



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 Chair

From: Randy Hawkins, Zoning Administrator

Date: April 12, 2013

Re: Zoning Map Amendment #601
Lincoln Economic Development Association, applicant
Parcel ID# 87124 and 90017

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 6, 2013.

Request

The applicant is requesting the rezoning of 44.6 acres from R-T (Transitional Residential) to I-G (General Industrial). The owner of the property has authorized the rezoning request.

Site Area & Description

The property is located on the west side of N.C. 16 bypass about 3,500 feet north of N.C. 73 in Catawba Springs Township. On its west side, the property borders a railroad. It is adjoined by property zoned I-G. The properties on the opposite sides of the bypass and the railroad are zoned R-T. The Lincoln County Land Use Plan designates this area for industrial development.

Additional Information

Permitted uses

Under current zoning: residential, church.

Under requested zoning: manufacturing, assembly, distribution, offices, research and development, etc.

Adjoining zoning and uses

East (opposite side of N.C. 16 bypass) zoned R-T, residential uses.

South: zoned I-G, undeveloped land.

West (opposite side of railroad): zoned R-T, undeveloped land.

North: Zoned I-G, undeveloped land.

Environmental

This property is not located in a water-supply watershed. No portion of this property is located in a floodplain.

Traffic

The average daily traffic count on N.C. 73 in this area is approximately 12,000 vehicles, according to 2010 figures.

Planning Staff's Recommendation

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



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 #601**
Applicant **Lincoln Economic Development Association**
Parcel ID# **87124 and 90017**
Location **west side of N.C. 16 bypass, about 3,500 feet north of N.C. 73**
Proposed amendment **Rezone from R-T to I-G**

This proposed amendment **is 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 is adjoined on the north and south by property that is zoned I-G. It is separated from residentially zoned property by a four-lane, limited-access highway and by a railroad.**



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 Lincoln Economic Development Association
Applicant Address 502 East Main Street, Lincolnton NC 28092
Applicant Phone Number 704-732-1511
Property Owner's Name Ventosa LLC
Property Owner's Address P.O. Box 9, Lincolnton NC 28093
Property Owner's Phone Number 704-735-9001 ext 12

Part II

Property Location Just off new Hwy 16 north of 73 across from the Airlie Business Park

Property ID # (10 digits) 4602184906 & 4602097292 Property Size 9.29 acres & 35.46 acres

Parcel # (5 digits) 87124 & 90017 Deed Book(s) 1934-858 & 1933-7850 Page(s) _____

Part III

Existing Zoning District R-T Proposed Zoning District Industrial

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

Property currently has no existing structures and is primarily forestry.

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

Property has been identified as a location to build a manufacturing, R&D and Office campus for Denver Global Products

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.

Cynthia D. Hutton
Applicant

3-4-13
Date



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AUTHORIZATION TO APPLY FOR REZONING

As an owner of the property identified as Parcel ID# 87124 & 90017, I hereby authorize Lincoln Economic Development Association to apply to rezone this property from R-T to Industrial.

