



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: August 30, 2011

Re: CZ #2011-3

Steven Pearman, applicant

Parcel ID# 87913

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 12, 2011.

Request

The applicant is requesting the rezoning of 10.2 acres from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit a golf driving range and associated facilities. Outdoor recreation is a conditional use in the B-G district. If this request is approved, the development of this property would be subject to the approved site plan and any conditions mutually approved by the county and the applicant.

Site Area & Description

This property is located about 400 feet west of N.C. 16 Business at the end of West Pointe Drive, about 600 feet south of Cherry Point Lane. It is adjoined by property zoned B-N and R-SF (Residential Single-Family). A portion of this property lies in the Eastern Lincoln Development District. Land uses in this area include business, industrial and residential. This property is part of an area identified in the NC 16 Corridor Vision Plan as the South Triangle Community Center, where activity for the surrounding area is recommended to be concentrated.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Steven R. Pearman

Applicant Address 2371 W. Nicole Lane Denver, NC 28037

Applicant Phone Number Home: 704-489-0950 Cell: 704-526-6265

Property Owner Name Harold V. Lackey - Peggy H. Lackey

Property Owner Address 1365 Winged Foot Denver, NC 28037

Property Owner Phone Number Home: 704-483-3736

PART II

Property Location West Pointe Drive Denver, NC 28037

Property ID (10 digits) 4602-59-9284 Property size 10.51 Acres

Parcel # (5 digits) 87913 Deed Book(s) 1171 Page(s) 276

PART III

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

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

Briefly explain the proposed use and/or structure which would require a rezoning.
Development of Driving Range/Golf Practice Facility (Outdoor recreation, public)
Structures: Clubhouse, Equipment Shed, Tee Boxes - See attached plan drawings
Clubhouse will sublease approx. 900 sq. ft. for Barber Shop

\$1,000 APPLICATION FEE* MUST BE RECEIVED BEFORE PROCESSING.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct
to the best of my knowledge.

Steven R. Pearman
Applicant's Signature

7/28/11
Date



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Zoning Amendment

Statement of Consistency and Reasonableness Adopted by the Lincoln County Planning Board on _____

Case No. **CZ #2011-3**

Applicant **Steven Pearman**

Parcel ID# **87193**

Location **400 feet west of N.C. 16 Business at the end of West Pointe Drive**

Proposed amendment **Rezone from B-N to CZ B-G to permit golf driving range with barber shop**

