



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: November 14, 2014

Re: Zoning Map Amendment #612
JVP Fit Enterprises, LLC, applicant
Parcel ID# 74083 and 33425

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 1, 2014.

Request

The applicant is requesting the rezoning of 1.8 acres from I-G (General Industrial) and B-N (Neighborhood Business) to B-G (General Business). A fitness center is located on the property that is zoned I-G. The property that is zoned B-N has recently been acquired by the center's owner for expansion purposes. However, a fitness center is not a permitted use in the B-N district.

Site Area & Description

This property is located at 3249 N. NC 16 Hwy., on the south side of N.C. 16 Business about 300 feet east of Denver Drive. It is adjoined by property zoned I-G, B-N and R-SF (Residential Single-Family). Land uses in this area include business, industrial and residential. The NC 16 Corridor Vision Plan recommends concentrating commercial activities in nodes.

Additional Information

Adjoining zoning and uses

East: zoned B-N, undeveloped lot.

South: zoned I-G, machine shop.

West: zoned I-G, auto sales lot.

North (opposite side of N.C. 16 Business): zoned R-SF, residences.

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 #612**
Applicant **JVP Fit Enterprises, LLC**
Parcel ID# **74083 and 33425**
Location **3249 N. NC 16 Hwy.**
Proposed amendment **rezone from I-G and B-N to B-G**

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

The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes. This property is located in close proximity to a signalized intersection along a stretch of highway where commercial uses are clustered.

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

This property is located in an existing business area and is adjoined by property zoned I-G and B-N. The rezoning will permit the expansion of an existing business.



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 JVP FIT ENTERPRISES, LLL

Applicant Address PO BOX 29 DENVER, NC 28037

Applicant Phone Number 704-483-3188

Property Owner's Name SAME

Property Owner's Address SAME

Property Owner's Phone Number 704-483-3188

Part II

Property Location 3249 N NC 16 HWY DENVER

Property ID # (10 digits) _____ Property Size 2.0 A

Parcel # (5 digits) 33425 Deed Book(s) 2483 Page(s) 262
74683

Part III

Existing Zoning District I-G Proposed Zoning District B-6

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

VACANT LOT W/ GYM NEXT DOOR

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

ADDITION TO DENVER HEALTH & FITNESS

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.