Walter Clark

signature

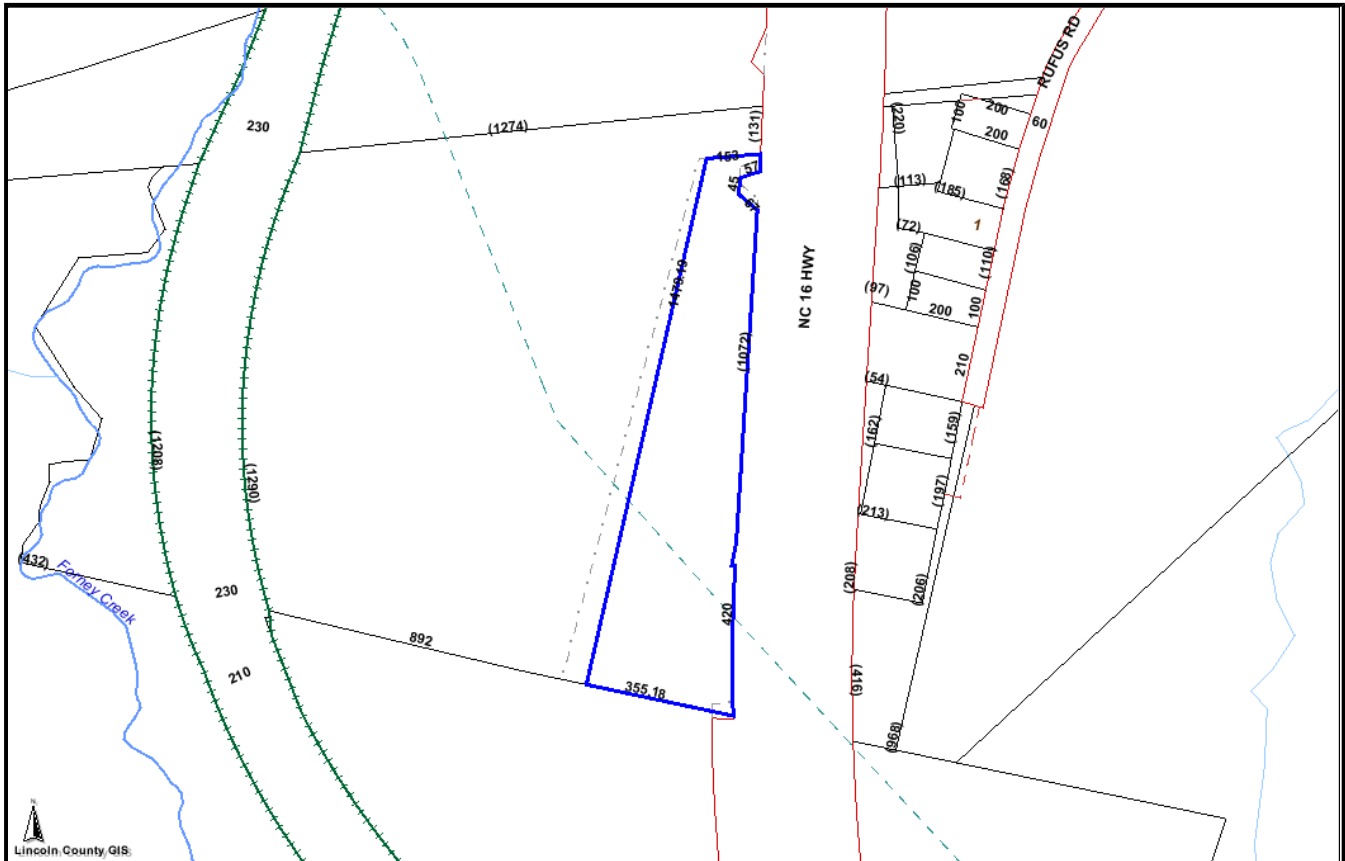
3-4-13

date




Lincoln County, NC

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Date: 3/5/2013 Scale: 1 Inch = 500 Feet



