



**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

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: February 14, 2014

Re: Zoning Map Amendment #608  
Lincoln County, applicant  
Parcel ID# 31874, 59097 and 02876

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 3, 2014.*

Request

The county is proposing the rezoning of 10.8 acres from R-S (Residential Suburban) to B-G (General Business). The owners of the property have authorized the rezoning request. The county plans to acquire the rear portion of this property to relocate a convenience site that is currently located on the opposite side of Optimist Club Road near the entrance to Airlee Business Park at Ingleside.

Site Area & Description

This property is located on the north side of Optimist Club Road and the east side of a railroad right-of-way. It is adjoined by property zoned R-S, I-G (General Industrial) and CU PD-R (Conditional Use Planned Development Residential). Public water and sewer are available in this area. Land uses in this area include residential, institutional and industrial. The Lincoln County Land Use Plan designates this area as Neighborhood Business, appropriate for retail and service establishments.

### Additional Information

#### **Permitted uses**

Under current zoning: single-family homes, duplexes, church, county-owned facilities.

Under requested zoning: retail sales, offices, services, county-owned facilities, etc.

#### **Adjoining zoning and uses**

East: zoned R-S, assisted living center.

South (opposite side of Optimist Club Road): zoned I-G, convenience site and undeveloped lots.

West (opposite side of railroad right-of way): zoned I-G, undeveloped property owned by Catawba Lands Conservancy, mostly floodplain.

North: zoned CU PD-R, common open space portion of Villages of Denver residential development.

### Planning Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page for rationale.



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### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #608**  
Applicant **Lincoln County**  
Parcel ID# **31784, 59097 and 02876**  
Location **north side of Optimist Club Road, east side of railroad right-of-way.**  
Proposed amendment **Rezone from R-S to B-G**

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

**The Lincoln County Land Use Plan designates this property as Neighborhood Business, appropriate for retail and service uses.**

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

**This property is located near the intersection of Optimist Club Road and the four-lane N.C. 16 bypass. Property zoned industrial is located on the opposite side of Optimist Club Road and the opposite side of the railroad right-of-way. Public water and sewer are available in this area. This property is buffered from the residential development to the rear by a common open space area.**



### **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 County

Applicant Address 115 W. Main St. Lincolnton, NC 28092

Applicant Phone Number (704)736-8471

Property Owner's Name Market Street Investments / David Clark

Property Owner's Address \_\_\_\_\_

Property Owner's Phone Number \_\_\_\_\_

#### **Part II**

Property Location 7959 Optimist Club Rd. & surrounding properties

Property ID # (10 digits)	<u>4603-25-3072</u>	Property Size	<u>± 10.8 acres</u>
	<u>4603-24-7747</u>		
	<u>4603-24-1659</u>		
Parcel # (5 digits)	<u>31784</u>		<u>119</u>
	<u>59097</u>	Deed Book(s)	<u>913</u>
	<u>02876</u>		Page(s) <u>283</u>

#### **Part III**

Existing Zoning District ELDD R-S Proposed Zoning District ELDD B-G

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

One vacant house with two storage buildings

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

Proposed zoning would create the appropriate, but not required, zoning

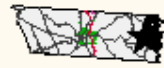
classification for the county's convenience site and two future outparcels.

