



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: January 10, 2020

Re: Zoning Map Amendment #671
M.C. Schroeder Company, Inc., applicant
Parcel ID# 70347

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 3, 2020.

Request

The applicant is requesting the rezoning of a 2.2-acre lot from B-N (Neighborhood Business) to B-G (General Business). A 7,600-square-foot office building is located on the property, and the applicant is proposing to build a second office building. The standards for the B-N district limit the gross floor area of a development to 10,000 square feet. In the B-G district, a gross floor area of up to 50,000 square feet is permitted.

Site Area & Description

This subject property is located at 405 N. Pilot Knob Rd., on the west side of Pilot Knob Road about 1,500 feet south of its intersection with Hagers Ferry Road. It is adjoined by properties zoned B-N, B-G and R-T (Transitional Residential). It is located in the Eastern Lincoln Development District (ELDD) overlay district. Land uses in this area include business, residential and religious. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center.

Additional Information

Permitted uses

Under current B-N zoning: offices, retail sales, services, etc., with a gross floor area of up to 10,000 square feet.

Under proposed B-G zoning: offices, retail sales, services, etc., with a gross floor area of up to 50,000 square feet.

Adjoining zoning and uses

East (opposite side of Pilot Knob Road): zoned R-T, church.

South: zoned B-G, business.

West: zoned B-N, businesses and church.

North: zoned B-N, day care center.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #671**
Applicant **M.C. Schroeder Company, Inc.**
Parcel ID# **70347**
Location **405 N. Pilot Knob Rd.**
Proposed amendment **rezone from B-N to B-G**

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

This property is part of an area designated by the Land Use Plan as a Suburban Commercial Center.

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

The subject property is 2.2 acres in size. It is adjoined by property zoned B-G. Other properties zoned B-G are located in this area. The rezoning would allow a second commercial building to be built on this property, which would provide job opportunities, provide services to the public and increase the county's tax base.



Zoning Map Amendment Application
 Lincoln County Planning and Inspections Department
 Zoning Administrator
 115 W. Main St., Lincolnton, NC 28092
 Phone: (704) 736-8440

Part I
 Applicant Name M.C. Schroeder Company, Inc.
 Applicant Address 1240 Eaglecrest Dr., Stanley, NC 28164
 Applicant Phone Number 704-301-1400
 Property Owner's Name M.C. Schroeder Company, Inc.
 Property Owner's Address 1240 Eaglecrest Dr., Stanley, NC 28164
 Property Owner's Phone Number 704-301-1400

Part II
 Property Location 405 N Pilot Knob Rd., Denver, NC 28037
 Property ID # (10 digits) 4102059058 Property Size 2.183 acres
 Parcel # (5 digits) 10347 Deed Book(s) 951 Page(s) 134

Part III
 Existing Zoning District ELDD B-11 Proposed Zoning District General Business
(neighborhood business)

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

Currently we have approximately a 7,000 sq. ft. office building.

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

Construction of an additional office building.

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
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.

Deana Stroupe
 Applicant

11/18/19
 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: 12/18/2019 Scale: 1 Inch = 150 Feet



