



**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: January 16, 2019

Re: Zoning Map Amendment #658  
B. V. Hedrick Gravel & Sand Co., applicant  
Parcel ID# 30230, 32280, 32281 and 56067

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 4, 2019.*

Request

The applicant is requesting the rezoning of 59 acres from R-T (Transitional Residential) to I-G (General Industrial). The company has a conditional use permit (PCUR #154) to operate Lake Norman Quarry on an adjoining 498-acre site that's accessed via Quarry Lane off N.C. 16 Business, but is not planning to quarry the property that's the subject of this request. Instead, the applicant is proposing to use this property to stockpile aggregate and overburden.

Site Area & Description

The subject property is located about 700-3,200 feet north of Old Plank Road about 4,000-5,900 feet west of N.C. 16 Business. It is adjoined by property zoned R-T, CU I-G (Conditional Use General Industrial), I-G and PD-I (Planned Development-Industrial). Land uses in this area include industrial and residential. The subject property is adjoined by the site of the county's Killian Creek Wastewater Treatment Plant, the site of Duke Energy's Lincoln Combustion Turbine Station, and by the site of a future pit for the Lake Norman Quarry as shown as the approved conditional use plan. The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.

Additional Information

**Permitted uses**

Under current R-T zoning: manufactured homes (singlewides and doublewides), duplexes, modular homes, site-built houses, church.

Under proposed I-G zoning: outdoor storage of materials, manufacturing, warehousing, vehicle repair, vehicle service, etc.

**Adjoining zoning and uses**

East: zoned CU I-G and R-T, quarry site, single-family residences, undeveloped tract.

South: zoned R-T, two duplexes and undeveloped tract.

West: zoned I-G, wastewater treatment plant.

North: zoned PD-I, site of electrical generation plant (combustion turbines).

**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 #658**  
Applicant **B. V. Hedrick Gravel & Sand Co.**  
Parcel ID# **30230, 32280, 32281 and 56067**  
Location **north of Old Plank Road and west of N.C. 16 Business**  
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 an Industrial Center.**

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

**This property is adjoined by properties zoned I-G, including the site of a future pit for Lake Norman Quarry. The rezoning will provide the applicant with a site to stockpile aggregate and overburden, aiding an operation that serves the construction industry and provides employment opportunities.**



Zoning Map Amendment Application  
Lincoln County Building and Land Development  
Zoning Administrator  
302 N. Academy St. Lincolnton, NC 28092  
Phone: (704)736-8440 FAX: (704)732-9010

## **PART 1**

Applicant Name: B.V. Hedrick Gravel and Sand Company  
Applicant Address: PO Box 425, Swannanoa, NC 28778  
Applicant Phone Number: (828) 686-3844  
Property Owner Name: Same as above  
Property Owner Address: Same as above  
Property Owner Phone Number: Same as above

## **PART 11**

### Property Location

The property is located on Highway 16 between the junction of Hwy 16 and Hwy 73 and the town of Lowesville and is shown on the Exhibit A vicinity map.

<u>Property ID (10 digits)</u>	<u>Property Size</u>
Tract 1: 3691559051	34.978 acres
Tract 2: 3691539953	13.857 acres
Tract 3 : 3691544226	8.00 acres
Tract 4 : 3691536910	2.327 acres

<u>Parcel # (5 digits)</u>	<u>Deed Book(s)</u>	<u>Page(s)</u>
Tract 1: 30230	2600	882
Tract 2: 56067	2600	882
Tract 3: 32281	2600	882
Tract 4: 32280	2600	882

## **PART 111**

Existing Zoning District: Tracts 1-4 are zoned R-T

Proposed Zoning District: Applicant is asking to rezone all its property to I-G.

Briefly describe how the property is being used and any existing structures: The property is currently being used for residential purposes. The parcels contain a 1511 foot single story home that was built in 1980. The property is being rented by an employee of Lake Norman Quarry. Also, on the property is a 14' x 30' shed and a 40' x 13' horse barn.

