



**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: March 16, 2018

Re: Zoning Map Amendment #648  
Patrick Elmore, applicant  
Parcel ID# 76546

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 2, 2018.*

**Request**

The applicant is requesting the rezoning of a 0.64-acre lot from B-G (General Business) to I-G (General Industrial). This property is located in the Eastern Lincoln Development District (ELDD). It is one of three adjoining lots that are owned by Schweppes Partners, LLC, of which the applicant is a member. The three lots were rezoned from I-G to B-G in 2010 at the request of the applicant. The subject property in this rezoning request is the only one of the three lots that does not front on N.C. 16 Business.

**Site Area & Description**

The subject property is located on the north side of Commerce Drive about 300 feet west of N.C. 16 Business. It is adjoined by property zoned I-G and B-G. Land uses in this area include industrial, business and residential. County water and sewer are available at this location. The Lincoln County Land Use Plan designates Commerce Drive as industrial except for an area along N.C. 16 Business, for which a redevelopment plan was recommended, resulting in the NC 16 Corridor Vision Plan and the establishment of the ELDD overlay district.

**Additional Information**

**Permitted uses**

Under current B-G zoning: retail sales, offices, personal services, etc.

Under proposed I-G zoning: offices, warehouse, race team shop, vehicle service, machine shop, etc.

**Adjoining zoning and uses**

East: zoned B-G, undeveloped lots.

South (opposite side of Commerce Drive): zoned I-G, gas station/convenience store.

West: zoned I-G, office/warehouse.

North: zoned I-G, undeveloped lot.

**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 #648**

Applicant **Patrick Elmore**

Parcel ID# **76546**

Location **north side of Commerce Drive about 300 feet west of N.C. 16 Business**

Proposed amendment **rezone from B-G to I-G**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**The Lincoln County Land Use Plan designates Commerce Drive as industrial except for an area along N.C. 16 Business where a redevelopment plan was recommended, resulting in the NC 16 Corridor Vision Plan. Because this property is not located along N.C. 16 Business, an industrial use would not be in potential conflict with the goals and recommendations of the Vision Plan.**

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

**This property is adjoined on three sides by property zoned I-G. This property does not front on N.C. 16 Business. It is part of the Triangle Business Park, which contains industrial 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 Patrick Elmore

Applicant Address 2326 N. Hwy-16, Denver, NC 28037

Applicant Phone Number 704-483-8500

Property Owner's Name Schwepple Partners, LLC

Property Owner's Address 2326 N. Hwy 16, Denver NC 28037

Property Owner's Phone Number 704-483-8500

### **Part II**

Property Location "Lot #3" Commerce Dr, Lincoln County, NC 28037

Property ID # (10 digits) 4603-57-9312 Property Size 0.63-ac

Parcel # (5 digits) 76546 Deed Book(s) 2619 Page(s) 388

**Part III** Existing Zoning District B-G Proposed Zoning District I-G

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

Vacant Land

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

Proposed Industrial Use

**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.*

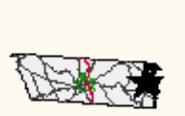
  
\_\_\_\_\_  
Applicant

1-31-2018  
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: 2/6/2018 Scale: 1 Inch = 150 Feet



