



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: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Christine Poinsette, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: August 23, 2012

Re: Zoning Map Amendment #599
Hugo Ramos, applicant
Parcel ID# 01673

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 10, 2012.

Request

The applicant is requesting the rezoning of a 0.73-acre parcel from I-G (General Industrial) to B-G (General Business). This property contains a building that is proposed to be converted into a church. A place of worship is not a permitted use in the I-G district.

Site Area & Description

The property is located about at 1667 South Industrial Park Rd., on the east side of South Industrial Park Road about 2,000 feet south of Salem Church Road, in Ironton Township. It is adjoined by property zoned I-G and R-SF (Residential Single-Family). Land uses in this area include residential, industrial and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

Additional Information

Permitted uses

Under current zoning: manufacturing, warehousing, wholesale trade, machine shop, auto body shop, etc.

Under requested zoning: place of worship, retail sales, offices, dance studio, upholstery shop, etc.

Adjoining zoning and uses

East: Zoned I-G, undeveloped tract.

South: Zoned I-G, undeveloped tract.

West: Zoned R-SF and I-G, undeveloped lots.

North: Zoned I-G, residence.

Planning Staff's Recommendation

Staff recommends approval of the rezoning request. This property is currently being used for a commercial purpose rather than an industrial purpose. It has limited potential for industrial use. It is located adjacent to properties that are zoned or used residentially. This is a downzoning to a more restrictive district.



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
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #599**
Applicant **Hugo Ramos**
Parcel ID# **01673**
Location **1667 S. Industrial Park Rd.**
Proposed amendment **Rezone from I-G to B-G**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **The Land Use Plan designates this area as industrial.**

This proposed amendment **is reasonable and in the public interest** in that: **This property has been used and is currently being used for a non-industrial purpose. The size of the existing building on this property and the size of the lot limit its use for industrial purposes. This property adjoins properties that are zoned or used residentially. This is a downzoning to a more restrictive district.**



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 Hugo Ramos

Applicant Address 1327 32nd Street CT NE

Applicant Phone Number (704) 530-1962

Property Owner's Name RICHARD F. MOODY, JR & RENEE H. MOODY

Property Owner's Address 1470 GREENWOOD RD, LINCOLNTON, NC 28092

Property Owner's Phone Number (980) 429-0333 (Renee's Cell Phone)

Part II

Property Location 1667 S INDUSTRIAL PARK RD, LINCOLNTON, NC 28092

Property ID # (10 digits) 3642-26-9613 Property Size 1.4 ACRES

Parcel # (5 digits) 01673 Deed Book(s) 1917 Page(s) 266

Part III

Existing Zoning District I-G Proposed Zoning District B-G

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

There is only 1 building (7,300 sq.ft.) and the entire building is currently being used as a gymnastics school called: Twist & Tuck Power Tumbling.

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

The proposed use will be a church. We would be using the left side of the building as the main sanctuary and divide the right side of the building into 2 to 3 separate rooms for Sunday School classes. We are a growing church so this building/property will gives us enough room for future growth. Please let us know if you have any questions.

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.

