



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

7/24/2017

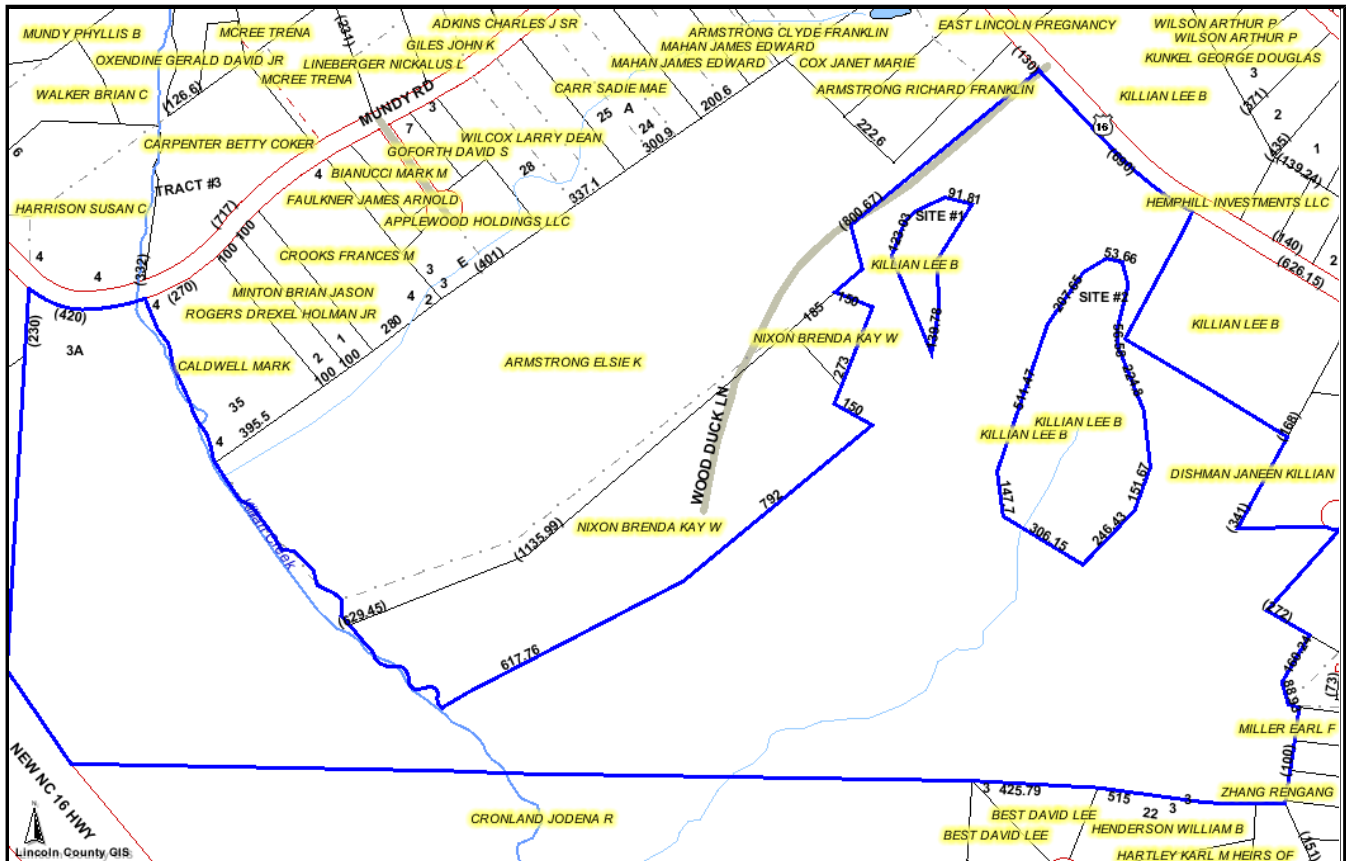
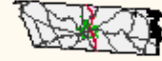


