



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: July 20, 2010

Re: Zoning Map Amendment #579
Lincoln Economic Development Association, applicant
Parcel ID# 56205

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 2, 2010.

Request

The applicant is requesting the rezoning of a 68-acre parcel from R-T (Transitional Residential) to I-G (General Industrial). The owner of the property has authorized the applicant to apply for the rezoning. A public hearing on the same request by a different applicant was held in August 2009, but that request was tabled and later withdrawn.

Site Area & Description

This property is located on the west side of Rufus Road and the east side of the new four-lane Hwy. 16. It is also bordered by a railroad. It is adjoined by property zoned I-G and R-T. Land uses in this area include residential, recreational, institutional and governmental (Optimist Convenience Site). Much of the land in this area is undeveloped. Public water and sewer service are available in this area. The Lincoln County Land Use Plan classifies this property as industrial, designated for future industrial/manufacturing and warehousing uses. This property and adjoining parcels are planned for development as a business/industrial park.

**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 Lincoln Economic Development Association

Applicant Address 502 E Main Street, Lincolnton, NC

Applicant Phone Number 704-732-1511

Property Owner's Name Walter Clark

Property Owner's Address Po Box 9, Lincolnton NC 28093

Property Owner's Phone Number (704) 735-4001

Part II

Property Location Bethel Ridge, Catawba Springs Township

Property ID # (10 digits) 41603-22-1362 Property Size 68.49

Parcel # (5 digits) 56205 Deed Book(s) 1892 Page(s) 1684

Part III

Existing Zoning District R-T Proposed Zoning District I-G

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

Unimproved Property

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

Business Industrial Development

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.

Walter Clark
Applicant

July 17, 2010
Date



COUNTY OF LINCOLN, NORTH CAROLINA
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AUTHORIZATION TO APPLY FOR REZONING

As an owner of the property identified as Parcel ID# 56205,
I hereby authorize LEDA to apply to
rezone this property from B-7 to I-6.

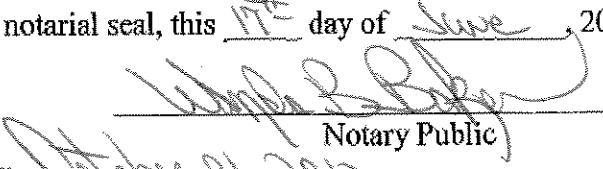

signature

date

NORTH CAROLINA
LINCOLN COUNTY
Carolina

I, Forrest Daniel Avery, a Notary Public for said County and State, do hereby certify that Forrest Daniel Avery personally appeared before me this day and acknowledged that he voluntarily signed this document for the purpose stated herein.

WITNESS my hand and notarial seal, this 17th day of June, 2008.

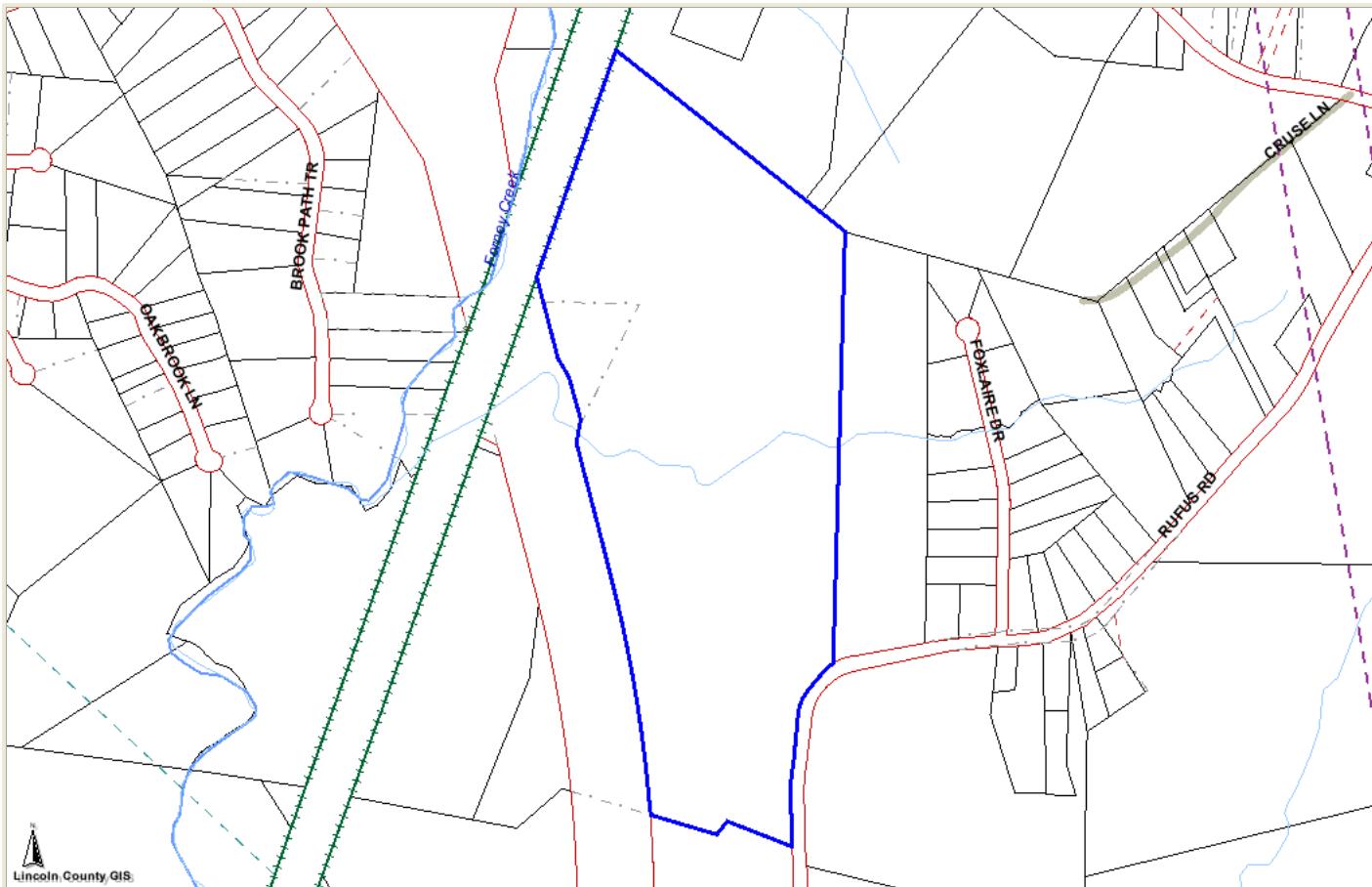
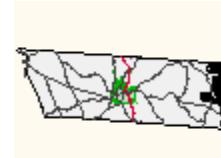

