



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
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: September 13, 2012

Re: Conditional Zoning #2012-2
Caroline Brown, applicant
Parcel ID# 55000

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 1, 2012.

Request

The applicant is requesting the rezoning of a 0.25-acre lot from B-N (Neighborhood Business) to CZ B-N (Conditional Zoning Neighborhood Business) to permit an amusement center with electronic gaming. Under the zoning regulations in effect at the time the application was submitted, an amusement center with electronic gaming is a conditional use in the B-N district with no special standards that must be met. This is a conditional rezoning request, with no findings of fact required. If the request is approved, the use of the property would be subject to any conditions mutually approved by the county and the applicant.

Site Area & Description

The property is located at 1894 W. NC 150 Hwy., on the north side of N.C. 150 about 1,000 feet west of N.C. 150 Bypass, in Lincolnton Township. It contains an existing commercial building. This property is zoned B-N. It is adjoined on all sides by property zoned R-S (Residential Suburban), but it is located within about 100 feet of property zoned I-G (General Industrial). Land uses in the immediate vicinity are mainly residential, but the wider area includes a number of business uses. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

Additional Information

Adjoining zoning and uses

East: Zoned R-S, residence.

South (opposite side of N.C. 150): Zoned R-S, undeveloped lots and lot with residence.

West: Zoned R-S, vacant lot.

North: Zoned R-S, undeveloped tract.

Planning Staff's Recommendation

Staff recommends disapproval of the rezoning request. This property is located in a residential area. The proposed center would be open late at night. There are a number of business uses that are permitted at this location under the current zoning that would fit in better with the neighborhood.



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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2012-2**

Applicant **Caroline Brown**

Parcel ID# **55000**

Location **1894 W. NC 150 Hwy.**

Proposed amendment **Rezone from B-N to CZ B-N to permit an amusement center with electronic gaming**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **This area is designated by the Land Use Plan as residential.**

This proposed amendment **is not reasonable and not in the public interest** in that: **The property is located in a residential area. The proposed center would be open late at night. There are a number of business uses that are permitted at this location under the current zoning that would be fit in better with the neighborhood.**



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 Caroline Brown (Caroline Brown)

Applicant Address 1455 S. Main St., Lincolnton, NC 28092

Applicant Phone Number 980-241-0901

Property Owner Name "Bill" Leonhardt, William C.

Property Owner Address 16007 Country Club Rd. - Lincolnton, NC 28092

Property Owner Phone Number 704-740-9138

PART II

Property Location 1894 W. Hwy 150, Lincolnton, NC 28092

Property ID (10 digits) 36012-91-6701 Property size 969

Parcel # (5 digits) 55000 Deed Book(s) 737 Page(s) 233

PART III

Existing Zoning District B-N Proposed Zoning District CZBN

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

Property was used for a Consignment Shop, and a florist

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

Swepstakes Business Center

\$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.

Caroline Brown
Applicant's Signature

August 15, 2012
Date

William C. Leonhardt

8-15-12 (704-740-9138)

I am proposing to operate approximately 15-20 terminals (software is Gateway and Pot of Gold Sweepstakes at this time). We are planning to operate between the hours of 10 a.m. and midnight Sunday-Thursday with possible hours of 10 a.m. until 1 a.m. on Friday and Saturday night.

