



## 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  
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: March 22, 2011

Re: Zoning Map Amendment #583  
Roman Catholic Diocese of Charlotte, applicant  
Parcel ID# 58765 and 58766

*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 4, 2011.*

### Request

The applicant is requesting the rezoning of 1.5 acres from I-G (General Industrial) to B-N (Neighborhood Business). This property is undeveloped. The applicant is planning to purchase the property to provide additional parking for Holy Spirit Catholic Church. The church is located on an adjacent parcel that's zoned B-N. Under the Unified Development Ordinance, a place of worship (including an accessory use such as parking) is a permitted use in the B-N district but not in the I-G district. The owner of this property has authorized the rezoning application.

### Site Area & Description

This property is located on the south side of Townsend Drive about 200 feet west of N.C. 16 Business. It is adjoined by property zoned I-G, B-N and B-G (General Business). Land uses in this area include industrial, business, institutional and residential. This property is designated by the Lincoln County Land Use Plan as partly in the NC 16 Corridor and partly in an industrial area. The Land Use Plan recommends against allowing certain "heavy" or "unsightly" uses from locating along the corridor.

## Additional Information

### **Permitted uses**

Under current I-G zoning: vehicle repair, vehicle service, self-storage facility, machine shop, etc.  
Under requested B-N zoning: place of worship, retail sales, offices, personal services, etc.

### **Adjoining zoning and uses**

East: zoned B-G, marine supply business  
South: zoned B-N, church.  
West: zoned I-G, construction contractor.  
North: zoned I-G, contractor's yard.

### **Traffic**

The average daily traffic count on N.C. 16 Business in this area is approximately 23,000 vehicles, according to 2009 figures.

## Staff's Recommendation

Staff recommends approval. This is a "downzoning" to a more restrictive district. This property adjoins property that is zoned B-N and B-G.

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**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 Roman Catholic Diocese of Charlotte  
 Applicant Address 1123 S. Church St. Charlotte N.C. 28203  
 Applicant Phone Number 704-370-3244 (ex) 704-483-6448 FR. CARMAN (Holy Spirit Church)  
 Property Owner's Name Donald A. Paul  
 Property Owner's Address PO Box 190 Berrien Springs MI 49103  
 Property Owner's Phone Number 269-471-4440

**Part II**

Property Location LOT 12 TRIANGLE BUSINESS PARK  
 Property ID # (10 digits) 4602-67-0740 Property Size .76 ACRES  
 Parcel # (5 digits) 58765 Deed Book(s) 969 Page(s) 382

**Part III**

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

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

LOTS ARE NOT BEING USED, NOT DEVELOPED.  
NO STRUCTURES ON PROPERTY.

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

Holy Spirit Church would most likely use these  
lots for parking.

**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.

+ Bruce J. Juigis  
 Applicant:

January 19, 2011  
 Date:

A



**Zoning Map Amendment Application**  
 Lincoln County Planning and Inspection Department  
 Zoning Administrator  
 302 N. Academy St. Lincolnton, NC 28092  
 Phone: (704) 736-8440 Fax: (704) 732-0010

**Part I**  
 Applicant Name Roman Catholic Diocese of Charlotte  
 Applicant Address 1123 S. Church St. Charlotte NC 28203  
 Applicant Phone Number 704-370-3244 (Ext) 704-483 6748 FR. CARMEN (HOLY SPIRIT Church)  
 Property Owner's Name Donald A. Paul  
 Property Owner's Address PO Box 190 BERRIEN SPRINGS MI 49103  
 Property Owner's Phone Number 269-471-4440

**Part II**  
 Property Location LOT 13 TRIANGLE BUSINESS PARK  
 Property ID # (10 digits) 4602-67-4730 Property Size .77 acres  
 Parcel # (5 digits) 58766 Deed Book(s) 1028 Page(s) 834

**Part III**  
 Existing Zoning District I-G Proposed Zoning District B-N

Briefly describe how the property is currently being used and any existing structures.  
LOTS ARE NOT BEING USED, NOT DEVELOPED.  
NO STRUCTURES ON PROPERTY.