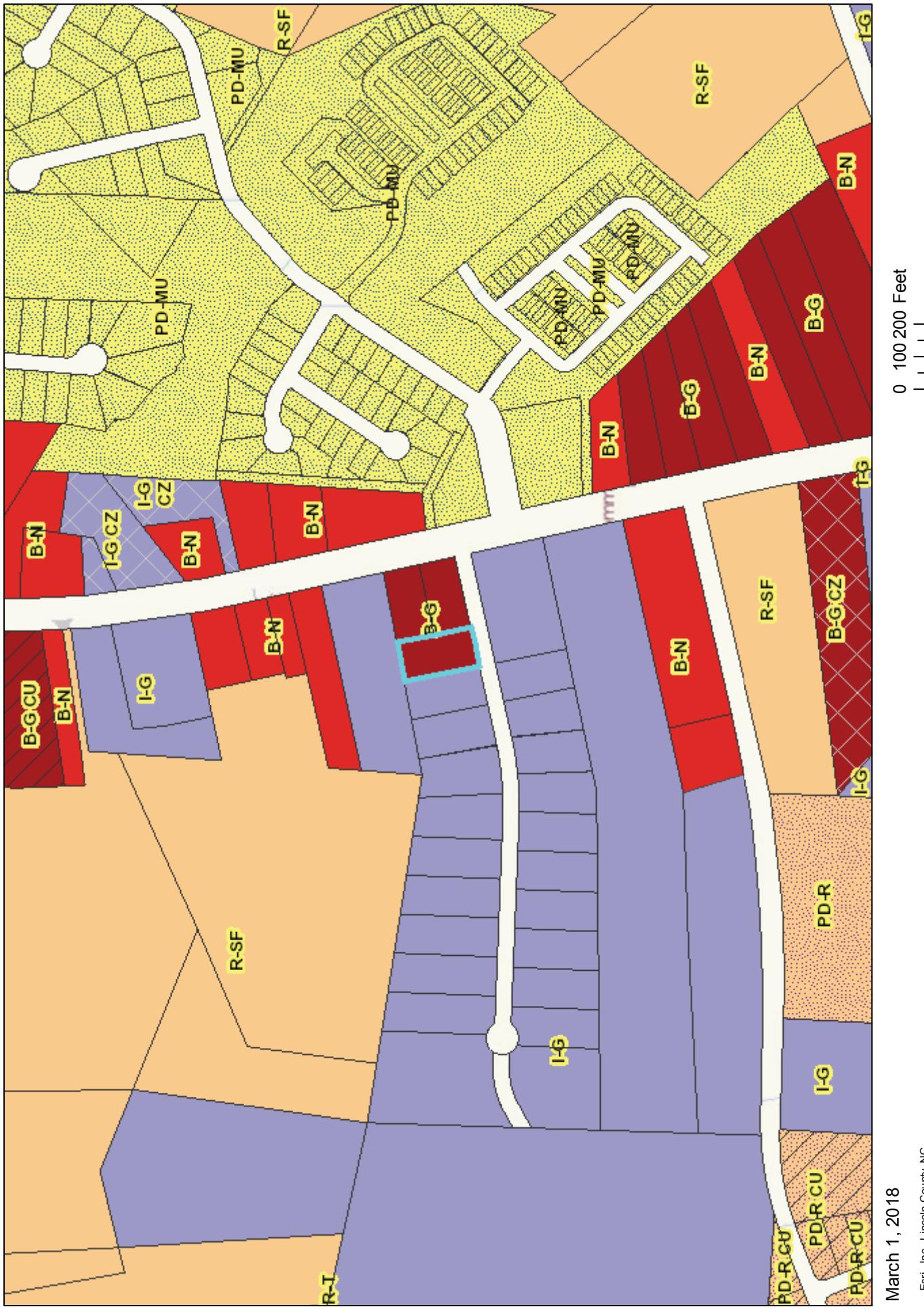
Photo Not Available

## PHOTOS

## PARCEL INFORMATION FOR 4603-57-9312

<b>Parcel ID</b>	<b>76546</b>	<b>Owner</b>	SCHWEPPKE PARTNERS LLC		
<b>Map</b>	<b>4603-02</b>	<b>Mailing</b>	2326 N NC 16 HWY		
<b>Account</b>	<b>0260007</b>	<b>Address</b>	DENVER NC 28037		
<b>Deed</b>	<b>2619-388</b>	<b>Last Transaction Date</b>	<b>10/4/2016</b>	<b>Sale Price</b>	0
<b>Land Value</b>	<b>\$188,763</b>	<b>Total Value</b>	<b>\$188,763</b>	<b>Previous Parcel</b>	32004
<b>----- All values are for tax year 2017. -----</b>					
<b>Subdivision</b>	Lot 3 TRIANGLE INDUSTRIAL PARK			<b>Plat</b>	10-93
<b>Description</b>	LOT #3 TRIANGLE IND PARK			<b>Deed Acres</b>	0.63
<b>Address</b>	COMMERCE DR			<b>Tax Acres</b>	0.64
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN
<b>Improvement</b>	No Improvements				
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
B-G	0.64	WESTPORT (WP32)	0.64		
<b>Watershed Class</b>	<b>Sewer District</b>				
Not in a watershed	0.64	In the sewer District	0.64		
<b>2000 Census County</b>	<b>Tract</b>	<b>Block</b>			
37109	071100	2007	0.64		
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710460300	0.64		

