



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: November 23, 2010

Re: Zoning Map Amendment #582
Lincoln Charter School, applicant
Parcel ID# 90005

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 6, 2010.

Request

The applicant is requesting the rezoning of 1.9 acres from B-N (Neighborhood Business) to R-SF (Residential Single-Family). This property is undeveloped. The applicant is proposing to construct an elementary school on the site. Under the Unified Development Ordinance, an elementary or secondary school is a permitted use in the R-SF district but not in the B-N district.

Site Area & Description

This property is located about 250 feet west of N.C. 16 Business and about 500 feet south of Galway Lane. It is adjoined by property zoned R-SF, B-N and I-G (General Industrial). Land uses in this area include business, industrial, institutional and residential. The NC 16 Corridor Vision Plan recommends that commercial development be concentrated in nodes at major intersections.

Additional Information

Permitted uses

Under current B-N zoning: retail sales, offices, restaurant, etc.

Under requested R-SF zoning: single-family home, church, school, etc.

Adjoining zoning and uses

East: Zoned B-N, vacant building formerly used as rescue squad base.

South: Zoned B-N, vehicle sales, animal kennel.

West: Zoned R-SF, Lincoln Charter School (grades 6-12).

North: Zoned I-G, auto body shop.

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. 16 Business in this area is approximately 21,000 vehicles, according to 2008 figures.

Staff's Recommendation

Staff recommends approval. The rezoning is consistent with the NC 16 Corridor Vision Plan. This property adjoins property that is zoned R-SF.



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 LINCOLN CHARTER SCHOOL

Applicant Address 7834 GALWAY LANE, DENVER, NC 28031

Applicant Phone Number 704-483-6611

Property Owner's Name FOUNDATION FOR EDUCATION THE INC

Property Owner's Address 133 EAGLES NEST ROAD,
LINCOLNTON, NC 28092

Property Owner's Phone Number 704-483-6611

Part II

Property Location N NC 16 HWY

Property ID # (10 digits) 4603-57-7804 Property Size 1.9 ACRES

Parcel # (5 digits) 90005 Deed Book(s) 2207 Page(s) 382

Part III

Existing Zoning District B-N Proposed Zoning District R-SF

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

PROPERTY IS VACANT WITH NO STRUCTURES.

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

THE PROPOSED USE IS TO CONSTRUCT
AN ELEMENTARY SCHOOL.

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.*

John Whaley
Applicant

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 #582**

Applicant **Lincoln Charter School**

Parcel ID# **90005**

Location **250 feet west of N.C. 16 Business and 500 feet south of Galway Lane**

Proposed amendment **Rezone from B-N to R-SF**

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

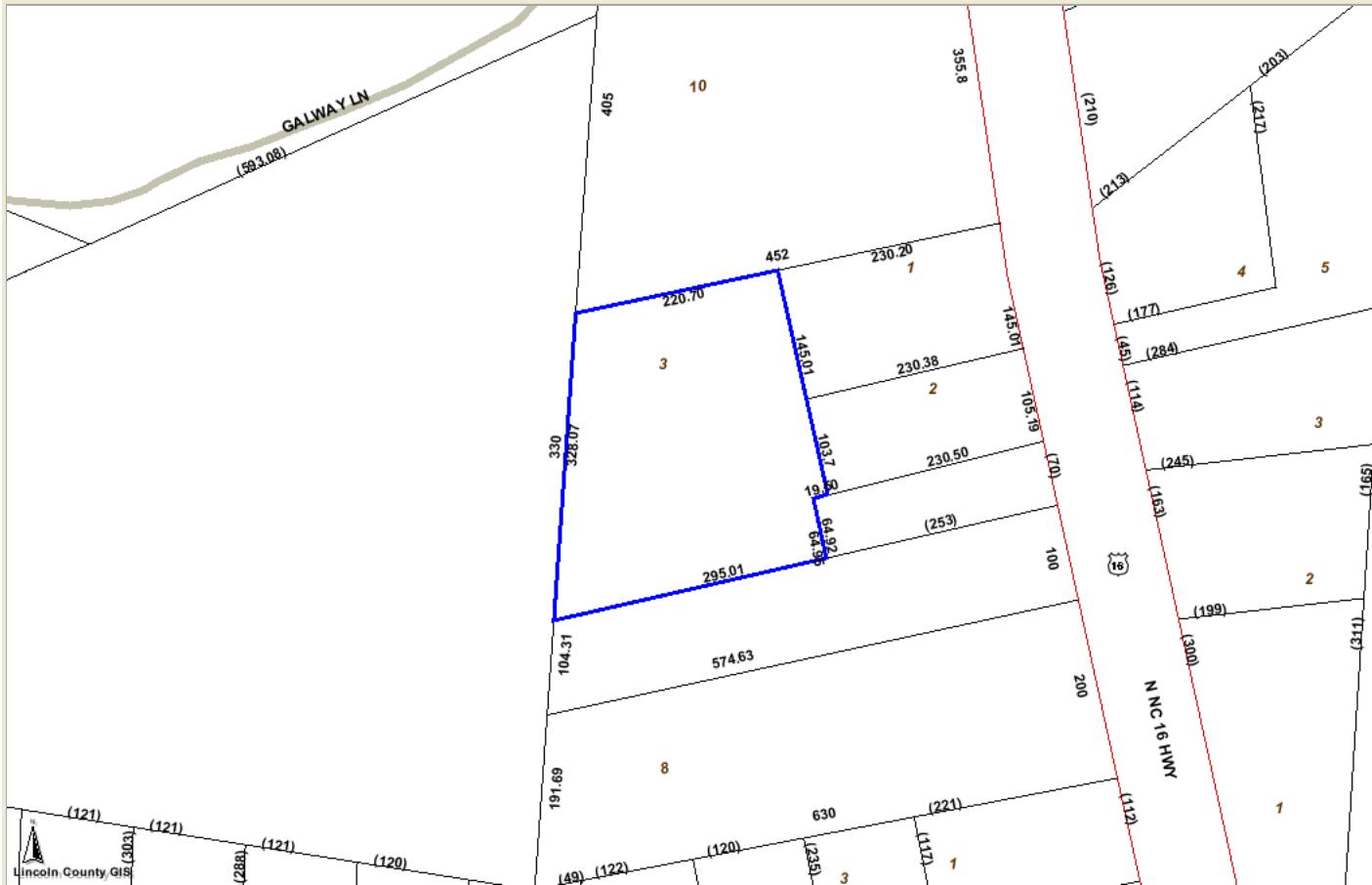
in that:



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: 11/5/2010 Scale: 1 Inch = 200 Feet

Date: 11/5/2010 Scale: 1 Inch = 200 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4603-57-7804

Parcel ID	90005	Owner	FOUNDATION FOR EDUCATION THE INC
Map	4603-02	Mailing Address	133 EAGLES NEST RD LINCOLNTON NC 28092
Account	0228452	Recorded	9/14/2010
Deed Value	2207-382	Property Values Not Yet Determined	Sale Price Previous Parcel
		----- All values are for tax year 2010. -----	\$78,000 02885
Subdivision	Lot 3 DENVER LAKE NORMAN ROTARY CLUB	Plat	15-292
Description	3DENVER LAKENORMAN ROTARY	Deed Acres	1.9
Address	N NC 16 HWY	Tax Acres	1.89
Township	CATAWBIA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Improvement		No Improvements	
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
B-N	1.89	WESTPORT (WP32)	1.89
Watershed Class		Sewer District	
Not in a watershed	1.89	In the sewer District	1.89
2000 Census County		Tract	Block
37109		071100	2007
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	4603	1.89

