



## 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, NC 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  
3653-04-6867 .5

Parcel # (5 digits) 55706 Deed Book(s) 2189 Page(s) 523  
82469

### **Part III**

Existing Zoning District I G Proposed Zoning District B G

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:



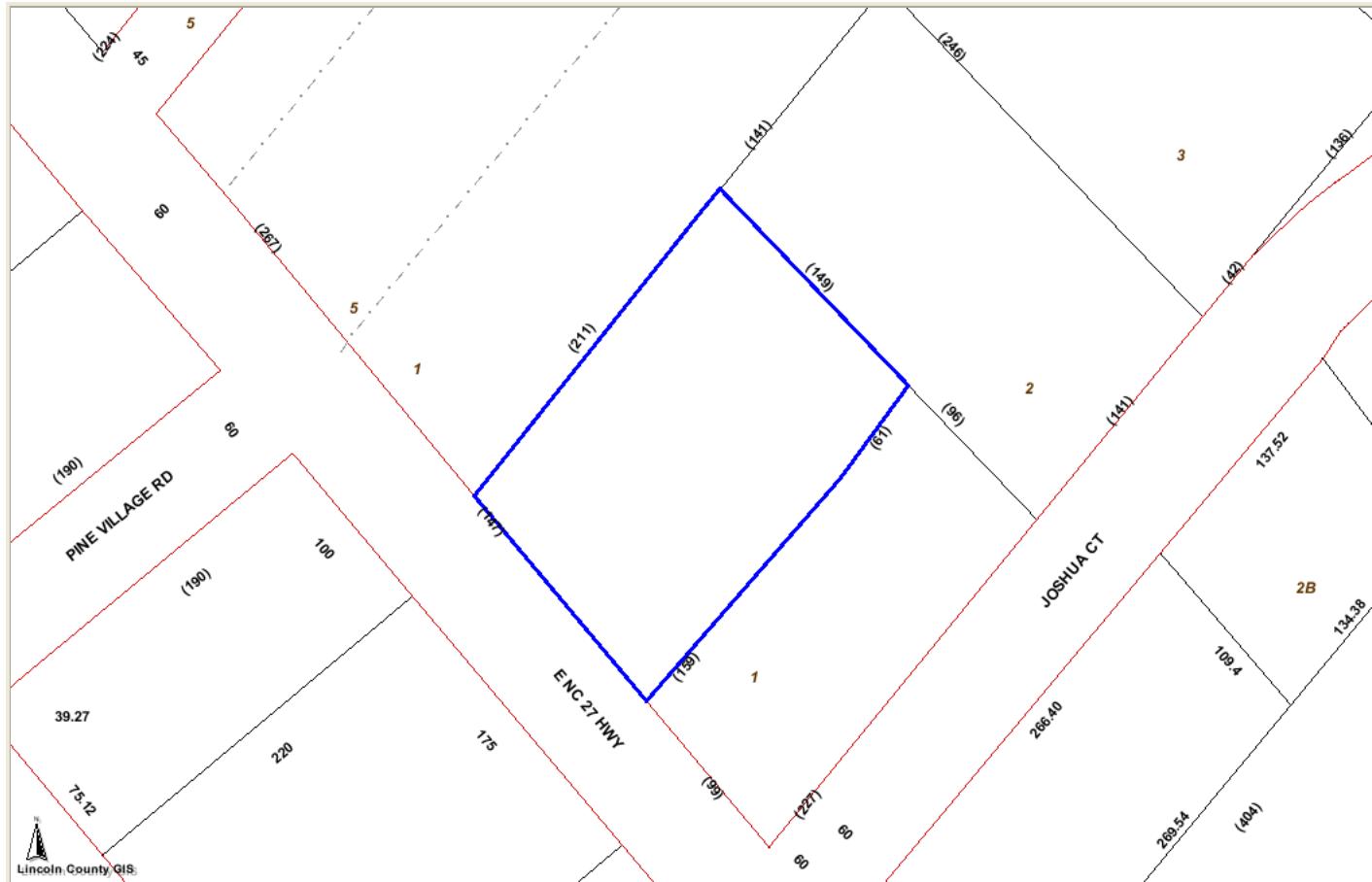
## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

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: 9/3/2010 Scale: 1 Inch = 100 Feet



Lincoln County GIS

#### PHOTOS



55206

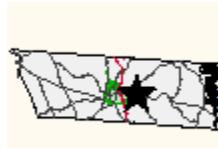
#### PARCEL INFORMATION FOR 3653-04-5963

