



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 #581
Gene Collins, applicant
Parcel ID# 55206 and 82469

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 1.2 acres from I-G (General Industrial) to B-G (General Business). The applicant is proposing to use an existing building as a discount grocery store. General retail is not permitted in the I-G district. If the rezoning is approved, the property could be used for any of the uses permitted in the B-G district.

Site Area & Description

This property is located on the northeast corner of N.C. 27 and Joshua Court in Ironton Township. It is adjoined by property zoned I-G, B-G and R-S (Residential Suburban). Land uses in this area include industrial, business and residential. This property is located in an area designated by the Lincoln County Land Use Plan as Mixed Commercial Residential, just outside an area designated as Community Business. Mixed Commercial Residential areas are envisioned to become true mixed-use villages consisting of higher-density residential uses and associated small-scale and pedestrian-oriented office and retail uses.

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: Zoned I-G, upholstery shop.

South (opposite side of Joshua Court): Zoned I-G, vehicle sales.

West (opposite side of N.C. 27): Zoned R-S, residential uses.

North: Zoned R-S, residential use.

Environmental

This property is not located in a water supply watershed. No portion of the property is located in a floodplain.

Traffic

The average daily traffic count on N.C. 27 in this area is approximately 8,600 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 R-S district. 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 GENE COLLINS

Applicant Address 7828 GREEN COVE CT. DANVER, N.C. 28037

Applicant Phone Number 704 737 3902

Property Owner's Name Same

Property Owner's Address Same

Property Owner's Phone Number Same

Part II

Property Location 3485 E. HWY 27. LINCOLNTON, NC

Property ID # (10 digits) 3653-04-5963 Property Size .71

Parcel # (5 digits) 55706 Deed Book(s) 2189 Page(s) 523

Part III

Existing Zoning District IG Proposed Zoning District BG

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

WAS POOL + SPA SALES, CURRENTLY
EMPTY

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

DISCOUNT GROCERY STORE. INSTALL WINDOWS, DOORS,
INSIDE FREEZERS, COOLERS, GONDOLAS CHECKOUT COUNTERS, AND
CHECKOUT EQUIPMENT.

**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.

Gene Collins
Applicant

8/12/10
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 #581**
Applicant **Gene Collins**
Parcel ID# **55206 and 82469**
Location **northeast corner of N.C. 27 and Joshua Court**
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:

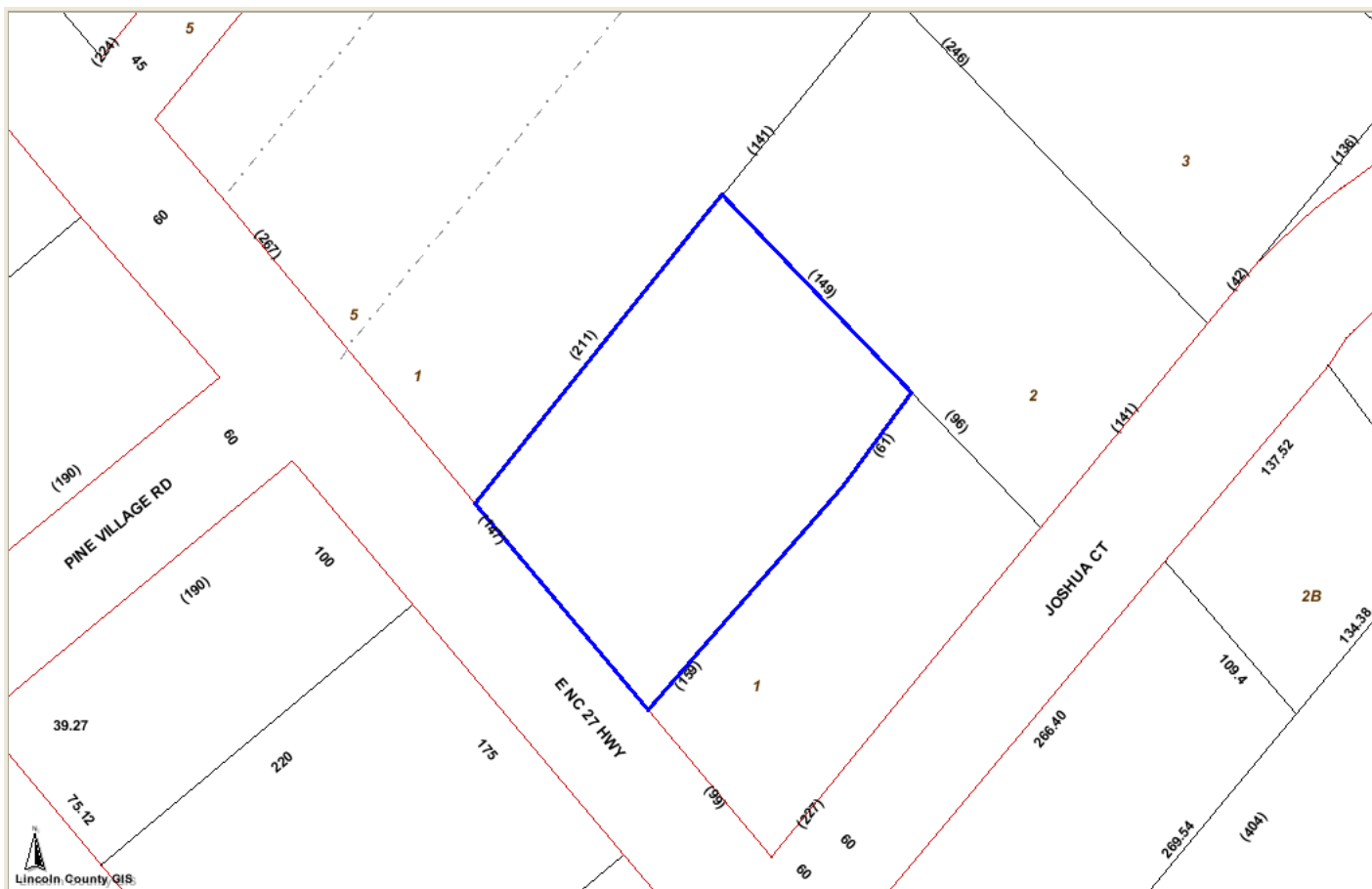
This proposed amendment is

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

in that:



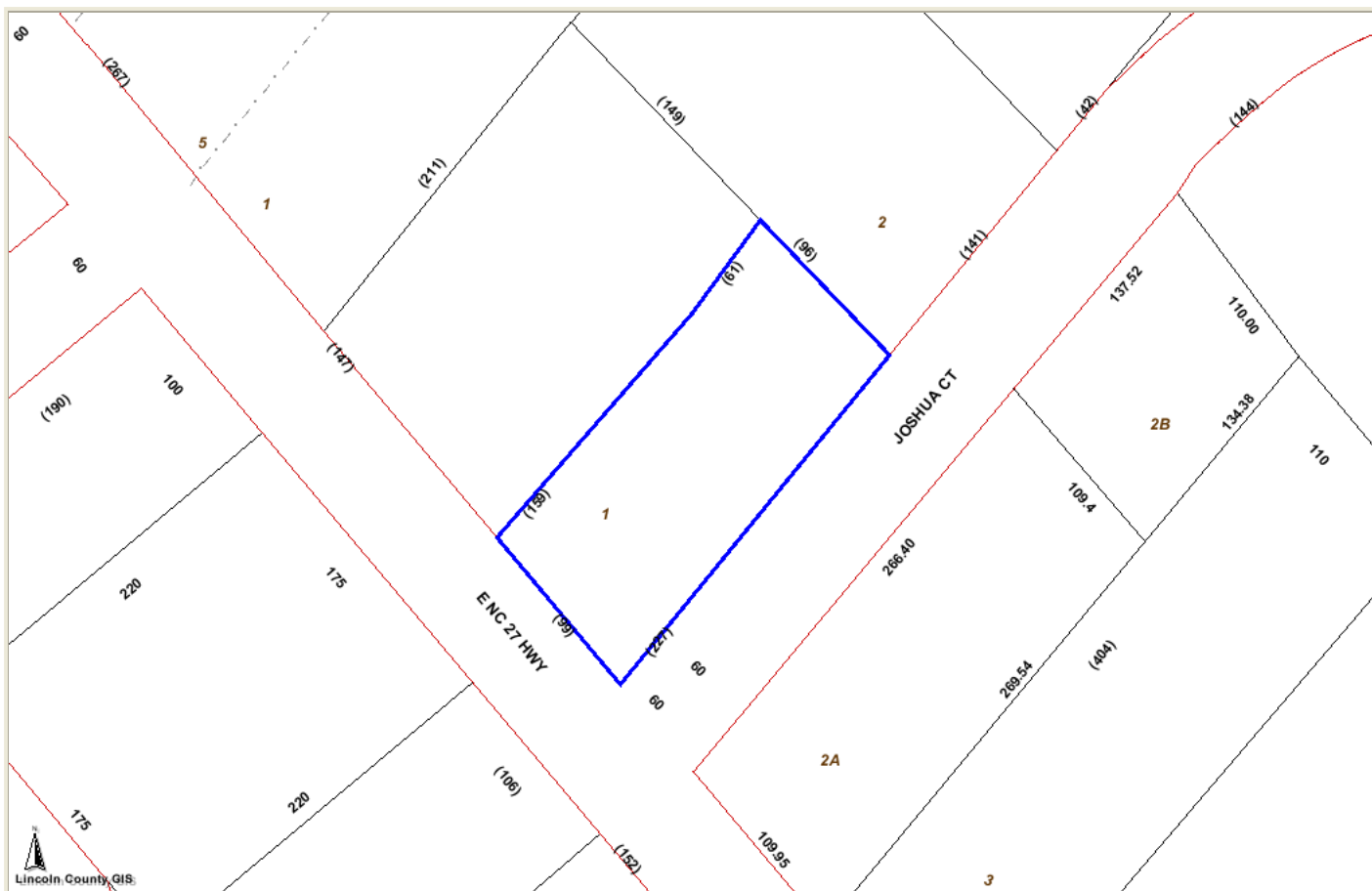
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
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Date: 9/3/2010 Scale: 1 Inch = 100 Feet




