



## 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 28037  
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.

[Signature]  
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

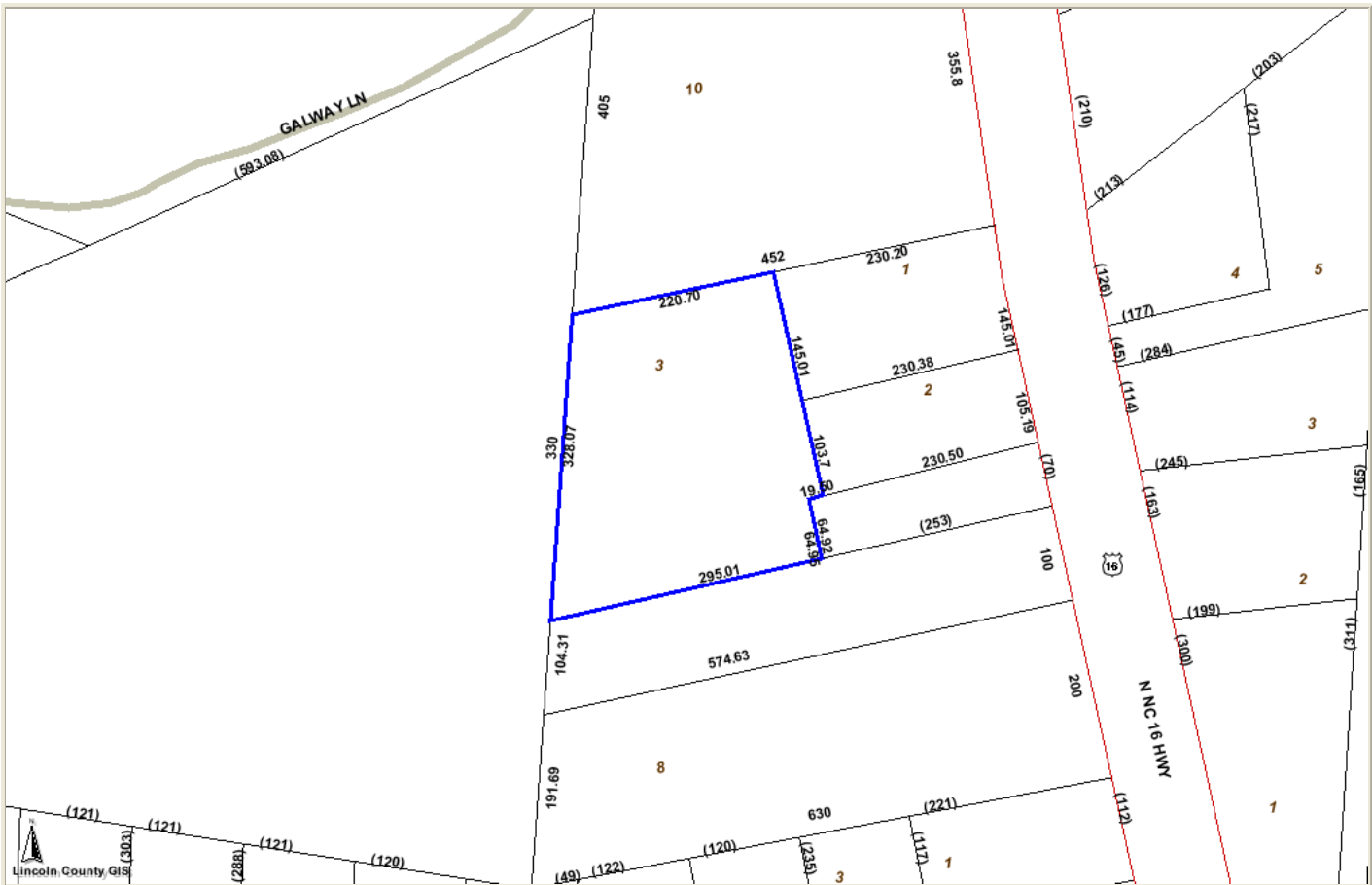
in that:



## 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**



### PHOTOS



Photo Not Available

### PARCEL INFORMATION FOR 4603-57-7804

Parcel ID	90005	Owner	FOUNDATION FOR EDUCATION THE INC		
Map	4603-02	Mailing	133 EAGLES NEST RD		
Account	0228452	Address	LINCOLNTON NC 28092		
Deed	2207-382	Recorded	9/14/2010	Sale Price	\$78,000
Value	Property Values Not Yet Determined		Previous Parcel	02885	
----- All values are for tax year 2010. -----					
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	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN / EL SEWER	
Improvement	No Improvements				
Zoning	Calculated	Voting Precinct	Calculated Acres		
District	Acres	WESTPORT (WP32)	1.89		
B-N	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	1.89	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	4603	1.89		

