



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 13, 2015

Re: Zoning Map Amendment #614
Scott Soorus, applicant
Parcel ID# 81319

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 2, 2015.

Request

The applicant is requesting the rezoning of a 0.7-acre parcel from B-N (Neighborhood Business) to B-G (General Business). The owner of the property has authorized the rezoning request. The applicant is proposing to develop the lot for a business (Lake Norman Marble & Granite) that would include outdoor storage of materials. Under the Unified Development Ordinance, outdoor storage is permitted only in the B-G, I-L (Light Industrial) and I-G (General Industrial) districts. The UDO requires an outdoor storage area to be screened from any road. Because this property is located in the Eastern Lincoln Development District, vegetative screening would have to be provided.

Site Area & Description

The property is located on the northern corner of N.C. 16 Business and south Triangle Circle. It is adjoined by property zoned B-N and R-SF (Residential Single-Family). Land uses in this area include residential and business. This property is located in an area designated by the NC 16 Corridor Vision Plan as a community center, where commercial development should be concentrated.

Additional Information

Adjoining zoning and uses

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

South: zoned B-N, business.

West: zoned R-SF, undeveloped land.

North: zoned B-N, residence.

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 #614**

Applicant **Scott Soorus**

Parcel ID# **81319**

Location **northern corner of N.C. 16 Business and south Triangle Circle**

Proposed amendment **rezone from B-N to B-G**

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

This property is part of an area designated by the NC 16 Corridor Vision Plan as a community center, where commercial development should be concentrated.

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

This property is already zoned business and is adjoined by property zoned business. The size and shape of the lot will limit the type of business that can be developed on the property.



Zoning Map Amendment 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 Scott Sosius

Applicant Address 6341 willow farm DR., Denver, NC

Applicant Phone Number (704) 649-8640

Property Owner's Name Gayle Green

Property Owner's Address 973 N. Highway 16, Denver, NC

Property Owner's Phone Number (704) 926-6915

Part II

Property Location Corner of N Hwy 16 & triangle circle, Denver

Property ID # (10 digits) 4603613530 Property Size 1.22 Acres

Parcel # (5 digits) 81319 Deed Book(s) 1551 Page(s) 384

Part III

Existing Zoning District B-N Proposed Zoning District B-G

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

vacant land

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

Approx. 7,000 sq/ft combination showroom/
office/warehouse with limited outdoor storage

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.

