



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

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: April 13, 2017

Re: UDO Proposed Amendment #2017-1
Red Apple Development, LLC, applicant

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 1, 2017.

APPLICANT'S PROPOSAL

The applicant is proposing an amendment to Section 2.2 of the Lincoln County Unified Development Ordinance to make elementary and secondary schools a permitted use in the B-N (Neighborhood Business) and B-G (General Business) districts.

BACKGROUND INFORMATION

Currently, elementary and secondary schools are permitted only in the county's main residential districts: R-R (Rural Residential), R-T (Transitional Residential), R-S (Residential Suburban) R-SF (Residential Single-Family) and R-CR (Residential and Commercial Recreational).

Other civic facilities that serve children – namely day care centers, including preschool academies – are permitted in the B-N and B-G districts. Technical, trade and business schools are permitted in the B-G district.

In the B-N district, facilities are limited to maximum floor area of 10,000 square feet. In the B-G district, the maximum floor area is 50,000 square feet.

STAFF'S RECOMMENDATION

Staff recommends approval of the text amendment. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **UDO Proposed Amendment #2017-1**

Applicant **Red Apple Development, LLC**

Proposed amendment Amend Section 2.2 (Use Table) to make elementary and secondary schools a permitted use in the B-N and B-G districts

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

Guiding Principle 3 of the Land Use Plan calls for integrating community facilities, including schools, into the planning process for new and expanded residential, commercial and industrial developments.

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

Business districts are traditionally the center of communities. Other civic facilities that serve children, such as day care centers, are already permitted in business districts. While traditional public schools are often located in residential districts, charter schools sometimes locate in business districts.



UDO Text Amendment 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 Red Apple Development LLC
Applicant Address 800 Corporate Dr Ft. Lauderdale, FL
Applicant Phone Number 561-213-9306

Part II

Briefly describe the proposed text amendment.

Make elementary and secondary schools a permitted use in the B-N and B-G districts.

Part III

Provide the full text of the proposed amendment (on a separate sheet if necessary) with proposed deleted text shown as struck through and proposed added text underlined.

§2.2 Use Table

Civic Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	B-C	I-L	I-G	Use Standard
School, elementary and secondary	P	P	P	P	P						P	P				§4.3.6

\$400 APPLICATION FEE 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

3/19/17
Date