



**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: July 15, 2016

Re: Zoning Map Amendment #628  
Daniel Williams Jr., applicant  
Parcel ID# 89937

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 1, 2016.*

Request

The applicant is requesting the rezoning of 16.7 acres from I-G (General Industrial) to R-T (Transitional Residential). This property is part of a 16.85-acre parcel, a small portion (0.17 acre) of which is zoned R-T.

Site Area & Description

The property is located on the east side of South Industrial Park Road about 2,400 feet south of Salem Church Road in Ironton Township. This property is adjoined by property zoned R-S (Residential Suburban), I-G, B-G (General Business) and R-T. Land uses in this area include residential, industrial, business and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

Additional Information

**Permitted uses**

Under current I-G zoning: manufacturing, warehousing, machine shop, offices, etc.

Under proposed R-T zoning: manufactured home (singlewide or doublewide), modular home, site-built house, church.

**Adjoining zoning and uses**

East: zoned R-SF, undeveloped land.

South: zoned R-T and R-S, residence.

West: zoned I-G and B-G, residences and commercial building.

North: zoned I-G, residence.

### 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 #628**  
Applicant **Daniel Williams Jr.**  
Parcel ID# **89937**  
Location **South Industrial Park Road**  
Proposed amendment **rezone from I-G to R-T**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**This property is part of an area designated by the Land Use Plan as industrial.**

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

**The potential for industrial development of this property is limited by a stream, ponds and topography. The Lincoln Economic Development Association is not opposed to the rezoning request. This property is mainly adjoined by parcels zoned residential or containing residential uses.**



