



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 16, 2018

Re: Zoning Map Amendment #648
Patrick Elmore, applicant
Parcel ID# 76546

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 2, 2018.

Request

The applicant is requesting the rezoning of a 0.64-acre lot from B-G (General Business) to I-G (General Industrial). This property is located in the Eastern Lincoln Development District (ELDD). It is one of three adjoining lots that are owned by Schweppe Partners, LLC, of which the applicant is a member. The three lots were rezoned from I-G to B-G in 2010 at the request of the applicant. The subject property in this rezoning request is the only one of the three lots that does not front on N.C. 16 Business.

Site Area & Description

The subject property is located on the north side of Commerce Drive about 300 feet west of N.C. 16 Business. It is adjoined by property zoned I-G and B-G. Land uses in this area include industrial, business and residential. County water and sewer are available at this location. The Lincoln County Land Use Plan designates Commerce Drive as industrial except for an area along N.C. 16 Business, for which a redevelopment plan was recommended, resulting in the NC 16 Corridor Vision Plan and the establishment of the ELDD overlay district.

Additional Information

Permitted uses

Under current B-G zoning: retail sales, offices, personal services, etc.

Under proposed I-G zoning: offices, warehouse, race team shop, vehicle service, machine shop, etc.

Adjoining zoning and uses

East: zoned B-G, undeveloped lots.

South (opposite side of Commerce Drive): zoned I-G, gas station/convenience store.

West: zoned I-G, office/warehouse.

North: zoned I-G, undeveloped lot.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #648**
Applicant **Patrick Elmore**
Parcel ID# **76546**
Location **north side of Commerce Drive about 300 feet west of N.C. 16 Business**
Proposed amendment **rezone from B-G to I-G**

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

The Lincoln County Land Use Plan designates Commerce Drive as industrial except for an area along N.C. 16 Business where a redevelopment plan was recommended, resulting in the NC 16 Corridor Vision Plan. Because this property is not located along N.C. 16 Business, an industrial use would not be in potential conflict with the goals and recommendations of the Vision Plan.

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

This property is adjoined on three sides by property zoned I-G. This property does not front on N.C. 16 Business. It is part of the Triangle Business Park, which contains industrial uses.



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 Patrick Elmore

Applicant Address 2326 N. Hwy-16, Denver, NC 28037

Applicant Phone Number 704-483-8500

Property Owner's Name Schweppe Partners, LLC

Property Owner's Address 2326 N. Hwy 16, Denver NC 28037

Property Owner's Phone Number 704-483-8500

Part II

Property Location "Lot #3" Commerce Dr, Lincoln County , NC 28037

Property ID # (10 digits) 4603-57-9312 Property Size 0.63-ac

Parcel # (5 digits) 76546 Deed Book(s) 2619 Page(s) 388

Part III

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

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

Vacant Land

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

Proposed Industrial Use

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
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