Parcel ID	55206	Owner	E B COLLINS & ASSOCIATES INC
Map	3653-03	Mailing Address	790 N NC 16 HWY DENVER NC 28037
Account	0226257	Recorded	5/18/2010
Deed	2189-523	Total Value	\$153,357
Land Value	\$68,640	----- 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		Value	\$77,876
Main Sq Feet	3000	RSF SHOP Stories	
Zoning District		1 Year Built	1990
I-G	Calculated Acres		
Watershed Class	0.72	Voting Precinct	IRON STATION (IS23)
Not in a watershed	0.72	Sewer District	Not in the sewer district
2000 Census County		Tract	070900
37109		Block	4003
Flood	Zone Description	Panel	3653
X	NO FLOOD HAZARD		0.72

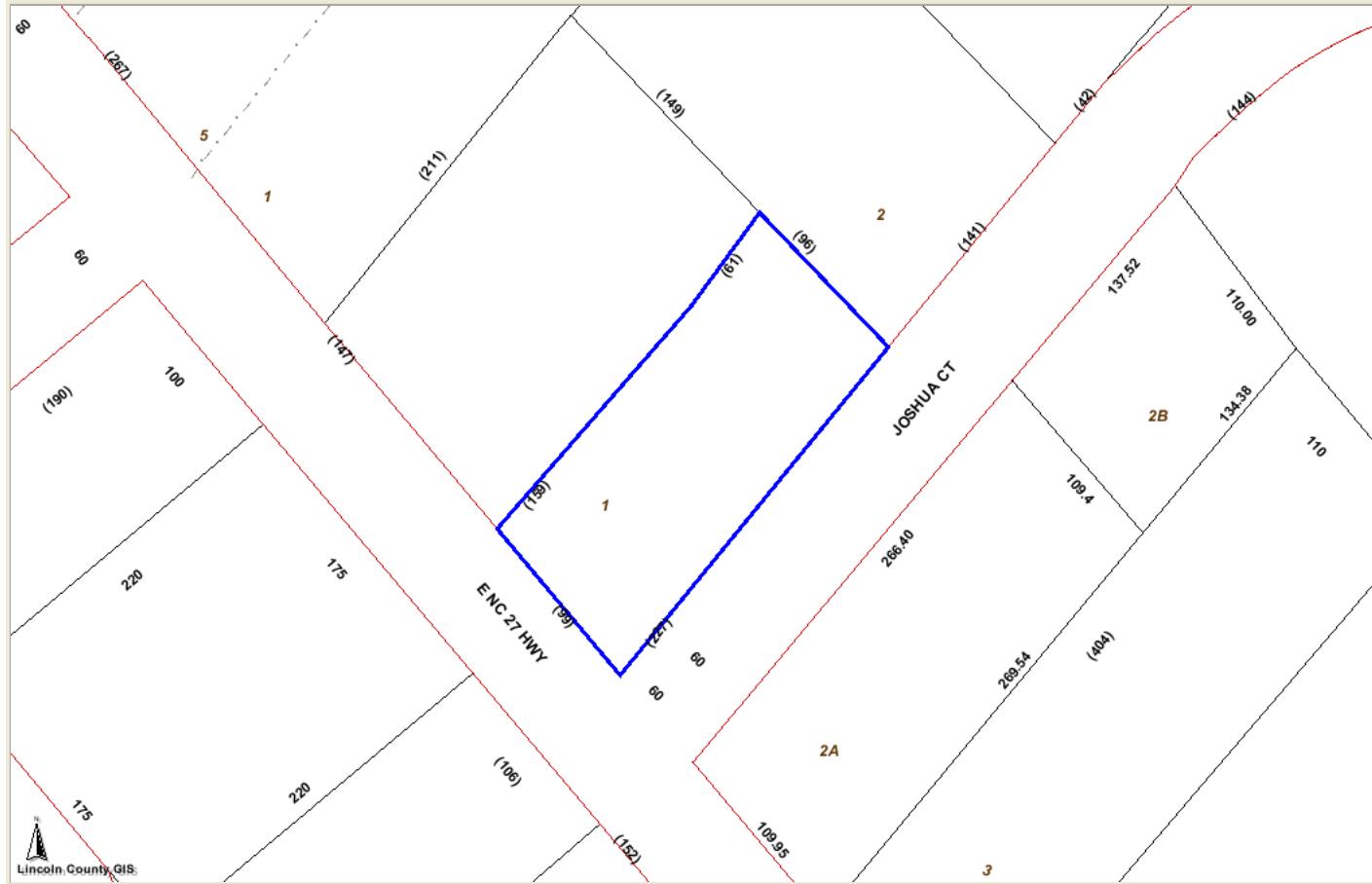


## **Lincoln County, NC**

**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: 9/3/2010 Scale: 1 Inch = 100 Feet**



Date: 9/3/2010 Scale: 1 Inch = 100 Feet



## PHOTOS



Photo Not Available

## PARCEL INFORMATION FOR 3653-04-6867

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