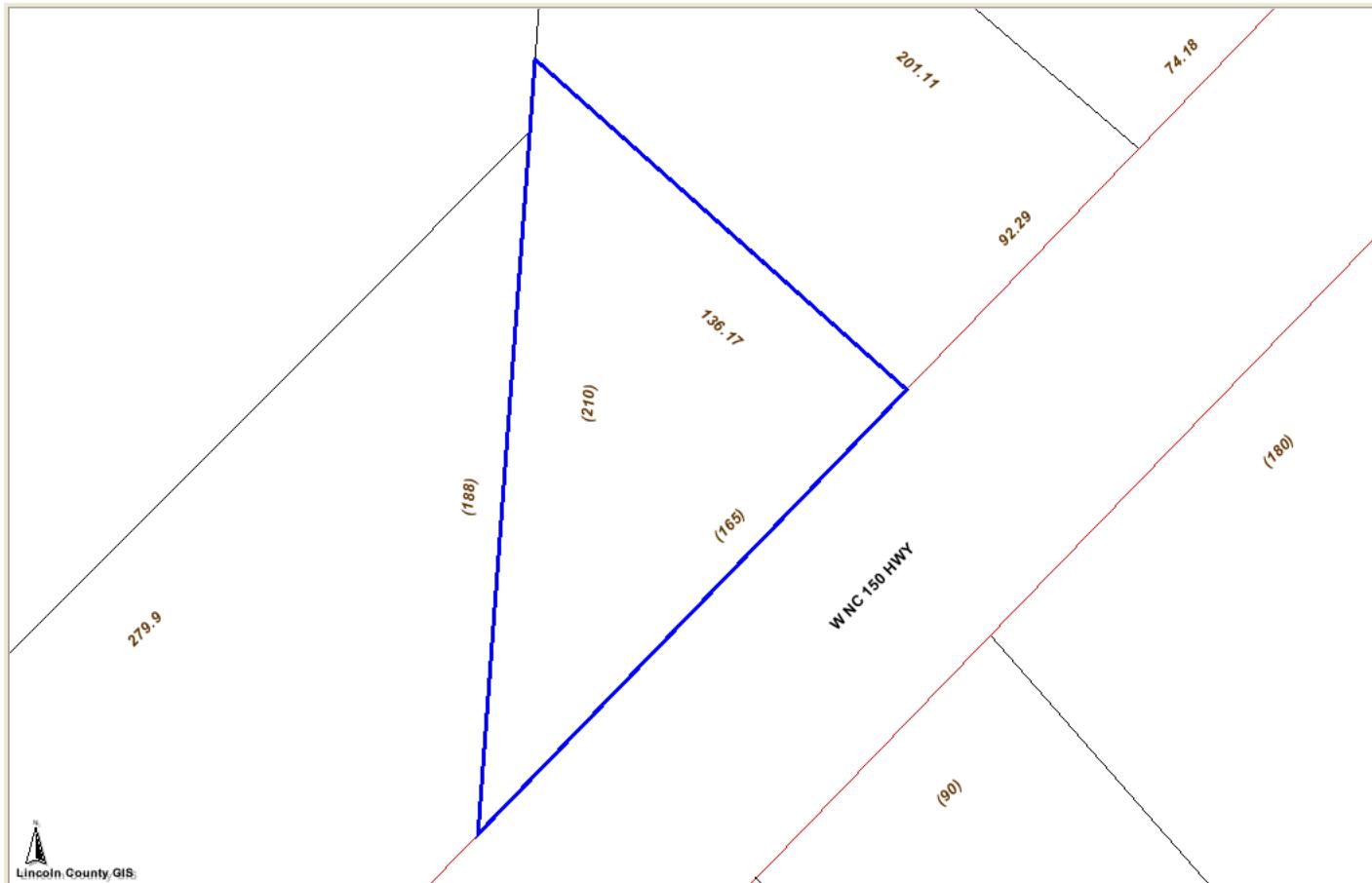
Thank you,

Caroline Brown



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
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 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 8/16/2012 Scale: 1 Inch = 50 Feet



Lincoln County GIS

PHOTOS



55000

PARCEL INFORMATION FOR 3612-91-6721

| | | | |
|---|-------------------------|--------------------------|---|
| Parcel ID | 55000 | Owner | LEONHARDT WILLIAM C |
| Map | 3612-04 | Mailing Address | 1607 COUNTRY CLUB RD LINCOLNTON NC 28092-3589 |
| Account | 10323 | Recorded | |
| Deed | 737-233 | Total Value | \$26,928 |
| Land Value | \$10,890 | Sale Price | 0 |
| ----- All values are for tax year 2012. ----- | | | |
| Description | D PETTUS/HWY 150 | Deed Acres | 0.3 |
| Address | 1894 W NC 150 HWY | Tax Acres | 0.24 |
| Township | LINCOLNTON | Tax/Fire District | CROUSE |
| Main Improvement | | Value | \$16,038 |
| Main Sq Feet | 969 | Stories | RETAIL |
| Zoning District | | 1 Year Built | 1930 |
| Watershed Class | | Calculated Acres | 0.25 |
| WS-IVP | | Voting Precinct | LOVE MEMORIAL (LM16) |
| 2000 Census County | | Calculated Acres | 0.25 |
| 37109 | | Sewer District | Not in the sewer district |
| Flood | Zone Description | Tract | Block |
| X | NO FLOOD HAZARD | 070400 | 2011 |
| | | Panel | 0.25 |
| | | 3710361200 | |