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

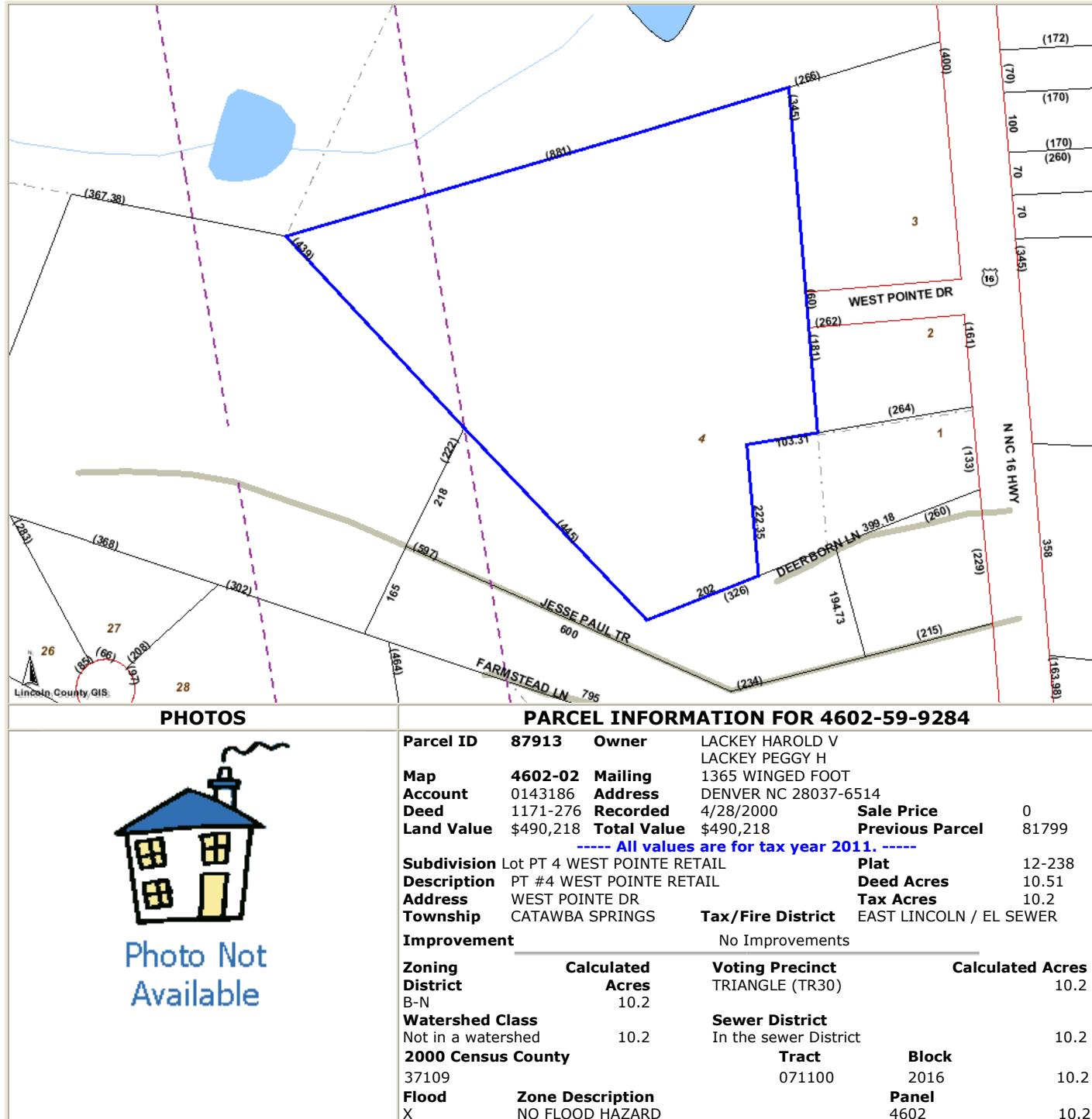
in that:



Lincoln County, NC

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Date: 8/25/2011 Scale: 1 Inch = 250 Feet



Community Involvement Meeting report

CZ #2011-3

Steven Pearman, applicant

A community involvement meeting on this rezoning request was held on Aug. 18, 2011, at the East Lincoln Community Center. The applicant talked about the proposal and answered questions. Property owner Hal Lackey and Rob Brown, an attorney who is working with the applicant, were also on hand. Two citizens attended the meeting: Bob Willard, an owner of West Pointe Shoppes, an adjacent commercial development; and Sandy Perkins, who lives nearby on Jesse Paul Trail.

Following is a summary of the comments, questions and answers.

Steven Pearman: I've lived in Denver for five years and I plan to continue living here. I want to be a good neighbor (in operating the proposed driving range). Everything is directed toward that pointed tip of the property, where the Duke Power right-of-way is. I want to keep as much natural trees around the range as possible, No. 1, for the aesthetics. Our intent from a grading standpoint is to keep it as natural as possible. We would want to grade it just enough so the machine can pick up the balls. The hours of operation we're planning are 9 a.m. to 9 p.m. Monday-Thursday, and 9 a.m. to 10 p.m. Friday-Sunday. The 1,800-square-foot clubhouse would have a barber shop, a golf retail shop and also offer hot dogs, soda and chips. There's a possibility of adding miniature golf in the future. I hope to begin construction in October and open in March or April. The lighting would be at the back of the tees and projected toward the hitting area. We would have 30 hitting bays. The barber shop would have three chairs. I would expect a peak occupancy of 30-40 people. The clubhouse would be stick-built with a barn-like look. It would have HardiPlank siding, a porch on the back, and lots of windows. We want to make it a good place to meet with friends and bring your family.

