



## 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 BOUCARDON, LLC

Applicant Address P.O. Box 4266, MOOREVILLE, N.C. 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 NEW HY 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-T Proposed Zoning District I-G

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

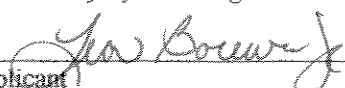
VACANT LAND NO STRUCTURES

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.

Applicant 

Date 6/16/09



## 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

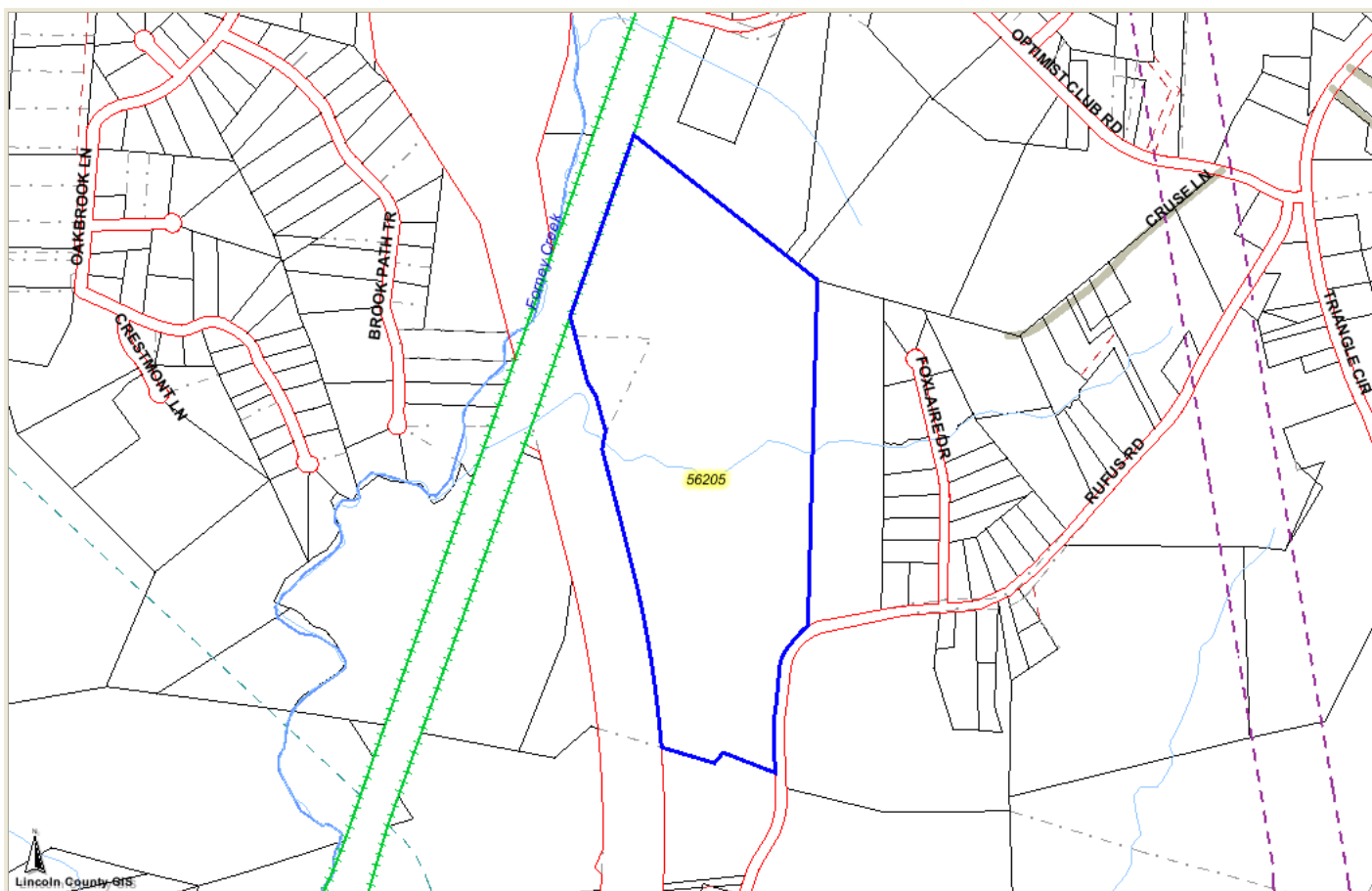
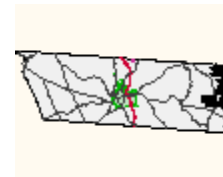
☐ not reasonable and not in the public interest

