



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: December 13, 2019

Re: Zoning Map Amendment #668
3D Worldwide, LLC, applicant
Parcel ID# 33823

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 6, 2020.

Request

The applicant is requesting the rezoning of a 4.1-acre tract from R-SF (Residential-Single Family) to I-G (General Industrial). (A request by a different applicant to rezone an adjoining 4.1-acre tract from R-SF to Conditional Zoning I-G to permit a self-storage facility is also scheduled for a public hearing on Jan. 6.)

Site Area & Description

The subject property is located on the east side of N.C. 16 Business at its intersection with Mundy Road. It is adjoined by properties zoned R-SF, I-G and B-N (Neighborhood Business). It is located in the Eastern Lincoln Development District (ELDD) overlay district. This property is located in a WS-IV Protected Area watershed district, which limits impervious coverage to 36% of the site, or 70% with stormwater treatment and detention. Land uses in this area include 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 R-SF zoning: site-built houses, modular homes, church.

Under proposed I-G zoning and ELDD overlay district: Offices, race team shop, certain types of manufacturing, etc., are permitted by right. Other types of manufacturing, warehousing, contractor's offices, etc., are conditional uses in the ELDD.

Adjoining zoning and uses

East: zoned I-G, undeveloped land.

South: zoned R-SF, residences.

West (opposite side of N.C. 16 Business); zoned B-N, building owned by Lincoln County Historical Association.

North: zoned R-SF and B-N, undeveloped tract proposed to be rezoned to permit a self-storage facility, and a lot containing 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 #668**
Applicant **3D Worldwide, LLC**
Parcel ID# **33823**
Location **east side of N.C. 16 Business at Mundy Road intersection**
Proposed amendment **rezone from 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 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:

This property is adjoined by property zoned I-G. Other properties zoned I-G are located in this area. This area includes business and industrial uses. Development of this property for industrial use will provide job opportunities and increase the county's tax base.



Zoning Map Amendment Application
 Lincoln County Planning and Inspections Department
 Zoning Administrator
 115 W. Main St., Lincolnton, NC 28092
 Phone: (704) 736-8440

Part I

Applicant Name Damon Wisk - 3D Worldwide, LLC
 Applicant Address 4052 N. Highway 16, Denver, NC 28037
 Applicant Phone Number 704-578-3404
 Property Owner's Name Lee + Brenda Killian
 Property Owner's Address 4153 N. Hwy 16, Denver NC 28037
 Property Owner's Phone Number _____

Part II

Property Location Parcel ID # 33823 N NC 16 Business Hwy
 Property ID # (10 digits) 33823 Property Size 4.12
 Parcel # (5 digits) 33823 Deed Book(s) 894 Page(s) 152

Part III

Existing Zoning District R-5F Proposed Zoning District I-G

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

NO structures, vacant land

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

commercial building

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

10/24/19
 Date

Lee B. Killian



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: 11/15/2019 Scale: 1 Inch = 200 Feet