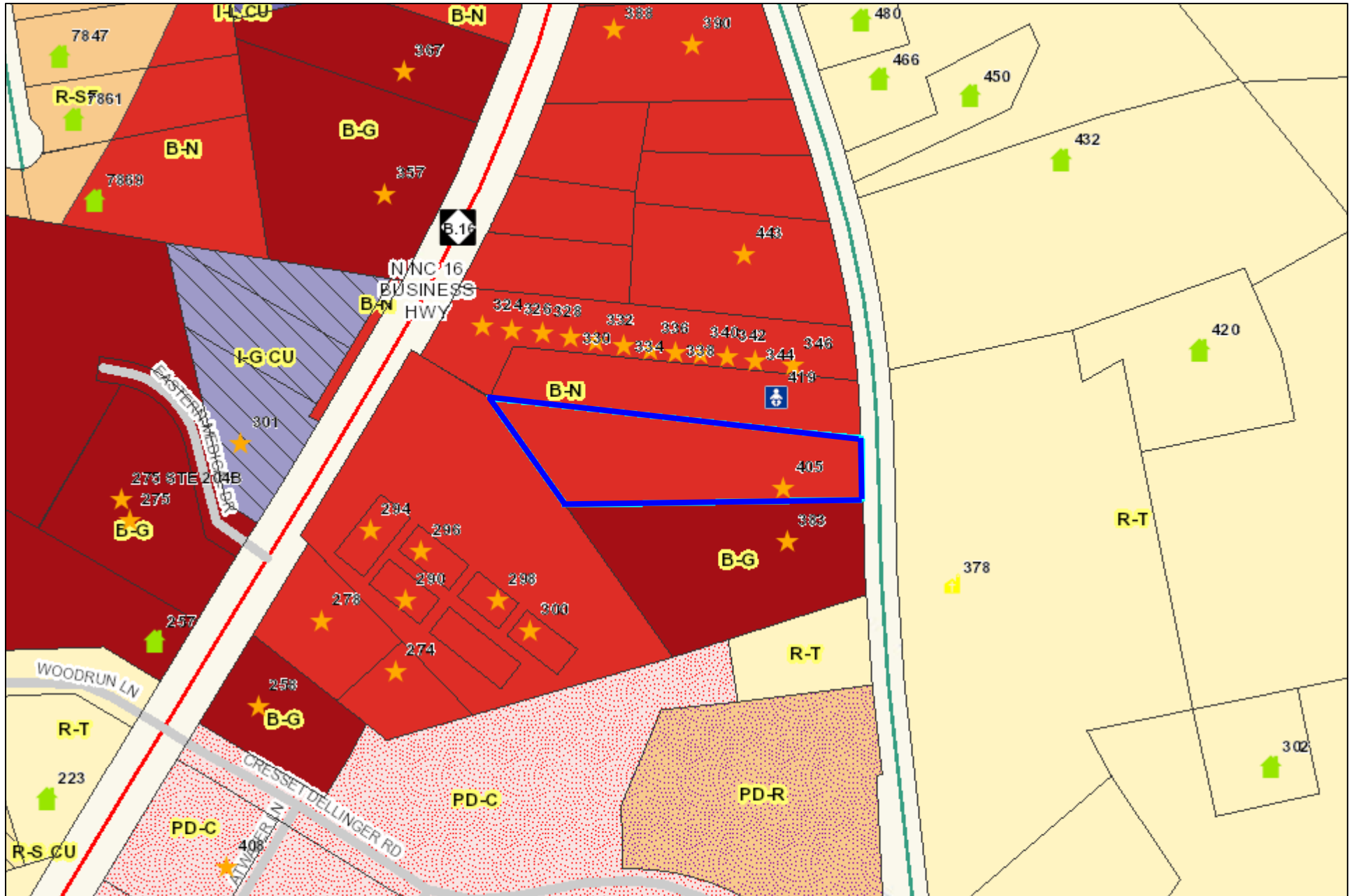
Parcel ID	70347	Owner	M C SCHROEDER COMPANY INC		
Map	4602	Mailing	1240 EAGLECREST DR		
Account	0117080	Address	STANLEY, NC 28164		
Deed	951 134	Last Transaction Date	07/22/1996	Sale Price	\$30,000
Plat	H 22	Subdivision	MARVIN J PHILLIPS	Lot	1
Land Value	\$225,141	Improvement Value	\$415,913	Total Value	\$641,054
Previous Parcel	34532				

-----All values for Tax Year 2019 -----

Description	TRACT #1	Deed Acres	2.284
Address	405 N PILOT KNOB RD	Tax Acres	2.183
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	OFFICE	Value	\$404,663
Main Sq Feet	7466	Stories	1
		Year Built	1999
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	2.18	CF19	2.18
Watershed		Sewer District	
	1.51		0.42
	0.67	SEWER	1.76
Census County		Tract	Block
109		071102	2005
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460200	2.18

