



## 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 #603  
Lincoln Economic Development Association, applicant  
Parcel ID# 57305 (easternmost, separate portion of parcel)

*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 0.23 acre 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 about 1,200 feet west of N.C. 16 bypass and about 5,000 feet north of N.C. 73 and adjoins a railroad on its west side. It is part of a 49-acre parcel, the major portion of which is located on the opposite side of the railroad. It is adjoined by property zoned I-G. The property on the opposite side of the railroad is 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: zoned I-G undeveloped land.

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.



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**Zoning Amendment**  
**Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #603**  
Applicant **Lincoln Economic Development Association**  
Parcel ID# **57305 (easternmost, separate portion of parcel)**  
Location **1,200 feet west of N.C. 16 bypass, 5,000 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 three sides by property that is zoned I-G, and it is separated from residentially zoned property 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 East Lincoln Land Co Inc.

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) 3693805318 Property Size .23 acres

Parcel # (5 digits) 57305 Deed Book(s) 711-505 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 Metter*  
Applicant

3-4-13  
Date



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**AUTHORIZATION TO APPLY FOR REZONING**

As an owner of the property identified as Parcel ID# 57305, I hereby authorize Lincoln Economic Development Association to apply to rezone this property from R-T to Industrial.

Walter Clark

signature

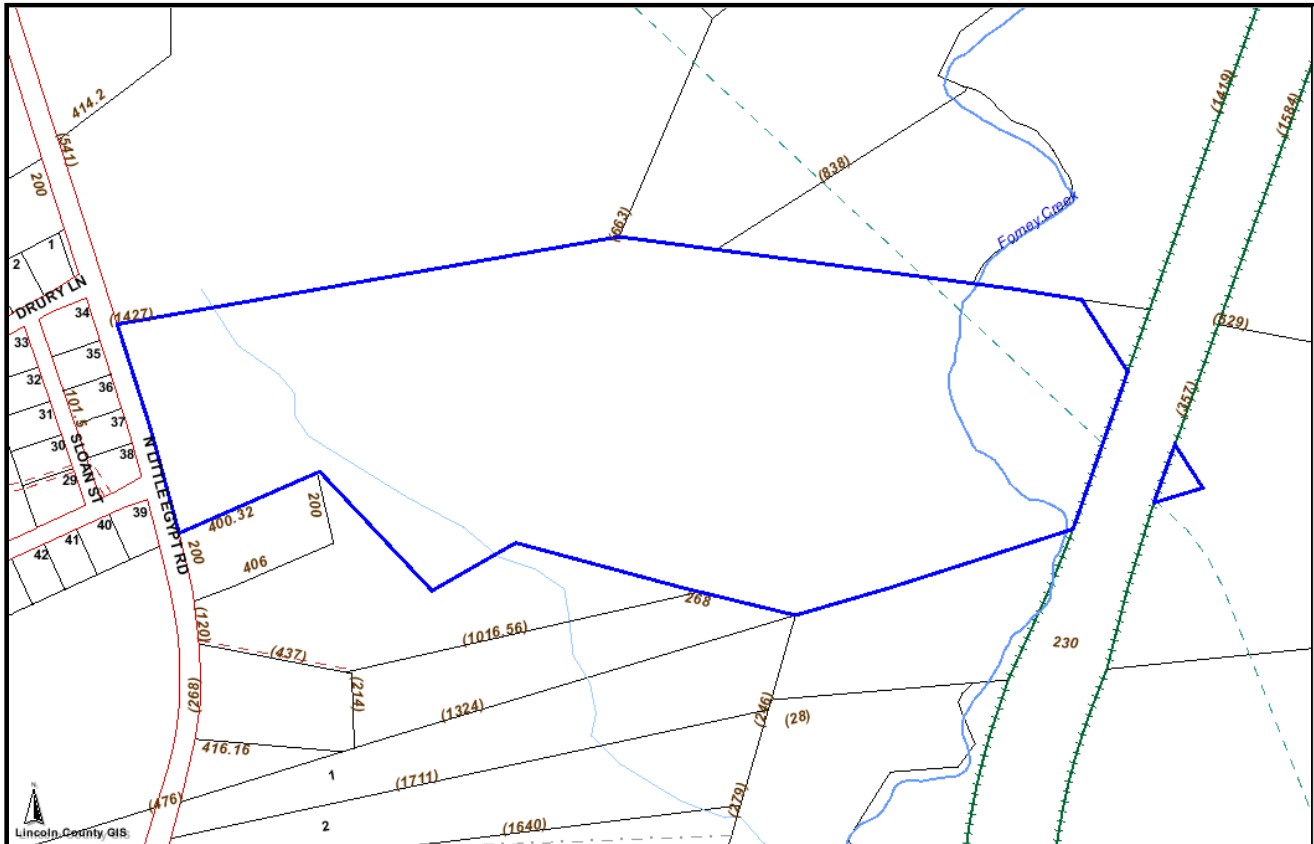
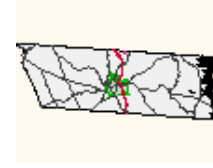
3-4-13

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: 4/9/2013 Scale: 1 Inch = 500 Feet**



Lincoln County GIS

**PHOTOS**



Photo Not Available

**PARCEL INFORMATION FOR 3693-80-5318**

<b>Parcel ID</b>	<b>57305</b>	<b>Owner</b>	EAST LINCOLN LAND CO INC	
<b>Map</b>	<b>3693-00</b>	<b>Mailing Address</b>	PO BOX 9 LINCOLNTON NC 28093	
<b>Account</b>	36276	<b>Deed</b>	711-505	<b>Recorded</b> 1/1/1993
<b>Land Value</b>	\$437,914	<b>Total Value</b>	\$437,914	
----- All values are for tax year 2013. -----				
<b>Description</b>	RD 1380			<b>Sale Price</b> 0
<b>Address</b>	N LITTLE EGYPT RD			<b>Previous Parcel</b>
<b>Township</b>	CATAWBA SPRINGS			<b>Deed Acres</b> 0
<b>Improvement</b>	No Improvements			<b>Tax Acres</b> 48.77
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
R-T	48.77	TRIANGLE (TR30)	48.77	
<b>Watershed Class</b>	<b>Calculated Acres</b>	<b>Sewer District</b>	<b>Calculated Acres</b>	
Not in a watershed	48.77	Not in the sewer district	48.77	
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>	
		071100	1040	5.63
		071100	1042	42.91
		071100	2015	0.23
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3710369300		0.96
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3710460300		1.12
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD	3710369300		0.41
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD	3710460300		0.29
SHADED X	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD	3710369300		0.17
SHADED X	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD	3710460300		0.48
X	NO FLOOD HAZARD	3710369200		0.01
X	NO FLOOD HAZARD	3710369300		0.41
X	NO FLOOD HAZARD	3710460300		3.46