Scale: 1 Inch = 50 Feet

LINCOLN COUNTY GIS

Tue Sep 11 16:04:50 EDT 2012



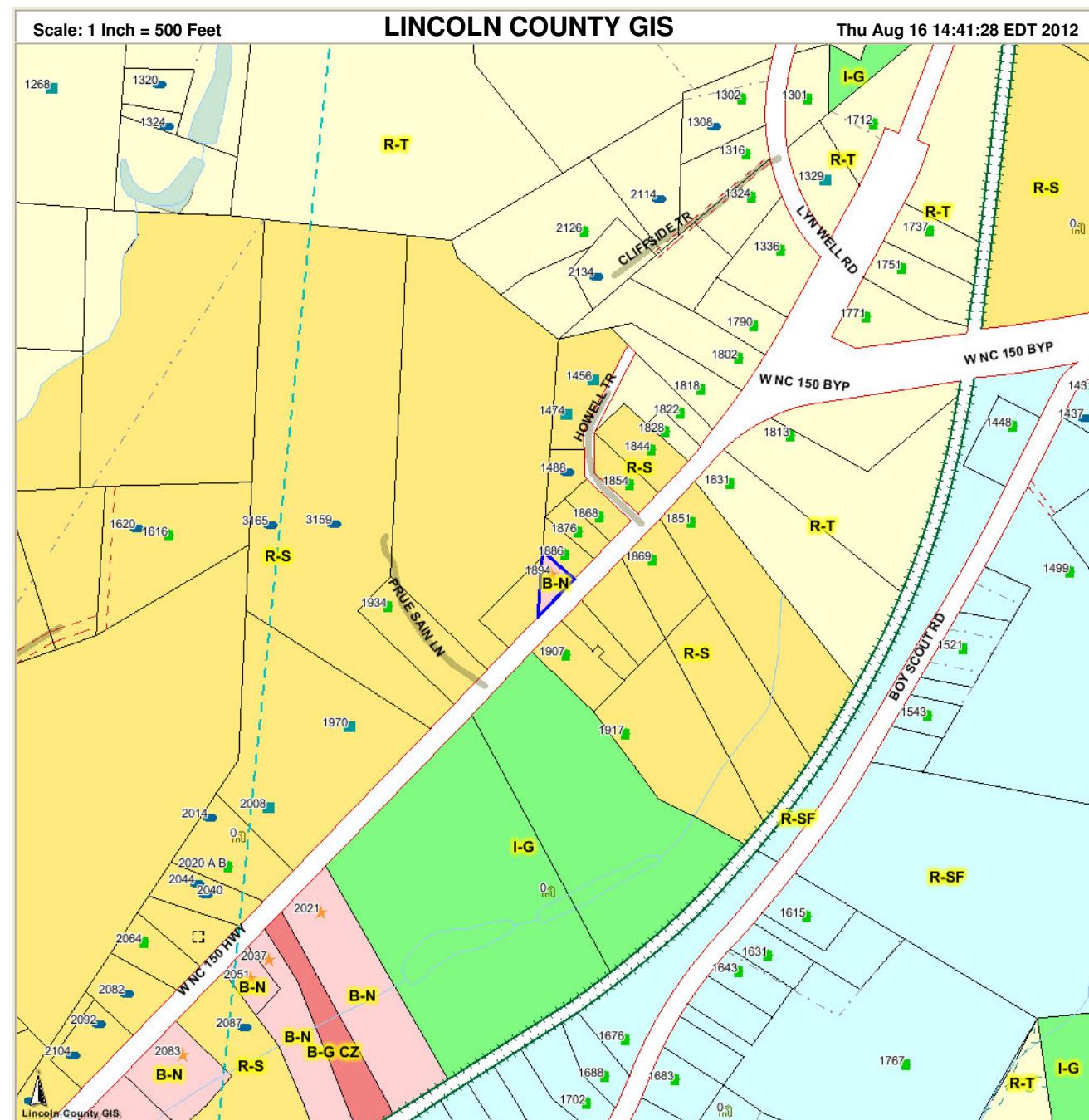
Lincoln County GIS

County
BoundariesCounty Line
Township Line

Map Features

Road Easement
Conflict Line
Major Rivers,
Creeks
(cont)Interior Lot Line
Drainage Easement
Utility Easement
Right-of-WaysRoads
(cont)Railroads
Public WalkwayParcels
Private Roads
City Jurisdictions
(cont)City of Lincolnton
ETJ
Town of MaidenLake Norman
2009 Aerial
Photography

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| | | | | | | | | | | |
|------------------------|--|-------------------------|--|--------------------|--|---------------------------------|--|--------|--|-------------|
| Structures | | Mobile Home Space | | Creeks | | Town of Maiden Zoning Districts | | R-CR | | O-I |
| Outbuilding | | UnAddressed Mobile Home | | Interior Lot Line | | | | R-14 | | P-B |
| Site-built Home | | Child Facility | | Drainage Easement | | | | R-20 | | R-10 |
| Business | | | | Utility Easement | | | | R-MF | | R-15 |
| Industry | | | | Right-of-Ways | | | | R-MR | | R-25 |
| Utility Service | | | | Roads | | | | R-R | | R-8 |
| Church | | | | Railroads | | | | R-S | | RMF |
| Government, School | | County Boundaries | | Public Walkway | | | | R-SF | | R-O |
| Fire Department | | | | Parcels | | | | R-T | | O-R |
| Mobile Home | | | | Private Roads | | | | C-B | | ROS |
| Apartment, Condominium | | | | City Jurisdictions | | | | CBT | | B-C |
| Manufactured Home | | | | City of Lincolnton | | | | G-B | | Lake Norman |
| Cellular Tower | | | | ETJ | | | | GMC | | |
| (cont) | | | | (cont) | | | | N-B | | |
| | | | | | | | | (cont) | | |

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