1-31-2018
Date



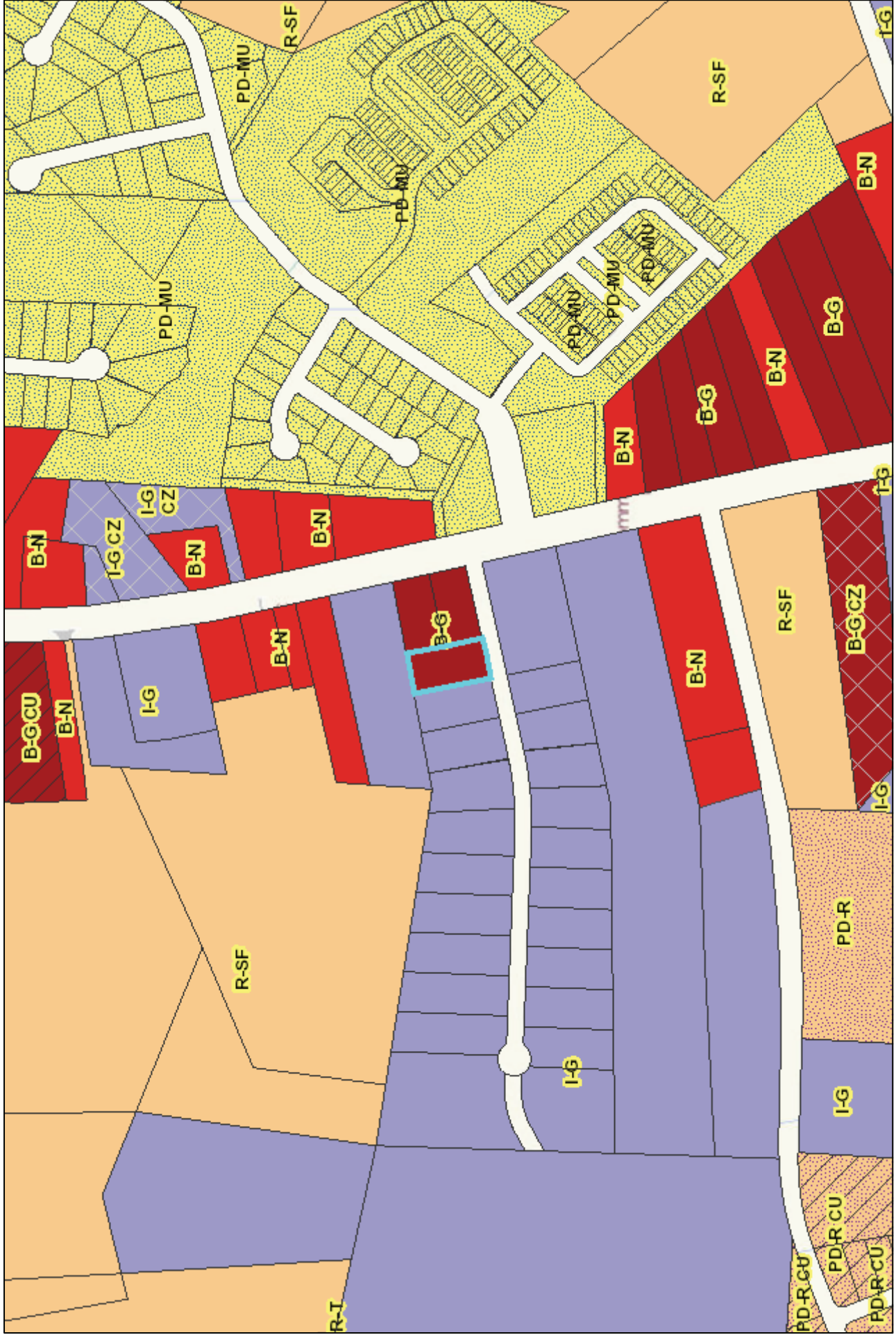
Lincoln County, NC

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: 2/6/2018 Scale: 1 Inch = 150 Feet

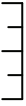


PHOTOS	PARCEL INFORMATION FOR 4603-57-9312				
 Photo Not Available	Parcel ID	76546	Owner	SCHWEPPE PARTNERS LLC	
	Map	4603-02	Mailing Address	2326 N NC 16 HWY DENVER NC 28037	
	Account	0260007	Deed	2619-388	
	Land Value	\$188,763	Last Transaction Date	10/4/2016	
			Total Value	\$188,763	
			Sale Price	0	
			Previous Parcel	32004	
			----- All values are for tax year 2017. -----		
	Subdivision	Lot 3 TRIANGLE INDUSTRIAL PARK		Plat	10-93
	Description	LOT #3 TRIANGLE IND PARK		Deed Acres	0.63
Address	COMMERCE DR		Tax Acres	0.64	
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN	
Improvement	No Improvements				
Zoning District		Calculated Acres	Voting Precinct	Calculated Acres	
B-G		0.64	WESTPORT (WP32)	0.64	
Watershed Class			Sewer District		
Not in a watershed		0.64	In the sewer District	0.64	
2000 Census County			Tract	Block	
37109			071100	2007	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460300	0.64	