Lincoln County, NC

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



PHOTOS

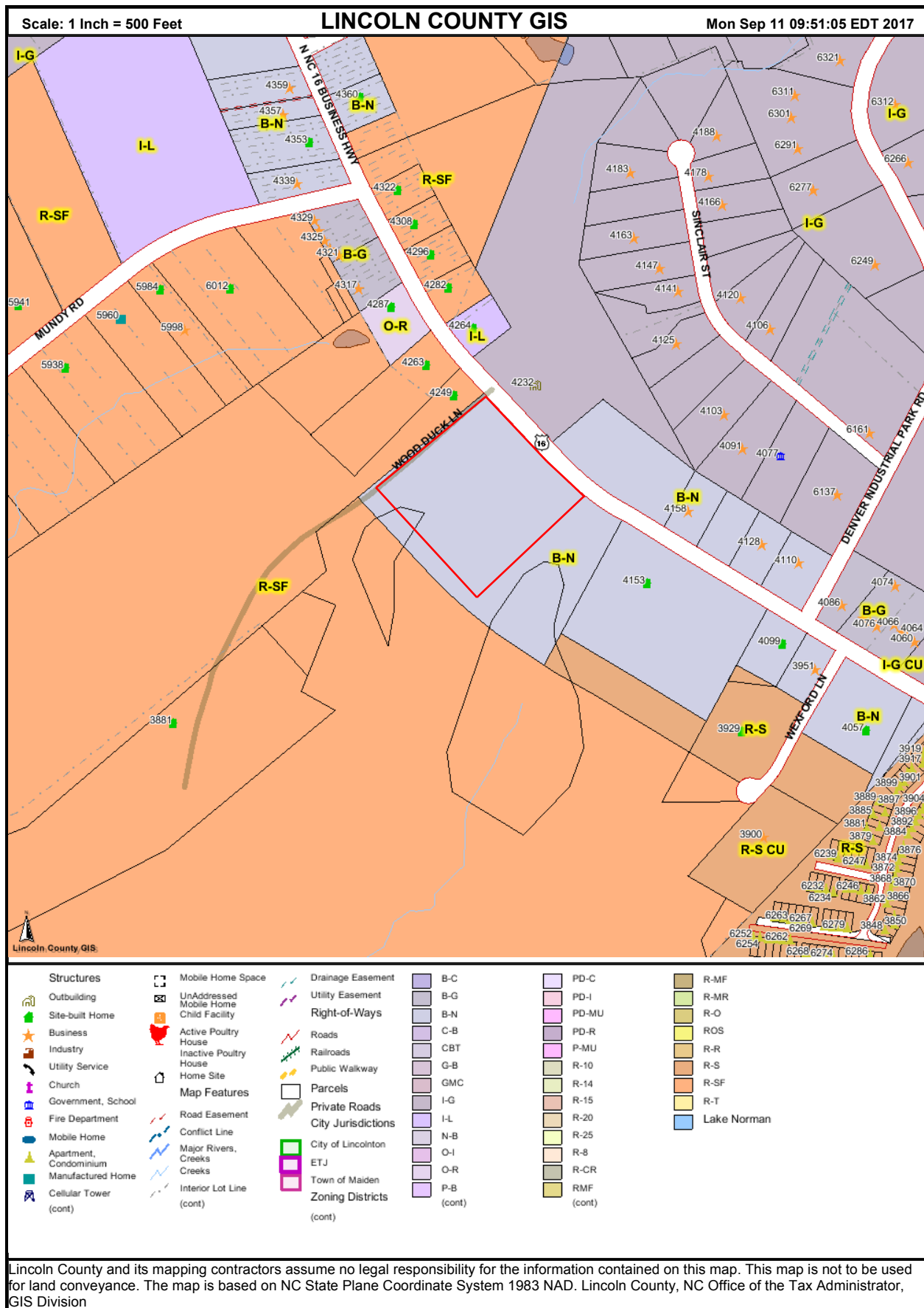


Photo Not Available

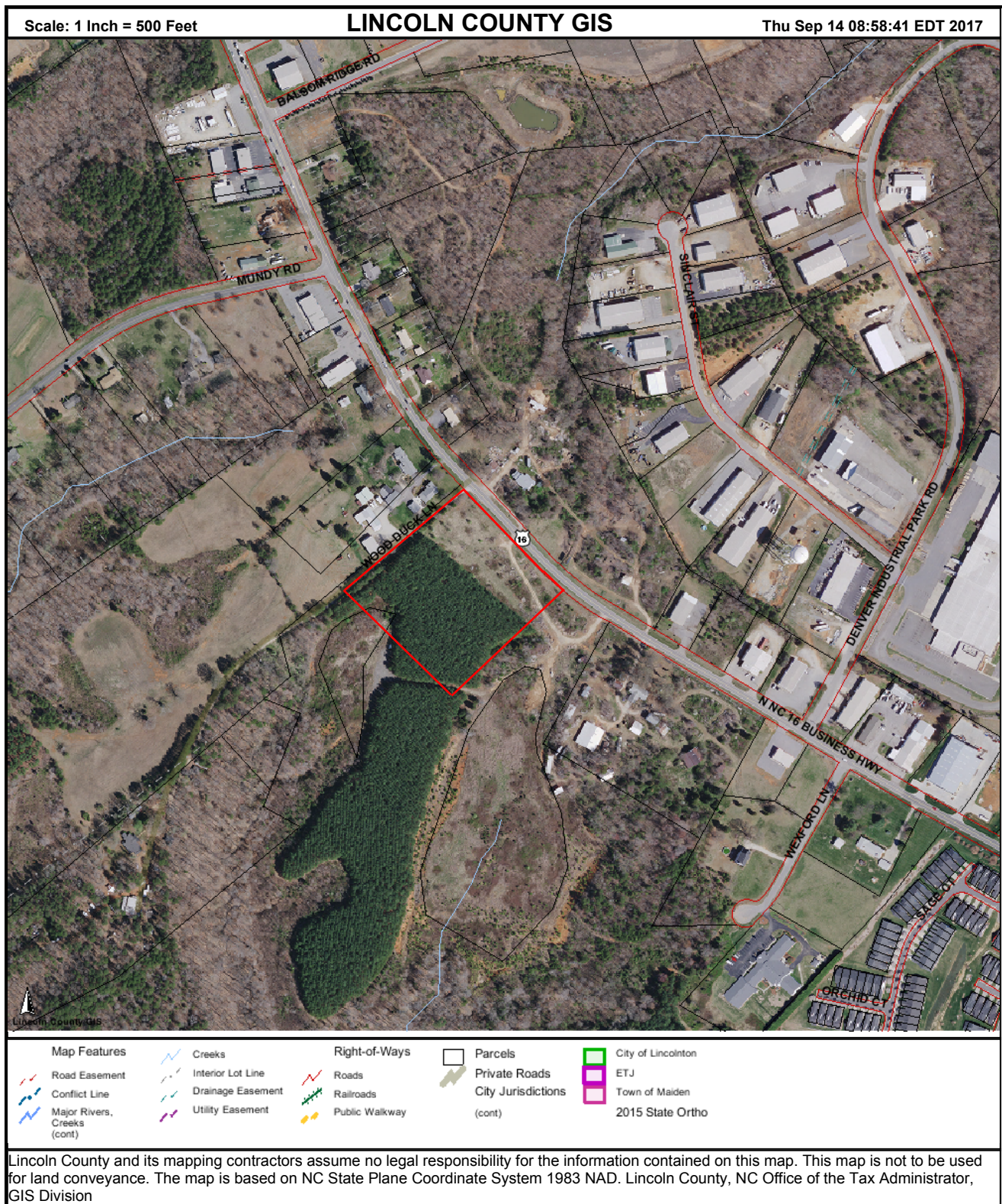
PARCEL INFORMATION FOR 3695-05-9590

Parcel ID	89288	Owner	KILLIAN LEE B KILLIAN ERNESTINE K
Map	3695-01	Mailing	4153 N HWY 16
Account	0063614	Address	P O BOX 22 DENVER NC 28037
Deed	92E-225	Last Transaction Date	6/28/1992
Land Value	\$877,053	Total Value	\$877,053
----- All values are for tax year 2017. -----			
Description	KILLIAN LD		
Address	N NC 16 BUSINESS HWY		
Township	CATAWBA SPRINGS		
Improvement	No Improvements		
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	7.72
X	NO FLOOD HAZARD	371036950070	4.46

