



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

12375 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

5. Industrial Park Rd

Property ID # (10 digits)

3642-36-2650

Property Size

17.0 Acres

Parcel # (5 digits)

89937

Deed Book(s)

2553

Page(s)

0921

Part III

Existing Zoning District

I-C / R-T

Proposed Zoning District

R-T

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.

WANT 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.

Applicant

Date

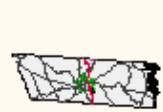
6/17/10



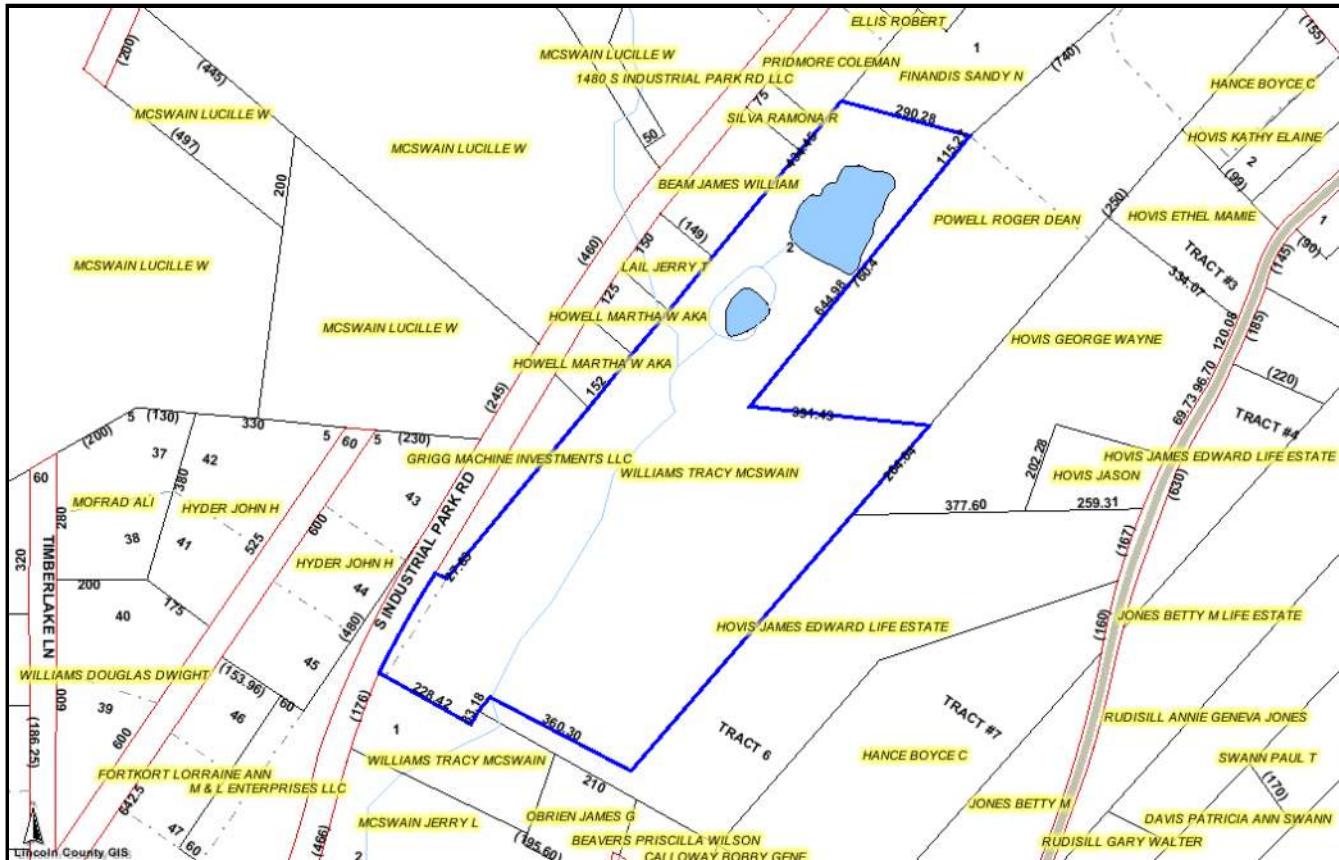
Lincoln County, NC

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



Photo Not Available

PARCEL INFORMATION FOR 3642-36-2650

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

