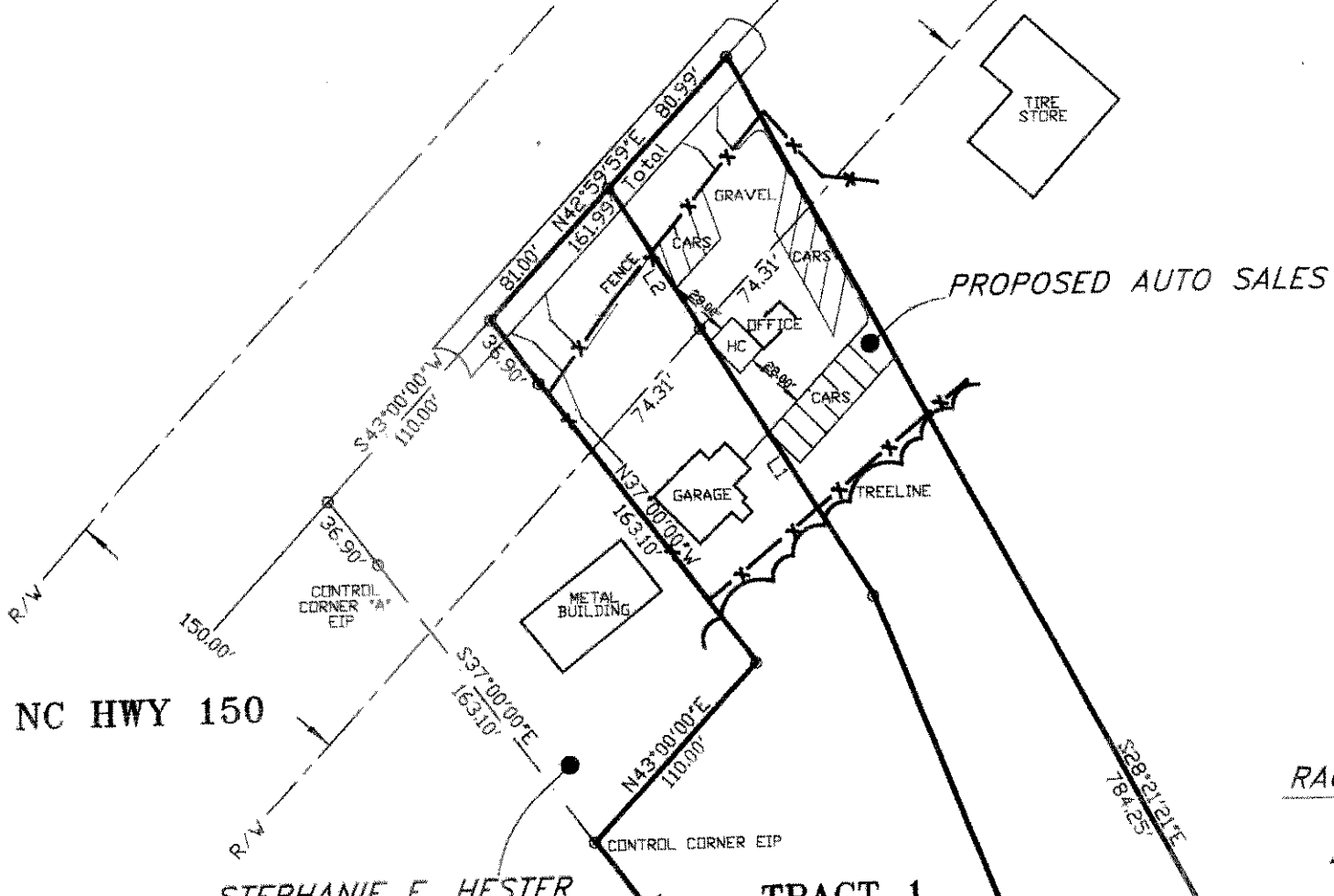
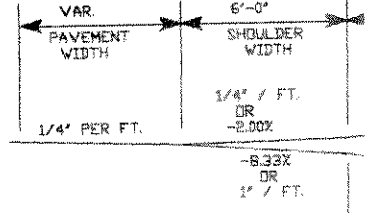
Structures	Cellular Tower	Major Rivers, Creeks	City of Lincoln	R-MF	R-10
Outbuilding	Mobile Home Space	Creeks	ETJ	R-MR	R-15
Site-built Home	UnAddressed Mobile Home	Interior Lot Line	Town of Maiden	R-R	R-25
Business	Child Facility	Drainage Easement	Zoning Districts	R-S	R-8
Industry	Home Site	Utility Easement	B-G	R-SF	RMF
Utility Service	County Boundaries	Right-of-Ways	B-N	R-T	R-O
Church	County Line	Roads	I-G	C-B	O-R
Government, School	Township Line	Railroads	L-I	CBT	ROS
Fire Department	Map Features	Public Walkway	P-MU	G-B	B-C
Mobile Home	Road Easement	Private Roads	P-R	GMC	Lake Norman
Apartment, Condominium	Conflict Line	City Jurisdictions	R-CR	N-B	
Manufactured Home			R-14	O-I	
(cont)			R-20	P-B	
			(cont)	(cont)	

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ON

NC HWY 150

DRIVEWAY TURNOUT GRA



NUM	BEARING	DISTANCE
L1	N32°14'07"W	146
L2	N32°08'10"W	75

RACHEL G. JONES
05E/242
ZONED B-N

STEPHANIE F. HESTER
1967/820
ZONED B-N

FLOYD MAPES JR.
749/749
ZONED R-S

CORNER *A* TO NCGS TECH
N42°02'56"E
2473.41'
(NOT A GRID BEARING) 679/713

JONES

POPLAR RIDGE SUBDIVISION
PLAT BOOK F PAGE 337

DEVELOPER: TAWNYA M. CAGLEY
2037 HWY 150 W
LINCOLNTON, NC 28092
980-241-2881

