



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: March 14, 2014

Re: Zoning Map Amendment #609
Ralph Dickson, applicant
Parcel ID# 02224

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 7, 2014.

Request

The applicant is requesting the rezoning of a 0.92-acre parcel from I-G (General Industrial) to B-N (Neighborhood Business). This property is the site of a NAPA Auto Parts store. This request involves a plan to expand the store building. The rezoning would decrease the minimum rear yard setback to 20 feet from the current 30 feet and the minimum side yard setback to 10 feet from the current 20 feet.

Site Area & Description

This property is located at 4110 N. NC 16 Hwy., on the north side of N.C. 16 Business and west side of Denver Industrial Park Road. It is adjoined by property zoned B-N, I-G and B-G (General Business). It is located in the Eastern Lincoln Development District (ELDD). Land uses in this area include business, industrial and residential. This property is located in an area designated by the Lincoln County Land Use Plan as industrial.

Additional Information

Permitted uses

Under current zoning: manufacturing, offices, services, etc.

Under requested zoning: retail sales, offices, services, etc.

Adjoining zoning and uses

East (opposite side of Denver Industrial Park Road): zoned B-G, plumbing contractor and engineering firm.

South (opposite side of N.C. 16 Business): zoned B-N, hair salon and residence.

West: zoned B-N, motorsports parts store.

North: zoned I-G, fuel storage tanks and multi-tenant commercial development.

Planning 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 #609**
Applicant **Ralph Dickson**
Parcel ID# **02224**
Location **4110 N. NC 16 Hwy.**
Proposed amendment **rezone from I-G to B-N**

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

This property is located in an area designated by Land Use Plan as industrial.

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

This property is adjoined by property zoned B-N. This property is located along a stretch of N.C. 16 Business that includes business uses. 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 Haywood Equity Ralph Dickson

Applicant Address PO Box 458 Gastonia, NC 28053-0458

Applicant Phone Number 704-888-6892

Property Owner's Name Air/Inc Management Group - Ralph Dickson

Property Owner's Address P.O. Box 458, 1820 Spencer Mt Hwy, Gastonia, NC 28053

Property Owner's Phone Number 704-868-6892

Part II

Property Location 4110 Hwy 16 North

Property ID # (10 digits) 3695-36-1464 Property Size 175 feet X 200 X 175 X 249

Parcel # (5 digits) 02224 Deed Book(s) 1144-283 Page(s) _____

Part III

Existing Zoning District IG Proposed Zoning District BN

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

50' x 100' Building - AAA Auto Parts Store

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

Same Use - Ability To Stock better Coverage to serve our customers

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.

Ralph Dickson
Applicant 704-868-6892

2-20-2014
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: 2/25/2014 Scale: 1 Inch = 200 Feet



PHOTOS



PARCEL INFORMATION FOR 3695-36-1464

Parcel ID	02224	Owner	AIRLINE MANAGEMENT GROUP LLC	
Map	3695-10	Mailing	PO BOX 458	
Account	0140040	Address	GASTONIA NC 28053	
Deed	1144-283	Recorded	11/8/1999	
Land Value	\$151,751	Total Value	\$301,538	Sale Price \$185,000
----- All values are for tax year 2014. -----				
Description	4110 HIGHWAY 16		Deed Acres	0
Address	4110 N NC 16 HWY		Tax Acres	0.92
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER	
Main Improvement	RETAIL/SERVICE SHOP		Value	\$142,193
Main Sq Feet	5000	Stories	1 Year Built	1988
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
I-G	0.93	DENVER (DN29)	0.85	
Watershed Class		DENVER WEST (DW28)	0.08	
WS-IVP	0.93	Sewer District	0.93	
		In the sewer District		
2000 Census County		Tract	Block	
37109		071100	1017	0.93
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500	0.93	