Notary Public

My Commission Expires: October 31, 2010



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: 6/24/2010 Scale: 1 Inch = 800 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4603-22-1362

Parcel ID	56205	Owner	CLARK WALTER
Map	4603-00	Mailing Address	PO BOX 9 LINCOLNTON NC 28093
Account	0115922	Recorded	10/6/2008
Deed	1872-686	Total Value	\$528,601 \$1,559,000
Land Value	\$528,601	Sale Price Previous Parcel	
----- All values are for tax year 2010. -----			
Description	TRACT#1 WALTER CLARK 1387		
Address	RUFUS RD		
Township	CATAWBA SPRINGS		
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-T	68.24	TRIANGLE (TR30)	68.24
Watershed Class		Sewer District	
Not in a watershed	68.24	Not in the sewer district	68.24
2000 Census County		Tract	
37109		071100	2015
Flood	Zone Description	Block	Calculated Acres
X	NO FLOOD HAZARD	4603	68.24
Panel			



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 #579**

Applicant **Lincoln Economic Development Association**

Parcel ID# **56205**

Location **Rufus Road**

Proposed amendment **Rezone from R-T to I-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 Building & Land Development **Zoning Application Background and Staff Comments**

Application #
<u>ZMA #579</u>

IDENTIFYING DATA

Parcel ID: 56205

Location of property: west side of Rufus Road and east side of new four-lane Hwy. 16

Name of current property owner: Walter Clark

Address of current property owner: P.O. Box 9, Lincolnton, NC 28093

Date of application: June 18, 2010

ZONING INFORMATION

Current zoning: R-T

Current use: undeveloped

Property dimensions: approximately 1,000 feet by 3,000 feet

Proposed zoning: I-G

Proposed use: business/industrial park

Description of request: regular rezoning

DIMENSIONAL REQUIREMENTS

Current zoning: R-T

Proposed zoning: I-G

Lot area: 32,500 square feet

Lot area: one acre

Front setback: 30 feet

Front setback: 50 feet

Side setback: 10 feet

Side setback: 20 feet or 50 feet
abutting residential district

Side to street setback: 20 feet

Side to street setback: 30 feet

Rear setback: 40 feet

Rear setback: 30 feet or 50 feet
abutting residential district

Max height: 35 feet

Max height: 50 feet

Open space: NA

Open space: NA

ENVIRONMENTAL

Soil type(s): primarily MdB2 – Madison sandy clay loam, 2-8% slopes; MdC2 – Madison sandy clay loam, 8-15% slopes, and MaD – Madison sandy loam, 15-25% slopes.

Building site: well suited to poorly suited

Sanitary facilities: sewer service to be provided by developer

HYDROLOGICAL CONDITIONS

Flood panel number: 4603

Zone: X (no flood hazard)

Is any portion of the property located in a floodplain or floodway: no

ADDITIONAL INFORMATION

What are the adjoining land uses and zoning (N, S, E & W): north – undeveloped, zoned industrial; south – undeveloped, zoned industrial; east – undeveloped, zoned residential; west – new N.C 16 and railroad

List of potential uses under existing zoning: manufactured homes, duplexes, modular homes, site-built homes

List of potential uses under proposed zoning: manufacturing and assembly of products, warehousing and distribution, research and development, vehicle service and repair, contractor's yard, etc.

