



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: September 15, 2017

Re: Zoning Map Amendment #639
Race City Steel, Inc., applicant
Parcel ID# 89288 (portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 2, 2017.

Request

The applicant is requesting the rezoning of 6.2 acres from B-N (Neighborhood Business) to I-G (General Business). The subject property is part of a 103-acre tract that is proposed to be subdivided to create a new lot.

Site Area & Description

The property is located on the west side of N.C. 16 Business about 1,100 feet south of Mundy Road. It is adjoined by property zoned B-N, I-G and R-SF (Residential Single-Family). This property is located in the Eastern Lincoln Development District (ELDD). Land uses in this area include business, industrial and residential. This property is part of an area designed by the Lincoln County Land Use plan as industrial.

Additional Information

Permitted uses

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

Under proposed I-G zoning and ELDD overlay district: Offices and certain manufacturing uses are permitted by right. Building material sales, warehousing, self-storage facility, vehicle service, vehicle repair, and other manufacturing uses are conditional uses in the ELDD.

Adjoining zoning and uses

East (opposite side of N.C. 16): zoned I-G and B-N, undeveloped property.

South: Zoned B-N, undeveloped property and residence.

West: zoned B-N and R-SF, undeveloped property and land-clearing debris burial site.

North: zoned R-SF, 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 #639**

Applicant **Race City Steel, Inc.**

Parcel ID# **89288 (6.2-acre portion)**

Location **west side of N.C. 16 Business about 1,100 feet south of Mundy 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 industrial.

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

This property is adjoined on the opposite side of N.C. 16 Business by property zoned I-G. Other properties in this area are zoned I-G or I-L (Light Industrial). This property is located along a stretch of highway that includes several existing businesses. Rezoning the property to I-G will allow an existing business to expand. Because this property is located in the Eastern Lincoln Development District, the proposed use of the property will be subject to additional review through a condition use permit process.



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 – Race City Steel

Applicant Address 4052 N. HWY 16 Denver, NC 28037

Applicant Phone Number 704-578-3404

Property Owner's Name Lee and Brenda Killian

Property Owner's Address P.O. Box 22, Denver, N.C.

Property Owner's Phone Number 704-740-6791 Cell

Part II

Property Location North Highway 16 Business, Denver, N.C.

Property ID # (10 digits) 3695059590 Property Size 6.2 acres

Parcel # (5 digits) 89288 Deed Book(s) 92E Page(s) 225

Part III

Existing Zoning District B-N Proposed Zoning District I-G

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

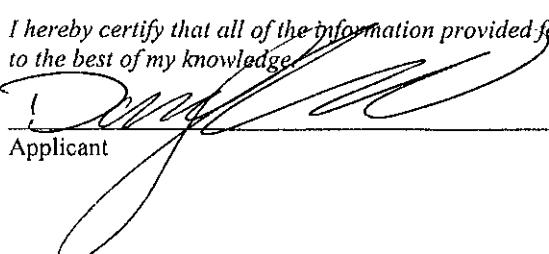
Property vacant and no structures

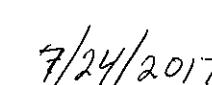
Briefly explain the proposed use and/or structure which would require a rezoning.

Looking to move Race City Steel to this location for a larger facility and more space.

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.


Applicant


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: 9/11/2017 Scale: 1 Inch = 600 Feet

