



**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

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: September 17, 2014

Re: Zoning Map Amendment #610  
M & L Enterprises, LLC, applicant  
Parcel ID# 01708

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 6, 2014.*

### Request

The applicant is requesting the rezoning of 3.9 acres from R-T (Transitional Residential) and R-SF (Residential Single-Family) to I-G (General Industrial). This property is the site of a legal nonconforming (grandfathered) manufacturing facility. The requested rezoning would permit the facility to be enlarged. (Under the Unified Development Ordinance, a nonconforming use cannot be expanded.)

### Site Area & Description

This property is located at 1774 S. Industrial Park Rd., on the west side of South Industrial Park Road about 3,000 feet south of Salem Church Road, in Ironton Township. It is adjoined by property zoned R-T, R-SF and I-G. Land uses in this area include residential and commercial. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

### Additional Information

#### **Permitted uses**

Under current zoning: continuation of current use, single-family homes, duplexes, church.

Under requested zoning: expansion of current use, other manufacturing uses, warehousing, offices, vehicle service, vehicle repair, self-storage facility, etc.

**Adjoining zoning and uses**

East (opposite side of South Industrial Park Road): zoned R-T, residential uses.

South: zoned R-T, undeveloped tract.

West: zoned R-SF, undeveloped tract.

North: zoned R-SF, undeveloped tract.

**Planning Staff's Recommendation**

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



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

Case No.        **ZMA #610**  
Applicant      **M & L Enterprises, LLC**  
Parcel ID#     **01708**  
Location       **1774 S. Industrial Park Rd.**  
Proposed amendment      **rezone from R-T and R-SF 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 located in an area designated by the Land Use Plan as industrial.**

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

**This property is the site of a grandfathered manufacturing facility. The rezoning will bring the facility into conformity and permit it to be expanded.**



**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 m+k Enterprises LLC Michael + Lorie Williams  
Applicant Address 1774 S. Industrial Park Rd. Lincolnton NC 28092  
Applicant Phone Number 704.736.0420  
Property Owner's Name m+k Enterprises LLC Michael + Lorie Williams  
Property Owner's Address 1774 S Industrial Park Rd Line NC 28092  
Property Owner's Phone Number 704-736-0420

**Part II**

Property Location 1774 S. Industrial Park Rd. Line NC 28092  
Property ID # (10 digits) 3642-25-3835 Property Size 3.92 Acres  
Parcel # (5 digits) 01708 Deed Book(s) 1781 Page(s) 362-363

**Part III**

Existing Zoning District R-Tand R-SF Proposed Zoning District 1-G

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

Manufacturing Plant metal structure w/ Brick office area in existence since 1978 with manufacturing purpose.

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

Expand Structure to continue manufacturing. Would this possibly be a correction in the zoning?

