



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: April 20, 2012

Re: UDO Proposed Amendment #2012-2
Emil Tschudin and Floyd West, applicants

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their meeting/public hearing on May 7, 2012.

The applicants are proposing to amend Section 3.2.4.A of the Lincoln County Unified Development Ordinance so that road façade requirements would not apply to lots in the I-G (General Industrial) district in subdivisions recorded prior to August 31, 2009, that do not front on an arterial or collector road.

Section 3.2.4.A is part of the UDO's general development standards that apply countywide to new commercial, industrial and multi-family development. It requires that the front of a building be constructed of certain materials, including at least 20 percent glass (see text). It does not allow the use of metal or vinyl siding.

This proposal would exempt lots that are located in industrial parks established prior to the effective date of the UDO and that are located on a road that serves only the particular industrial park.

Among the industrial parks where the exemption would apply: Denver Industrial Park, Triangle Business Park (Townsend Drive), Triangle Industrial Park (Commerce Drive), Denver Business Park (Denver Drive), and Balsom Ridge Business Park.

This proposal would not exempt industrial lots that are located on main roads or on roads that connect other roads. Road types are defined in Section 5.4.9 of

the UDO. The roads in the industrial parks listed above are classified as local roads, which are typically cul-de-sacs or loop roads.

In addition, this proposal would not exempt lots that are located in the Eastern Lincoln Development District from the ELDD standards. Those standards prohibit the use of metal or vinyl siding on the front of a building. The ELDD extends 500 feet from the edge of the right-of-way for N.C. 16 Business, taking in the first two or three lots in some industrial parks.

The full text of Section 3.2 (Building Design) with the proposed amendment shown is included in this packet.

STAFF'S RECOMMENDATION

Staff recommends approval of the proposed amendment. Its applicability would be limited to existing, self-contained industrial parks. Metal-sided buildings are the norm in some of these parks. (Other existing parks are subject to restrictive covenants that include building standards.) Future industrial parks would be developed under a uniform standard.



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

Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **UDO Proposed Amendment #2012-2**

Applicant **Emil Tschudin and Floyd West**

Proposed amendment **Amend Section 3.2.4.A so that road façade requirements do not apply to lots in the I-G district in subdivisions recorded prior to August 31, 2009, that do not front on an arterial or collector road**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The Land Use Plan called for creating an overlay district along N.C. 16 Business that would include architectural appearance standards. The Eastern Lincoln Development District was established to carry out that goal and others. This proposal does not include an exemption from the ELDD standards.

This proposed amendment **is reasonable and in the public interest** in that:

It would apply to lots in existing industrial parks that are totally apart from other types of development.



Zoning Text Change 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 Emil R. Tschudin Floyd West

Applicant Address 6645 Denver Industrial Park Rd.

Applicant Phone Number 704-483-4826

Part II

Briefly describe the proposed text change.

⁵⁰

Amend Section 3.2.4.A (Facades) that it doesn't apply to properties in industrial subdivisions that were recorded prior to August 31, 2009, that are not located on an arterial or collector road

\$500 APPLICATION FEE 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.

Floyd West Emil R. Tschudin
Applicant

3-21-12
Date

UDO Proposed Amendment #2012-2

The underlined text is proposed to be added.

§3.2 Building Design

§3.2.1 Purpose

The purpose of this subsection is to provide interest in design, articulation and human scale to the façade of the building.

§3.2.2 Applicability

This subsection shall apply to the construction, renovation or redevelopment of:

- A. Nonresidential structures;
- B. Multi-family structures; and
- C. Residential and nonresidential multi-building complexes.

§3.2.3 General

Design for buildings within multi-building complexes shall exhibit a unity of design through the use of similar elements such as rooflines, materials, window arrangement, sign location, and details.

§3.2.4 Facades

A. General

All nonresidential road façades may be constructed of the following materials:

- 1. Masonry including brick, stucco, architectural concrete, hardiplank or similar siding or stone;
- 2. Wood;
- 3. Non-corrugated metal (for beams, lintels, trim elements and ornaments); or
- 4. Glass (no less than 20 percent or more than 80 percent of any façade).

The provisions of this subsection shall not apply to lots in the I-G district in subdivisions recorded prior to August 31, 2009, that do not front on an arterial or collector road. This does not exempt any parcel which is located within the Eastern Lincoln Development District (ELDD) from the provisions contained within §2.5.1.

B. Nonresidential Districts (Except Industrial)

In addition to complying with the general requirements of subsection A, above, nonresidential road façades outside of industrial districts may be constructed of the following materials:

- 1. Corrugated metal may compose a maximum of 50 percent of any façade not visible from any public road.
- 2. Any side or rear wall within 300 feet of a road, residential zoning district or public or

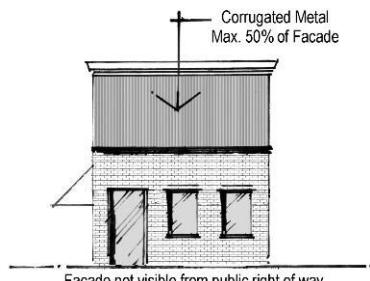


Figure 1. Nonresidential Districts (Except Industrial)

semi-public area shall consist of the same facing materials as the building front.

C. Industrial Districts

The provisions of subsection §3.2.4.B, above, shall not apply in the I-L, I-G and PD-I districts.

§3.2.5 Blank Wall Area

- A. Blank wall areas on building facades of nonresidential buildings facing a public road shall extend a maximum of 15 feet in the vertical direction or 30 feet in the horizontal direction.
- B. The standards of this subsection §3.2.5 shall not apply to the facades in the I-L, I-G, and PD-I districts.

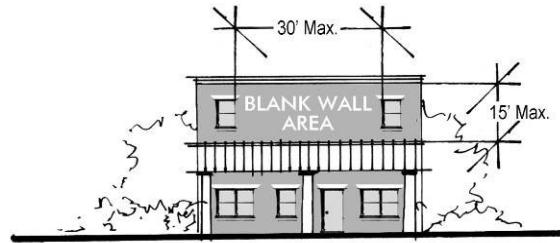


Figure 2. Blank Wall Area

§3.2.6 Service Bay Orientation

Service bay doors shall not be oriented toward the road or any residential use, unless such bays are screened from view from the road and residential uses.

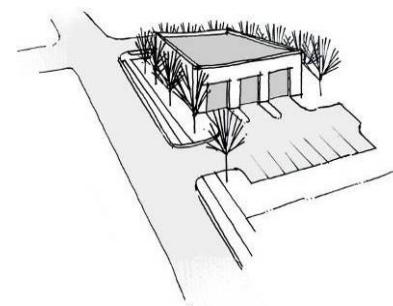


Figure 3. Service Bay Orientation