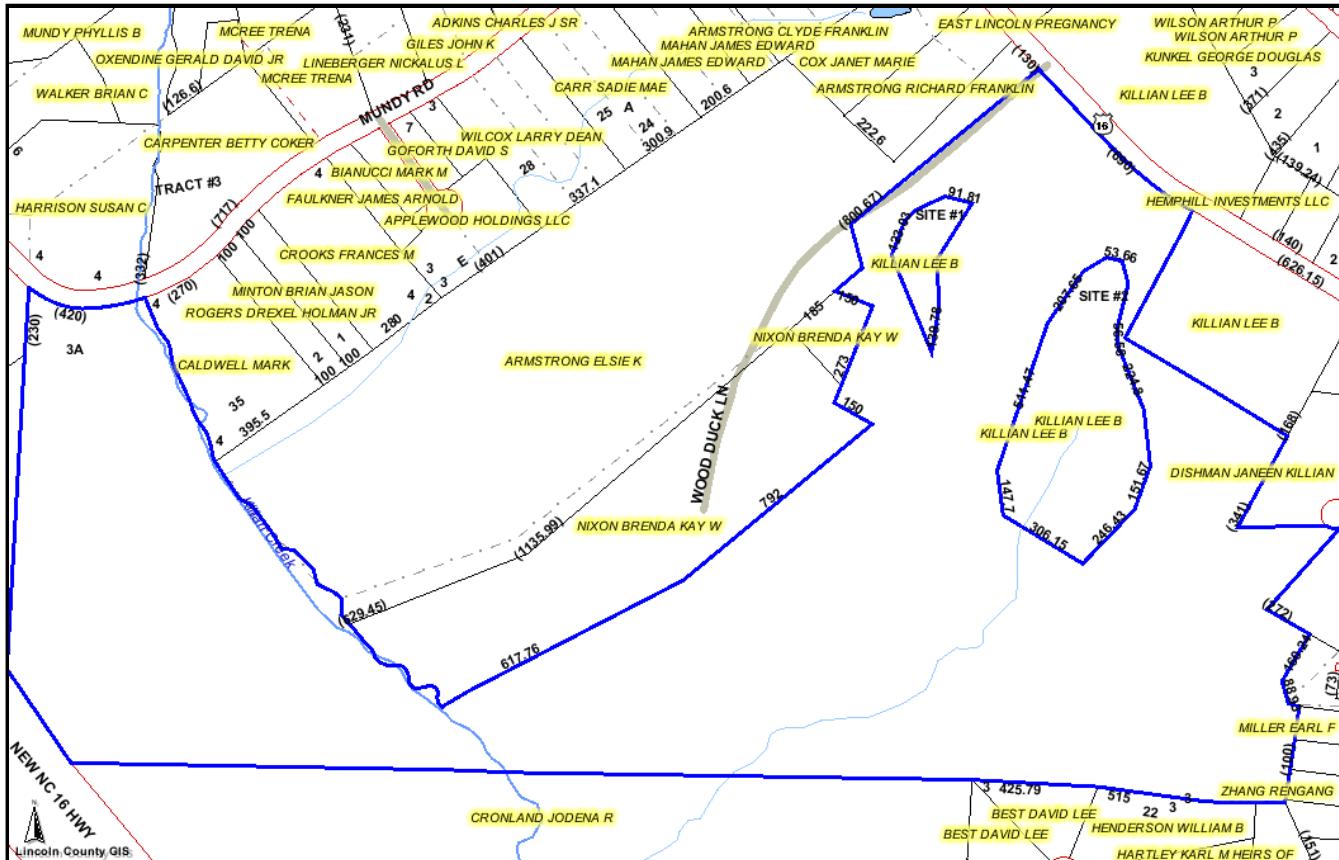
