



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: Alex Patton, Board of Commissioners Chairman

George Wood, County Manager

Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: March 22, 2011

Re: Zoning Map Amendment #583
Roman Catholic Diocese of Charlotte, applicant
Parcel ID# 58765 and 58766

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 4, 2011.

Request

The applicant is requesting the rezoning of 1.5 acres from I-G (General Industrial) to B-N (Neighborhood Business). This property is undeveloped. The applicant is planning to purchase the property to provide additional parking for Holy Spirit Catholic Church. The church is located on an adjacent parcel that's zoned B-N. Under the Unified Development Ordinance, a place of worship (including an accessory use such as parking) is a permitted use in the B-N district but not in the I-G district. The owner of this property has authorized the rezoning application.

Site Area & Description

This property is located on the south side of Townsend Drive about 200 feet west of N.C. 16 Business. It is adjoined by property zoned I-G, B-N and B-G (General Business). Land uses in this area include industrial, business, institutional and residential. This property is designated by the Lincoln County Land Use Plan as partly in the NC 16 Corridor and partly in an industrial area. The Land Use Plan recommends against allowing certain "heavy" or "unsightly" uses from locating along the corridor.

Additional Information

Permitted uses

Under current I-G zoning: vehicle repair, vehicle service, self-storage facility, machine shop, etc.
Under requested B-N zoning: place of worship, retail sales, offices, personal services, etc.

Adjoining zoning and uses

East: zoned B-G, marine supply business
South: zoned B-N, church.
West: zoned I-G, construction contractor.
North: zoned I-G, contractor's yard.

Traffic

The average daily traffic count on N.C. 16 Business in this area is approximately 23,000 vehicles, according to 2009 figures.

Staff's Recommendation

Staff recommends approval. This is a "downzoning" to a more restrictive district. This property adjoins property that is zoned B-N and B-G.


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

A
Part I
 Applicant Name

Roman Catholic Diocese of Charlotte

Applicant Address

1123 S. Church St. Lincolnton NC 28093

Applicant Phone Number

704-370-3244 (oe) 704-483-6448
Fr. Lazarus (Holy Spirit Church)

Property Owner's Name

Donald A. Paul

Property Owner's Address

Po Box 190 Berrien Springs MI 49103

Property Owner's Phone Number

269-471-4440
Part II

 Property Location
 LOT 13 TRIANGLE BUSINESS PARK

 Property ID # (10 digits)
 4602-67-0740

 Property Size
 .76 ACRE

 Parcel # (5 digits)
 58765

 Deed Book(s)
 969

 Page(s)
 382
Part III

 Existing Zoning District
 I - G
 Proposed Zoning District
 B - N

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

LOTS ARE NOT being used, not developed.
NO STRUCTURES on property.

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

Holy Spirit Church would most likely use these
lots for parking.

**APPLICATION FEE (up to 2 acres \$100, 2-5 acres \$300, 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.

+ Peter J. Dugan
 Applicant

January 19, 2011
 Date



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
 Zoning Administrator
 302 N. Academy St. Lincolnton, NC 28092
 Phone: (704) 732-8440 Fax: (704) 732-9010

A

Part I

Applicant Name Roman Catholic Diocese of Charlotte

Applicant Address 1123 S. Church St. Charlotte NC 28203

Applicant Phone Number 704-370-3244 (Fr. Emerentia Holy Spirit Church) 704-483-6748

Property Owner's Name Donald A. Paul

Property Owner's Address Po Box 190 Beersheba Springs MI 49103

Property Owner's Phone Number 269-471-4440

Part II

Property Location LOT 13 TRIANGLE BUSINESS PARK

Property ID # (10 digits) 4400-67-4730 Property Size 77 acres

Parcel # (5 digits) 58766 Deed Book(s) 1028 Page(s) 834

Part III

Existing Zoning District I-G Proposed Zoning District B-N

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

LOTS ARE NOT BEING USED, NOT DEVELOPED.
NO STRUCTURES ON PROPERTY.

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

Holy Spirit Church would most likely use these
Lots for parking area

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$600, 5+ acres \$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.