**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.

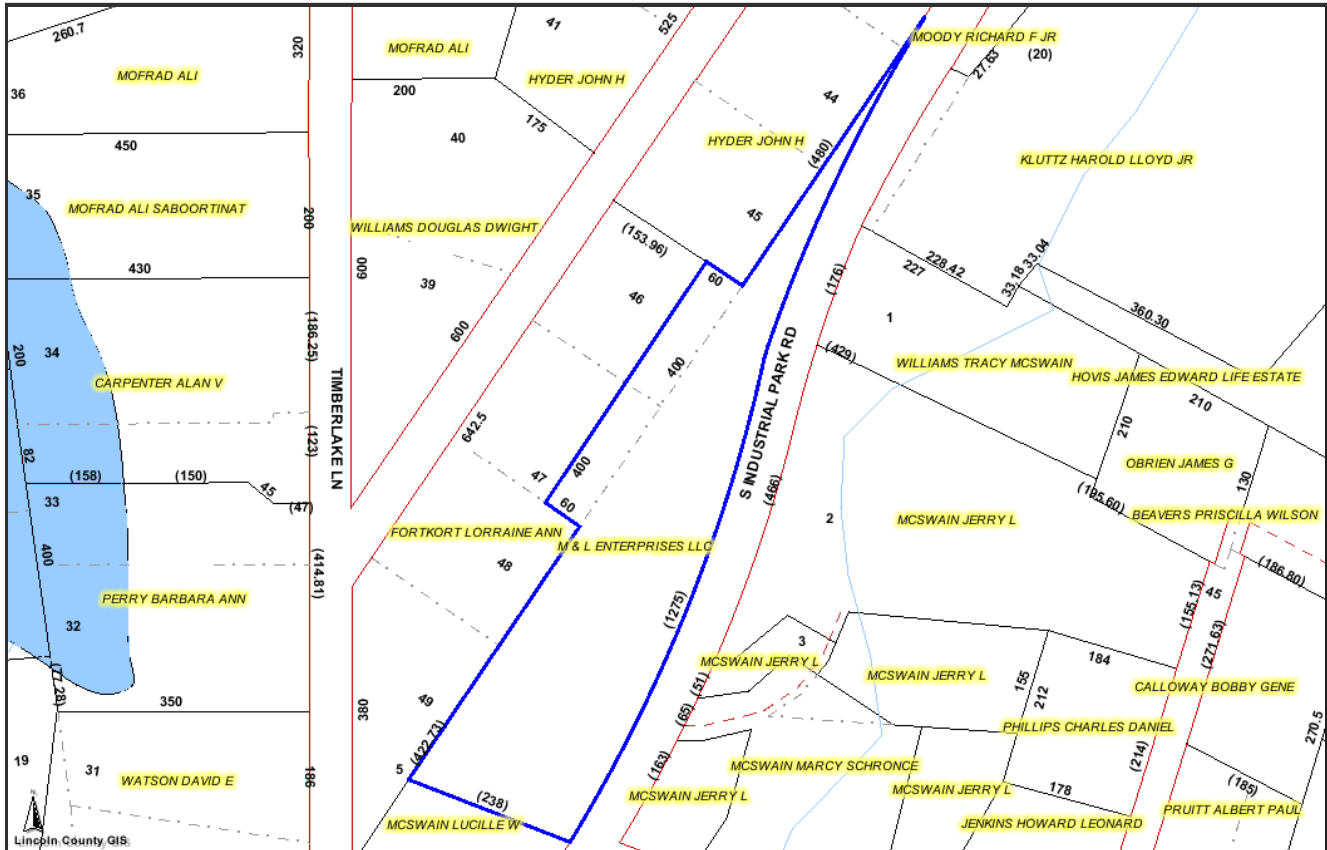
Lorie B. Williams  
Applicant

8/14/14  
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: 8/22/2014 Scale: 1 Inch = 250 Feet**



**PHOTOS**



**PARCEL INFORMATION FOR 3642-25-3835**

<b>Parcel ID</b>	<b>01708</b>	<b>Owner</b>	M & L ENTERPRISES LLC		
<b>Map</b>	<b>3642-01</b>	<b>Mailing</b>	1774 S INDUSTRIAL PARK RD		
<b>Account</b>	0191112	<b>Address</b>	LINCOLNTON NC 28092		
<b>Deed</b>	1781-362	<b>Recorded</b>	1/26/2006		
<b>Land Value</b>	\$62,538	<b>Total Value</b>	\$426,398		
		<b>Sale Price</b>	0		
		<b>Previous Parcel</b>			
----- All values are for tax year 2014. -----					
<b>Description</b>	INDUSTRIAL RD 1001		<b>Deed Acres</b>	4.79	
<b>Address</b>	1774 S INDUSTRIAL PARK RD		<b>Tax Acres</b>	3.92	
<b>Township</b>	IRONTON		<b>Tax/Fire District</b>	BOGER CITY	
<b>Main Improvement</b>	MANUF RSF		<b>Value</b>	\$350,398	
<b>Main Sq Feet</b>	26280	<b>Stories</b>	1	<b>Year Built</b>	1978
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
R-T	3.32	SALEM (SL24)	3.93		
R-SF	0.54				
I-G	0.07				
<b>Watershed Class</b>		<b>Sewer District</b>			
WS-IVP	3.93	Not in the sewer district	3.93		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		070300	2000	3.93	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710364200	3.93		

