



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: Jeremiah Combs, Planner I

Date: July 15, 2016

Re: Zoning Map Amendment #627
Lincoln Economic Development Association, applicant
Parcel ID# 90018

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 a 0.38-acre lot from R-T (Residential Transitional) to I-G (General Industrial).

Site Area & Description

The property is located on the east side of N.C. 16 Bypass about 200 feet west of Airlie Parkway and 1,300 feet south of Rufus Road in Catawba Springs Township. It is adjoined by property zoned I-G and R-T. Land uses in this area include residential and industrial. The Lincoln County Land Use Plan designates this area as Industrial, suitable for future manufacturing and warehousing uses.

Additional Information

Permitted uses

Under current R-T zoning: site-built house, modular home, manufactured home, duplex
Under proposed I-G zoning: manufacturing, warehousing

Adjoining zoning and uses

East: zoned I-G, vacant.

South: zoned R-T, residential use.

West: (across N.C. 16) zoned I-G, vacant.

North: zoned I-G, vacant.



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Staff's Recommendation

Staff recommends that the rezoning request be approved. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #627**

Applicant **Planning and Inspections Department**

Parcel ID# **90018**

Location **east side of N.C. 16 Bypass, 200 feet west of Airlie Parkway**

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:

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:

This property is adjoined on three sides by land zoned I-G and is located in an area designated for future industrial uses.



Zoning Map Change 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 E. Main St. Lincolnton, NC 28092

Applicant Phone Number 704-732-1511

Property Owner's Name Engleside Real Estate Investment Partners LLC

Property Owner's Address 218 W. Main St., Lincolnton, NC 28092

Property Owner's Phone Number 704-735-9001

Part II

Property Location Airlie Business Park OFF Optimist Club Road

Property ID # (10 digits) 4603-20-1060 Property Size .38 ac

Parcel # (5 digits) 90018 Deed Book(s) 2203 Page(s) 0526

Part III

Existing Zoning District R-T Proposed Zoning District I-G

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

Vacant land with no improvements. Property is currently marketed as part of Airlie Business Park.

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

Property needs to be rezoned to match adjoining parcel 91413.

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

6-14-2016
Date



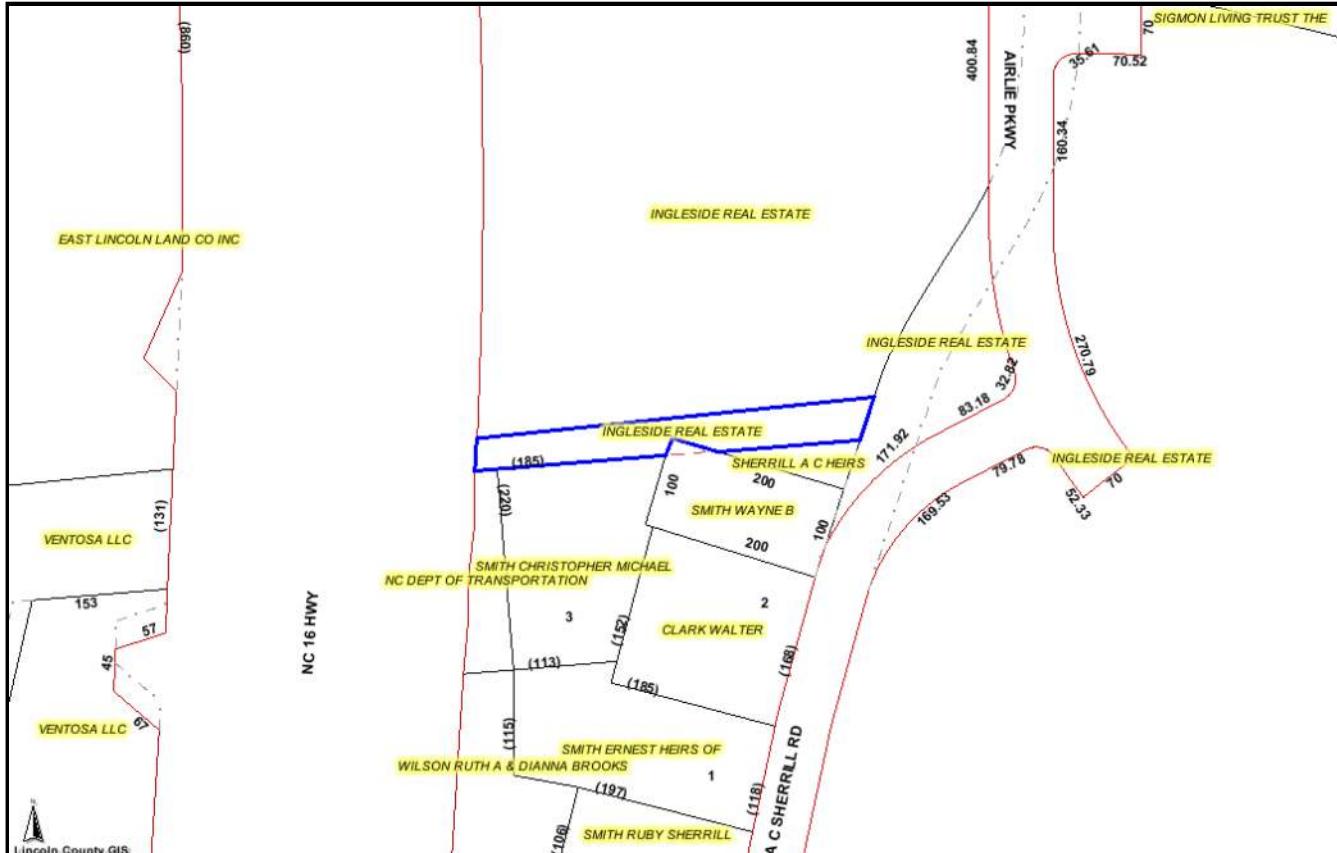
Lincoln County, NC

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: 6/16/2016 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 4603-20-1060					
		Parcel ID 90018 Owner INGLESIDE REAL ESTATE INVESTMENT PARTNERS LLC Map 4603-00 Mailing Address 218 W MAIN ST Account 0227884 Recorded LINCOLNTON NC 28092 Deed 2203-0526 Total Value 8/20/2010 Sale Price 0 Land Value \$2,887					
		Description PT OF VENTOSA LLC LAND Deed Acres 0 Address A C SHERRILL RD Tax Acres 0.38 Township CATAWBA SPRINGS Tax/Fire District EAST LINCOLN					
		Improvement No Improvements					
		Zoning District R-T Calculated Acres 0.38 Voting Precinct TRIANGLE (TR30) Calculated Acres 0.38 Watershed Class Not in a watershed Tract 071100 Block 2015 Calculated Acres 0.38 2000 Census County 37109 Sewer District Not in the sewer district Panel 3710460200 Calculated Acres 0.17 Flood X Zone Description NO FLOOD HAZARD Panel 3710460300 Calculated Acres 0.22					