Zoning Map Amendment #648
subject property is outlined in blue



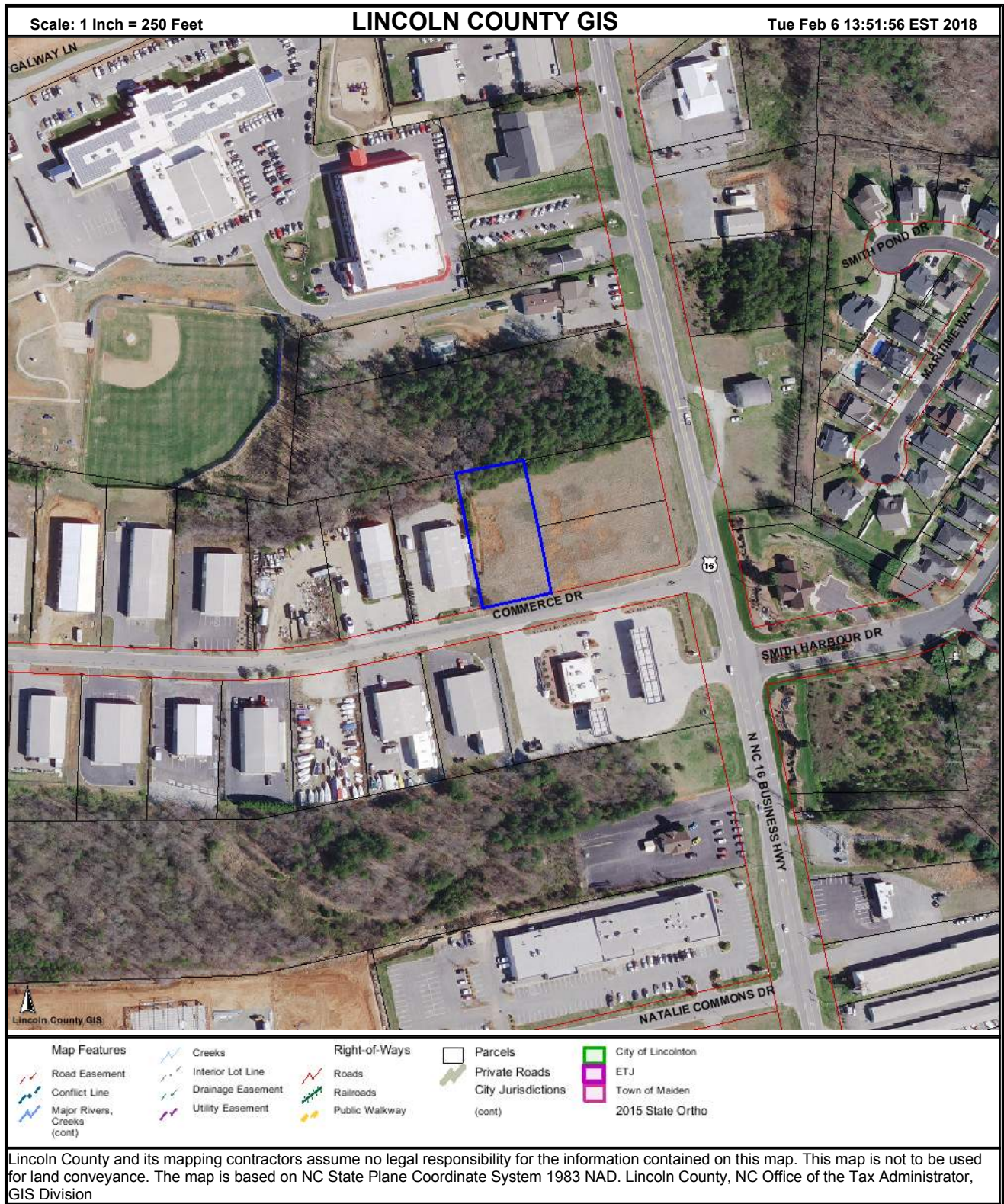
0 100 200 Feet



1 inch = 400 feet

March 1, 2018

Esri, Inc., Lincoln County, NC



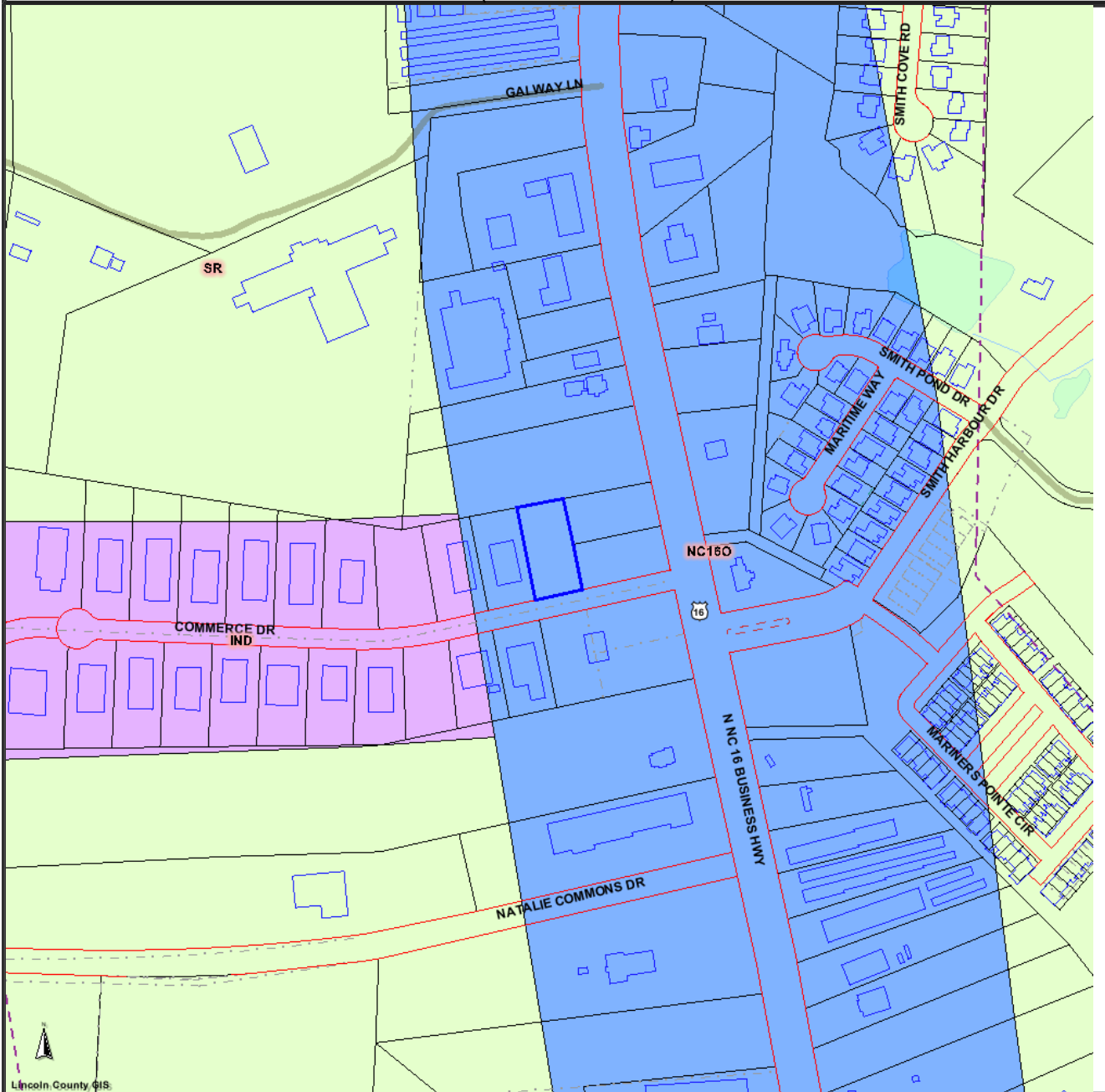
Zoning Map Amendment #648 Land Use Plan map of area

Scale: 1 Inch = 400 Feet

LINCOLN COUNTY GIS

0500 (Eastern Standard Time)

Tue Feb 06 2018 14:04:24 GMT-



Building Footprints	Major Rivers, Creeks	Industrial	Rural Residential	Lake Norman
Right-of-Ways	Interior Lot Line	Mixed Residential	Suburban Residential	Lake Norman
Roads	Drainage Easement	Mixed Residential/Commercial	Ponds	City Jurisdictions
Railroads	Utility Easement	Neighborhood Business	City of Lincoln	ETJ
Public Walkway	Parcels	NC 16 Overlay	Town of Maiden	
Map Features	Private Roads	Office/Employment Center		
Road Easement	Land Use Plan	Regional Business		
Old Rail Line	Community Business (cont)	Recreational/Open Space		
Conflict Line (cont)		Rural Preservation (cont)		

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