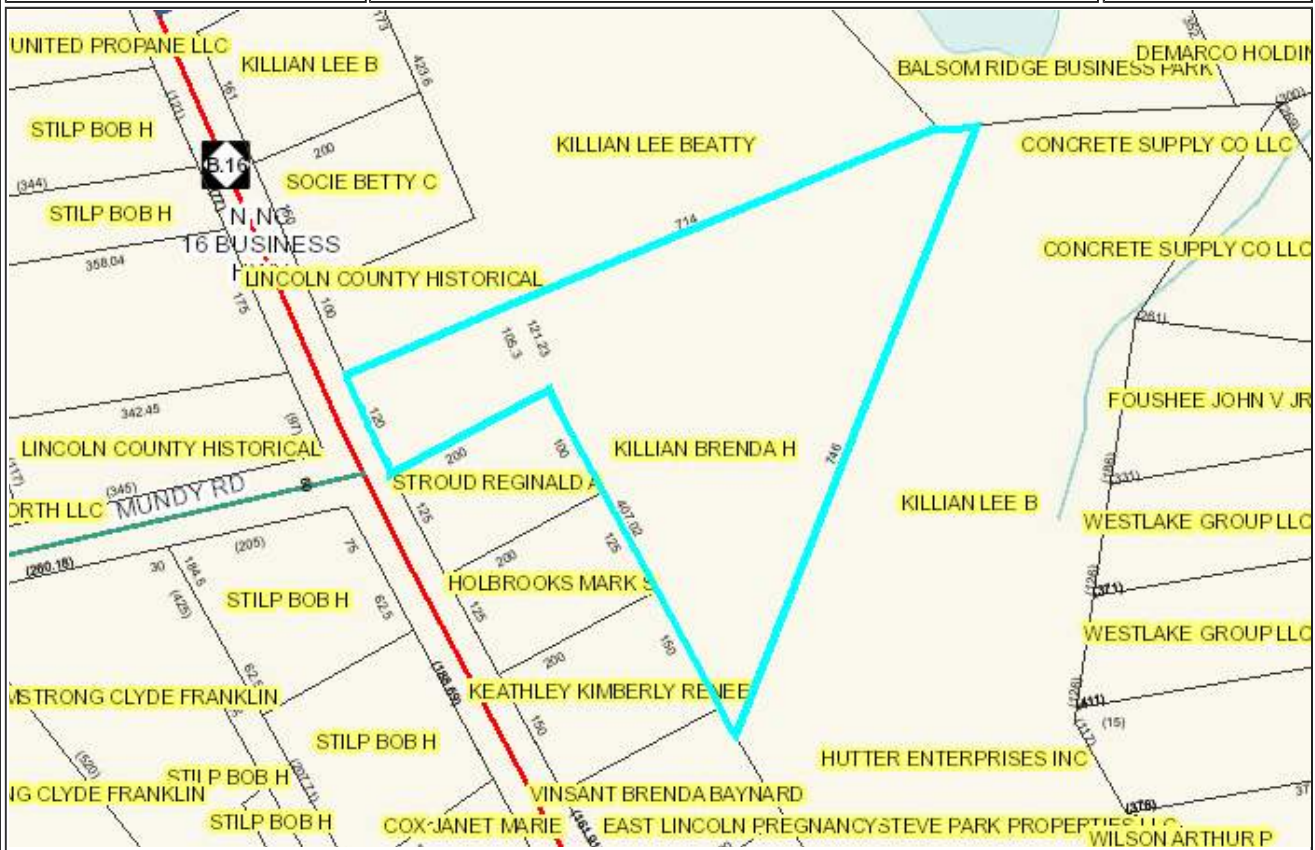


Photo Not Available

Parcel ID	33823	Owner	KILLIAN BRENDA H	
Map	3695	Mailing	4153 N HWY 16 PO BOX 22	
Account	0105168	Address	DENVER, NC 28037-0022	
Deed	894 152	Last Transaction Date	02/16/1995	Sale Price \$30,000
Plat		Subdivision	R O MUNDY ESTATE	Lot 19-22 & 42
Land Value	\$62,233	Improvement Value	\$0	Total Value \$62,233