[Signature]
Applicant

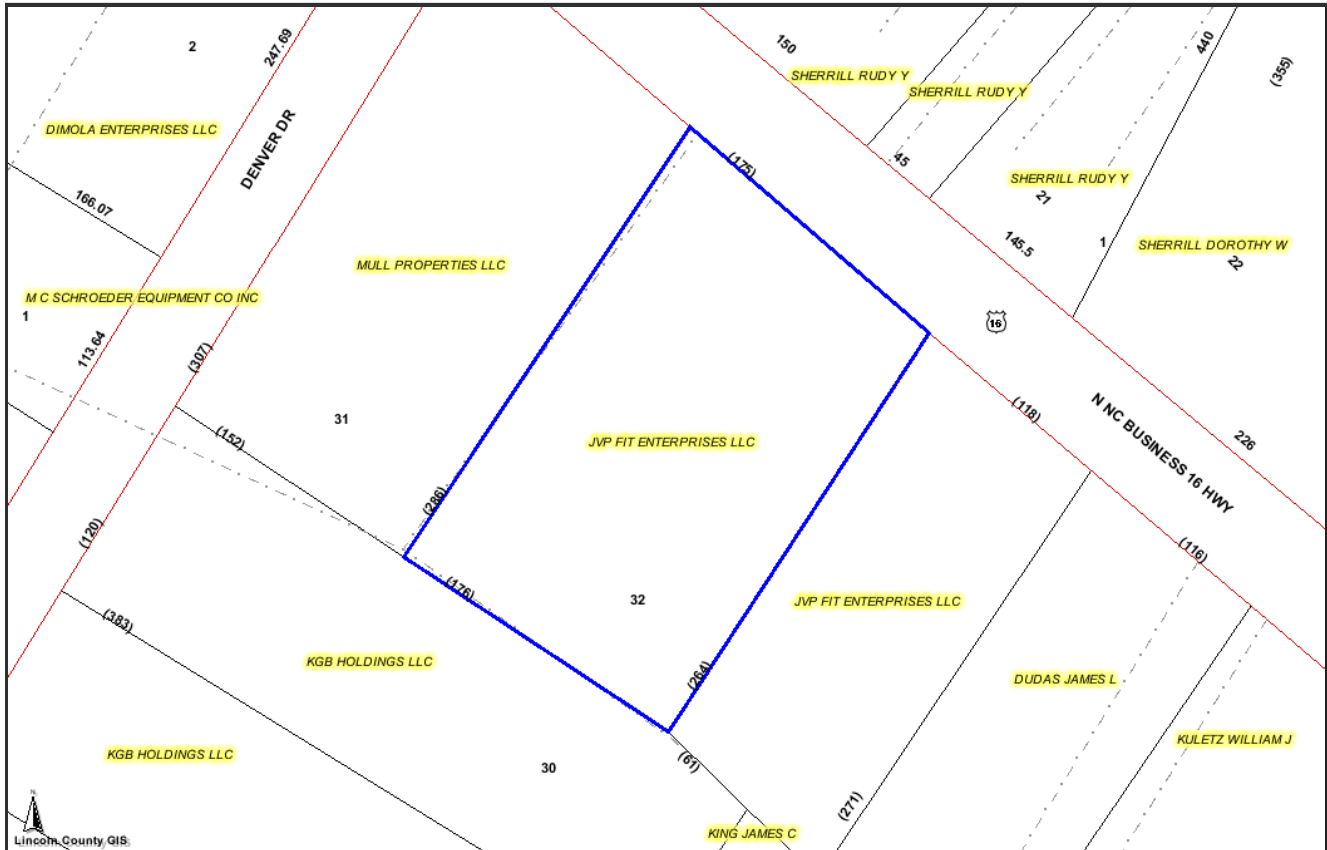
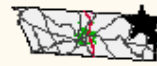
10/14/14
Date



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: 11/4/2014 Scale: 1 Inch = 100 Feet



