



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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 13, 2019

Re: Zoning Map Amendment #669
3D Worldwide, LLC, applicant
Parcel ID# 50203

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 6, 2020.

Request

The applicant is requesting the rezoning of a 0.78-acre lot from B-N (Neighborhood Business) to I-G (General Industrial).

Site Area & Description

This property is located on the southeast corner of N.C. 16 Business and Balsom Ridge Road. It is adjoined by properties zoned B-N, R-SF (Residential-Single Family) and I-G. It is located in the Eastern Lincoln Development District (ELDD) overlay district. Land uses in this area include industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.

Additional Information

Permitted uses

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

Under proposed I-G zoning and ELDD overlay district: Offices, services, etc. are permitted by right. Contractor's office, vehicle service, vehicle sales, body shop, etc., are conditional uses in the ELDD.

Adjoining zoning and uses

East: zoned R-SF, undeveloped tract proposed to be rezoned to Conditional Zoning I-G to permit a self-storage facility.

South: zoned B-N, residence.

West (opposite side of N.C. 16 Business); zoned B-N, businesses.

North: zoned I-G, business.

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 #669**
Applicant **3D Worldwide, LLC**
Parcel ID# **50203**
Location **southeast corner of N.C. 16 Business and Balsom Ridge Road**
Proposed amendment **rezone from B-N to I-G**

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

This property is part of an area designated by the Land Use Plan as an Industrial Center.

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

This property is adjoined by property zoned I-G. Other properties zoned I-G are located in this area. This area includes business and industrial uses. Rezoning this property from B-N to I-G will allow additional potential uses that would provide job opportunities.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

Part I

Applicant Name Damon Lusk - 3D Worldwide LLC

Applicant Address 4052 N. Highway 16, Denver, NC 28037

Applicant Phone Number 704-578-3404

Property Owner's Name Lee + Brenda Killian

Property Owner's Address 4153 N. Highway 16, Denver, NC 28037

Property Owner's Phone Number _____

Part II

Property Location Parcel ID # 50203, N NC 16 Business Hwy.

Property ID # (10 digits) 50203 Property Size .78

Parcel # (5 digits) 50203 Deed Book(s) 2184 Page(s) 414

Part III

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

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

NO structures, vacant land

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

commercial building

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.