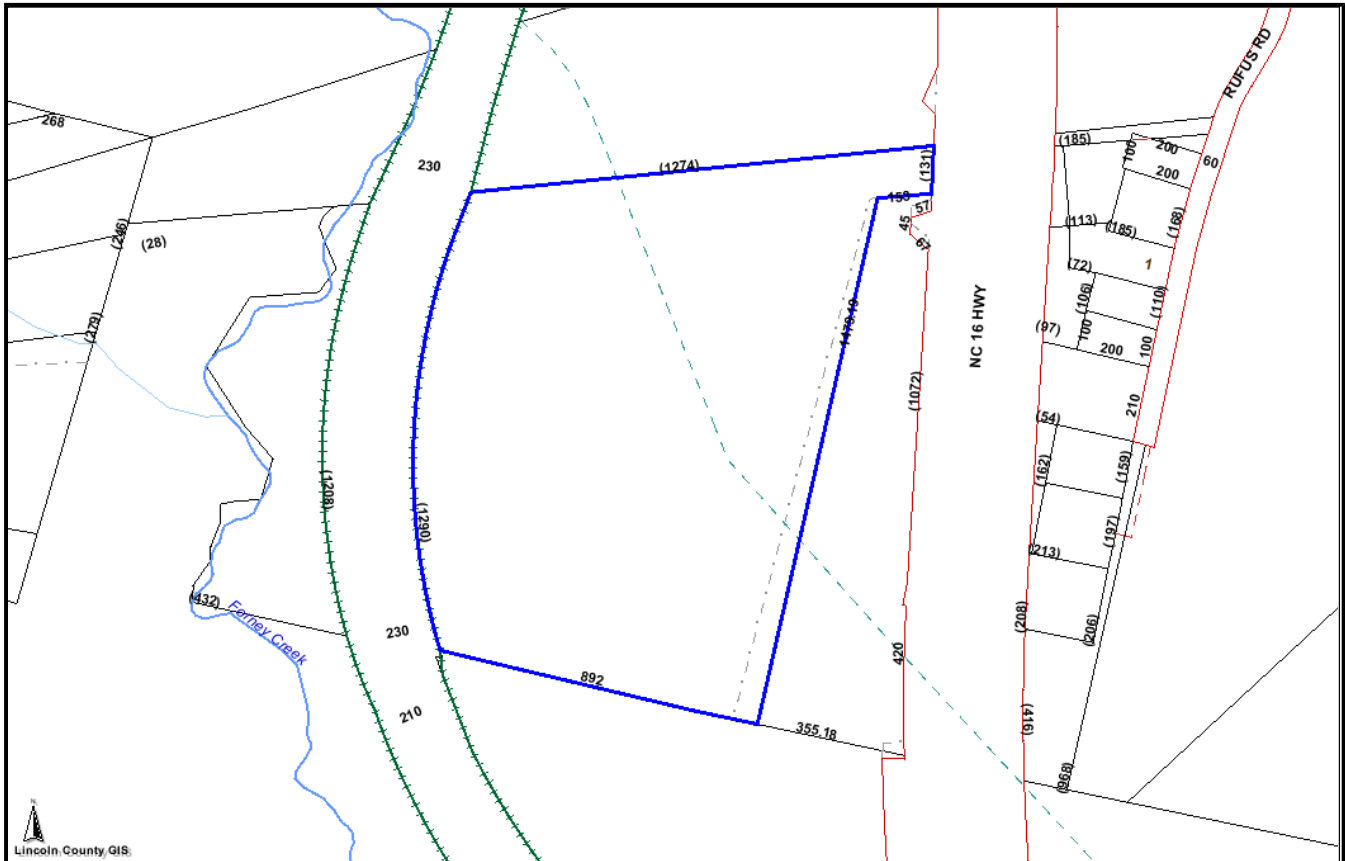
Lincoln County GIS

PHOTOS	PARCEL INFORMATION FOR 4602-18-4906			
 Photo Not Available	Parcel ID	87124	Owner	VENTOSA LLC
	Map	4602-01	Mailing	PO BOX 9
	Account	0145510	Address	LINCOLNTON NC 28093
	Deed	1934-858	Recorded	12/5/2008
	Land Value	\$51,671	Total Value	\$51,671
				Sale Price \$279,000
				Previous Parcel 32398
				Deed Acres 9.29
				Tax Acres 9.18
				Tax/Fire District EAST LINCOLN
			Improvement No Improvements	
			Zoning R-T	
			Calculated Acres 9.19	
			Voting Precinct TRIANGLE (TR30)	
			Calculated Acres 9.19	
			Watershed Class Not in a watershed	
			Sewer District Not in the sewer district	
			2000 Census County 37109	
			Tract 071100	
			Block 2015	
			Panel 3710460200	
			Flood X	
			Zone Description NO FLOOD HAZARD	



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PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4602-09-7292

Parcel ID	90017	Owner	VENTOSA LLC	
Map	4602-01	Mailing	PO BOX 9	
Account	0145510	Address	LINCOLNTON NC 28093	
Deed	1933-780	Recorded	6/1/2007	
Land Value	\$109,800	Total Value	\$109,800	Sale Price 0
				Previous Parcel 75904
----- All values are for tax year 2013. -----				
Description	PT OF VENTOSA LLC LAND			Deed Acres 0
Address	RUFUS RD			Tax Acres 35.46
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN	
Improvement	No Improvements			
Zoning		Calculated	Voting Precinct	Calculated Acres
District	R-T	Acres	TRIANGLE (TR30)	35.47
		35.47		
Watershed Class	Not in a watershed			Sewer District
		35.47	Not in the sewer district	
2000 Census County			Tract	Block
37109			071100	1040
37109			071100	2015
				0.1
				35.36
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710460200	35.47