Zoning Map Amendment #639 subject property is outlined in red



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



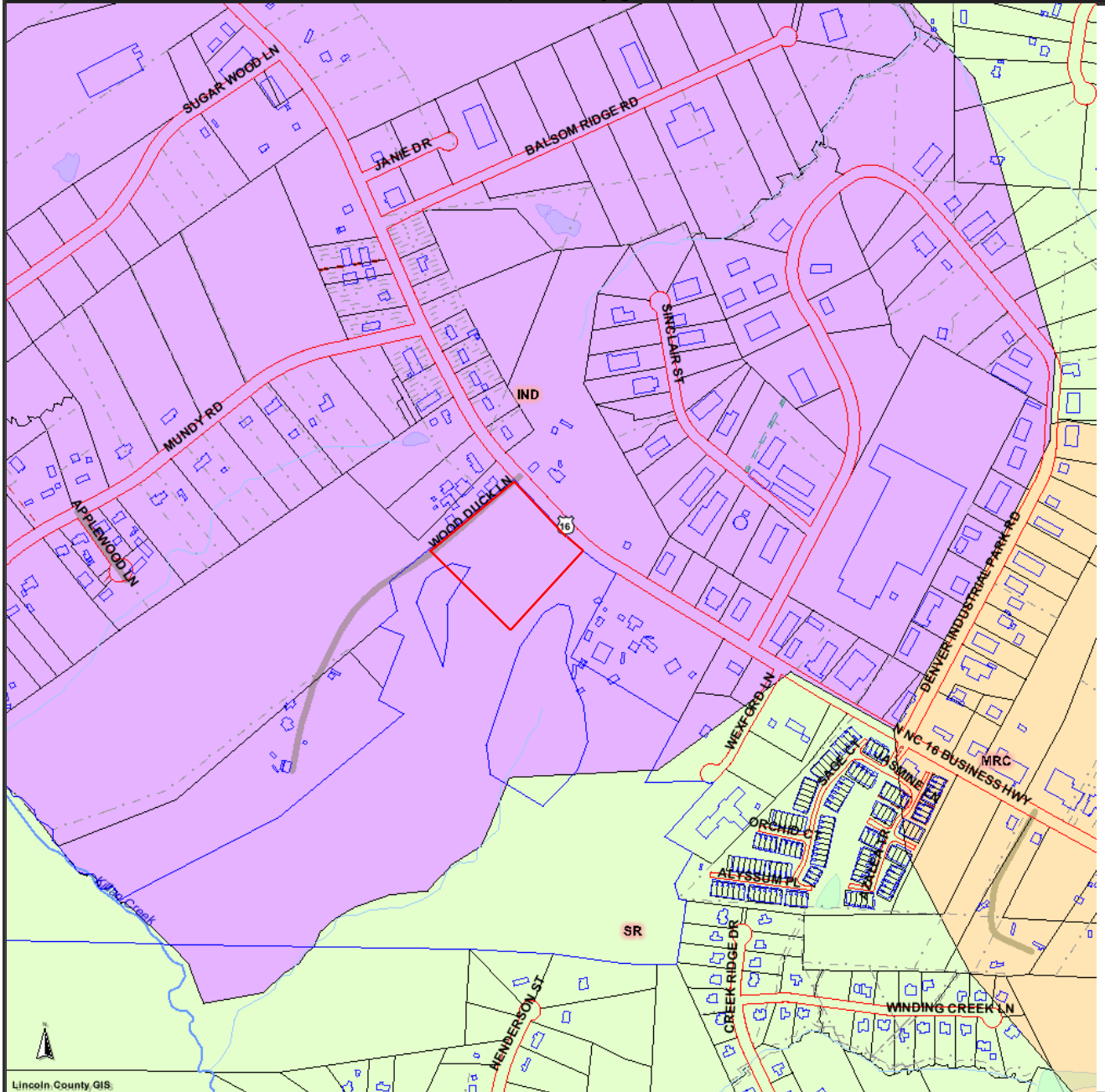
Land Use Plan map of area
subject property in ZMA #639
is outlined in red

Scale: 1 Inch = 800 Feet

LINCOLN COUNTY GIS

Mon Sep 11 2017 14:53:57

GMT-0400 (Eastern Daylight Time)