Applicant

115/2015



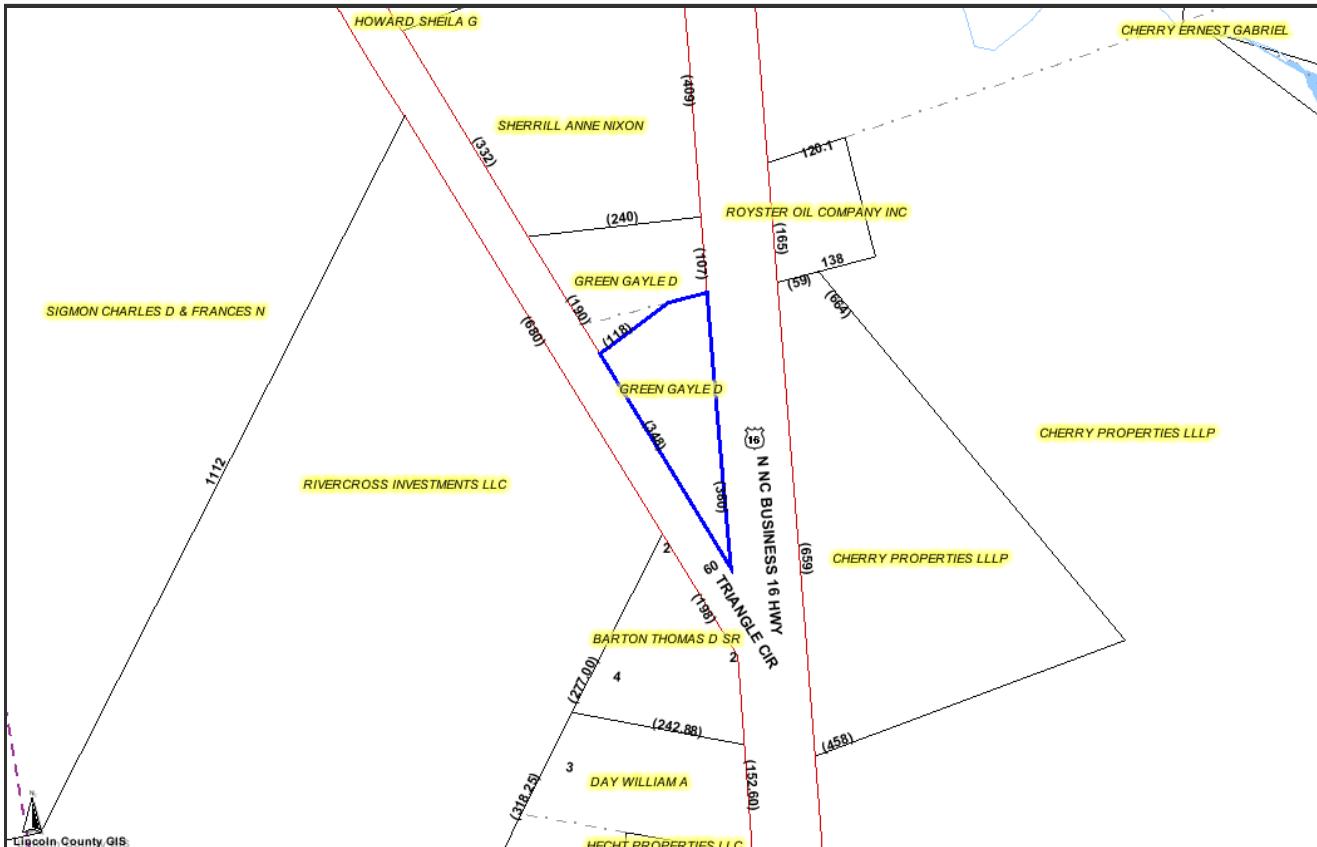
Lincoln County, NC

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: 1/21/2015 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 4603-61-3530					
		Parcel ID 81319 Owner GREEN GAYLE D Map 4603-19 Mailing Address 973 N HIGHWAY 16 Account 19992 Recorded 1/14/2004 Sale Price 0 Deed 1551-384 Total Value \$63,337 Previous Parcel Land Value \$63,337					
----- All values are for tax year 2014. -----							
Description CHERRY LD HWY 16 Address N NC 16 HWY Township CATAWBA SPRINGS		Tax/Fire District EAST LINCOLN / EL SEWER		Deed Acres 1.22 Tax Acres 0.7 Improvement No Improvements Zoning District B-N Calculated Acres 0.71			
Watershed Class WS-IVC 2000 Census County 37109 37109 37109		Voting Precinct TRIANGLE (TR30) Sewer District In the sewer District		Calculated Acres 0.71 Tract 071100 071100 071200 Block 2013 2016 4029 Flood X Zone Description NO FLOOD HAZARD Panel 3710460300			

Scott Soorus

B-N

1 in. = 100 ft.



B-N

TRIANGLE CIR.

REZONE
B-G

B-N

N. N.C. BUSINESS 16 HWY

R-SF

R-SF

County Residential District

R-SF Residential Single-Family

County Business Districts

B-N Business Neighborhood



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

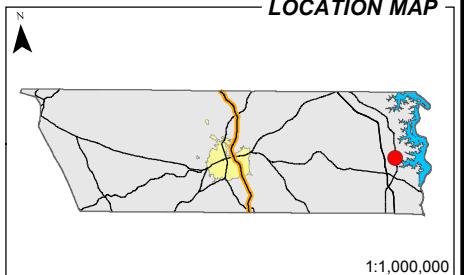
ZONING MAP AMENDMENT

Application	ZMA #614
NCPIN#	4603-61-3530
PID#	81319

- Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



Property Location(s)