**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 Daniel J. Williams Jr.

Applicant Address 1737 S. Industrial Park Rd

Applicant Phone Number (704) 507-1643

Property Owner's Name Same as above

Property Owner's Address \_\_\_\_\_

Property Owner's Phone Number \_\_\_\_\_

**Part II**

Property Location S. Industrial Park Rd

Property ID # (10 digits) 3642-30-2650 Property Size 17.06 Acres

Parcel # (5 digits) 89937 Deed Book(s) 2553 Page(s) 0921

**Part III**

Existing Zoning District IC/R-T Proposed Zoning District RT

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

NO STRUCTURES

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

would like to put a home

**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.*

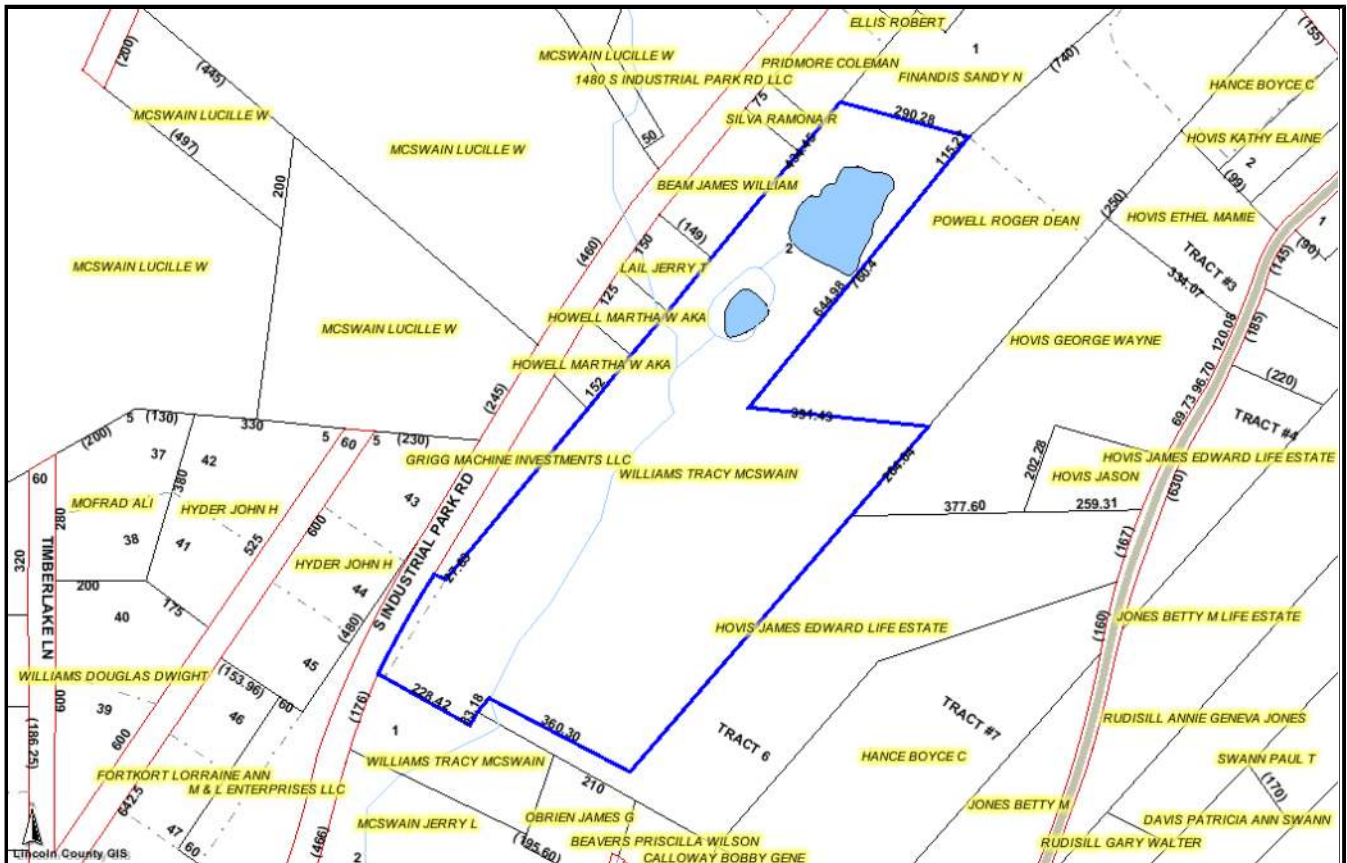
[Signature]  
Applicant


6/17/10  
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: 6/23/2016 Scale: 1 Inch = 400 Feet**



PHOTOS		PARCEL INFORMATION FOR 3642-36-2650				
 Photo Not Available	<b>Parcel ID</b>	89937	<b>Owner</b>	WILLIAMS TRACY MCSWAIN WILLIAMS DANIEL JOEL JR		
	<b>Map</b>	3642-01	<b>Mailing Address</b>	1737 SOUTH INDUST PARK RD LINCOLNTON NC 28092-7937		
	<b>Account</b>	0109993	<b>Address</b>			
	<b>Deed</b>	2553-0921	<b>Recorded</b>	11/13/2015	<b>Sale Price</b>	\$85,000
	<b>Land Value</b>	\$63,934	<b>Total Value</b>	\$63,934	<b>Previous Parcel</b>	27426
	----- All values are for tax year 2016. -----					
	<b>Subdivision</b>	Lot 2 HAROLD L KLUTTZ JR			<b>Plat</b>	15-279
	<b>Description</b>	2 HAROLD L KLUTTZ JR			<b>Deed Acres</b>	17.06
	<b>Address</b>	SALEM CHURCH RD			<b>Tax Acres</b>	16.85
	<b>Township</b>	IRONTON			<b>Tax/Fire District</b>	BOGER CITY
<b>Improvement</b>	No Improvements					
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>			
I-G	16.68	SALEM (SL24)	16.86			
R-T	0.17					
<b>Watershed Class</b>	16.86	<b>Sewer District</b>	Not in the sewer district			
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>			
37109		070300	2000	0.69		
37109		070300	2001	16.17		
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>				
X	NO FLOOD HAZARD	3710364200		16.86		