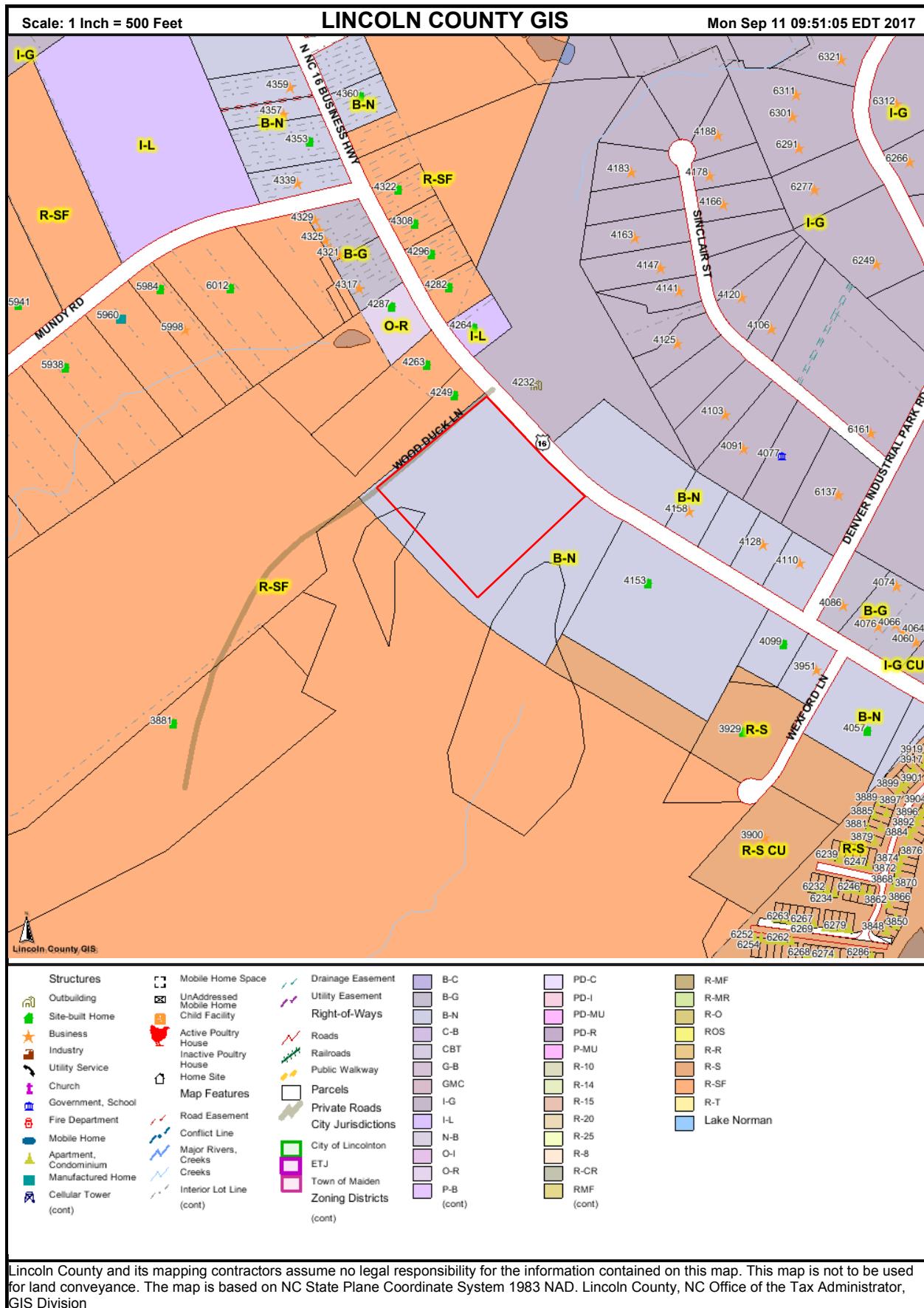