Bob Willard: Will there be a P.A. system?

Steven Pearman: We would have one, but it would not be blaring music. We'd use it to announce that there's a chair open in the barber shop and things like that.

Bob Willard: I think anything that is community focused like this would be a benefit, an attraction. I don't see that any of our tenants will be negatively impacted.

Sandy Perkins: My concern was which way the balls were going to go. We don't want to be dodging balls driving down the road. It looks like there's going to be plenty enough area, unless I get out there and hit.



Lincoln County Building & Land Development **Zoning Application Background and Staff Comments**

Application #
<u>CZ #2011-3</u>

IDENTIFYING DATA

Parcel ID: 87913

Location of property: about 400 feet west of N.C. 16 Business at the end of West Pointe Drive, about 600 feet south of Cherry Point Lane

Name of current property owner: Harold Lackey

Address of current property owner: 1365 Winged Foot Drive, Denver, N.C.

Date of application: received July 29, 2011

ZONING INFORMATION

Current zoning: B-N

Current use: undeveloped land

Property size: 10.2 acres

Proposed zoning: CZ B-G

Proposed use: golf driving range with barber shop

Description of request: conditional rezoning

Comments: If this request is approved, the use of this property would be subject to the approved site plan and any conditions mutually approved by the county and the applicant.

LAND USE PLAN CLASSIFICATION

This property is located on the outer edge of an area identified in the NC 16 Corridor Vision Plan as the South Triangle Community Center. The plan recommends encouraging development of this area as a concentration of activity for the surrounding area.

ENVIRONMENTAL

Soil types:

- 47% of site is Cecil sandy clay loam, 2-8% slopes (eroded), well suited for building site development.
- 53% of site is Pacolet sandy clay loam, 8-15% slopes (eroded), moderately suited for building site development.

Water supply watershed classification: This property is not located in a water-supply watershed.

HYDROLOGICAL CONDITIONS

Flood panel number: 4602

Zone: X – No Flood Hazard

TRANSPORTATION

Is a traffic impact analysis required for this request? no

What is the average daily traffic count on N.C. 16 Business at this location?
23,000, according to 2009 figures

ADDITIONAL INFORMATION

What are the adjoining land uses and zoning?

- East: Zoned B-N; multi-tenant commercial development, undeveloped lot and photography studio.
- South: Zoned B-N and R-SF, residential uses.
- West: Zoned R-SF and R-T; Duke Energy transmission right-of-way and residential uses.
- North: Zoned B-N, undeveloped land.

List of potential uses under existing zoning: Retail sales, offices, restaurant, hair salon, etc.

