



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 site 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)	4603-25-3072 4603-24-7747 4603-24-1659	Property Size	± 10.8 acres
Parcel # (5 digits)	31784 59097 02876	1839	119
		Deed Book(s)	913
		Page(s)	283

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.

Acu-Pens

Applicant

1-13-14

Date



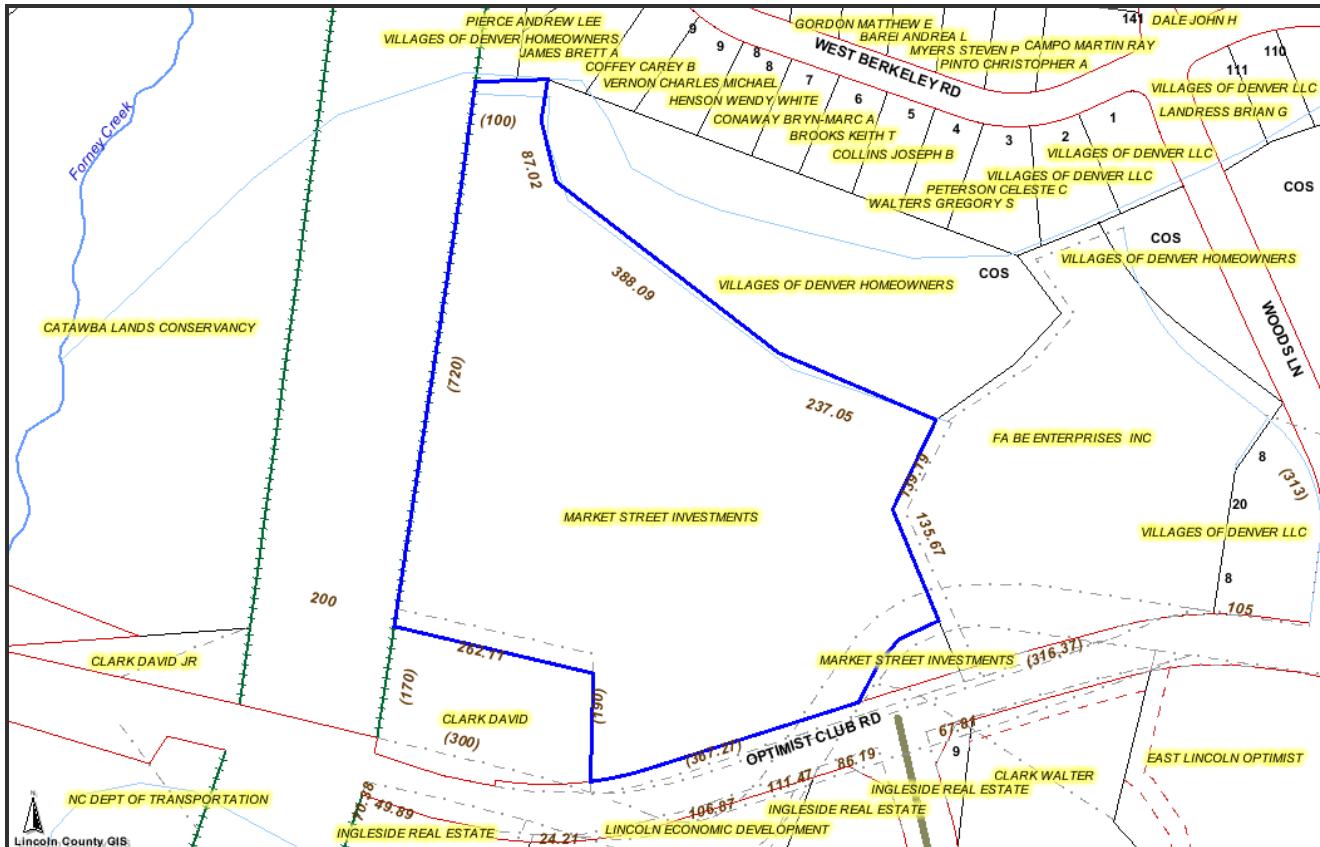
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 1/22/2014 Scale: 1 Inch = 250 Feet