What is the stated reason for requesting the rezoning? proposed industrial/business park

LAND USE PLAN CONFORMANCE

Is there a discrepancy between the proposed zoning and the Land Use Plan? No. The Land Use Plan designates this property for future industrial development.

TRANSPORTATION

The proposed zoning request is located on or near State Road(s): Rufus Road

Is a traffic impact analysis required for this request: no

The approximate distance to the nearest intersection(s): 3,500 feet to Triangle Circle

SIGNAGE

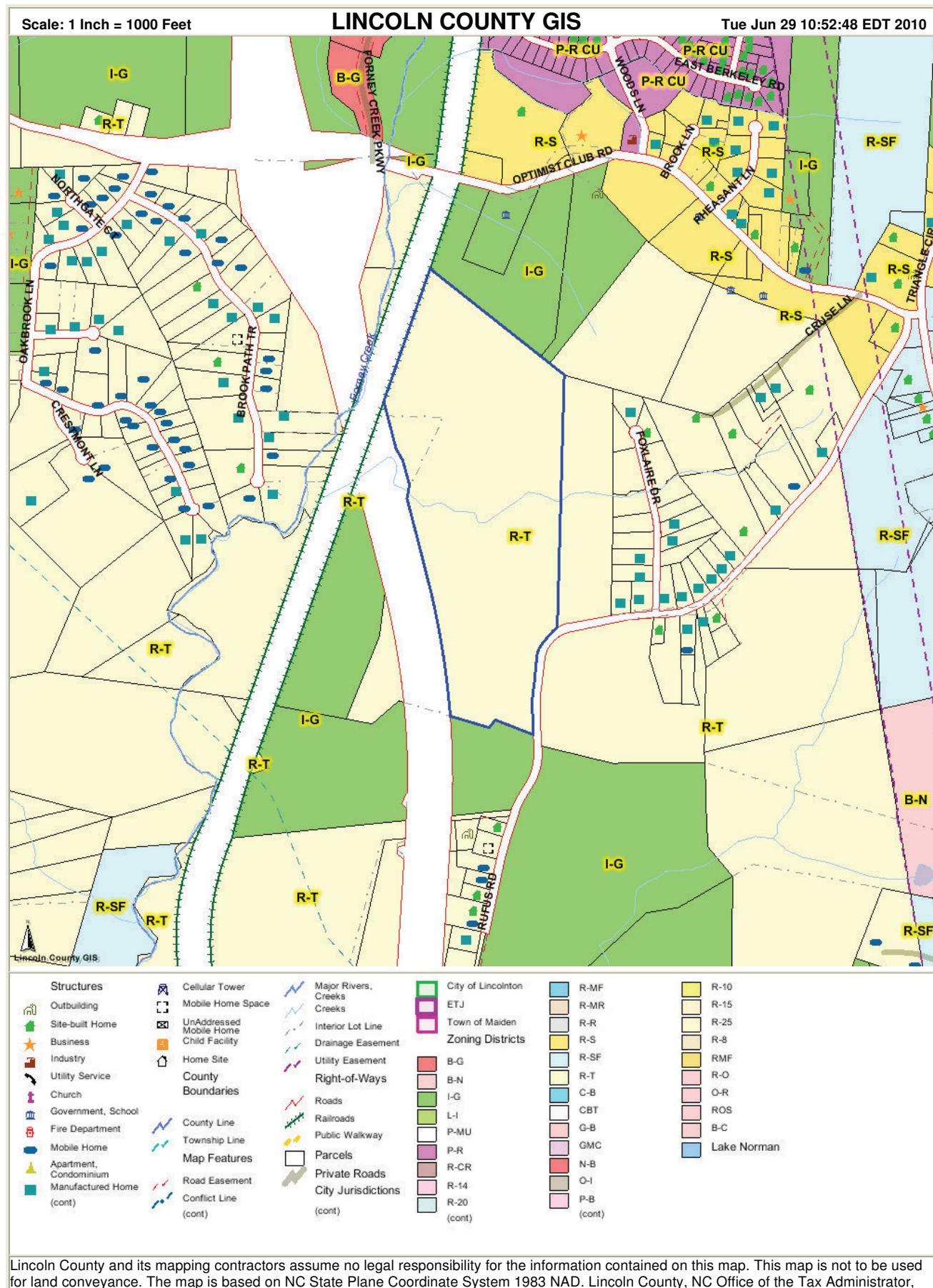
Maximum number, size and type of signs allowed per the zoning ordinance: one pole sign with a maximum sign area of 60 square feet or one monument sign with a maximum sign area of 80 square feet per lot

LANDSCAPING AND SCREENING

The UDO Ordinance requires what class of buffer: Class C buffer adjoining residential district

STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends the rezoning request be approved. The Land Use Plan designates this property for industrial development. This property is located near an intersection with a four-lane highway. Public water and sewer are available in this area. The proposed park would create employment opportunities and expand the county's tax base.



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