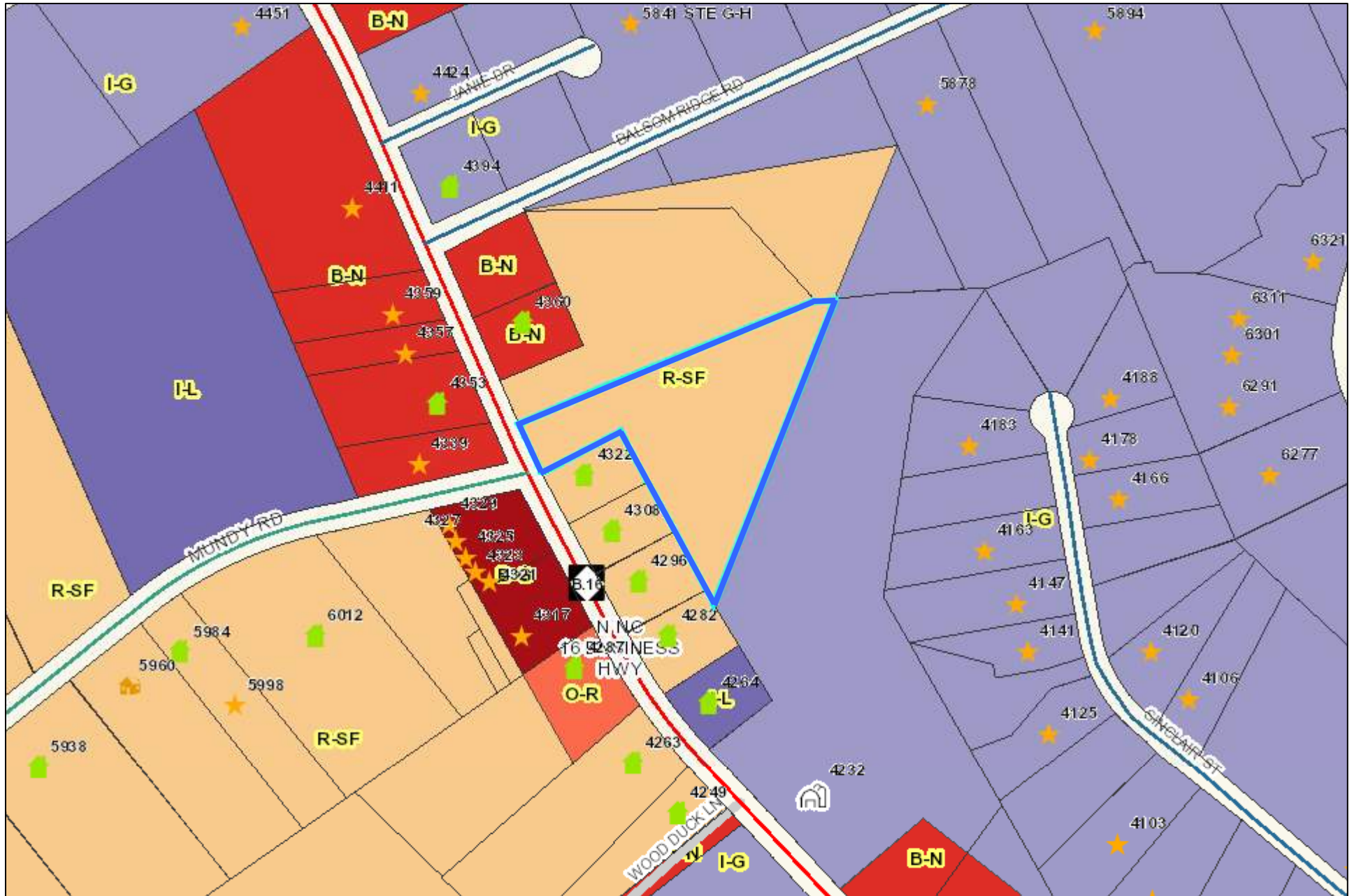
Previous Parcel

-----All values for Tax Year 2019 -----

Description	19-22 & 42 R O MUNDAY EST	Deed Acres	0
Address	N NC 16 BUSINESS HWY	Tax Acres	4.116
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	R-SF	Calc Acres	4.12
		Voting Precinct	DN29
		Calc Acres	4.12
Watershed	4.12	Sewer District	4.12
Census County	109	Tract	071101
		Block	1005
			4.12
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710369500
			4.12