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

<b>Parcel ID</b>	<b>56205</b>	<b>Owner</b>	CLARK WALTER		
<b>Map</b>	<b>4603-00</b>	<b>Mailing</b>	PO BOX 9		
<b>Account</b>	0115922	<b>Address</b>	LINCOLNTON NC 28093		
<b>Deed</b>	1872-686	<b>Recorded</b>	10/6/2008	<b>Sale Price</b>	0
<b>Land Value</b>	\$528,601	<b>Total Value</b>	\$528,601	<b>Previous Parcel</b>	
----- All values are for tax year 2009. -----					
<b>Description</b>	TRACT#1 WALTER CLARK 1387			<b>Deed Acres</b>	68.49
<b>Address</b>	RUFUS RD			<b>Tax Acres</b>	68.24
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN
<b>Improvement</b>	No Improvements				
<b>Zoning District</b>		<b>Calculated Acres</b>		<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-T		68.24		TRIANGLE (TR30)	68.24
<b>Watershed Class</b>				<b>East Lincoln Sewer District</b>	
Not in a watershed		68.24		Not in the sewer district	68.24
<b>2000 Census County</b>				<b>Tract</b>	<b>Block</b>
37109				071100	2015
<b>Flood</b>		<b>Zone Description</b>		<b>Panel</b>	
X		NO FLOOD HAZARD		4603	68.24



# Lincoln County Building & Land Development

## **Zoning Application Background and Staff Comments**

Application #

ZMA #574

### **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

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### **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

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## **DIMENSIONAL REQUIREMENTS**

**Current zoning:** R-T

**Proposed zoning:** I-G

**Lot area:** 32,500 square feet

**Lot area:** no minimum size,  
minimum width 100 feet

**Front setback:** 30 feet

**Front setback:** 50 feet

**Side setback:** 10 feet

**Side setback:** 20 feet or 50 feet  
abutting residential district

**Side to street setback:** 20 feet

**Side to street setback:** 20 feet

**Rear setback:** 40 feet

**Rear setback:** 30 feet or 50 feet  
abutting residential district

**Max height:** 35 feet

**Max height:** 50 feet

**Open space:** NA

**Open space:** NA

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## **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

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## **HYDROLOGICAL CONDITIONS**

**Flood panel number:** 4603

**Zone:** X (no flood hazard)

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

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### **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

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### **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.

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### **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

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## **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

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## **LANDSCAPING AND SCREENING**

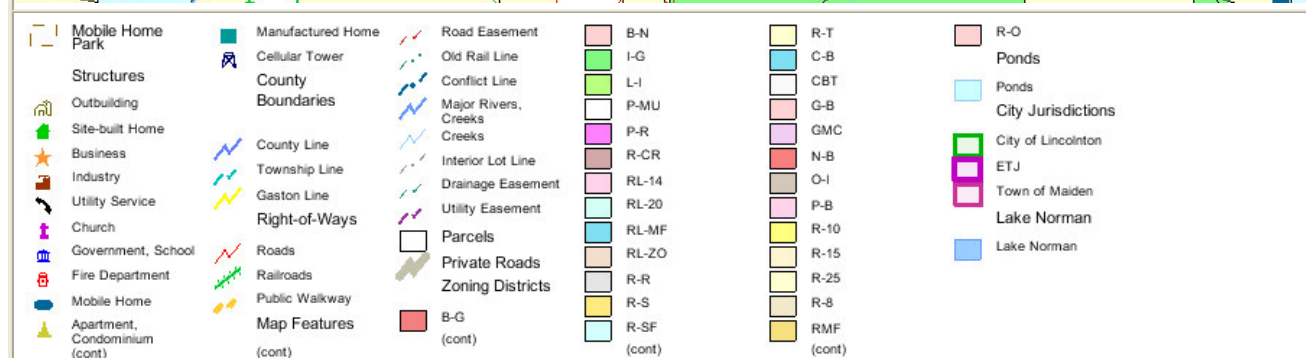
**The Zoning Ordinance requires what grade of screening:** Grade C screening plus an opaque wall or fence abutting residential district

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## **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.





<http://gis.asprinkle/servlet/com.esri.esrimap.Esrimap?ServiceName=LCov&Form=True&Encode=True> 7/13/2009