Donald A. Paul
 Applicant

January 19, 2011
 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 #583**

Applicant **Roman Catholic Diocese of Charlotte**

Parcel ID# **58765 and 58766**

Location **south side of Townsend Drive about 200 feet west of N.C. 16 Business**

Proposed amendment **Rezone from I-G to B-N**

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:

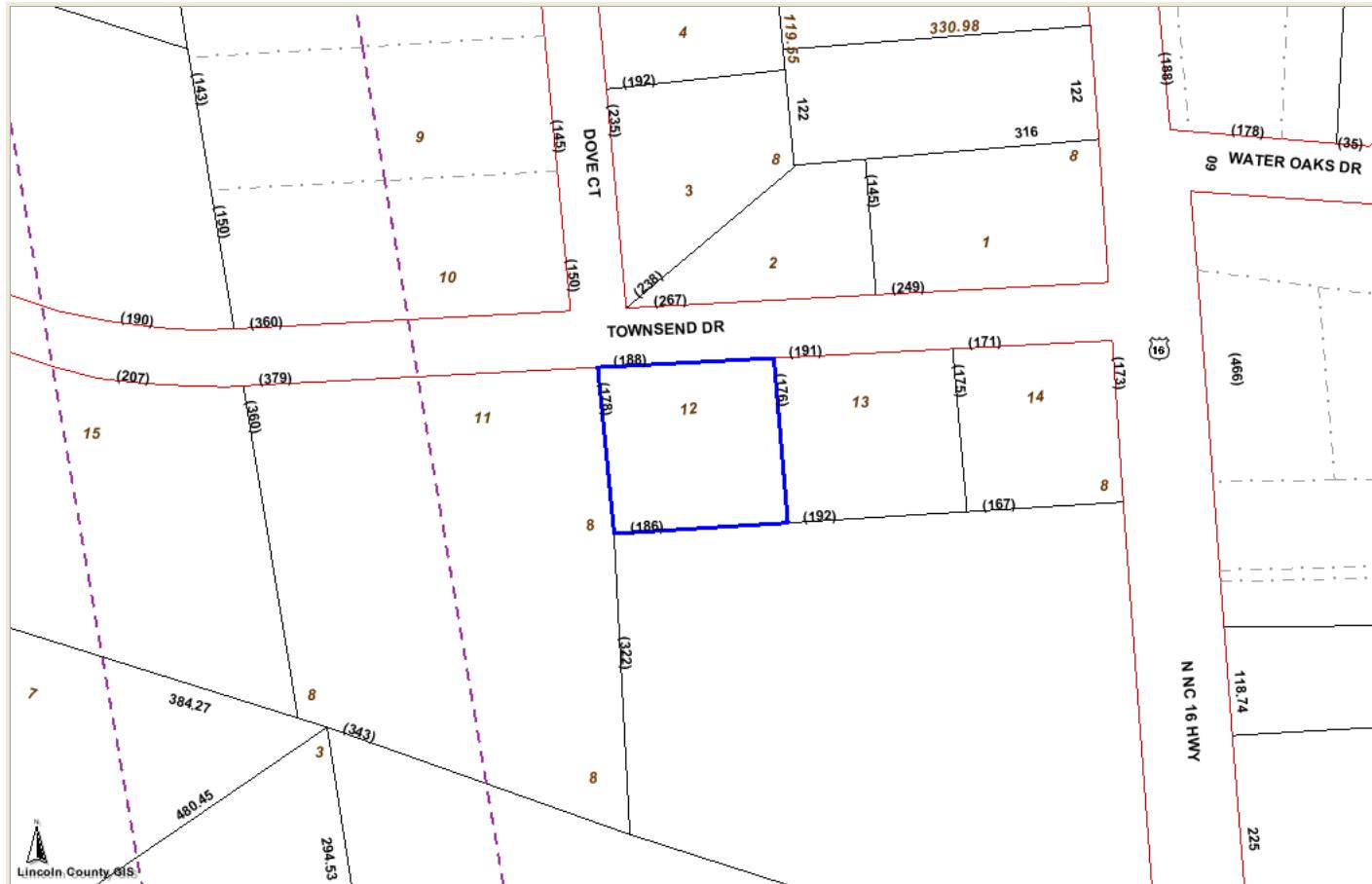


Lincoln County, NC

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: 2/16/2011 Scale: 1 Inch = 200 Feet