**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.*

*David Clark*  
Applicant

1-13-14  
Date



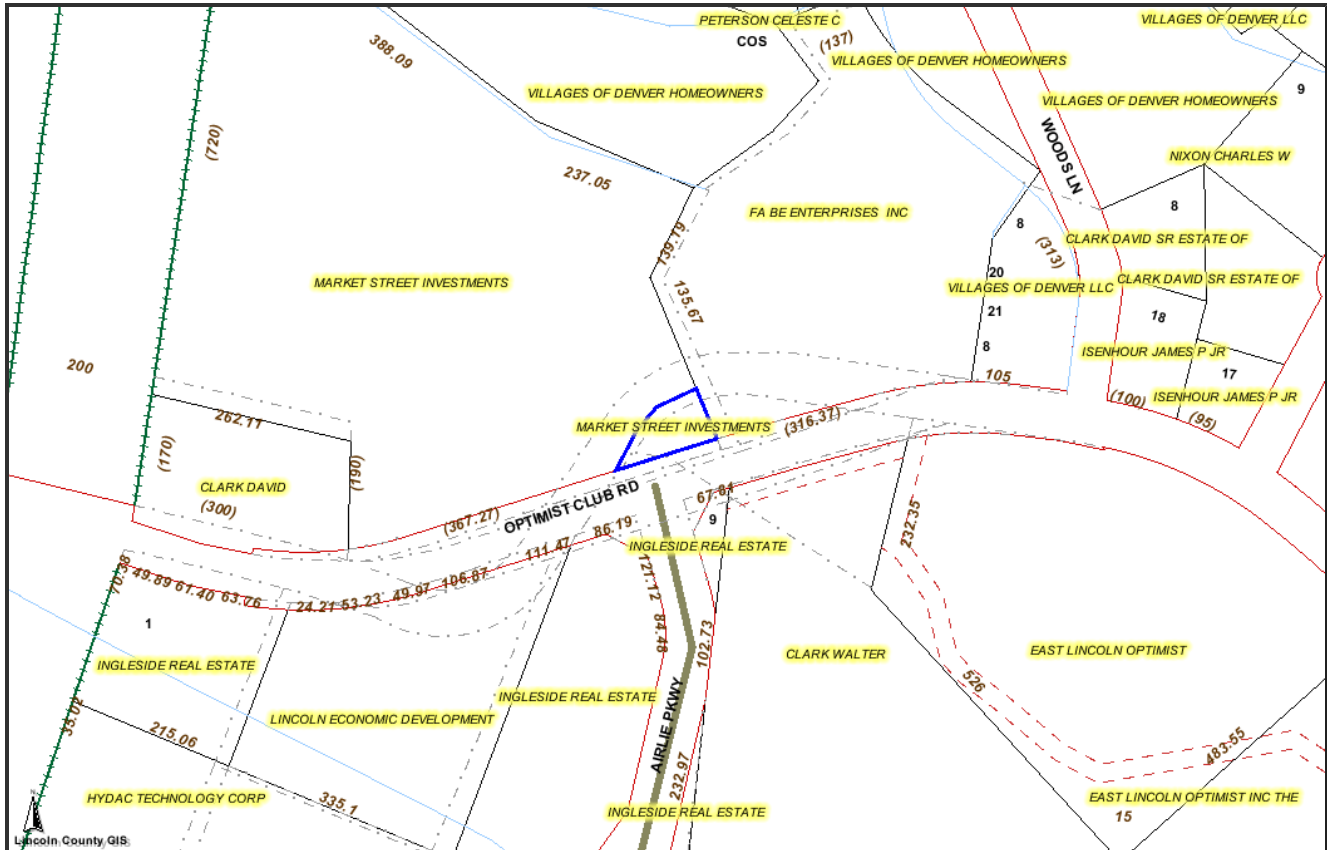
<b>Parcel ID</b>	<b>31784</b>	<b>Owner</b>	MARKET STREET INVESTMENTS			
<b>Map</b>	<b>4603-00</b>	<b>Mailing</b>	816 W MARKET ST			
<b>Account</b>	0189667	<b>Address</b>	SMITHFIELD NC 27577			
<b>Deed</b>	1839-119	<b>Recorded</b>	8/1/2006	<b>Sale Price</b>	\$500,000	
<b>Value</b>	Property Values Not Yet Determined			<b>Previous Parcel</b>		
----- All values are for tax year 2013. -----						
<b>Description</b>	CLARK LD & HS RD1380			<b>Deed Acres</b>	0	
<b>Address</b>	7959 OPTIMIST CLUB RD			<b>Tax Acres</b>	9.5	
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	EAST LINCOLN		
<b>Main Improvement</b>	BUNGALOW			<b>Value</b>	\$73,125	
<b>Main Sq Feet</b>	1790	<b>Stories</b>	<b>1 Year Built</b>	1930	<b>Total Value</b>	\$0
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>			<b>Calculated Acres</b>	
R-S	9.5	TRIANGLE (TR30)			0.01	
<b>Watershed Class</b>		WESTPORT (WP32)			9.49	
Not in a watershed	9.5	<b>Sewer District</b>				
		Not in the sewer district			9.5	
<b>2000 Census County</b>			<b>Tract</b>	<b>Block</b>		
37109			071100	2014	9.5	
37109			071100	2015	0	
<b>Flood X</b>	<b>Zone Description</b>			<b>Panel</b>		
	NO FLOOD HAZARD			3710460300	9.5	