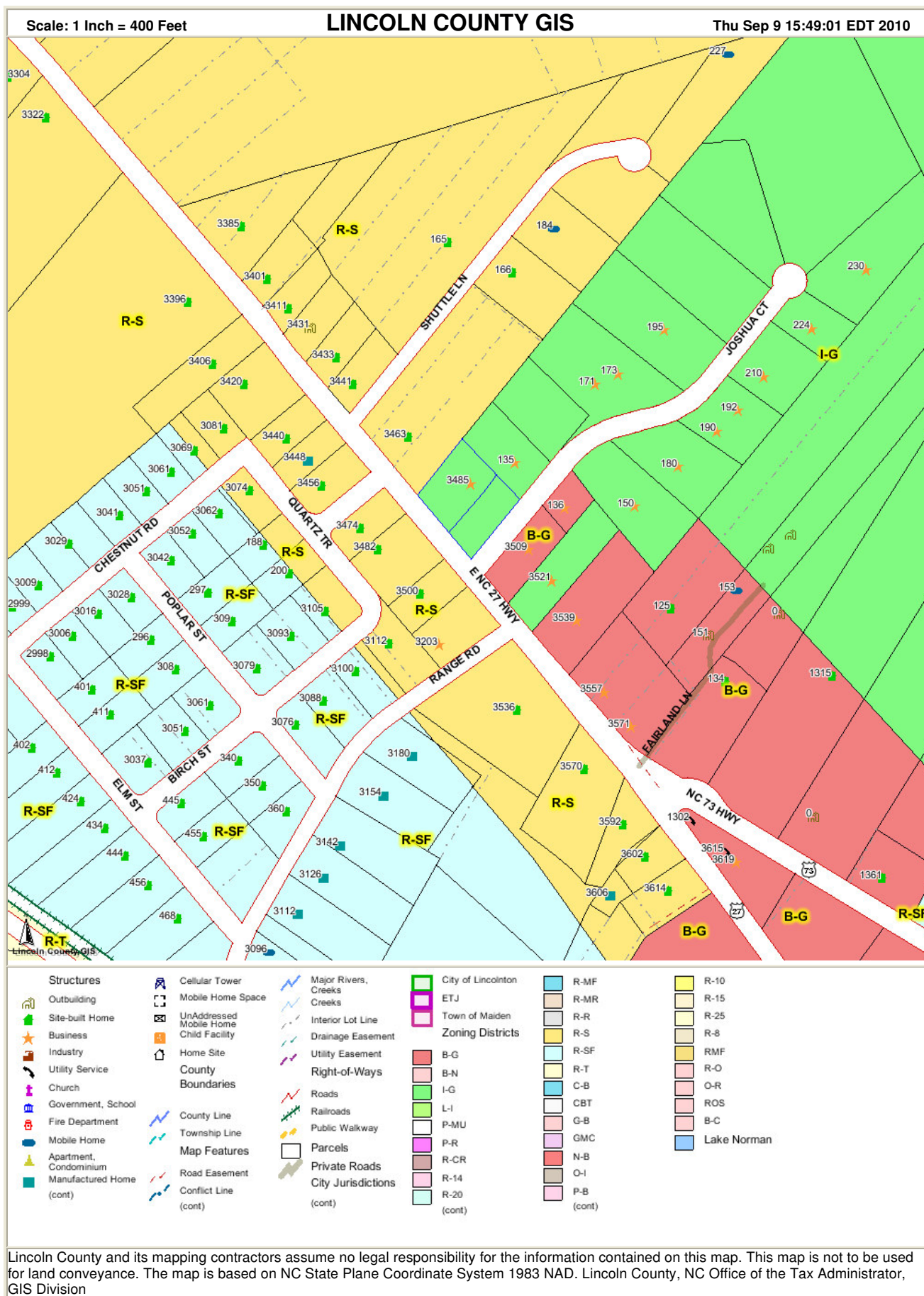
PHOTOS		PARCEL INFORMATION FOR 3653-04-5963				
	Parcel ID	55206	Owner	E B COLLINS & ASSOCIATES INC		
	Map	3653-03	Mailing	790 N NC 16 HWY		
	Account	0226257	Address	DENVER NC 28037		
	Deed	2189-523	Recorded	5/18/2010		
	Land Value	\$68,640	Total Value	\$153,357	Sale Price	\$215,000
				Previous Parcel		55206
	----- All values are for tax year 2010. -----					
	Subdivision	Lot ROBERT LENOX		Plat	12-385	
	Description	W E CALDWELL LAND		Deed Acres	0.71	
	Address	3485 E NC 27 HWY		Tax Acres	0.71	
Township	IRONTON		Tax/Fire District	BOGER CITY		
Main Improvement		RSF SHOP	Value	\$77,876		
Main Sq Feet	3000	Stories	1	Year Built	1990	
Zoning District		Calculated Acres		Voting Precinct	Calculated Acres	
I-G		0.72		IRON STATION (IS23)	0.72	
Watershed Class				Sewer District		
Not in a watershed		0.72		Not in the sewer district	0.72	
2000 Census County				Tract	Block	
37109				070900	4003	
Flood		Zone Description		Panel		
X		NO FLOOD HAZARD		3653	0.72	



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PHOTOS	PARCEL INFORMATION FOR 3653-04-6867				
 Photo Not Available	Parcel ID	82469	Owner	E B COLLINS & ASSOCIATES INC	
	Map	3653-03	Mailing	790 N NC 16 HWY	
	Account	0226257	Address	DENVER NC 28037	
	Deed	2189-523	Recorded	5/18/2010	
	Land Value	\$17,635	Total Value	\$17,635	
	----- All values are for tax year 2010. -----				
	Subdivision	Lot ROBERT LENOX		Sale Price	\$215,000
	Description	ROBERT LENOX LOT		Previous Parcel	55206
	Address	JOSHUA CT		Plat	12-385
	Township	IRONTON		Deed Acres	0.49
Improvement	No Improvements		Tax Acres	0.5	
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
I-G	0.5	IRON STATION (IS23)	0.5		
Watershed Class	0.5	Sewer District	0.5		
Not in a watershed		Not in the sewer district			
2000 Census County		Tract	Block		
37109		070900	4003	0.5	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3653	0.5	



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