PHOTOS



31784

PARCEL INFORMATION FOR 4603-25-3072

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



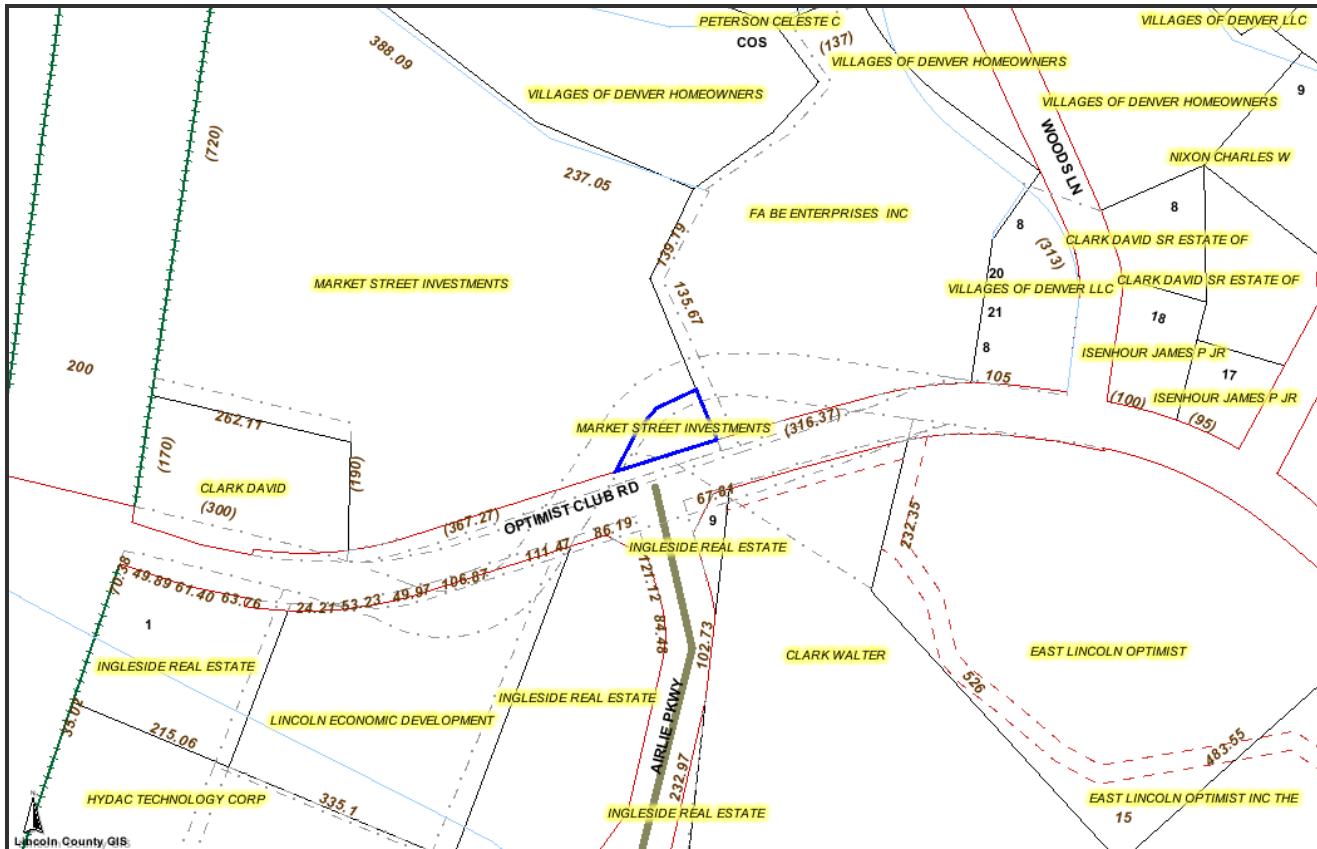
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PHOTOS		PARCEL INFORMATION FOR 4603-24-7747				
 Photo Not Available		Parcel ID	59097	Owner	MARKET STREET INVESTMENTS	
		Map	4603-00	Mailing Address	816 W MARKET ST SMITHFIELD NC 27577	
		Account	0189667	Recorded	8/1/2006	Sale Price Previous Parcel
		Deed Value		Property Values Not Yet Determined		\$500,000
----- All values are for tax year 2013. -----						
		Description	CAR SPRGS LAND CO RD1380	Deed Acres	0	
		Address	OPTIMIST CLUB RD	Tax Acres	0.17	
		Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN	
		Improvement		No Improvements		
		Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
		R-S	0.17	TRIANGLE (TR30)	0.16	
		Watershed Class		WESTPORT (WP32)	0.01	
		Not in a watershed	0.17	Sewer District	0.17	
		2000 Census County		Not in the sewer district	0.17	
		37109		Tract	Block	
		37109		071100	2014	0.06
		Flood	Zone Description	071100	2015	0.11
		X	NO FLOOD HAZARD	Panel		
				3710460300		0.17