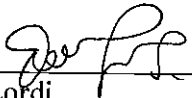
Briefly explain the proposed use and/or structure which would require a rezoning: The requested rezoning will allow the property to be used for the stockpiling of aggregate and overburden from Lake Norman Quarry.

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)  
MUST BE RECEIVED BEFORE PROCESSING.

*I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.*

**Applicant's Signature**

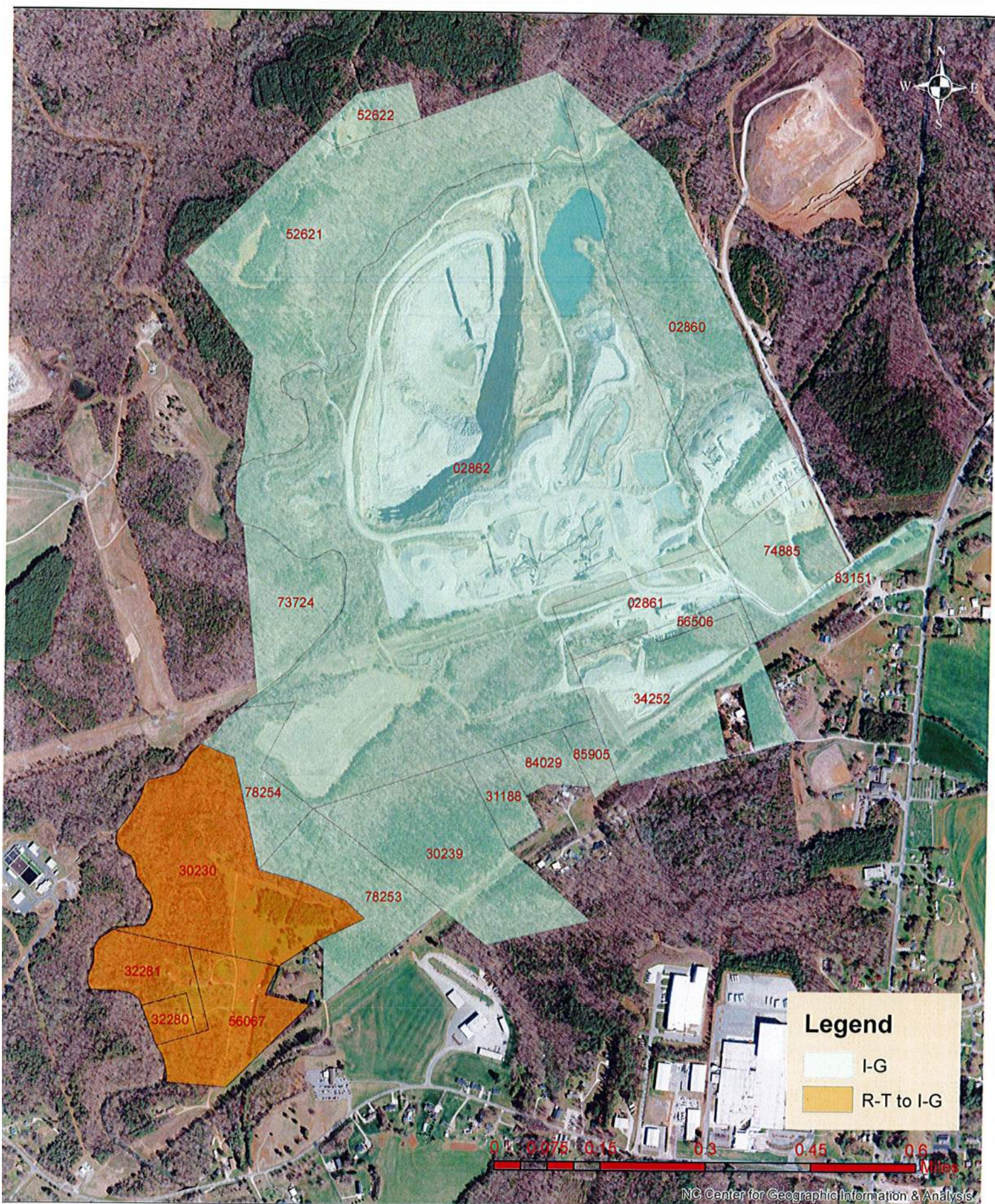
**B.V. Hedrick Gravel and Sand Company**