Briefly explain the proposed use and/or structure which would require a rezoning  
Holy Spirit Church would most likely use these  
lots for parking.

**APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acres \$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.

Chris Augis  
 Applicant

January 19, 2011  
 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 #583**  
Applicant **Roman Catholic Diocese of Charlotte**  
Parcel ID# **58765 and 58766**  
Location **south side of Townsend Drive about 200 feet west of N.C. 16 Business**  
Proposed amendment **Rezone from I-G to B-N**

This proposed amendment is

- consistent
- inconsistent

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

This proposed amendment is

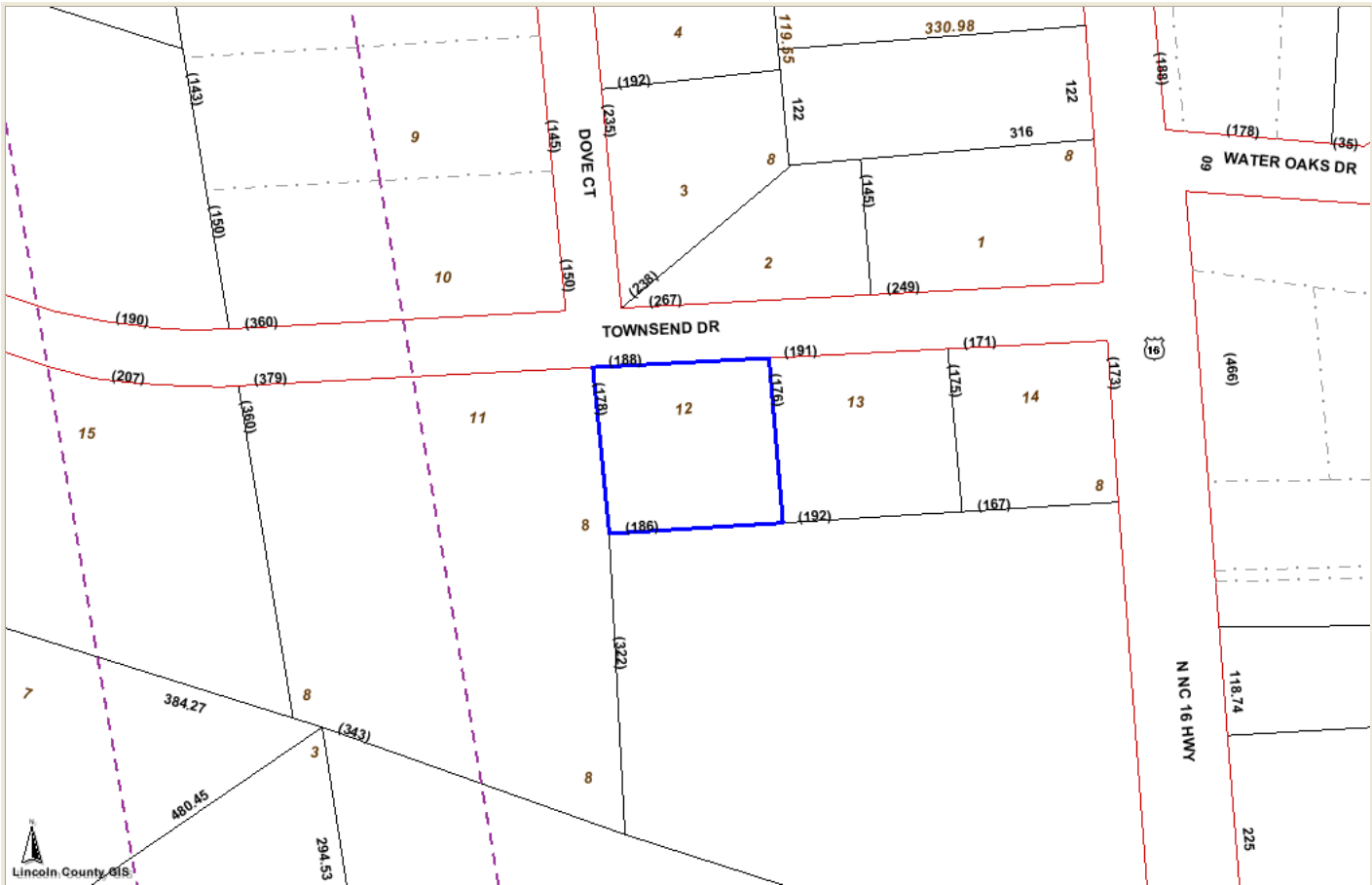
- reasonable and in the public interest
- not reasonable and not in the public interest