Lincoln County GIS

- | | | | | |
|----------------------|---------------------------|------------------------------|----------------------|-------------|
| Building Footprints | Major Rivers, Creeks | Industrial | Rural Residential | Lake Norman |
| Right-of-Ways | Interior Lot Line | Mixed Residential | Suburban Residential | Ponds |
| Roads | Drainage Easement | Mixed Residential/Commercial | City Jurisdictions | |
| Railroads | Utility Easement | Neighborhood Business | City of Lincoln | |
| Public Walkway | Parcels | NC 16 Overlay | ETJ | |
| Map Features | Private Roads | Office/Employment Center | Town of Maiden | |
| Road Easement | Land Use Plan | Regional Business | | |
| Old Rail Line | Community Business (cont) | Recreational/Open Space | | |
| Conflict Line (cont) | | Rural Preservation (cont) | | |

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LEGEND

- R/W RIGHT-OF-WAY
C/L CENTERLINE
PDE PERMANENT DRAINAGE EASEMENT
X UTILITY POLE
X LIGHT POLE
— S — SANITARY SEWER LINE
— S — OVERHEAD UTILITY LINE
||||| GUY WIRE
— G — UNDERGROUND TELECOMMUNICATIONS LINE
— G — GAS LINE
— W — WATER LINE
— — FIBER OPTIC CABLE LINE

Course	Bearing	Distance
L1	S. 41°07.30' E	20.03'
L2	S. 64°18.31' W	73.67'

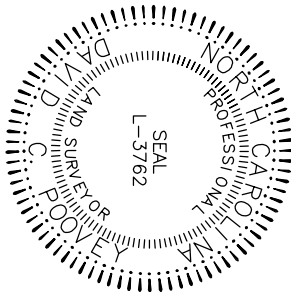
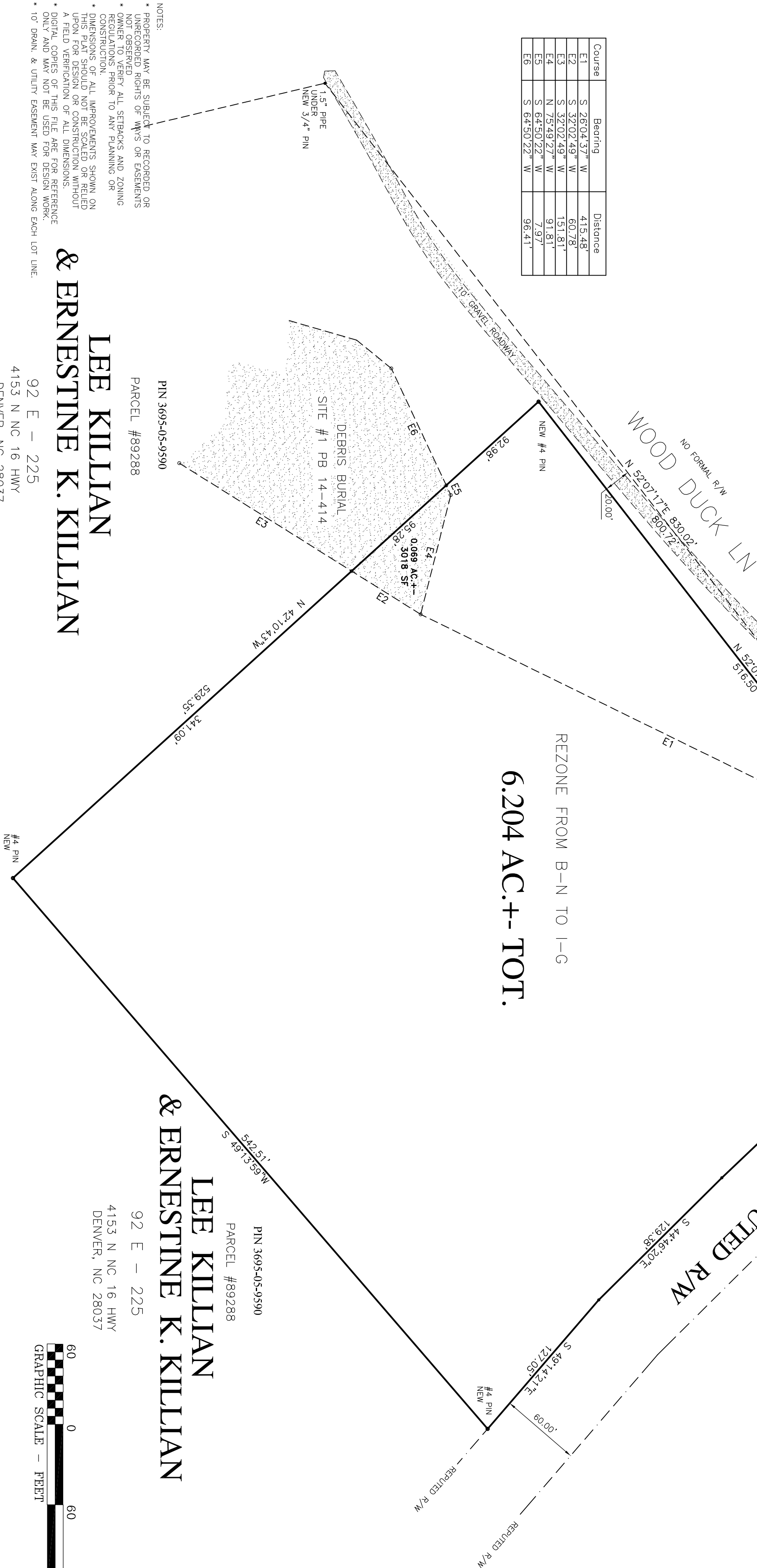
NCGS NAD 83 2011