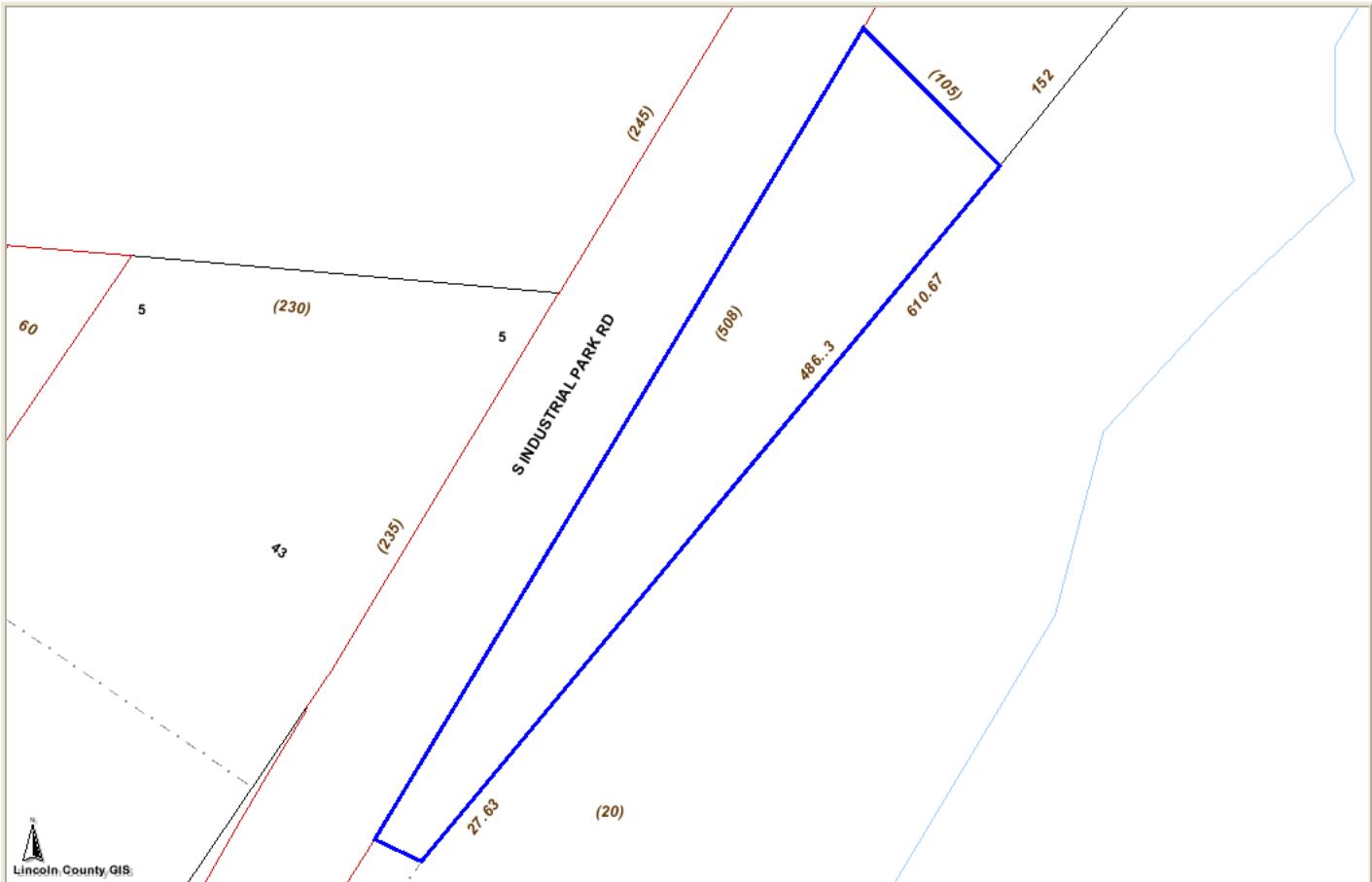
Applicant

7/25/12
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: 7/30/2012 Scale: 1 Inch = 100 Feet