Zoning Map Amendment #648  
subject property is outlined in blue



March 1, 2018

Esri, Inc., Lincoln County, NC



# Zoning Map Amendment #648

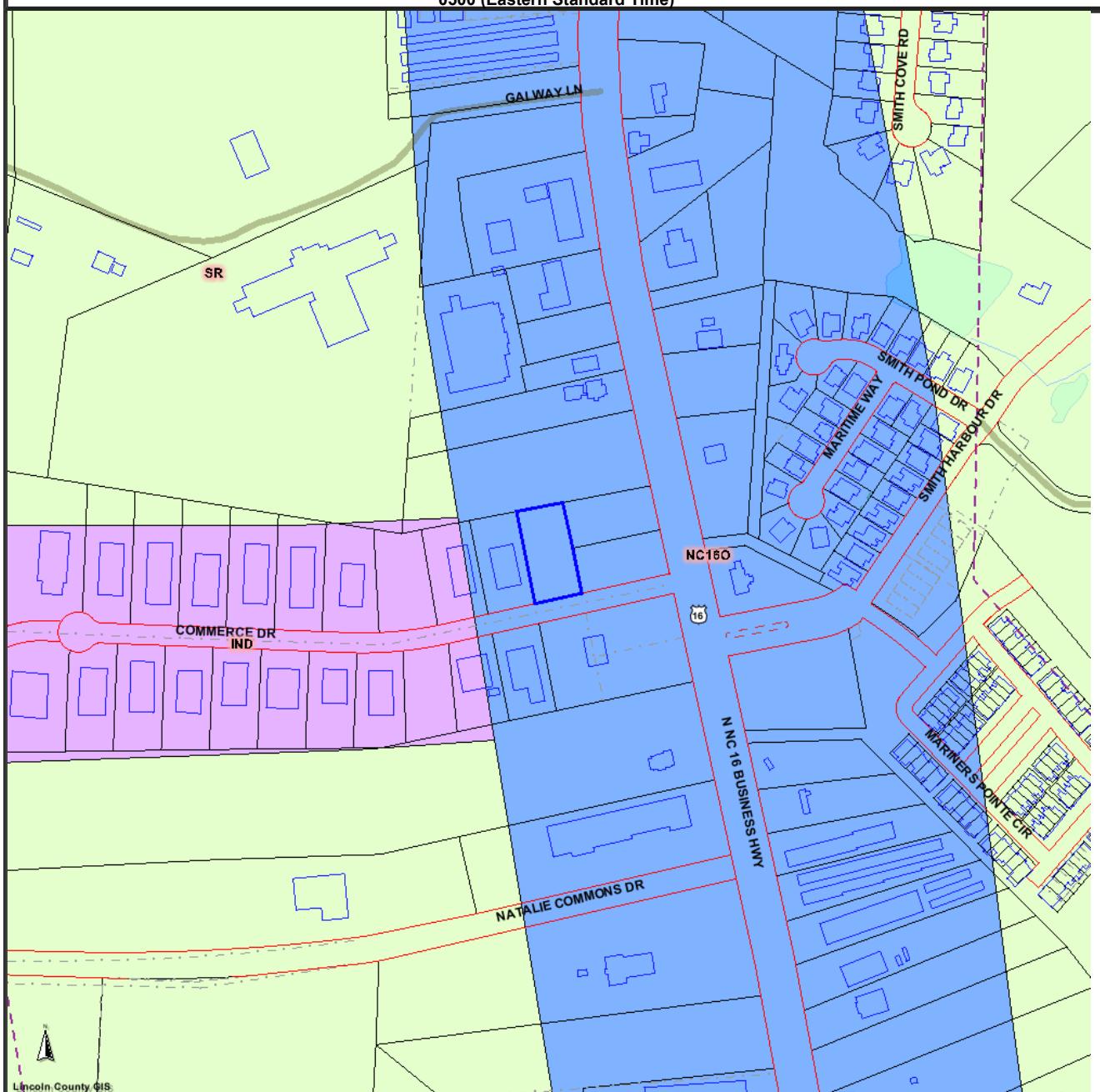
## Land Use Plan map of area

Scale: 1 Inch = 400 Feet

**LINCOLN COUNTY GIS**

0500 (Eastern Standard Time)

Tue Feb 06 2018 14:04:24 GMT-



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

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