ELSIE ARMSTRONG
1025/899

PIN 3695-06-7368
PARCEL #29811

4263 N NC 16 HWY
DENVER, NC 28037

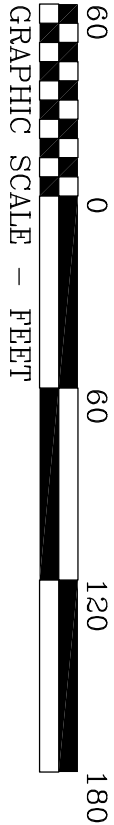
Course	Bearing	Distance
E1	S. 26°04.37' W	415.48'
E2	S. 32°02.49' W	60.78'
E3	S. 32°02.49' W	151.81'
E4	N. 75°49'27" W	91.81'
E5	S. 64°50'22" W	7.97'
E6	S. 64°50'22" W	96.41'



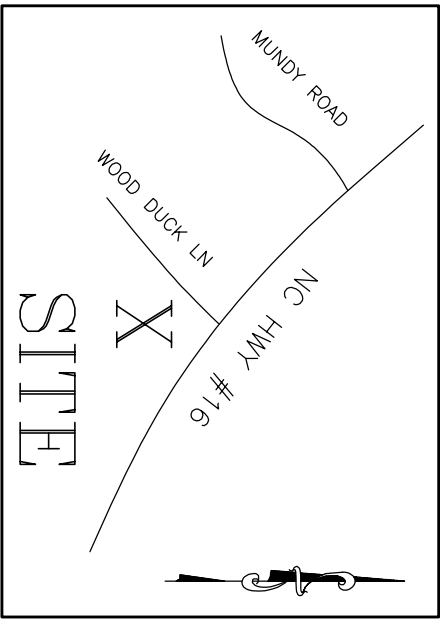
LEE KILLIAN
& ERNESTINE K. KILLIAN

PIN 3695-05-9590
PARCEL #89288

92 E — 225
4153 N NC 16 HWY
DENVER, NC 28037



VICINITY MAP



DEDMON SURVEYS

CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899

3704 NC HIGHWAY #16 BUSINESS NORTH
P.O. BOX 494 — DENVER, NC 28037
PHONE: 704/483/4908
FAX: 704/483/2170

DATE 9-6-17	DB: 93E	PG: 225
SCALE: 1" = 60'	PB: 14	PG: 414

CATAWBA SPRINGS TOWNSHIP
LINCOLN COUNTY, NC

SURV. BY: CP DRAWN: CP JOB# LEELUSK

PHYSICAL SURVEY
& ZONING CHANGE MAP
FOR
LEE B. KILLIAN AND
ERNESTINE K. KILLIAN
TO BE CHANGED FROM B-N ZONING
TO I-G ZONING