Photo Not Available

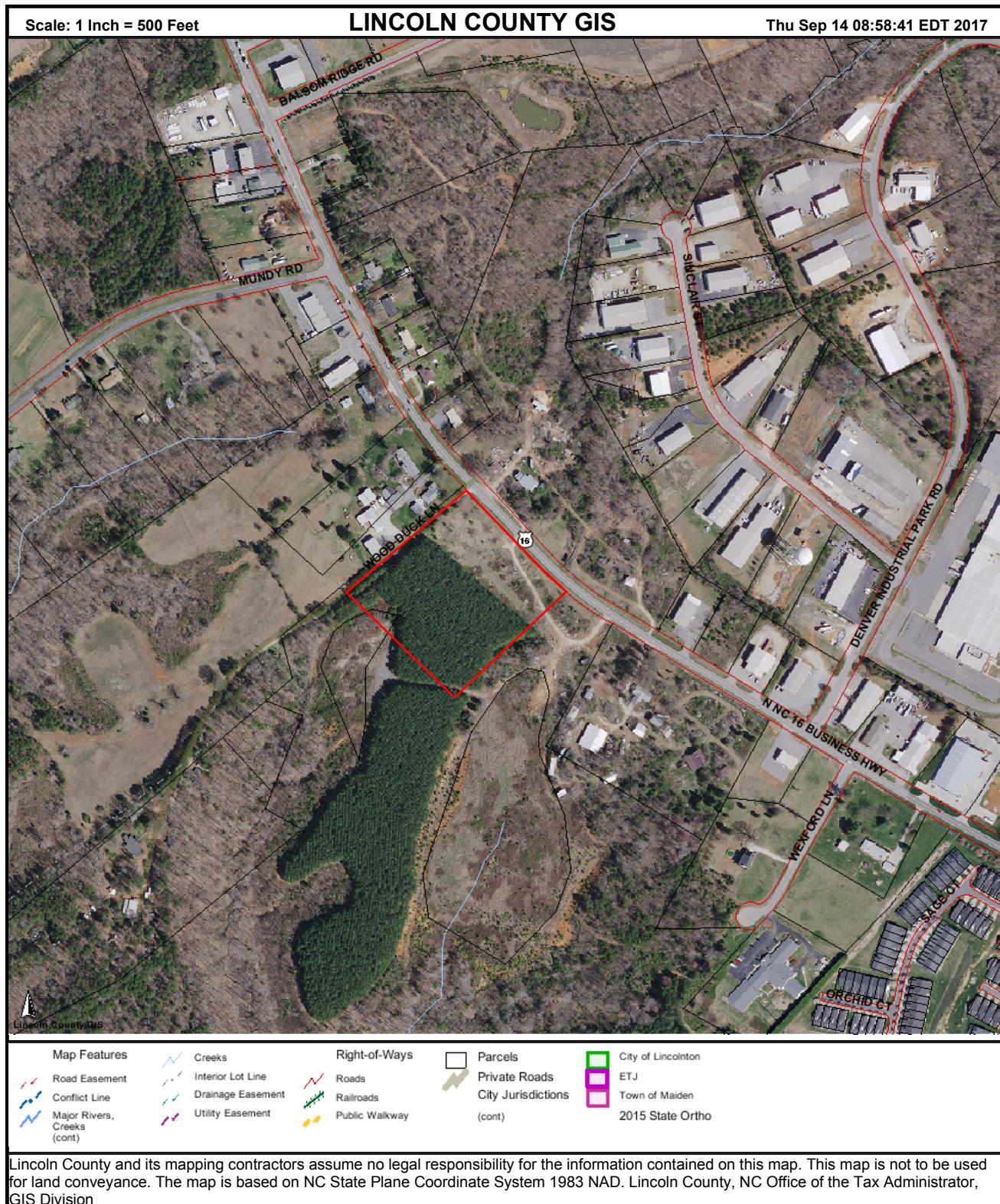
PARCEL INFORMATION FOR 3695-05-9590

| | | | |
|------------------------------|---|---|--|
| Parcel ID | 89288 | Owner | KILLIAN LEE B KILLIAN ERNESTINE K 4153 N HWY 16 P O BOX 22 DENVER NC 28037 |
| Map Account | 3695-01 | Mailing Address | 6/28/1992 |
| Deed Land Value | 92E-225 \$877,053 | Last Transaction Date Total Value | \$877,053 |
| | | ----- All values are for tax year 2017. ----- | |
| Description | KILLIAN LD | Sale Price | 0 |
| Address | N NC 16 BUSINESS HWY | Previous Parcel | 87992 |
| Township | CATAWBA SPRINGS | Deed Acres | 0 |
| Improvement | | Tax Acres | 102.63 |
| Zoning District | Calculated Acres | Voting Precinct | Calculated Acres |
| R-SF | 60.25 | DENVER WEST (DW28) | 102.64 |
| R-T | 31.18 | | |
| B-N | 9.45 | | |
| R-S | 1.76 | | |
| Watershed Class | | Sewer District | |
| Not in a watershed | 100.85 | Not in the sewer district | 101.93 |
| WS-IVP | 1.79 | In the sewer District | 0.7 |
| 2000 Census County | | Tract | Block |
| 37109 | | 071100 | 1014 |
| 37109 | | 071100 | 1015 |
| 37109 | | 071100 | 1016 |
| FloodZone Description | | | Panel |
| AE | SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR | 3710368500 | 8.59 |
| AE | SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR | 3710369500 | 1.87 |
| X | NO FLOOD HAZARD | 371036850021.72 | |
| X | NO FLOOD HAZARD | 371036950070.46 | |

**Zoning Map Amendment #639
subject property is outlined in red**



ZMA #639 2015 aerial photo
subject property is outlined in red



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Land Use Plan map of area
subject property in ZMA #639
is outlined in red