in that:



# Lincoln County, NC

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**Date: 2/16/2011 Scale: 1 Inch = 200 Feet**

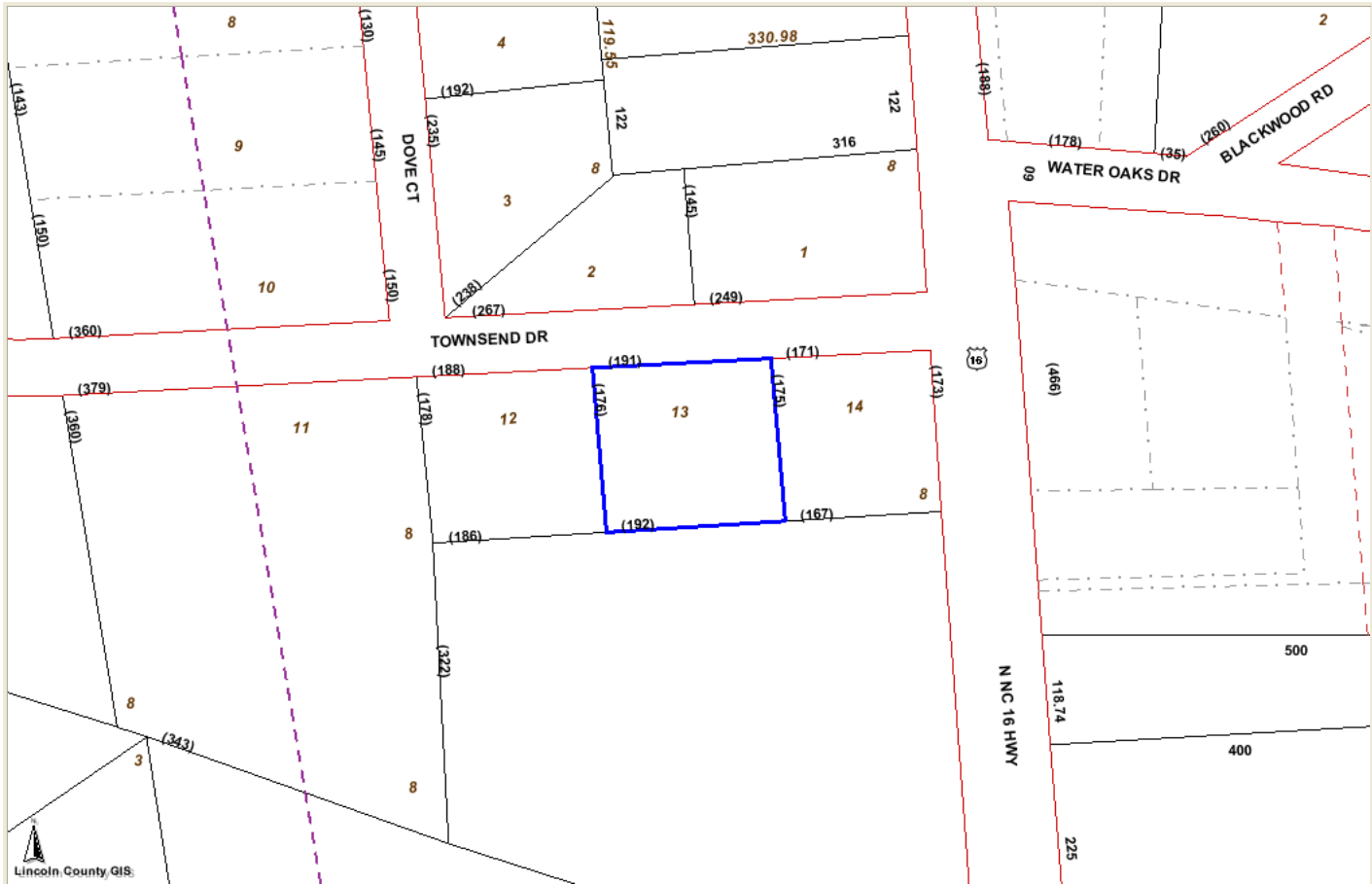



PHOTOS	PARCEL INFORMATION FOR 4602-67-2740			
 Photo Not Available	<b>Parcel ID</b>	<b>58765</b>	<b>Owner</b>	PAUL DONALD A
	<b>Map</b>	<b>4602-02</b>	<b>Mailing</b>	PO BOX 190
	<b>Account</b>	0119684	<b>Address</b>	BERRIEN SPRINGS MI 49103-0190
	<b>Deed</b>	969-382	<b>Recorded</b>	12/16/1996
	<b>Land Value</b>	\$76,100	<b>Total Value</b>	\$76,100
			<b>Sale Price</b>	\$29,000
			<b>Previous Parcel</b>	
	----- All values are for tax year 2011. -----			
	<b>Subdivision</b>	Lot 12 TRIANGLE BUSINESS PARK	<b>Plat</b>	G-48
	<b>Description</b>	#12 TRIANGLE BUS. PARK	<b>Deed Acres</b>	0.76
<b>Address</b>	TOWNSEND DR	<b>Tax Acres</b>	0.76	
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN / EL SEWER	
<b>Improvement</b>	No Improvements			
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
I-G	0.76	TRIANGLE (TR30)	0.76	
<b>Watershed Class</b>		<b>Sewer District</b>		
Not in a watershed	0.76	In the sewer District	0.76	
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>	
37109		071100	2016	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	4602	0.76	