[Signature]
Applicant

10/24/19
Date

Lee B. Killian



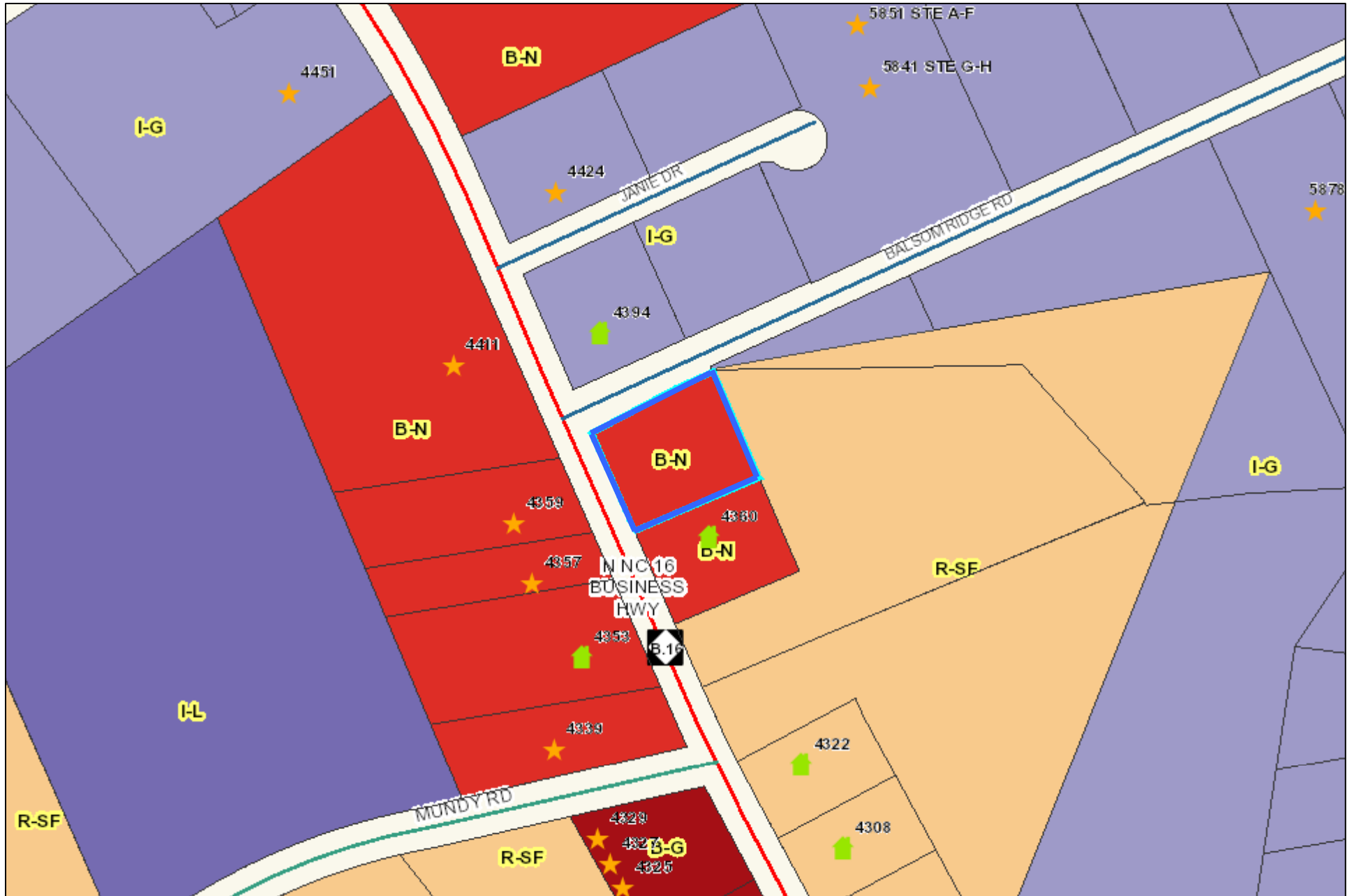
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 11/15/2019 Scale: 1 Inch = 200 Feet



Photo Not Available

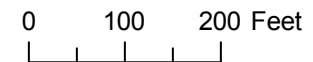
Parcel ID	50203	Owner	KILLIAN LEE B KILLIAN ERNESTINE K	
Map	3695	Mailing	4057 N NC HWY 16 PO BOX 52	
Account	0225638	Address	DENVER, NC 28037	
Deed	2184 414	Last Transaction Date	04/19/2010	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$145,312	Improvement Value	\$0	Total Value \$145,312
Previous Parcel				
-----All values for Tax Year 2019 -----				
Description	DENVER INDUSTRIAL LD	Deed Acres	0.879	
Address	N NC 16 BUSINESS HWY	Tax Acres	0.775	
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER	
Main Improvement		Value		
Main Sq Feet		Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
B-N	0.78	DN29	0.78	
Watershed		Sewer District		
	0.55		0.78	
	0.22			
Census County		Tract	Block	
109		071101	1005	0.78
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500	0.78	

