



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: March 8, 2019

Re: Zoning Map Amendment #659
Damon Lusk, applicant
Parcel ID# 101007

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 1, 2019.

Request

The applicant is requesting the rezoning of 0.89 acre from B-N (Neighborhood Business) to I-G (General Industrial). The property is part of a 1.0-acre parcel, the remainder of which is zoned I-G.

Site Area & Description

The subject property is located on the east side of N.C. 16 Business about 700 feet north of the northern end of Denver Industrial Park Road. It is adjoined by property zoned B-N and I-G. The subject property is located in the Eastern Lincoln Development District (ELDD). Land uses in this area included industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.

Additional Information

Permitted uses

Under current B-N zoning and ELLD overlay district: retail sales, restaurant, offices, personal services, etc., with a maximum gross floor area of 10,000 square feet.

Under proposed I-G zoning and ELDD overlay district: Offices, personal services, race team shop, machine shop and certain manufacturing uses are permitted by right. Other uses, including supply house, contractor's office and cabinet shop, are conditional uses in the ELDD.

Adjoining zoning and uses

East: zoned I-G, machining

South: zoned B-N, office/storage.

West (opposite side of N.C. 16 Business): zoned B-N, residential use and undeveloped property.

North: zoned B-N and I-G, undeveloped property.

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 #659**
Applicant **Damon Lusk**
Parcel ID# **101007**
Location **east side of N.C. 16 Business about 700 feet north of northern end of
Denver Industrial Park Road**
Proposed amendment **rezone from B-N 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 part of an area designated by the Land Use Plan as an Industrial Center.

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

A portion of this parcel is zoned I-G, and the parcel is adjoined by property zoned I-G. Other properties in this area are zoned I-G. Rezoning will allow additional possible uses and the potential for additional employment opportunities.



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 Damon Lusk

Applicant Address 4052 N. Hwy 16, Denver NC

Applicant Phone Number 704 578 3404

Property Owner's Name Propel, LLC

Property Owner's Address LOT #1 LT Lee B. Killian

Property Owner's Phone Number 704-578-3404

Part II

Property Location Business Hwy 16, Denver NC

Property ID # (10 digits) 3695-26-6778 Property Size 1.013

Parcel # (5 digits) 101007 Deed Book(s) 2792 Page(s) 243

Part III

Existing Zoning District B-11 Proposed Zoning District Industrial

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

Bare land, looking to build structure as storage warehouse / office

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

Looking to build a nice metal building very similar to 4052 N. Hwy 16, Denver NC

**APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
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

01/25/19
Date

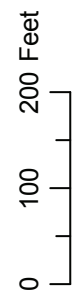
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 2/25/2019 Scale: 1 Inch = 100 Feet

Parcel ID	101007	Owner	PROPEL LLC
Map	3695	Mailing	4052 N NC 16 HWY
Account	0271217	Address	DENVER, NC 28037
Deed	2792 243	Last Transaction Date	01/17/2019
Plat	17 363	Subdivision	LEE B KILLIAN & ERNESTINE K KILLIAN
Land Value	\$150,975	Improvement Value	\$0
Previous Parcel			Total Value \$150,975
-----All values for Tax Year 2019 -----			
Description	#1 LT LEE B KILLIAN &	Deed Acres	1.013
Address	N NC 16 BUSINESS HWY	Tax Acres	1.013
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Stories	Year Built
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	0.89	DN29	1.01
I-G	0.12		
Watershed		Sewer District	
	1.01		1.01
Census County		Tract	Block
109		071101	1005
			1.01
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	1.01

Photo Not Available



February 26, 2019



1 inch = 200 feet