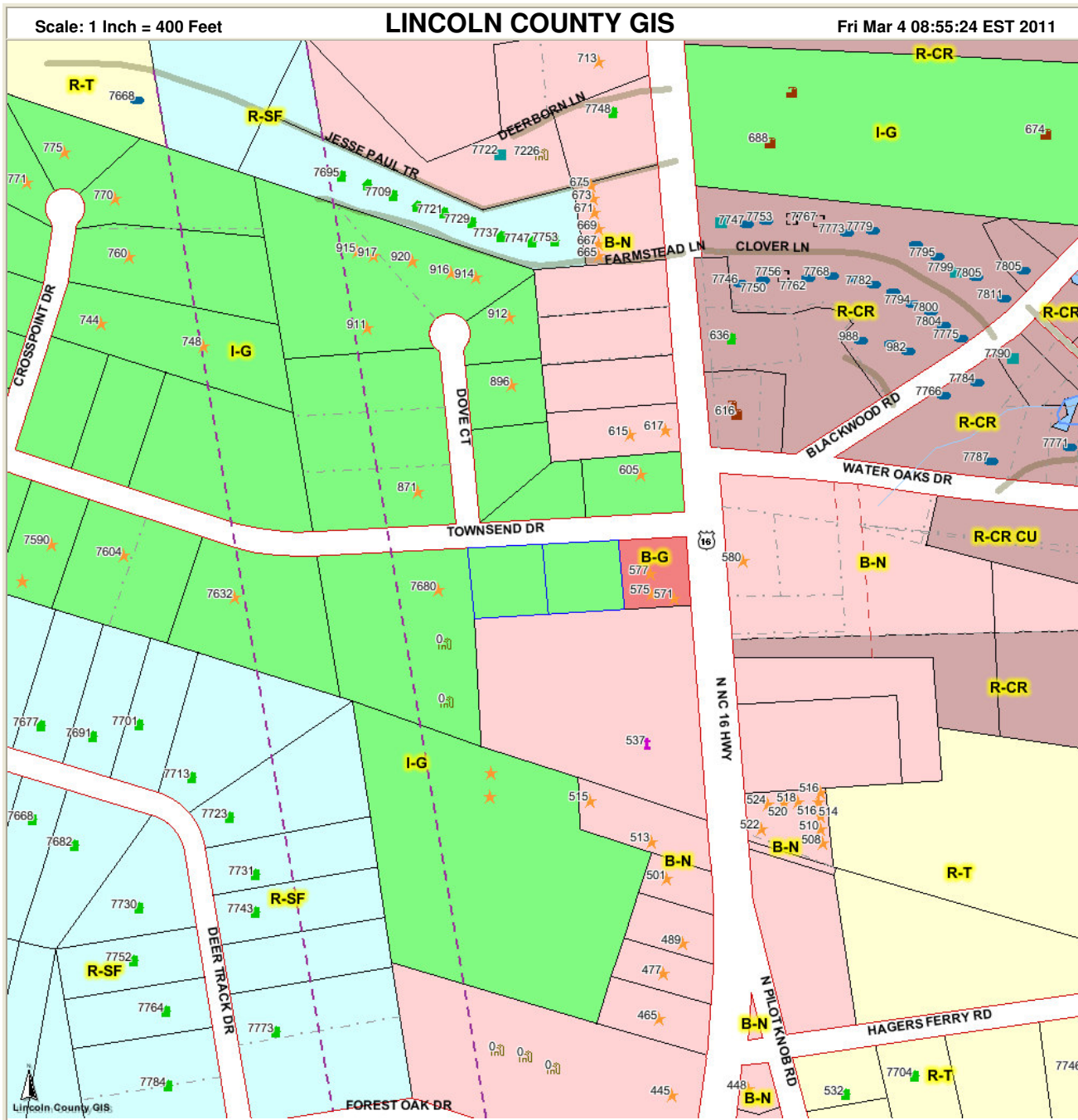


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PHOTOS	PARCEL INFORMATION FOR 4602-67-4730				
 Photo Not Available	<b>Parcel ID</b>	<b>58766</b>	<b>Owner</b>	PAUL DONALD A	
	<b>Map</b>	<b>4602-02</b>	<b>Mailing</b>	PO BOX 190	
	<b>Account</b>	0119684	<b>Address</b>	BERRIEN SPRINGS MI 49103-0190	
	<b>Deed</b>	1028-834	<b>Recorded</b>	2/16/1998	
	<b>Land Value</b>	\$77,100	<b>Total Value</b>	\$77,100	
			<b>Sale Price</b>	\$50,000	
			<b>Previous Parcel</b>		
	<b>Subdivision</b>	Lot 13 TRIANGLE BUSINESS PARK		<b>Plat</b>	G-48
	<b>Description</b>	#13 TRIANGLE BUS. PARK		<b>Deed Acres</b>	0.76
	<b>Address</b>	TOWNSEND DR		<b>Tax Acres</b>	0.77
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN / EL SEWER		
<b>Improvement</b>	No Improvements				
<b>Zoning District</b>	I-G	<b>Calculated Acres</b>	<b>Voting Precinct</b>	TRIANGLE (TR30)	
<b>Watershed Class</b>	Not in a watershed	0.19	<b>Sewer District</b>	In the sewer District	
	WS-IVC	0.58			
<b>2000 Census County</b>	37109		<b>Tract</b>	071100	
<b>Flood</b>	X	<b>Zone Description</b>	<b>Block</b>	2016	
		NO FLOOD HAZARD	<b>Panel</b>	4602	
				0.77	
				0.77	



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

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