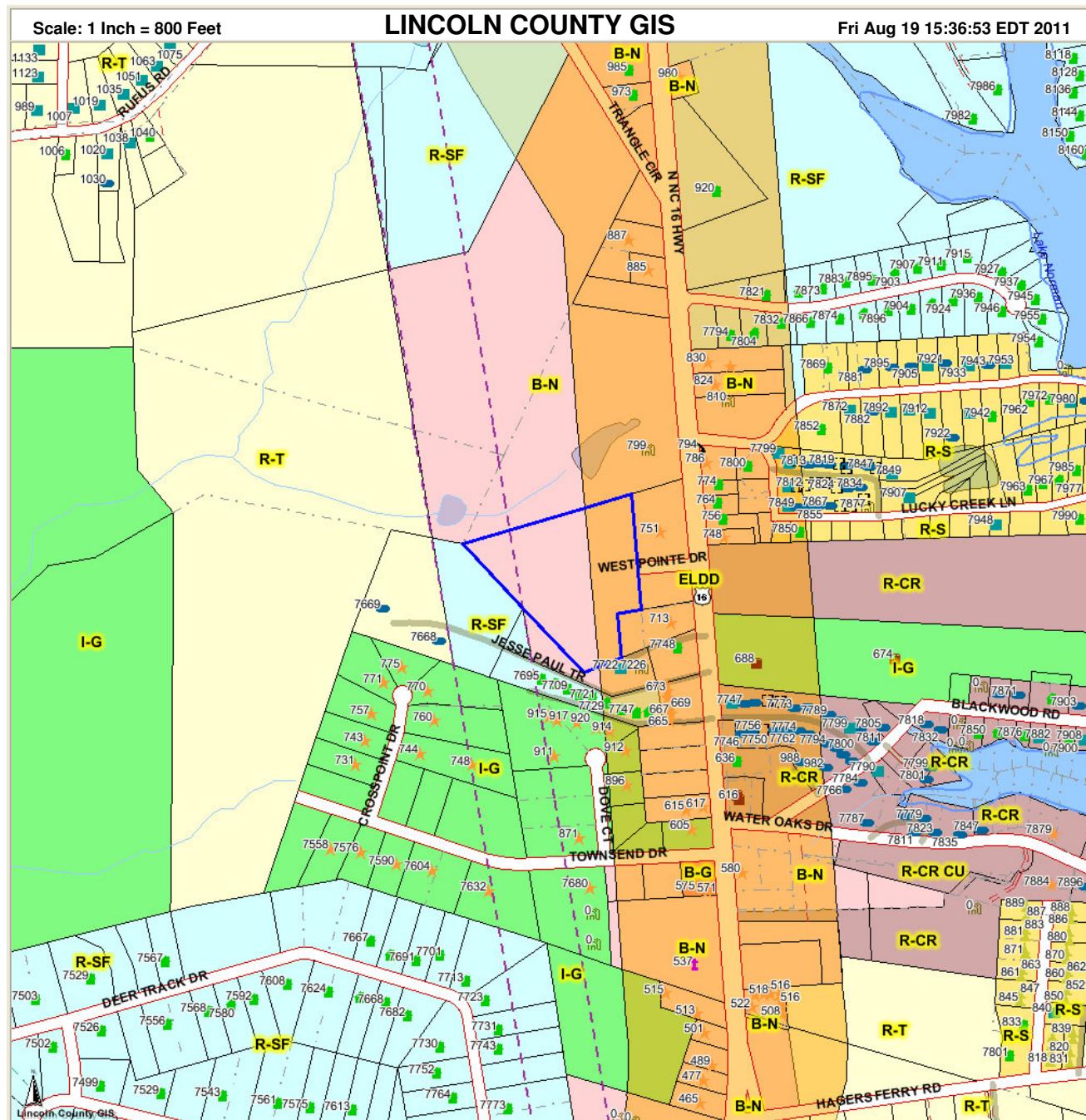
List of potential uses under proposed zoning: golf driving range with barber shop

BUFFERS

Buffers required by the Unified Development Ordinance: A Class C buffer adjoining the R-SF district, and a Class A buffer adjoining the B-N district

STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends approval of the rezoning request. The proposed development is consistent with the NC 16 Corridor Vision Plan. Because this is a conditional rezoning, the use of this property will be limited to a golf driving range with a barber shop. This property is part of a larger area that's zoned business and is adjacent to an existing commercial development.



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

- ELDD
- B-G
- B-N
- I-G
- L-I
- P-MU
- PD-C
- PD-I
- PD-MU
- PD-R
- ETJ (cont)
- R-CR
- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-SF
- R-T
- C-B
- CBT
- G-B
- GMC
- N-B (cont)

O-I

- P-B
- R-10
- R-15
- R-25
- R-8
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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