By:   
Joe Lordi  
President

Date: 12-14-2018



# Exhibit A - Lake Norman Quarry Zoning Request Map







**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: 12/14/2018 Scale: 1 Inch = 400 Feet



Photo Not  
Available

Parcel ID	30230	Owner	B V HEDRICK GRAVEL & SAND CO		
Map	3691	Mailing	P O BOX 1040		
Account	0149107	Address	SALISBURY, NC 28145		
Deed	2600 882	Last Transaction Date	07/15/2016	Sale Price	\$800,000
Plat	Subdivision			Lot	
Land Value	\$167,964	Improvement Value	\$23,687	Total Value	\$191,651
Previous Parcel					
-----All values for Tax Year 2018 -----					
Description	DELLINGER LD RD 1511			Deed Acres	35.621
Address	1987 CABIN LN			Tax Acres	34.978
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN	
Main Improvement				Value	
Main Sq Feet		Stories		Year Built	
Zoning District		Calc Acres		Voting Precinct Calc Acres	
I-G	0.06		LW31	34.91	
R-T	34.92		LW18	0.06	
Watershed		Sewer District			
34.98		34.98			
Census County		Tract	Block		
109		071102	1070	34.91	
109		071002	2020	0.06	
Flood Zone	Description			Panel	
X	NO FLOOD HAZARD			3710369100 26.05	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			3710369100 8.92	



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<b>Parcel ID</b>	32280	<b>Owner</b>	B V HEDRICK GRAVEL & SAND CO
<b>Map</b>	3691	<b>Mailing</b>	P O BOX 1040
<b>Account</b>	0149107	<b>Address</b>	SALISBURY, NC 28145
<b>Deed</b>	2600 882	<b>Last Transaction Date</b>	07/15/2016
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$26,381	<b>Improvement Value</b>	\$127,884
<b>Previous Parcel</b>		<b>Total Value</b>	\$154,265

-----All values for Tax Year 2018 -----

<b>Description</b>	OFF RD 1511	<b>Deed Acres</b>	2.25
<b>Address</b>	1981 CABIN LN	<b>Tax Acres</b>	2.327
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>	CONTEMPORARY	<b>Value</b>	\$127,884
<b>Main Sq Feet</b>	1511	<b>Stories</b>	1
		<b>Year Built</b>	1980