Zoning Map Amendment #668

subject property is outlined in blue

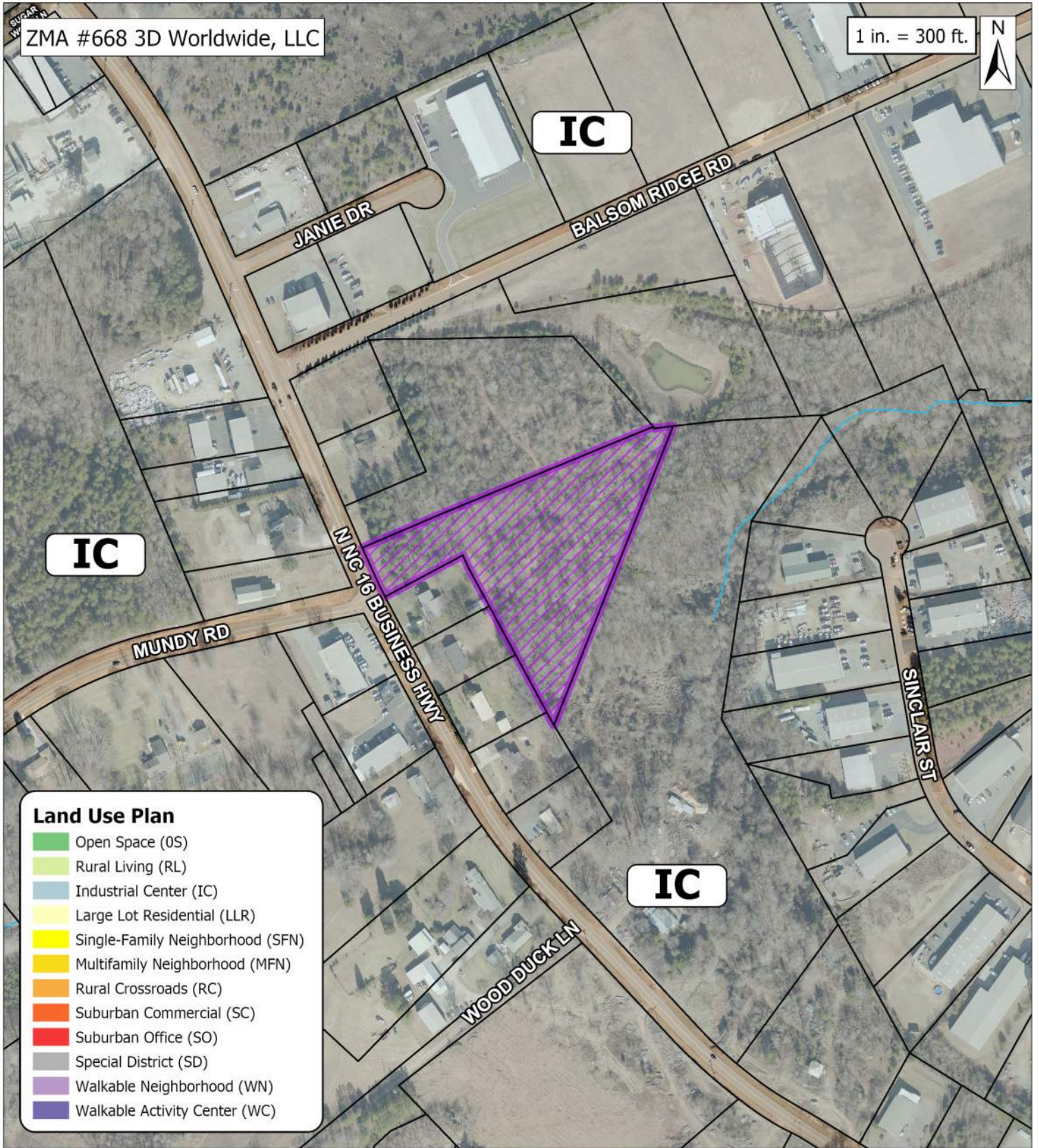


November 15, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet
| | | | |

1 inch = 300 feet



Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

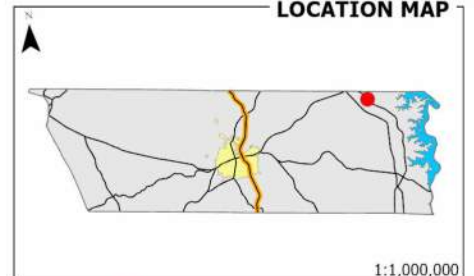
Parcel ID# 33823

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



• Property Location(s)