



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: December 18, 2015

Re: UDO Proposed Amendments #2015-4
Planning and Inspections Department, applicant

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 4, 2016.

This is a proposal to amend Section 2.2.1 of the Lincoln County Unified Development Ordinance to make a day care center a permitted use by right in the I-G (General Industrial), I-L (Light Industrial) and B-C (Corporate Business) districts.

A day care center is a conditional use in the county's main residential districts and a permitted use by right in the main business districts, but such a facility is currently not a conditional or permitted use in industrial districts.

This proposed amendment was initiated by the Lincoln Economic Development Association to help clear the way for the potential development of a child care facility in the Lincoln County Industrial Park, and to allow such a facility as an option in other industrial and business parks.

Following is the proposed amendment to Section 2.2.1 (Use Table) with the additions underlined:

§2.2 Permitted Land Uses

§2.2.1 Use Table

P = Permitted | S = Special Use (§9.10) | C = Conditional Use (§9.11) | * = Group of Uses (§2.3)

Civic Uses	R-R	R-T	R-S	R-SF	R-CR	R-14	R-20	R-MR	R-MF	O-R	B-N	B-G	B-C	I-L	I-G	Use Standard
Day care center (6+)	C	C	C	C	C			C	C	P	P	P	P	P	P	§4.3.2



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Zoning Amendments Proposed Statement of Consistency and Reasonableness

Case No. **UDO Proposed Amendments #2015-4**

Applicant **Lincoln County Planning and Inspections Dept.**

Proposed amendment

Amend Section 2.2.1 to make a day care center a permitted use in the I-G, I-L and B-C districts

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

Objective 4.2 of the Land Use Plan calls for updating the county's land use regulations to help foster desired economic growth. Allowing a day care center in an industrial/business park would add a potential recruitment tool for attracting companies to the county.

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

A day care center in an industrial/business park would provide a convenience for workers and their families and shorten drive times.



UDO Text Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

Part I

Applicant Name Lincoln County Planning and Inspections Department

Applicant Address 302 N. Academy St., Suite A, Lincolnton, NC 28092

Applicant Phone Number (704) 748-1507

Part II

Briefly describe the proposed text amendment.

Amend Section 2.2.1 of the Lincoln County Unified Development Ordinance to make a day care center a permitted use by right in the I-G, I-L and B-C districts.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Pandy Hawk Knis
Applicant

Nov. 20, 2015
Date