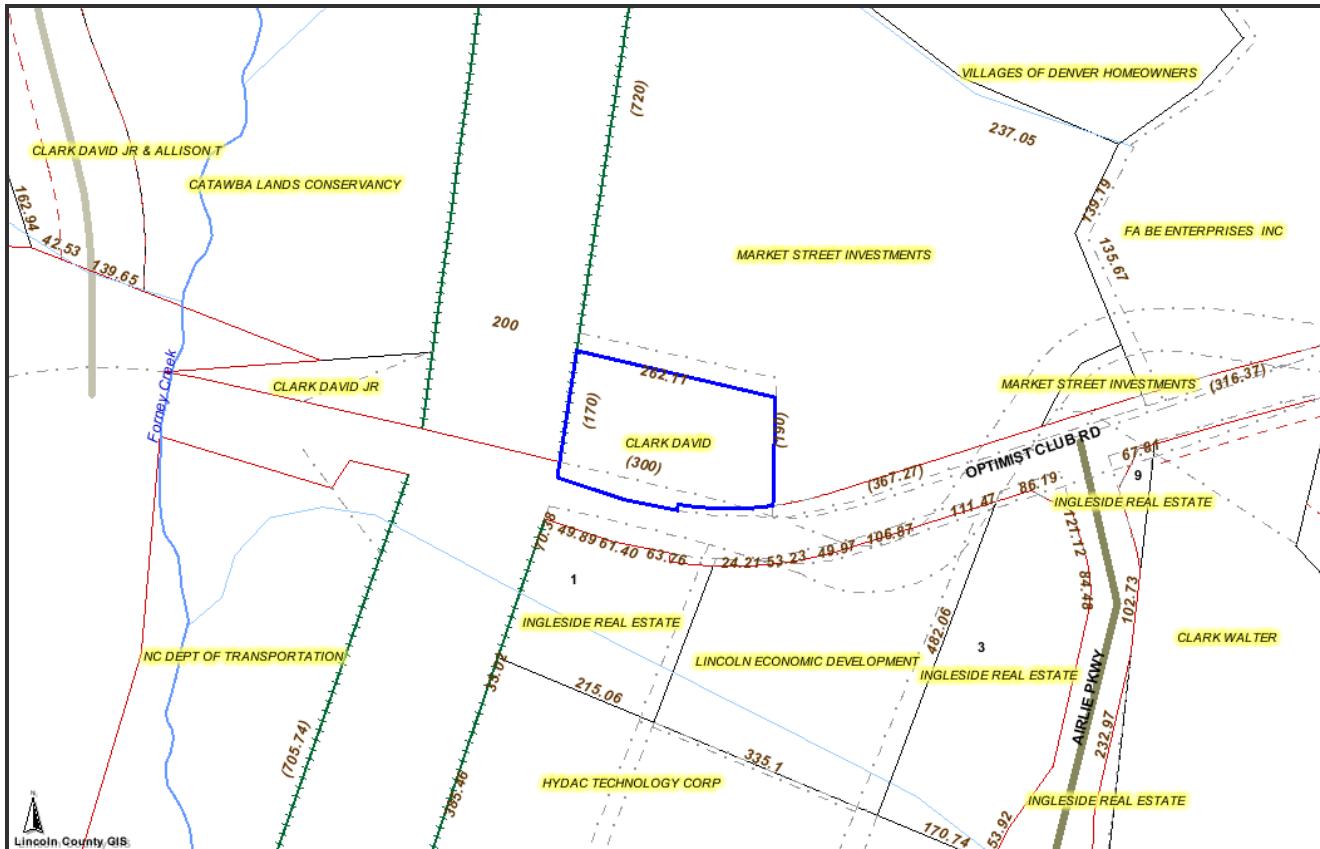
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