## 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: 1/22/2014 Scale: 1 Inch = 250 Feet**



### PHOTOS



Photo Not Available

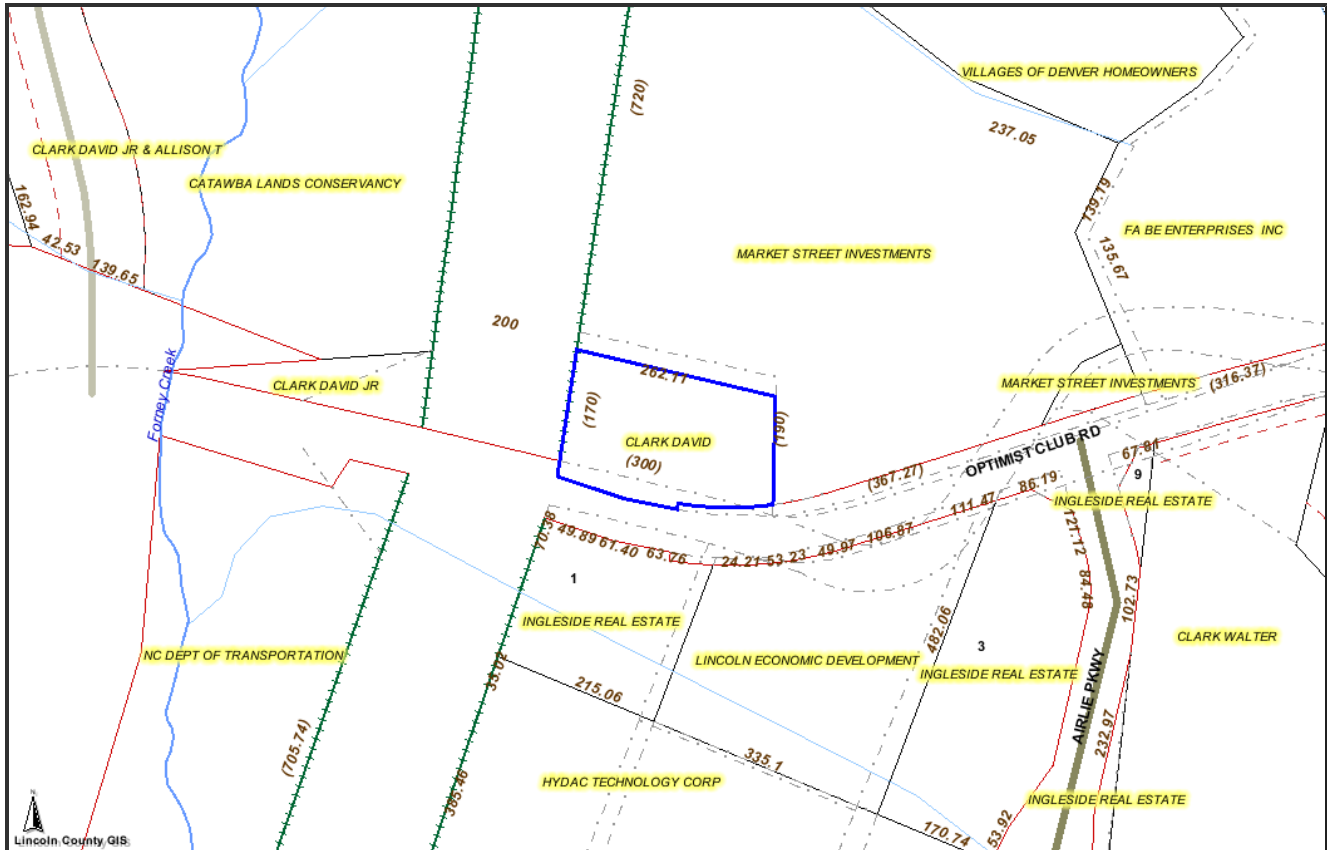
### PARCEL INFORMATION FOR 4603-24-7747

<b>Parcel ID</b>	59097	<b>Owner</b>	MARKET STREET INVESTMENTS
<b>Map</b>	4603-00	<b>Mailing</b>	816 W MARKET ST
<b>Account</b>	0189667	<b>Address</b>	SMITHFIELD NC 27577
<b>Deed</b>	1839-119	<b>Recorded</b>	8/1/2006
<b>Value</b>	Property Values Not Yet Determined		
<b>Description</b>	CAR SPRGS LAND CO RD1380		
<b>Address</b>	OPTIMIST CLUB RD		
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Improvement</b>	No Improvements		
<b>Zoning</b>		<b>Voting Precinct</b>	
<b>District</b>			
R-S	Calculated Acres	TRIANGLE (TR30)	0.16
	0.17	WESTPORT (WP32)	0.01
<b>Watershed Class</b>		<b>Sewer District</b>	
Not in a watershed	0.17	Not in the sewer district	0.17
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		071100	2014
37109		071100	2015
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460300	0.17



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**Date: 1/30/2014 Scale: 1 Inch = 250 Feet**



### PHOTOS



Photo Not Available

### PARCEL INFORMATION FOR 4603-24-1659

<b>Parcel ID</b>	<b>02876</b>	<b>Owner</b>	CLARK DAVID		
<b>Map</b>	<b>4603-00</b>	<b>Mailing</b>	P O BOX 9		
<b>Account</b>	04839	<b>Address</b>	LINCOLNTON NC 280920000		
<b>Deed</b>	913-283	<b>Recorded</b>	8/22/1995	<b>Sale Price</b>	0
<b>Value</b>	Property Values Not Yet Determined			<b>Previous Parcel</b>	
----- All values are for tax year 2013. -----					
<b>Description</b>	VAC.LD RD1380-EXEM T			<b>Deed Acres</b>	0
<b>Address</b>	OPTIMIST CLUB RD			<b>Tax Acres</b>	1.17
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	EAST LINCOLN	
<b>Improvement</b>	No Improvements				
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
R-S	1.18	WESTPORT (WP32)	1.18		
<b>Watershed Class</b>		<b>Sewer District</b>			
Not in a watershed	1.18	Not in the sewer district	1.18		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		071100	2014	1.18	
<b>Flood X</b>	<b>Zone Description</b>	<b>Panel</b>			
	NO FLOOD HAZARD	3710460300		1.18	