Zoning Map Amendment #669 subject property is outlined in blue

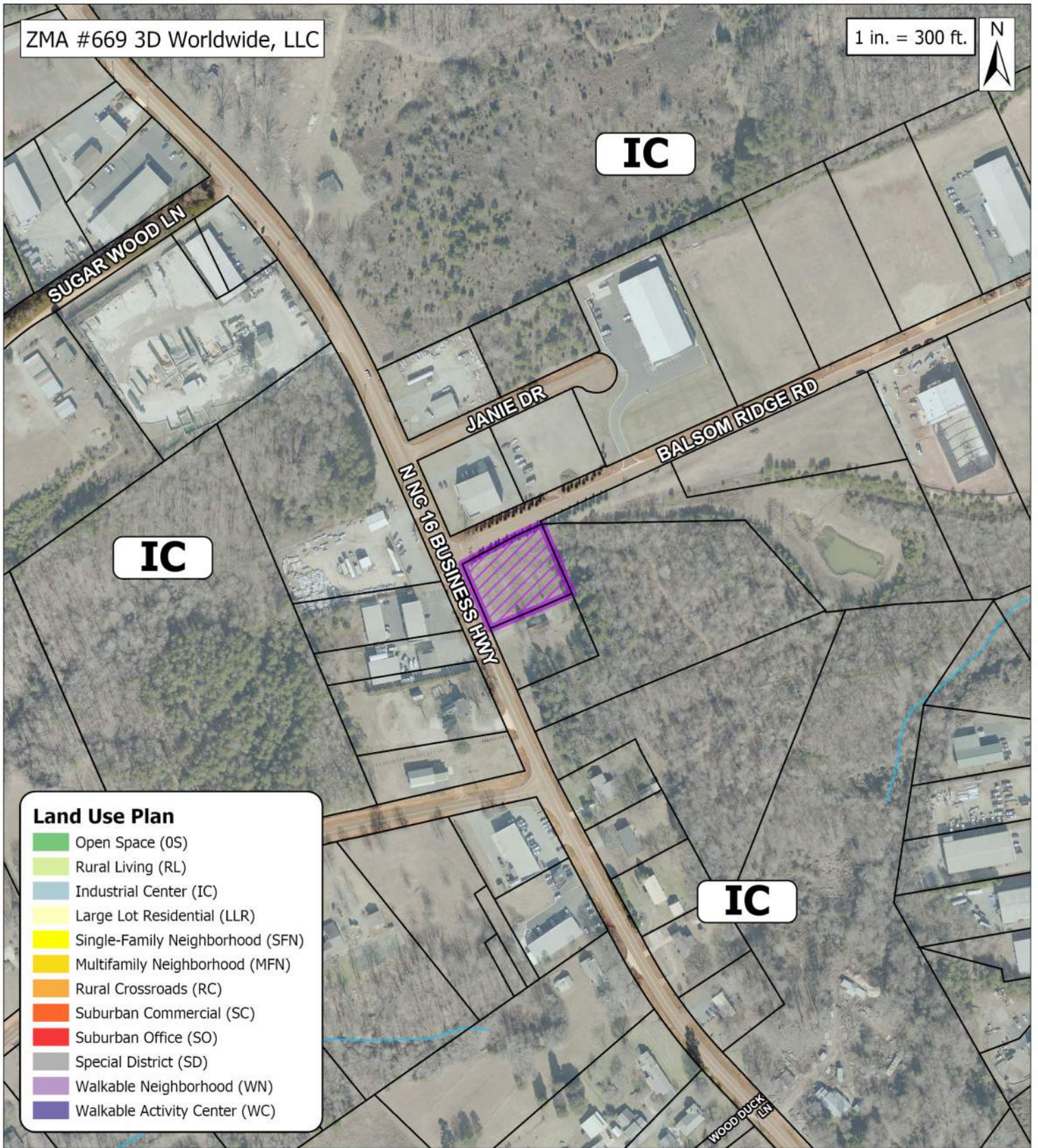


November 15, 2019

Esri, Inc., Lincoln County, NC



1 inch = 200 feet



Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



Lincoln County
 Planning & Inspections
 302 N. Academy St.
 Suite A
 Lincolnton, NC 28092

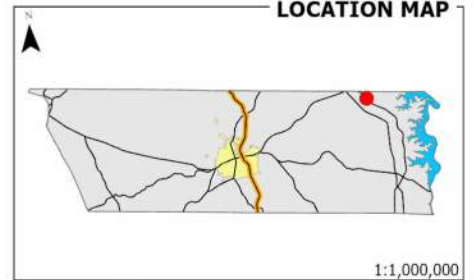
Parcel ID# 50203

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



● Property Location(s)