



**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: August 28, 2015

Re: Zoning Map Amendment #622  
JVP Fit Enterprises, LLC, applicant  
Parcel ID# 74083

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 14, 2015.*

**Request**

The applicant is requesting the rezoning of 0.72 acre from B-N (Neighborhood Business) to B-G (General Business). This property is part of a 2.5-acre parcel, the remainder of which is zoned B-G. A fitness center is located on the portion that is zoned B-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 on the west side of N.C. 16 Business about 500 feet south of Denver Drive. It is adjoined by property zoned B-G, B-N and R-SF. 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 (opposite side of N.C. 16 Business): zoned R-SF, residences.

South: zoned B-N, residence.

West: zoned R-SF, undeveloped tract.

North (adjoining parcel): zoned I-G, auto sales lot.

### 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 #622**

Applicant **JVP Fit Enterprises, LLC**

Parcel ID# **74083 (0.72-acre portion)**

Location **west side of N.C. 16 Business about 500 feet south of Denver Drive**

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:

**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 B-G. 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, LLC

Applicant Address PO BOX 29 DENVER, NC

Applicant Phone Number 704-483-3188

Property Owner's Name JVP FIT ENTERPRISES, LLC

Property Owner's Address PO BOX 29

Property Owner's Phone Number 704-483

**Part II**  
Property Location HIGHWAY 16 DENVER

Property ID # (10 digits) 4605-02-3064 Property Size 0.71 ACRES

Parcel # (5 digits) 74083 Deed Book(s) 2567 Page(s) 49

**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.

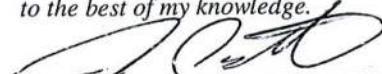
VACANT LAND

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

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.

  
\_\_\_\_\_  
Applicant

7/30/15

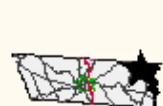
Date



## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

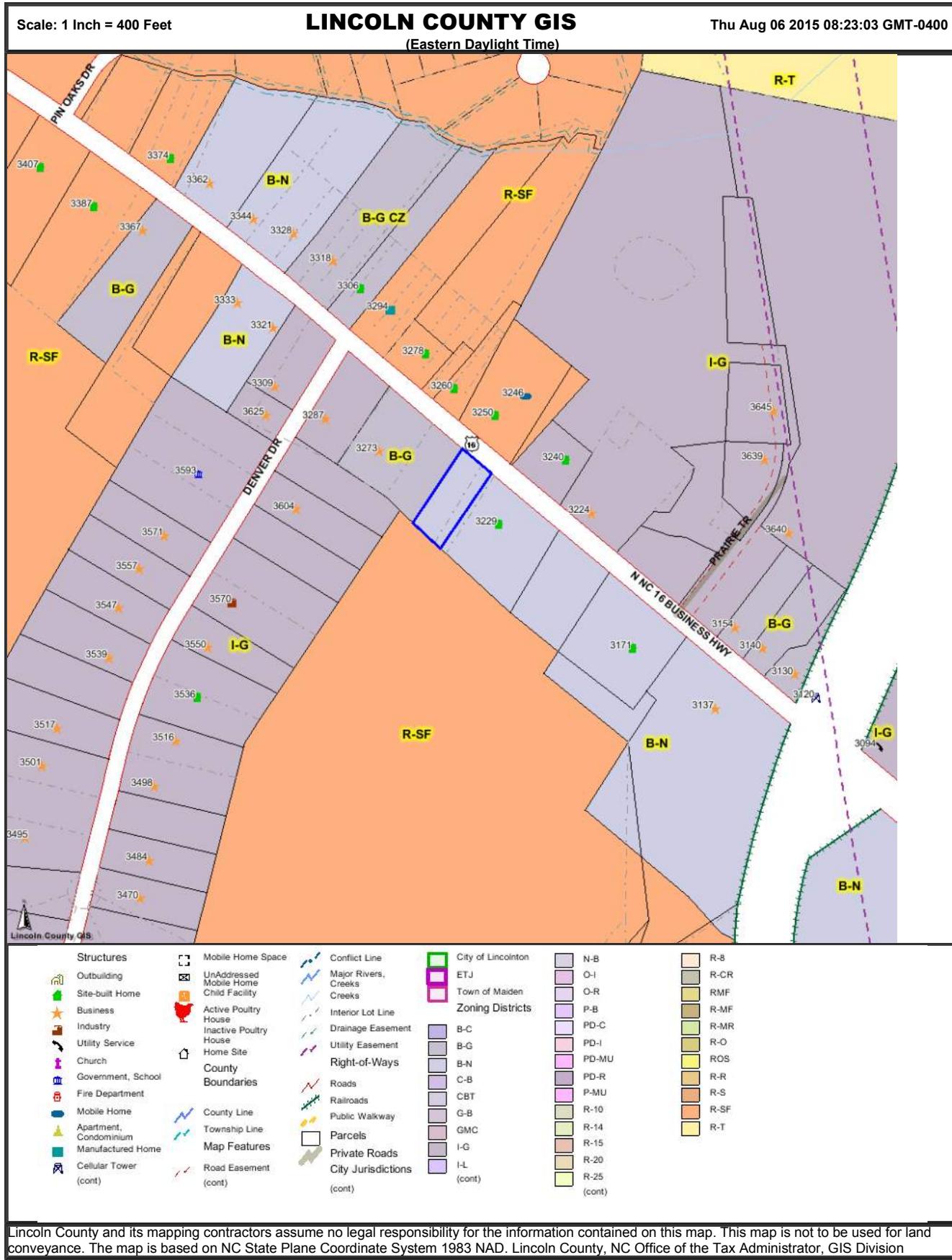
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