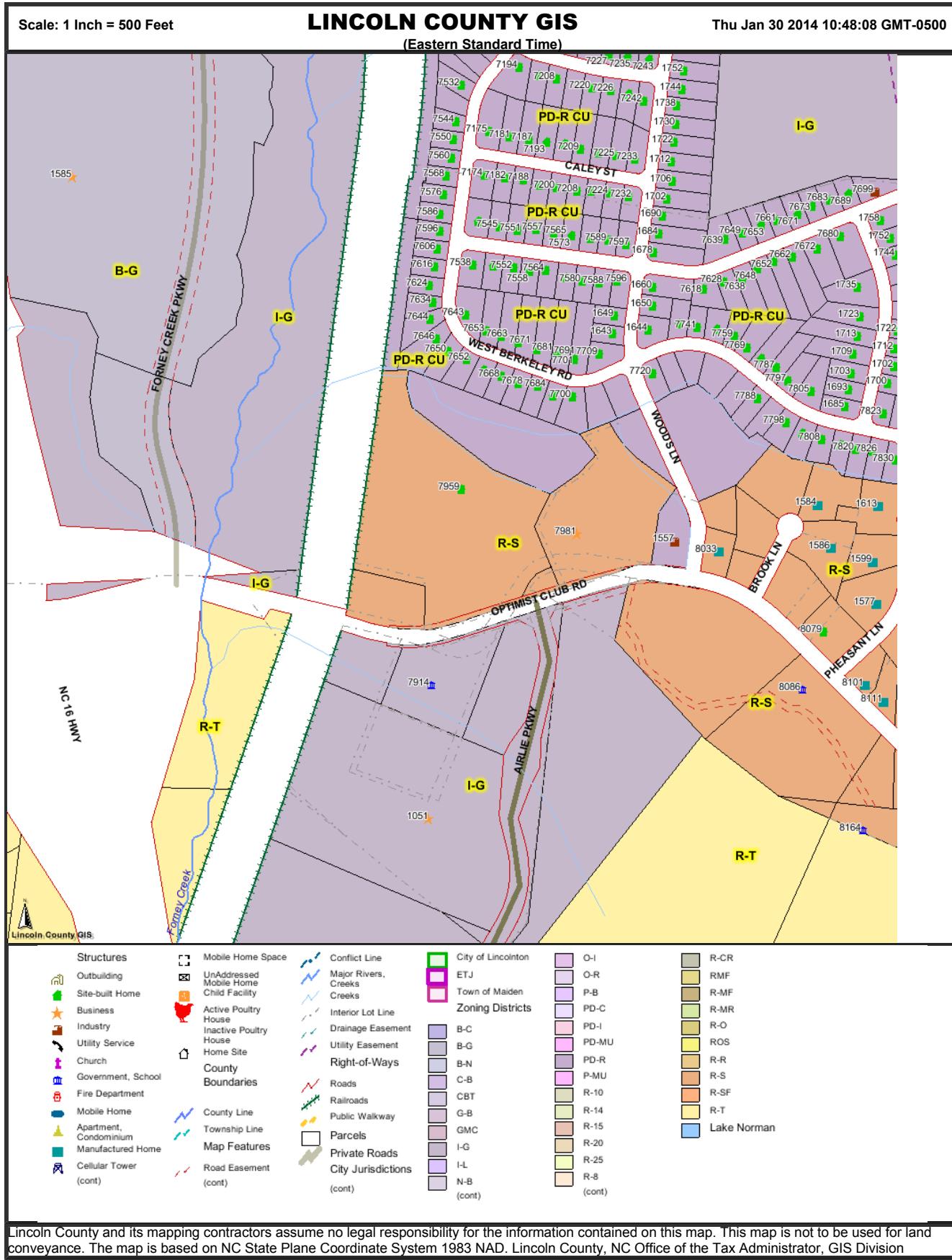
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Date: 1/30/2014 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 4603-24-1659					
 Photo Not Available		Parcel ID	02876	Owner	CLARK DAVID		
		Map	4603-00	Mailing Address	P O BOX 9 LINCOLNTON NC 280920000		
		Account	04839	Recorded	8/22/1995	Sale Price	0
		Deed Value	913-283	Property Values Not Yet Determined		Previous Parcel	
		----- All values are for tax year 2013. -----					
		Description	VAC.LD RD1380-EXEM T		Deed Acres	0	
		Address	OPTIMIST CLUB RD		Tax Acres	1.17	
		Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN		
		Improvement		No Improvements			
		Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
		R-S	1.18	WESTPORT (WP32)	1.18		
		Watershed Class		Sewer District			
		Not in a watershed	1.18	Not in the sewer district			
		2000 Census County		Tract			
		37109		071100	Block		
		Flood	Zone Description		Panel		
		X	NO FLOOD HAZARD		3710460300		1.18



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