<b>Zoning District</b>	R-T	<b>Calc Acres</b>	2.33	<b>Voting Precinct</b>	LW31	<b>Calc Acres</b>	2.33
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<b>Watershed</b>	2.33	<b>Sewer District</b>	2.33
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<b>Census County</b>	109	<b>Tract</b>	071102	<b>Block</b>	1070	<b>2.33</b>
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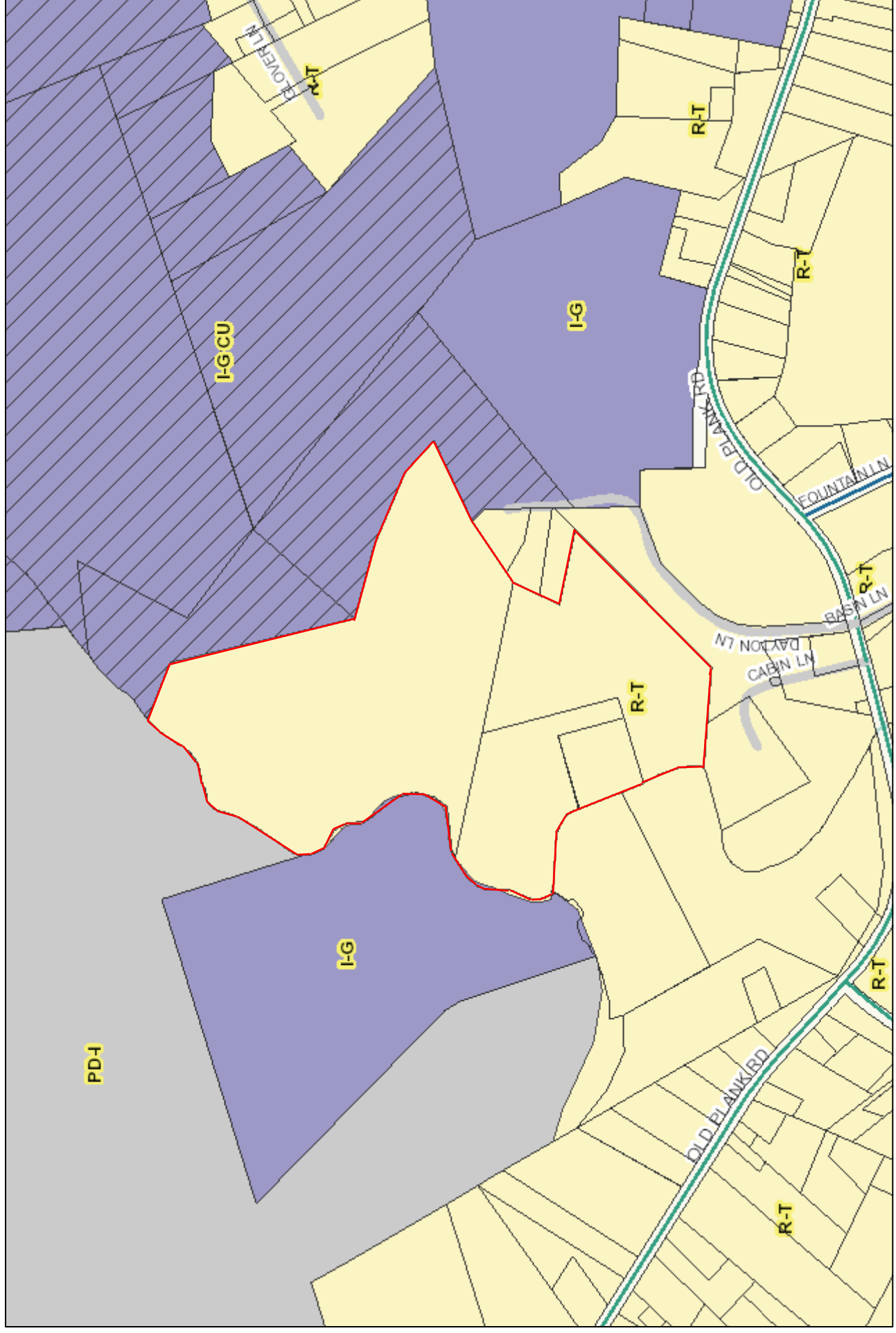
<b>Flood Zone Description</b>		<b>Panel</b>
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710369100 1.14
X NO FLOOD HAZARD		3710369100 1.18



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<b>Address</b>	CABIN LN	<b>Tax Acres</b>	13.857																																																																																															
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN																																																																																															
<b>Main Improvement</b>		<b>Value</b>																																																																																																
<b>Main Sq Feet</b>		<b>Year Built</b>																																																																																																
<b>Zoning District Calc Acres</b>		<b>Voting Precinct Calc Acres</b>																																																																																																
R-T	13.86	LW31	13.86																																																																																															
<b>Watershed</b>		<b>Sewer District</b>																																																																																																
	13.86		13.86																																																																																															
<b>Census County</b>		<b>Tract</b>																																																																																																
109		071102																																																																																																
		<b>Block</b>																																																																																																
		1070	13.86																																																																																															
<b>Flood Zone Description</b>		<b>Panel</b>																																																																																																
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710369100 2.38																																																																																															
X	NO FLOOD HAZARD		3710369100 11.48																																																																																															

Zoning Map Amendment #658  
subject property is outlined in red



December 14, 2018

Esri, Inc., Lincoln County, NC

0 10200 Feet



1 inch = 600 feet