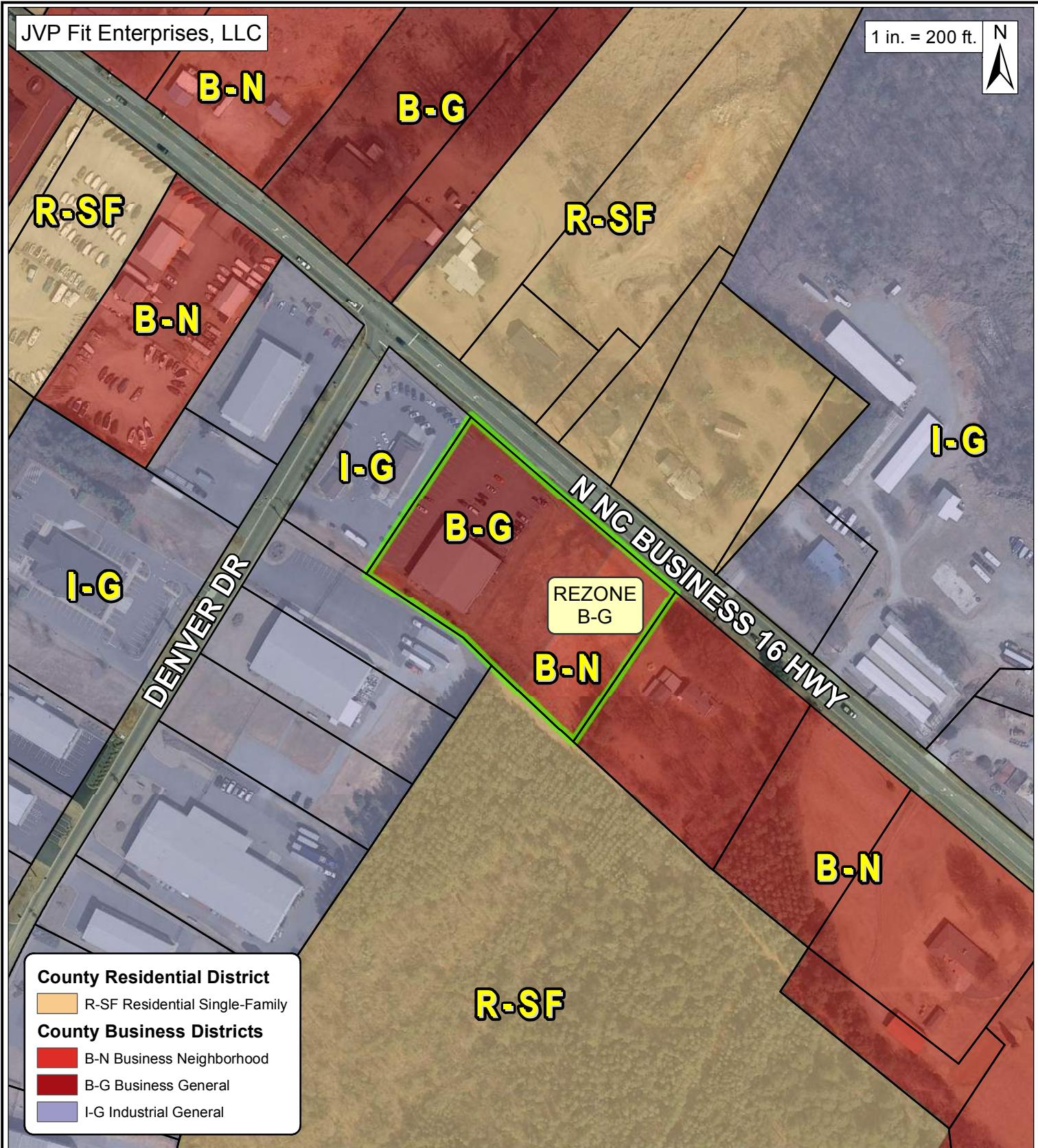


Date: 8/24/2015 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 4605-02-3064												
	74083	Parcel ID	74083	Owner	JVP FIT ENTERPRISES LLC									
		Map Account	4605-03 0211508	Mailing Address	3273 N NC 16 HWY PO BOX 29 DENVER NC 28037									
		Deed Value	2534-899	Recorded	7/31/2015									
			Work in Progress											
		----- All values are for tax year 2015. -----												
		Subdivision	Lot 32 & ADJ DENVER BUSINESS PARK			Plat	9-141							
		Description	#32&ADJ DENVER BUSINESS			Deed Acres	0							
		Address	3273 N NC 16 BUSINESS HWY			Tax Acres	2.52							
		Township	CATAWBA SPRINGS		Tax/Fire District	DENVER / EL SEWER								
		Main Improvement	HEALTH CLUB			Value	\$526,658							
		Main Sq Feet	12500	Stories	1	1 Year Built	2000	Total Value	\$0					
		Zoning District	Calculated Acres		Voting Precinct	Calculated Acres								
		B-G	1.81		DENVER (DN29)	0.02								
		B-N	0.72		DENVER WEST (DW28)	2.5								
		Watershed Class	Not in a watershed		0.78	Sewer District								
			WS-IVC		1.75	In the sewer District								
		2000 Census County				Tract	2.52							
		37109				Block	1030							
		Flood	Zone Description			Panel	2.52							
		X	NO FLOOD HAZARD			3710460500								





## ZONING MAP AMENDMENT



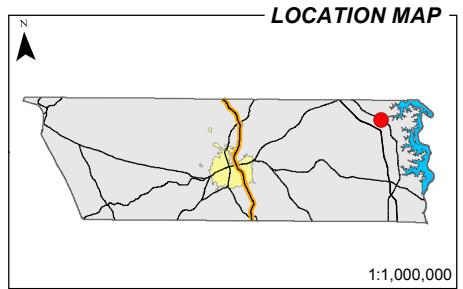
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

Application	ZMA #622
NCPIN#	4605-02-3064
PID#	74083

- Property Location(s)

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

## LOCATION MAP



Property Location(s)