



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 #602
Lincoln Economic Development Association, applicant
Parcel ID# 86038

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 3.6 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 5,800 feet north of N.C. 73 in Catawba Springs Township. It is surrounded by property zoned I-G. 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 I-G, undeveloped land.

South: zoned I-G, undeveloped land.

West: zoned I-G, 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

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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 #602**
Applicant **Lincoln Economic Development Association**
Parcel ID# **86038**
Location **west side of N.C. 16 bypass, about 5,800 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 surrounded by property that is zoned I-G. It adjoins a four-lane, limited-access highway.**



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 Walter Clark
 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) 4603103856 Property Size 3.63
 Parcel # (5 digits) 86038 Deed Book(s) 1872-686 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.

Crystal Hutter
 Applicant

3-4-13
 Date



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AUTHORIZATION TO APPLY FOR REZONING

As an owner of the property identified as Parcel ID# 86038, I hereby authorize Lincoln Economic Development Association to apply to rezone this property from R-T to Industrial.

Walter Clark

signature

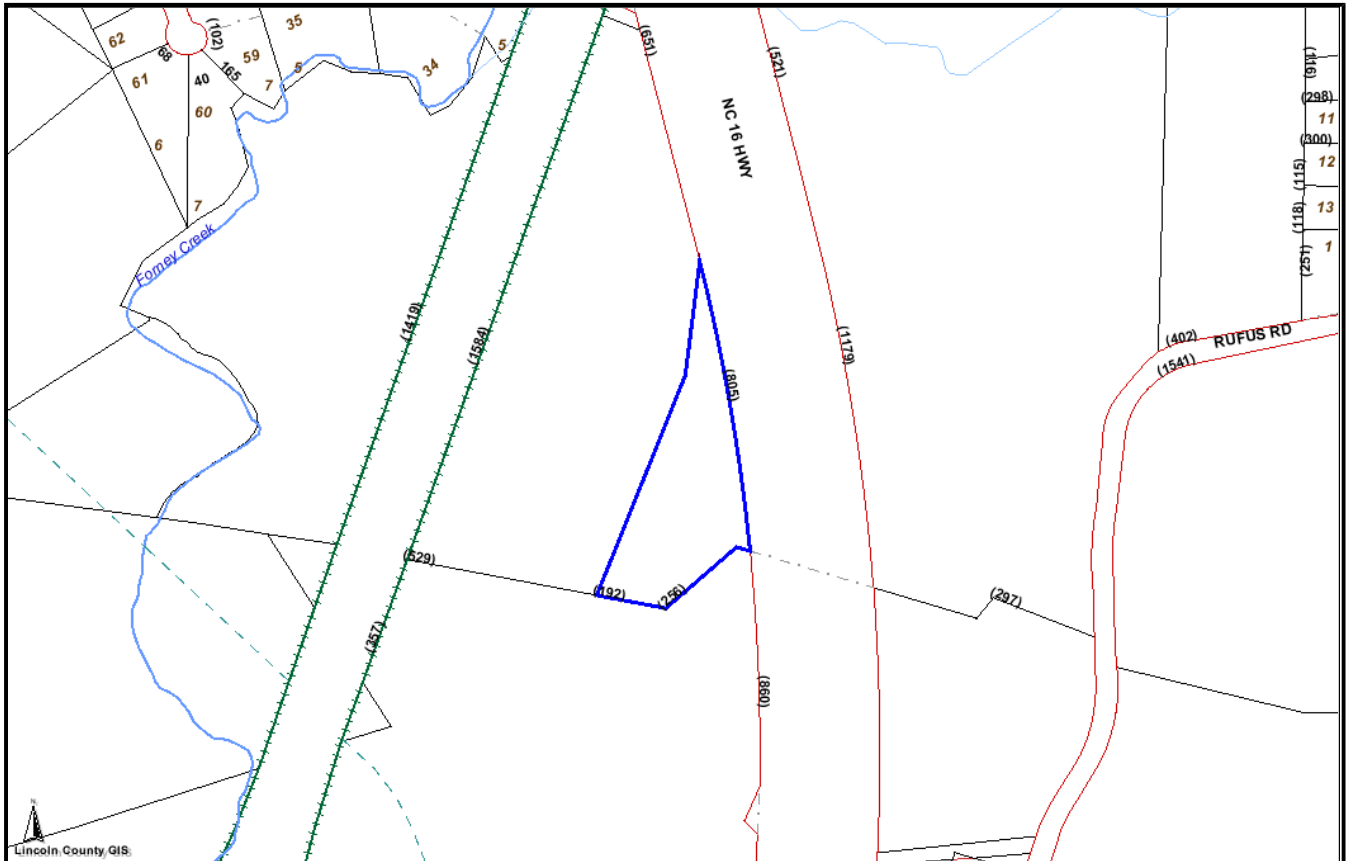
3-4-13


date



Lincoln County, NC

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



PHOTOS	PARCEL INFORMATION FOR 4603-10-3856			
 Photo Not Available	Parcel ID	86038	Owner	CLARK WALTER
	Map	4603-00	Mailing	PO BOX 9
	Account	0115922	Address	LINCOLNTON NC 28093
	Deed	1872-686	Recorded	11/16/2006
	Land Value	\$13,287	Total Value	\$13,287
			Sale Price	\$1,559,000
			Previous Parcel	56205
			----- All values are for tax year 2013. -----	
	Description	TRACT#2 WALTER CLARK 1387		
	Address	RUFUS RD		
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN	
Improvement	No Improvements			
Zoning		Calculated	Voting Precinct	Calculated Acres
District	R-T	Acres	TRIANGLE (TR30)	3.94
		3.94		
Watershed Class	Not in a watershed		Sewer District	3.94
		3.94	Not in the sewer district	
2000 Census County			Tract	Block
			071100	2015
				3.94
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710460300	3.94