PHOTOS



74083

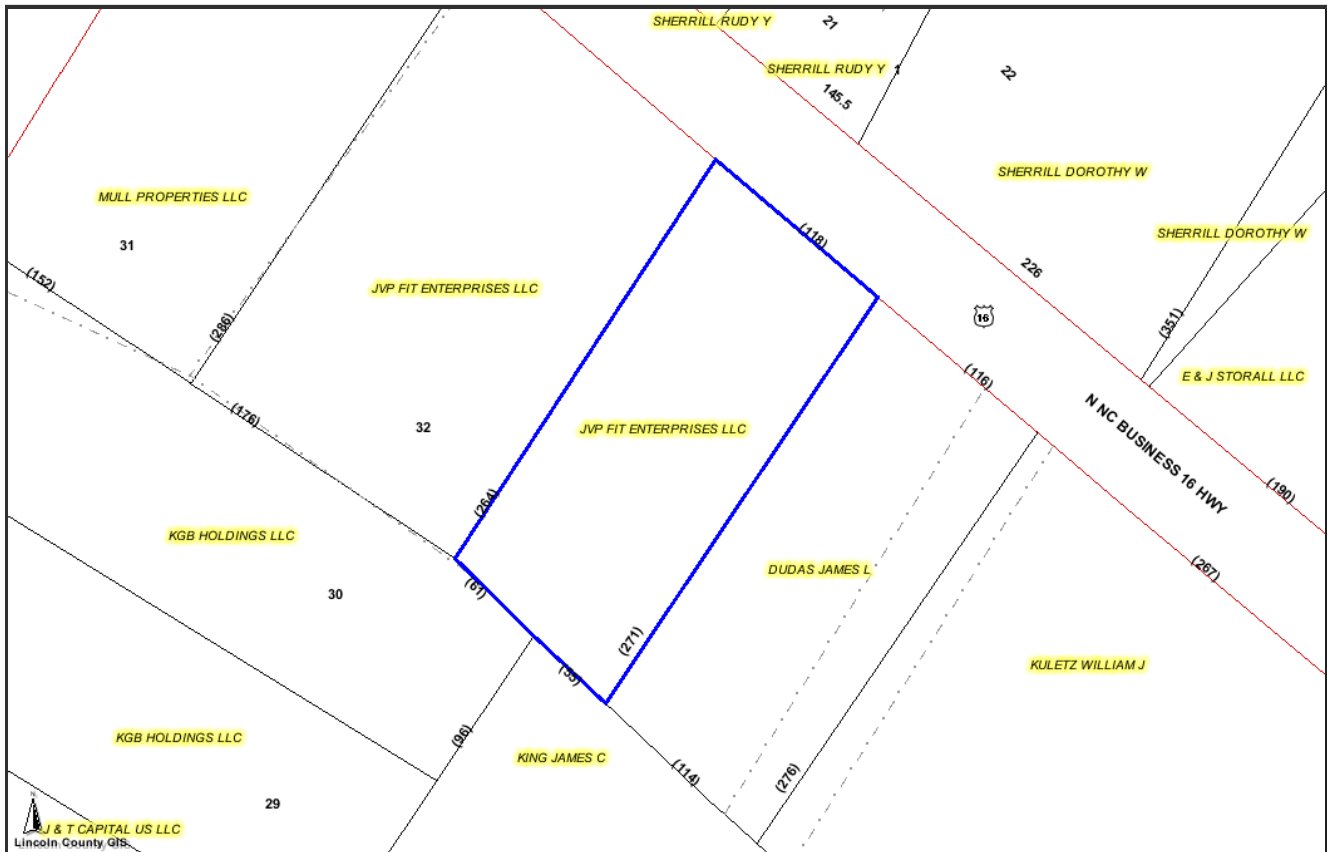
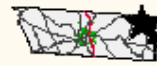
PARCEL INFORMATION FOR 4605-02-2079

Parcel ID	74083	Owner	JVP FIT ENTERPRISES LLC
Map	4605-03	Mailing	3273 N NC 16 HWY
Account	0211508	Address	PO BOX 29 DENVER NC 28037
Deed	2026-613	Recorded	4/15/2008
Land Value	\$205,000	Total Value	\$934,842
----- All values are for tax year 2014. -----			
Subdivision	Lot 32 DENVER BUSINESS PARK		
Description	# 32 DENVER BUSINESS PARK		
Address	3273 N NC 16 HWY		
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER
Main Improvement	HEALTH CLUB	Value	\$699,467
Main Sq Feet	12500	Stories	1 Year Built 2000
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	1.1	DENVER (DN29)	0.02
Watershed Class		DENVER WEST (DW28)	1.08
Not in a watershed	0.32	Sewer District	
WS-IVC	0.78	In the sewer District	1.1
2000 Census County		Tract	Block
37109		071100	1030
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460500	1.1



Lincoln County, NC

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Date: 11/4/2014 Scale: 1 Inch = 100 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4605-02-4015

Parcel ID	33425	Owner	JVP FIT ENTERPRISES LLC
Map	4605-03	Mailing	3273 N NC 16 HWY
Account	0211508	Address	PO BOX 29 DENVER NC 28037
Deed	2468-640	Recorded	7/30/2014
Land Value	\$177,000	Total Value	\$177,000
----- All values are for tax year 2014. -----			
Subdivision	Lot JAMES DUDAS		
Description	JAMES DUDAS LAND		
Address	3249 N NC 16 HWY		
Township	CATAWBA SPRINGS		
Improvement	No Improvements		
Zoning	Calculated	Voting Precinct	Calculated Acres
District	Acres	DENVER (DN29)	0
B-N	0.71	DENVER WEST (DW28)	0.71
Watershed Class		Sewer District	
Not in a watershed	0.21	In the sewer District	0.71
WS-IVC	0.5		
2000 Census County		Tract	Block
37109		071100	1030
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460500	0.71

