



**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-6 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.

A handwritten signature in black ink, appearing to read "J. [illegible]".

Applicant

10/14/14

Date



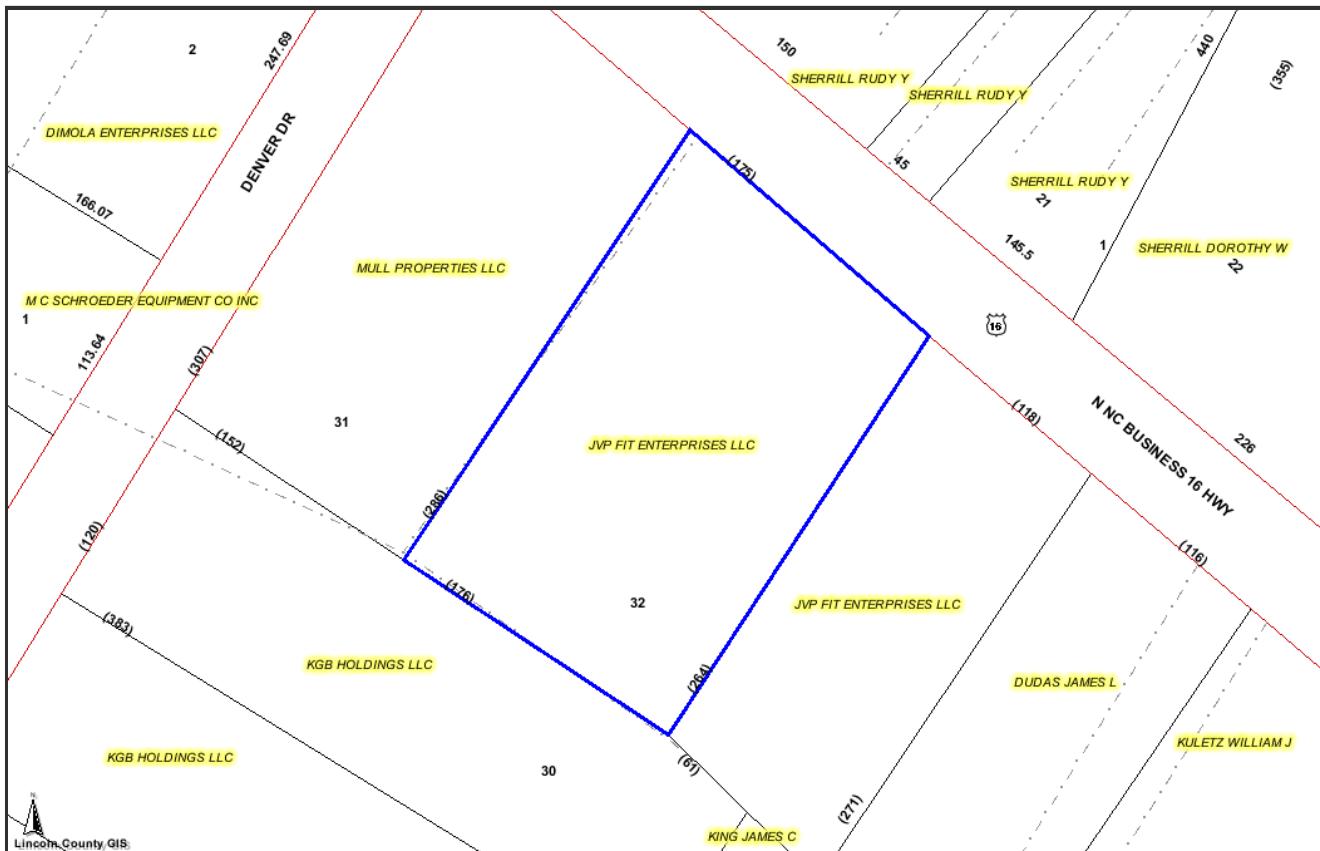
## Lincoln County, NC

### 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





## Lincoln County, NC

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