



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 #604
Lincoln Economic Development Association, applicant
Parcel ID# 86037

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 0.09 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 on the west side of N.C. 16 bypass about 7,100 feet north of N.C. 73 in Catawba Springs Township. On its west side, the property borders a railroad. It is adjoined on the south side by property zoned I-G. The property on the opposite side of the bypass is 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 (opposite side of bypass), undeveloped land.

South: zoned I-G, undeveloped land.

West (opposite side of railroad): zoned R-T, residential use.

North: not zoned, bypass and railroad.

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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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #604**
Applicant **Lincoln Economic Development Association**
Parcel ID# **86037**
Location **west side of N.C. 16 bypass, about 7,100 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 by property zoned I-G. It borders a four-lane, limited-access highway, 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 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) 4603122239 Property Size .07

Parcel # (5 digits) 86037 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.

Applicant

3-4-13
Date



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AUTHORIZATION TO APPLY FOR REZONING

As an owner of the property identified as Parcel ID# 86037, I hereby authorize Lincoln Economic Development Association to apply to rezone this property from R-T to Industrial.

Walter Clark

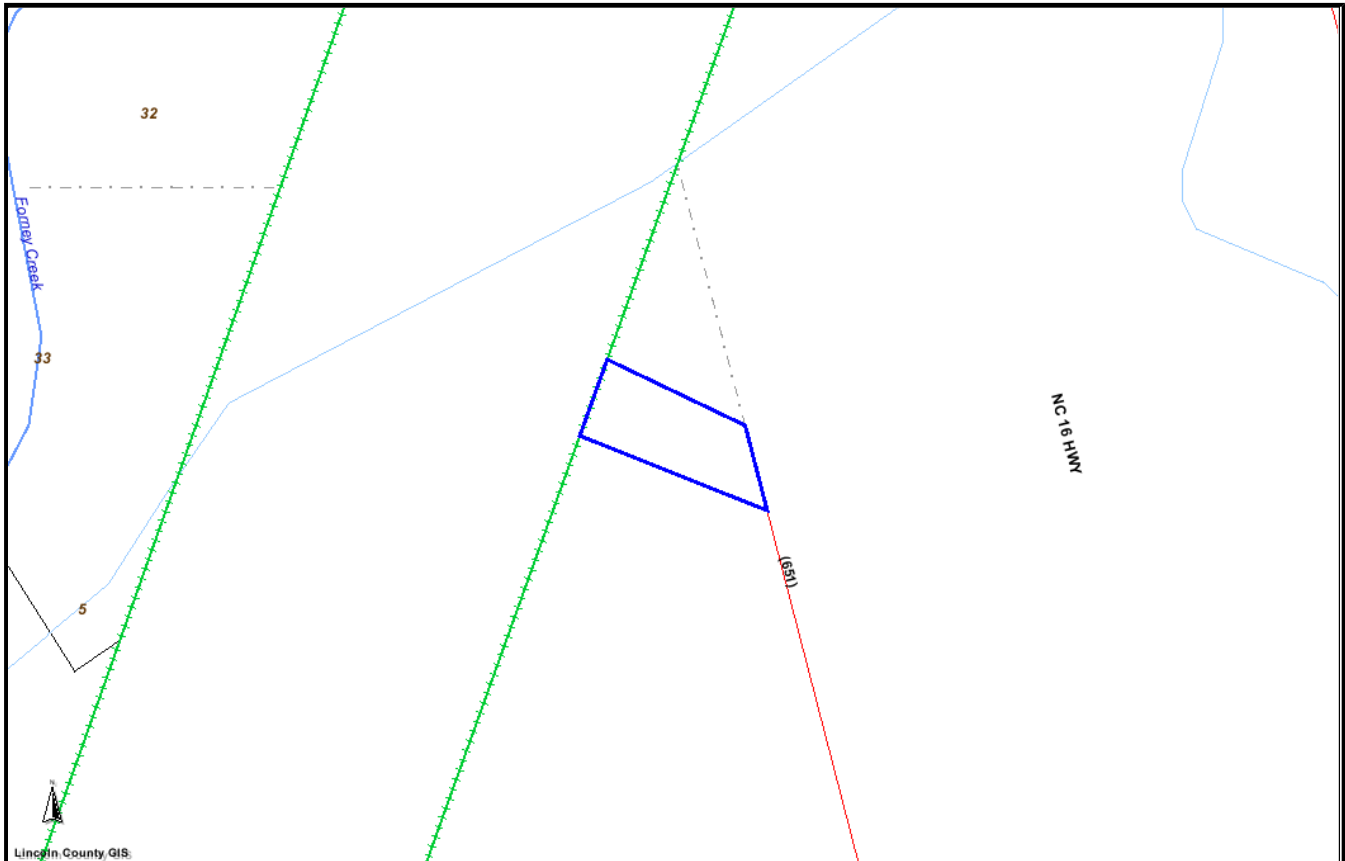
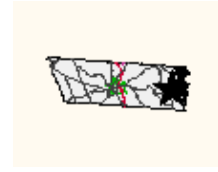
signature


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 = 100 Feet



| PHOTOS | PARCEL INFORMATION FOR 4603-12-2239 | | | | |
|--|-------------------------------------|---|--------------------------|-------------------------------|------------------------|
|  Photo Not Available | Parcel ID | 86037 | Owner | CLARK WALTER | |
| | Map | 4603-00 | Mailing | PO BOX 9 | |
| | Account | 0115922 | Address | LINCOLNTON NC 28093 | |
| | Deed | 1872-686 | Recorded | 12/5/2008 | |
| | Land Value | \$310 | Total Value | \$310 | |
| | | | | Sale Price \$1,559,000 | |
| | | | | Previous Parcel 56205 | |
| | | ----- All values are for tax year 2013. ----- | | | |
| | Description | TRACT#3 WALTER CLARK 1387 | | | Deed Acres 0.07 |
| | Address | RUFUS RD | | | Tax Acres 0.09 |
| Township | CATAWBA SPRINGS | | Tax/Fire District | EAST LINCOLN | |
| Improvement | No Improvements | | | | |
| Zoning | | Calculated | Voting Precinct | Calculated Acres | |
| District | R-T | Acres | TRIANGLE (TR30) | 0.09 | |
| Watershed Class | Not in a watershed | | Sewer District | 0.09 | |
| 2000 Census County | 37109 | | Tract | Block | |
| Flood | X | Zone Description | 071100 | 2015 | |
| | | NO FLOOD HAZARD | Panel | 3710460300 | |
| | | | | 0.09 | |