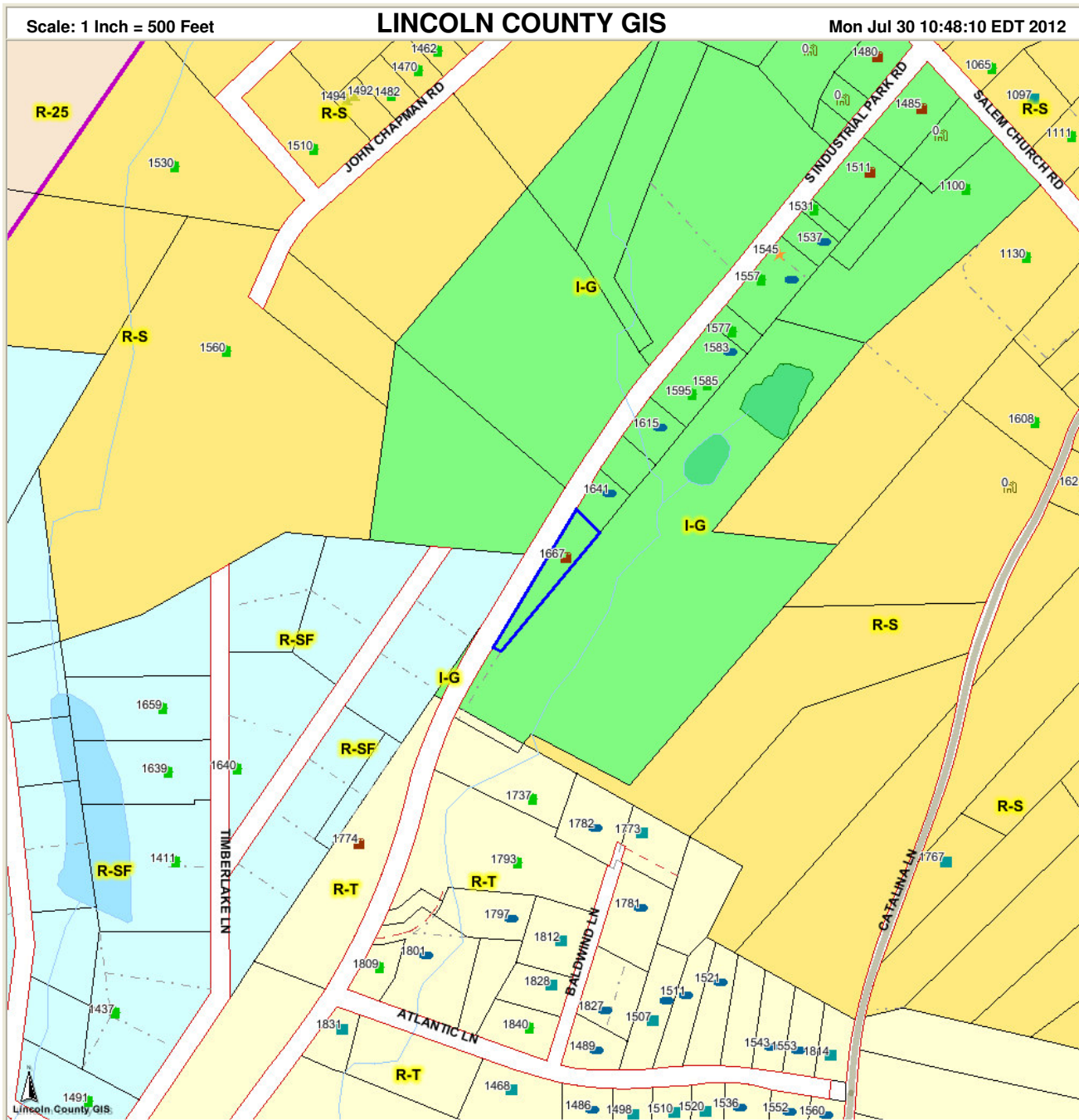
Lincoln County GIS

PHOTOS

PARCEL INFORMATION FOR 3642-26-9613



Parcel ID	01673	Owner	MOODY RICHARD F JR MOODY RENEE H	
Map	3642-01	Mailing Address	1470 GREENWOOD RD LINCOLNTON NC 28092-8926	
Account	0185787	Address	1667 S INDUSTRIAL PARK RD	
Deed	1917-266	Recorded	4/12/2007	Sale Price \$145,000
Land Value	\$14,700	Total Value	\$146,939	Previous Parcel
----- All values are for tax year 2012. -----				
Description	BLDG	Deed Acres	1.4	
Address	1667 S INDUSTRIAL PARK RD	Tax Acres	0.73	
Township	IRONTON	Tax/Fire District	BOGER CITY	
Main Improvement	MANUF RSF	Value	\$130,340	
Main Sq Feet	7300	Stories	1	Year Built 1983
Zoning District	I-G	Calculated Acres	Voting Precinct	Calculated Acres
		0.73	SALEM (SL24)	0.73
Watershed Class	WS-IVP	0.73	Sewer District	Not in the sewer district
2000 Census County	37109		Tract	Block
	37109		070300	2000
			070300	2001
Flood	X	Zone Description	Panel	
		NO FLOOD HAZARD	3710364200	0.73



Structures	Mobile Home Space UnAddressed Mobile Home Child Facility Home Site County Boundaries	Creeks Interior Lot Line Drainage Easement Utility Easement Right-of-Ways Roads Railroads Public Walkway Private Roads City Jurisdictions	Town of Maiden Zoning Districts ELDD B-G B-N I-G I-L P-MU PD-C PD-I PD-MU PD-R P-R (cont)	R-CR R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B (cont)	O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman
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