Date: 2/16/2011 Scale: 1 Inch = 200 Feet



PHOTOS



Photo Not Available

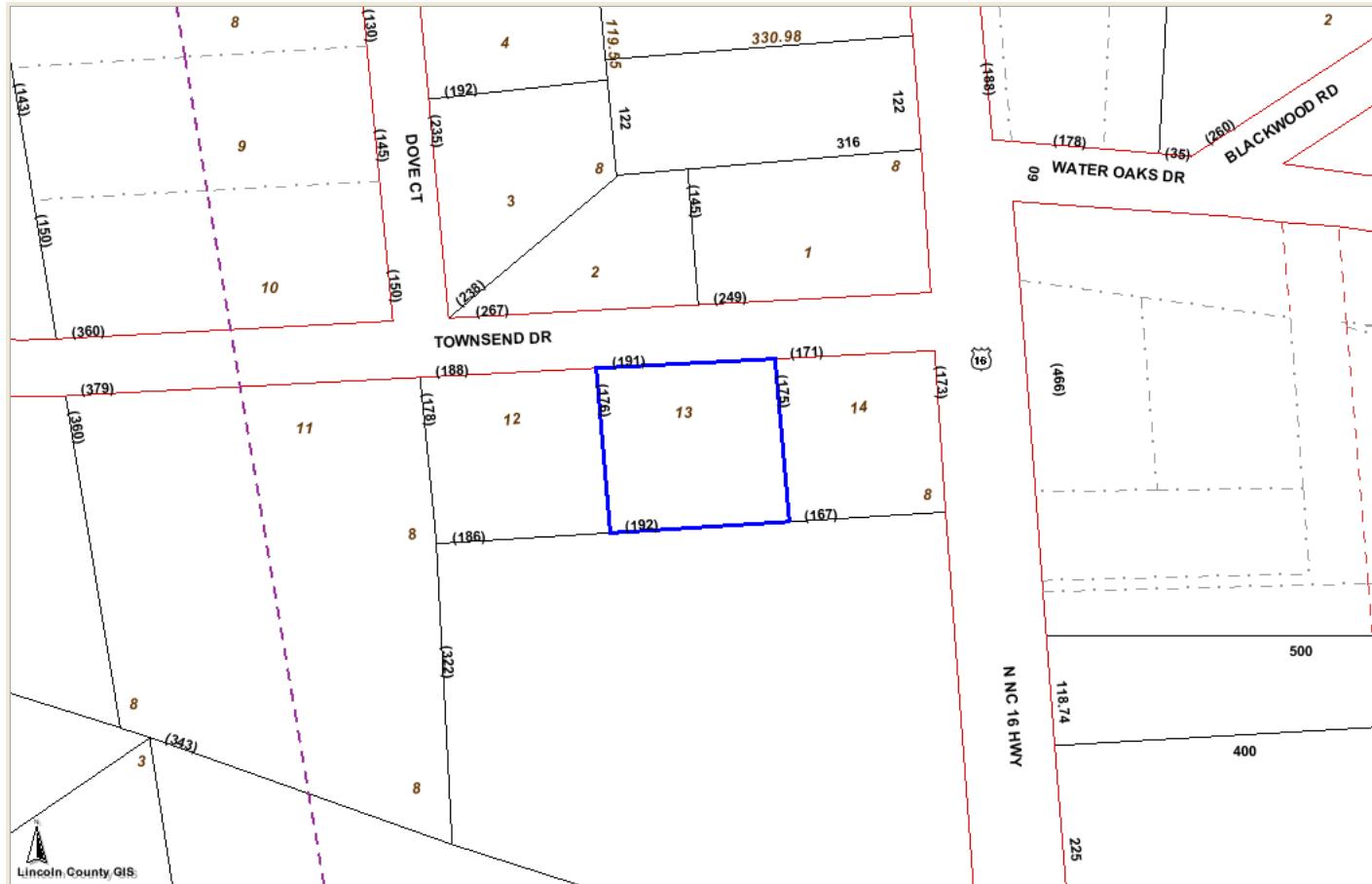
PARCEL INFORMATION FOR 4602-67-2740

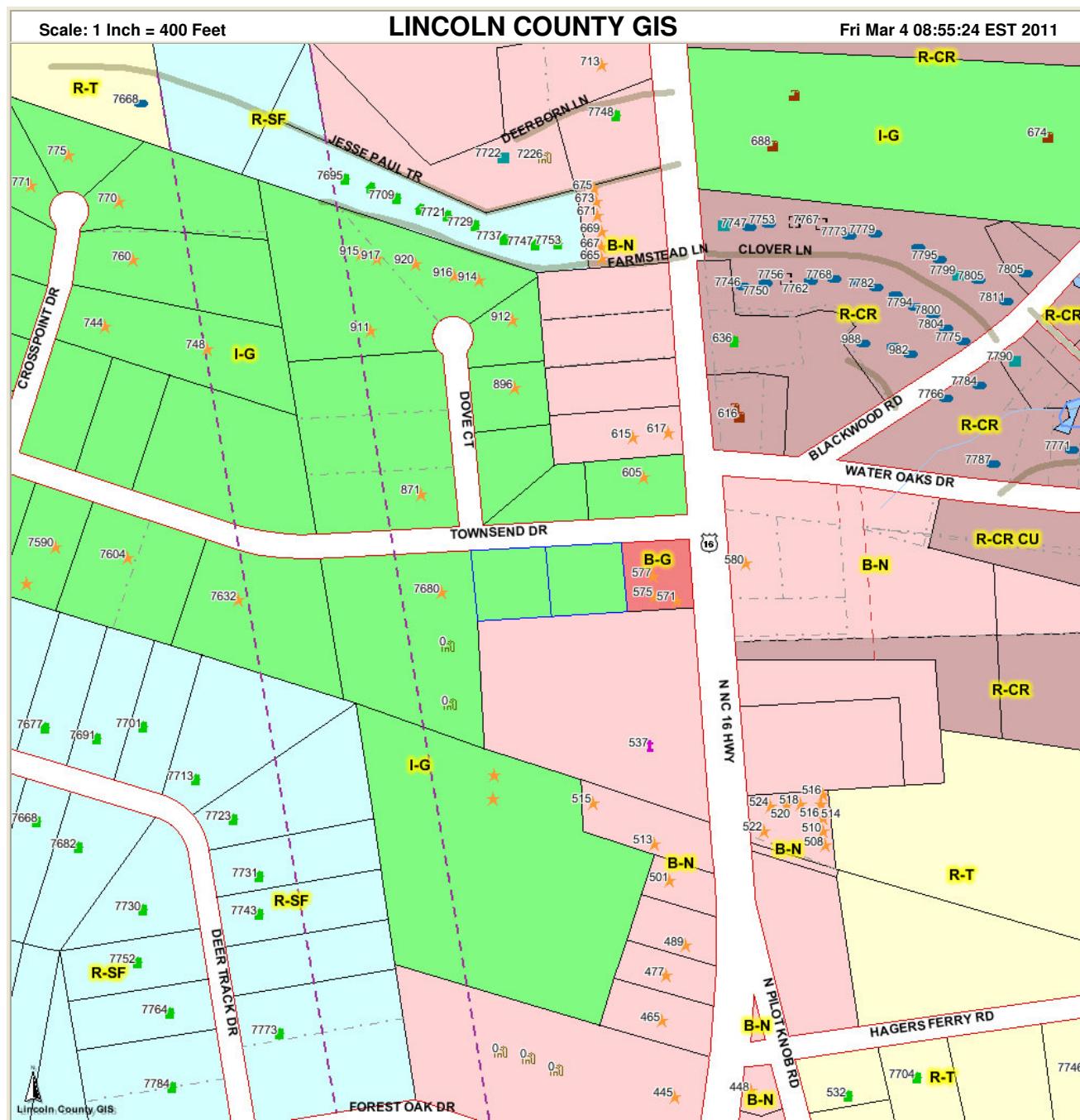
| | | | | |
|--|-------------------------------|------------------------|-------------------------------|-------------------------|
| Parcel ID | 58765 | Owner | PAUL DONALD A | |
| Map | 4602-02 | Mailing | PO BOX 190 | |
| Account | 0119684 | Address | BERRIEN SPRINGS MI 49103-0190 | |
| Deed | 969-382 | Recorded | 12/16/1996 | Sale Price |
| Land Value | \$76,100 | Total Value | \$76,100 | Previous Parcel |
| ----- All values are for tax year 2011. ----- | | | | |
| Subdivision | Lot 12 TRIANGLE BUSINESS PARK | | | Plat |
| Description | #12 TRIANGLE BUS. PARK | | | Deed Acres |
| Address | TOWNSEND DR | | | Tax Acres |
| Township | CATAWBA SPRINGS | | | EAST LINCOLN / EL SEWER |
| Improvement | No Improvements | | | |
| Zoning District | Calculated Acres | Voting Precinct | Calculated Acres | |
| I-G | 0.76 | TRIANGLE (TR30) | | 0.76 |
| Watershed Class | | Sewer District | | |
| Not in a watershed | 0.76 | In the sewer District | | 0.76 |
| 2000 Census County | | Tract | Block | |
| 37109 | | 071100 | 2016 | 0.76 |
| Flood | Zone Description | | Panel | |
| X | NO FLOOD HAZARD | | 4602 | 0.76 |



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: 2/16/2011 Scale: 1 Inch = 200 Feet





Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower (cont)

Mobile Home Space

- UnAddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Map Features
- Road Easement
- Conflict Line
- Major Rivers, Creeks (cont)

Creeks

- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions
- City of Lincolnton
- ETJ (cont)

Town of Maiden Zoning Districts

- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-25
- R-8
- R-T
- C-B
- CBT
- G-B
- P-R
- R-CR (cont)
- O-I
- P-B
- R-10
- R-15
- R-25
- R-8
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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. Lincoln County, NC Office of the Tax Administrator, GIS Division