



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: George Wood
County Manager

From: Randy Hawkins
Zoning Administrator

Date: July 21, 2009

Re: Zoning Map Amendment #574
Boucardon, LLC, applicant
Parcel ID# 56205

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2009.

Request

The applicant is requesting the rezoning of a 68-acre parcel from R-T (Transitional Residential) to I-G (General Industrial).

Site Area & Description

This property is located on the west side of Rufus Road and the east side of the new four-lane Hwy. 16. It is adjoined by property zoned I-G and R-T. Much of the land in this area is undeveloped. The Lincoln County Land Use Plan classifies this property as Industrial, designated for future industrial/manufacturing and warehousing uses. This property is part of a larger area that's planned for development as an industrial/business park.

Zoning Map Change Application

Lincoln County Building and Land Development
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010

Part I

Applicant Name Bowardon, LLC

Applicant Address P.O. Box 4266, Morehead, NC 28117

Applicant Phone Number 704-361-4829

Property Owner's Name WALTER CLARK

Property Owner's Address P.O. Box 9, Lincolnton, NC

Property Owner's Phone Number 980-721-1519

Part II

Property Location South of Optimist Club - East Hwy 16

Property ID # (10 digits) 4603-22-1362 Property Size 68.24

Parcel # (5 digits) 56205 Deed Book(s) 1872 Page(s) 686

Part III

Existing Zoning District R-1 Proposed Zoning District I-6

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

UNPARKED LAND NO STRUCTURES

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

INDUSTRIAL BUSINESS PARK

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.

John Bowardon
Applicant

6/16/09
Date



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

Zoning Amendment

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **ZMA #574**

Applicant **Boucardon, LLC**

Parcel ID# **56205**

Location **west side of Rufus Road and east side of new four-lane Hwy. 16**

Proposed amendment **Rezone from R-T to I-G**

This proposed amendment is

- consistent
- inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

- reasonable and in the public interest
- not reasonable and not in the public interest

in that:

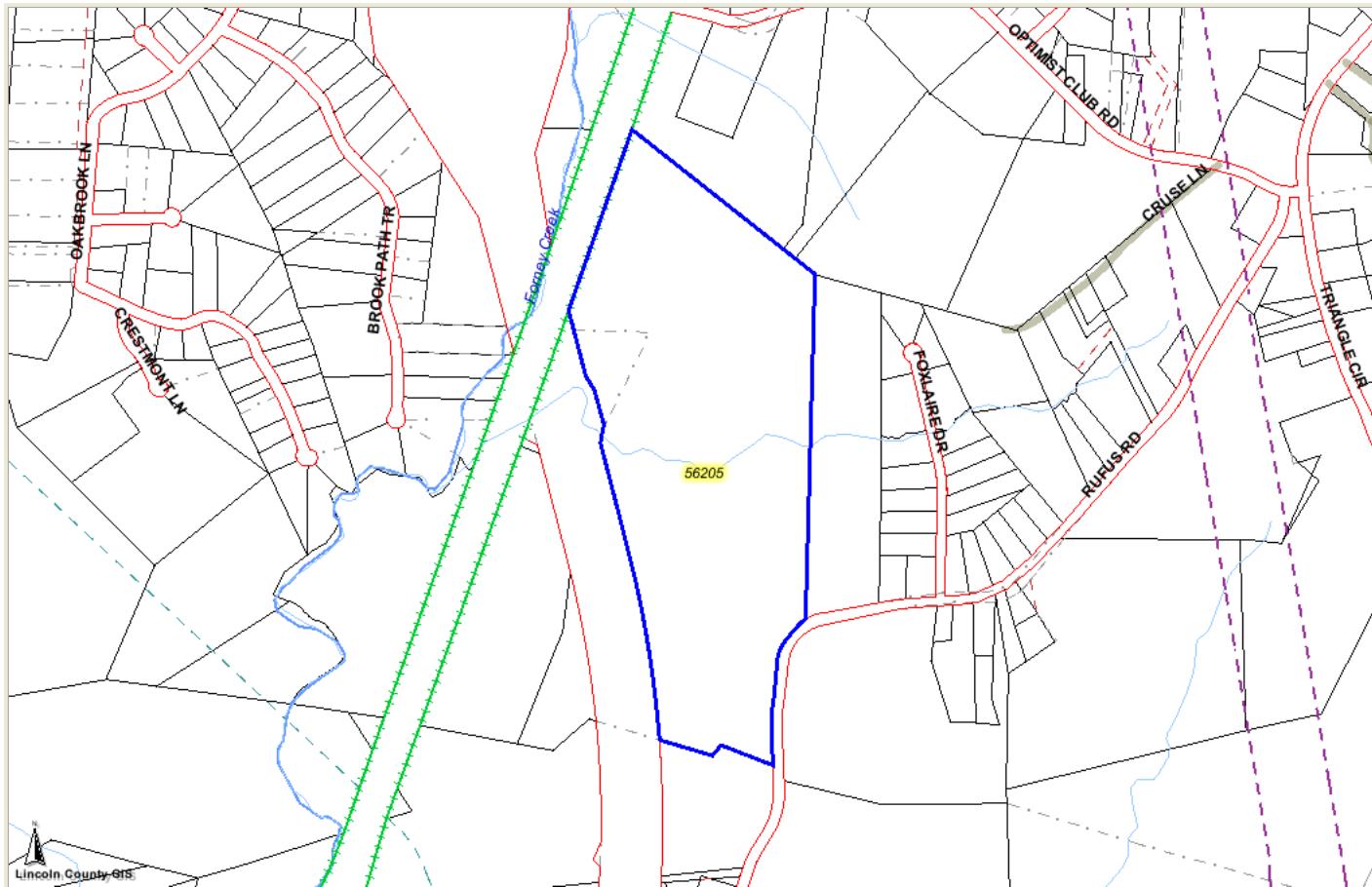


Lincoln County, NC

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: 7/1/2009 Scale: 1 Inch = 1000 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4603-22-1362

Parcel ID	56205	Owner	CLARK WALTER		
Map	4603-00	Mailing Address	PO BOX 9 LINCOLNTON NC 28093		
Account	0115922	Recorded	10/6/2008		
Deed	1872-686	Total Value	\$528,601		
Land Value	\$528,601	----- All values are for tax year 2009. -----			
Description	TRACT#1 WALTER CLARK 1387				
Address	RUFUS RD				
Township	CATAWBA SPRINGS				
Improvement	No Improvements				
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
R-T	68.24	TRIANGLE (TR30)	68.24		
Watershed Class					
Not in a watershed	68.24	East Lincoln Sewer District			
2000 Census County					
37109					
Flood	Zone Description	Tract	Block		
X	NO FLOOD HAZARD	071100	2015		
		Panel	Calculated Acres		
		4603	68.24		



Lincoln County Building & Land Development **Zoning Application Background and Staff Comments**

Application #
<u>ZMA #574</u>

IDENTIFYING DATA

Parcel ID: 56205

Location of property: west side of Rufus Road and east side of new four-lane Hwy. 16

Name of current property owner: Walter Clark

Address of current property owner: P.O. Box 9, Lincolnton, NC 28093

Date of application: June 16, 2009

ZONING INFORMATION

Current zoning: R-T

Current use: undeveloped

Property dimensions: approximately 1,000 feet by 3,000 feet

Proposed zoning: I-G

Proposed use: industrial/business park

Description of request: regular rezoning

DIMENSIONAL REQUIREMENTS

Current zoning: R-T

Lot area: 32,500 square feet

Front setback: 30 feet

Side setback: 10 feet

Side to street setback: 20 feet

Rear setback: 40 feet

Max height: 35 feet

Open space: NA

Proposed zoning: I-G

Lot area: no minimum size,

minimum width 100 feet

Front setback: 50 feet

Side setback: 20 feet or 50 feet
abutting residential district

Side to street setback: 20 feet

Rear setback: 30 feet or 50 feet
abutting residential district

Max height: 50 feet

Open space: NA

ENVIRONMENTAL

Soil type(s): primarily MdB2 – Madison sandy clay loam, 2-8% slopes; and MdC2 – Madison sandy clay loam, 8-15% slopes, and MaD – Madison sandy loam, 15-25% slopes.

Building site: well suited to poorly suited

Sanitary facilities: sewer service to be provided by developer

HYDROLOGICAL CONDITIONS

Flood panel number: 4603

Zone: X (no flood hazard)

Is any portion of the property located in a floodplain or floodway: no

ADDITIONAL INFORMATION

What are the adjoining land uses and zoning (N, S, E & W): north – undeveloped, zoned industrial; south – undeveloped, zoned industrial; east – undeveloped, zoned residential; west – new Hwy. 16 and railroad

List of potential uses under existing zoning: manufactured homes, duplexes, modular homes, site-built homes

List of potential uses under proposed zoning: manufacturing, processing and assembly of products, distribution plant, auto body shop, contractor's storage and equipment yard, offices, mini-warehouses, recycling facility, warehouse, auto sales, etc.

What is the stated reason for requesting the rezoning? proposed industrial/business park

LAND USE PLAN CONFORMANCE

Is there a discrepancy between the proposed zoning and the Land Use Plan? No. The Land Use Plan designates this property for future industrial development.

TRANSPORTATION

The proposed zoning request is located on or near State Road(s): Rufus Road

Is a traffic impact analysis required for this request: no

The approximate distance to the nearest intersection(s): 3,500 feet to Triangle Circle

SIGNAGE

Maximum number, size and type of signs allowed per the zoning ordinance: one freestanding sign with a maximum sign area of 110 square feet; wall sign not exceeding 10 percent of wall area, maximum of 100 square feet

LANDSCAPING AND SCREENING

The Zoning Ordinance requires what grade of screening: Grade C screening plus an opaque wall or fence abutting residential district

STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends the rezoning request be approved. The Land Use Plan designates this property for industrial use. The proposed industrial/business park would create employment opportunities and expand the county's tax base.