Zoning Map Amendment # 671

subject property is outlined in blue



December 18, 2019

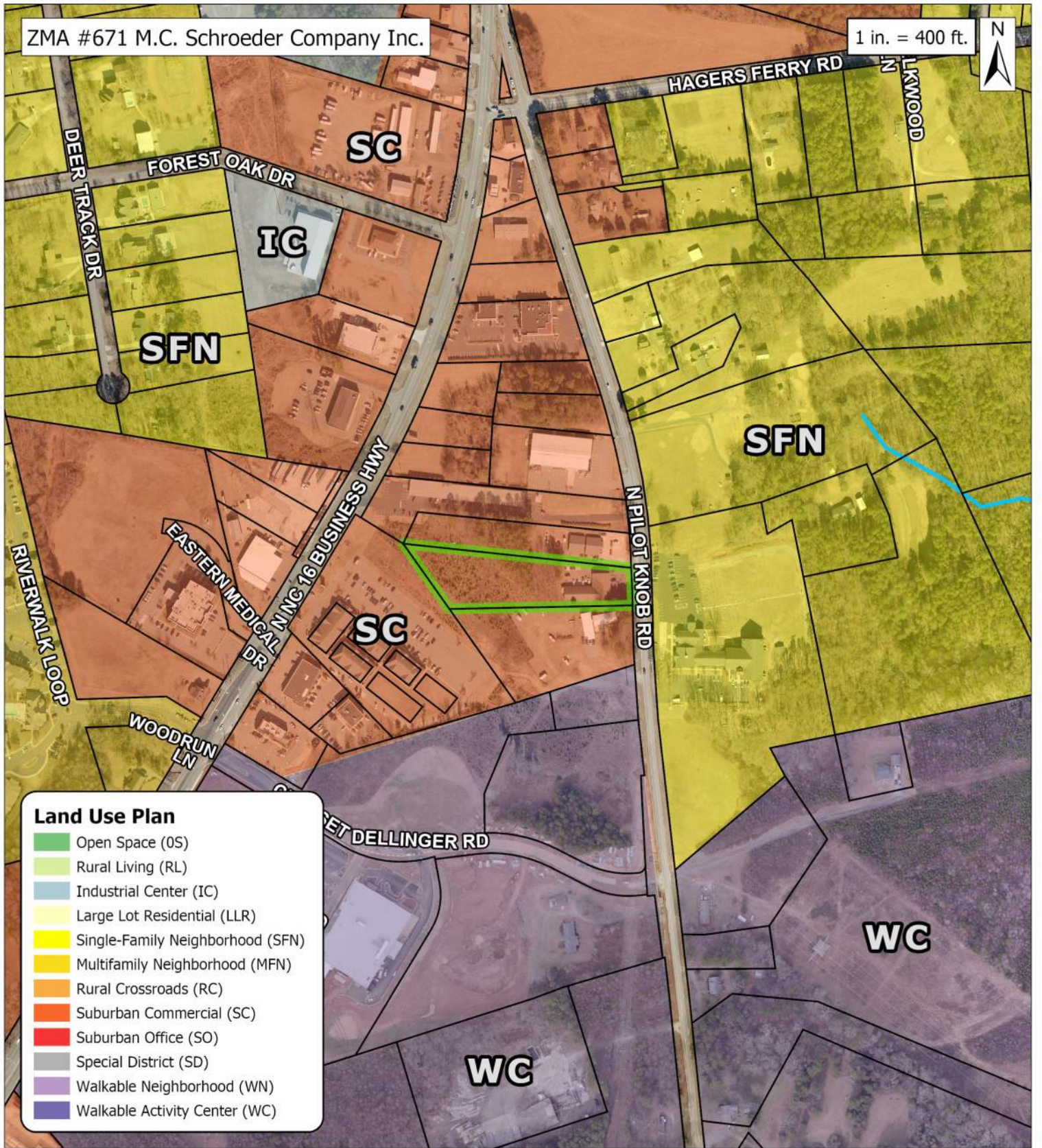
Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 250 feet

ZMA #671 M.C. Schroeder Company Inc.

1 in. = 400 ft.



Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



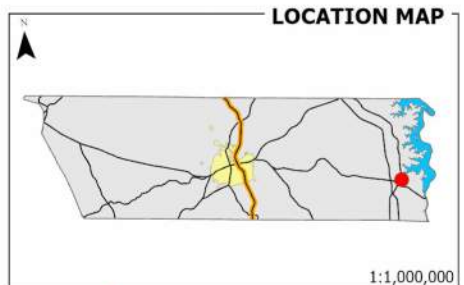
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 70347

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green



Property Location(s)