



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 8, 2019

Re: Zoning Map Amendment #659
Damon Lusk, applicant
Parcel ID# 101007

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 1, 2019.

Request

The applicant is requesting the rezoning of 0.89 acre from B-N (Neighborhood Business) to I-G (General Industrial). The property is part of a 1.0-acre parcel, the remainder of which is zoned I-G.

Site Area & Description

The subject property is located on the east side of N.C. 16 Business about 700 feet north of the northern end of Denver Industrial Park Road. It is adjoined by property zoned B-N and I-G. The subject property is located in the Eastern Lincoln Development District (ELDD). Land uses in this area included industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.

Additional Information

Permitted uses

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

Under proposed I-G zoning and ELDD overlay district: Offices, personal services, race team shop, machine shop and certain manufacturing uses are permitted by right. Other uses, including supply house, contractor's office and cabinet shop, are conditional uses in the ELDD.

Adjoining zoning and uses

East: zoned I-G, machining

South: zoned B-N, office/storage.

West (opposite side of N.C. 16 Business): zoned B-N, residential use and undeveloped property.

North: zoned B-N and I-G, undeveloped property.

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 #659**

Applicant **Damon Lusk**

Parcel ID# **101007**

Location **east side of N.C. 16 Business about 700 feet north of northern end of
Denver Industrial Park 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 an Industrial Center.

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

A portion of this parcel is zoned I-G, and the parcel is adjoined by property zoned I-G. Other properties in this area are zoned I-G. Rezoning will allow additional possible uses and the potential for additional employment opportunities.



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

Applicant Address 4052 N. Hwy 16, Denver NC

Applicant Phone Number 704 578 3404

Property Owner's Name Propel, LLC

Property Owner's Address LOT #1 LT Lee B. Killian

Property Owner's Phone Number 704 578-3404

Part II

Property Location BUSINESS Hwy 16, Denver NC

Property ID # (10 digits) 3695-26-6778 Property Size 1,013

Parcel # (5 digits) 101007 Deed Book(s) 2792 Page(s) 243

Part III

Existing Zoning District B-11 Proposed Zoning District INDUSTRIAL

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

Bare Land, looking to Build Structure as
Storage Warehouse/Office

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

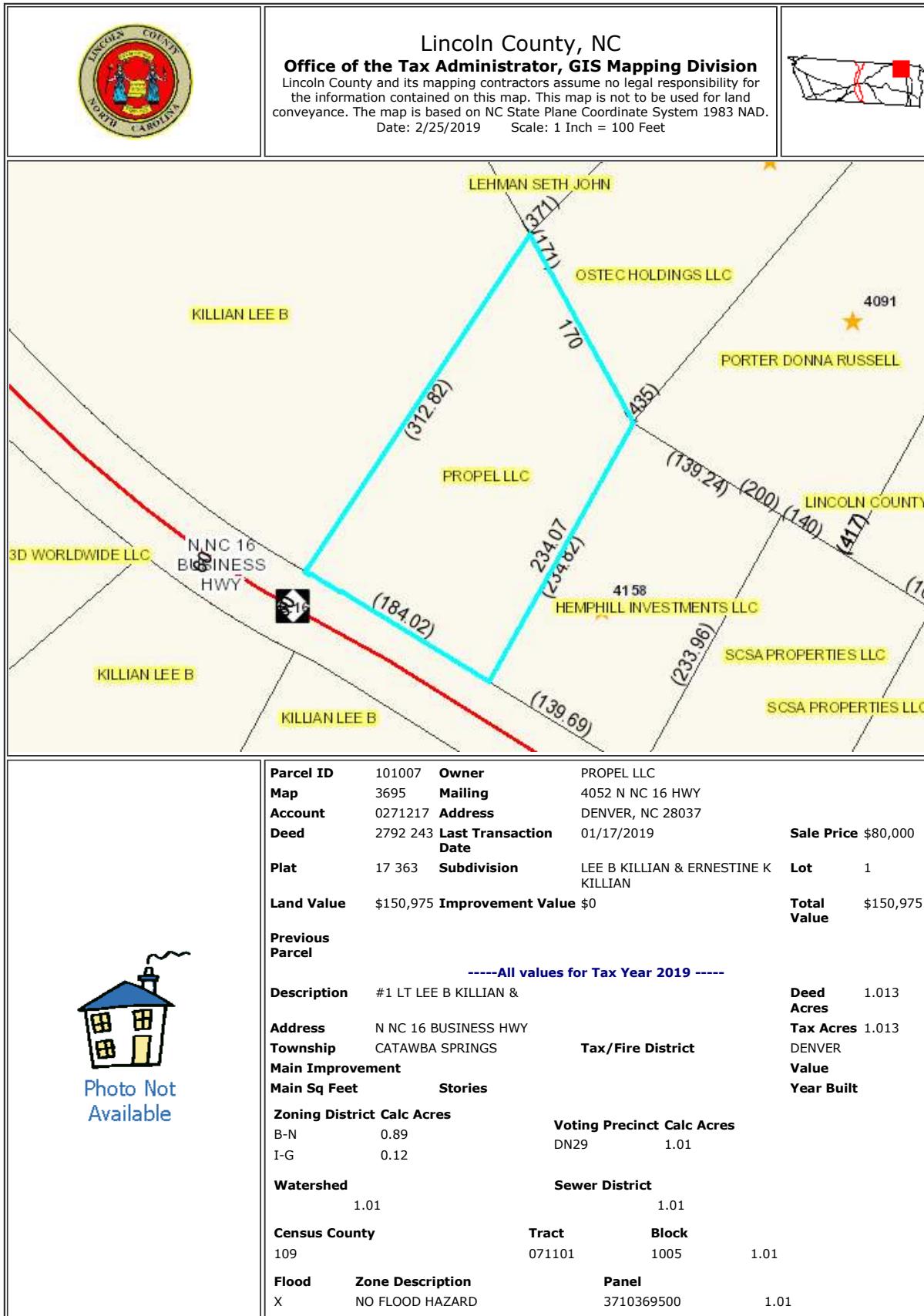
Looking to Build a nice metal Building very
Similar to 4052 N. Hwy 16, Denver NC.

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

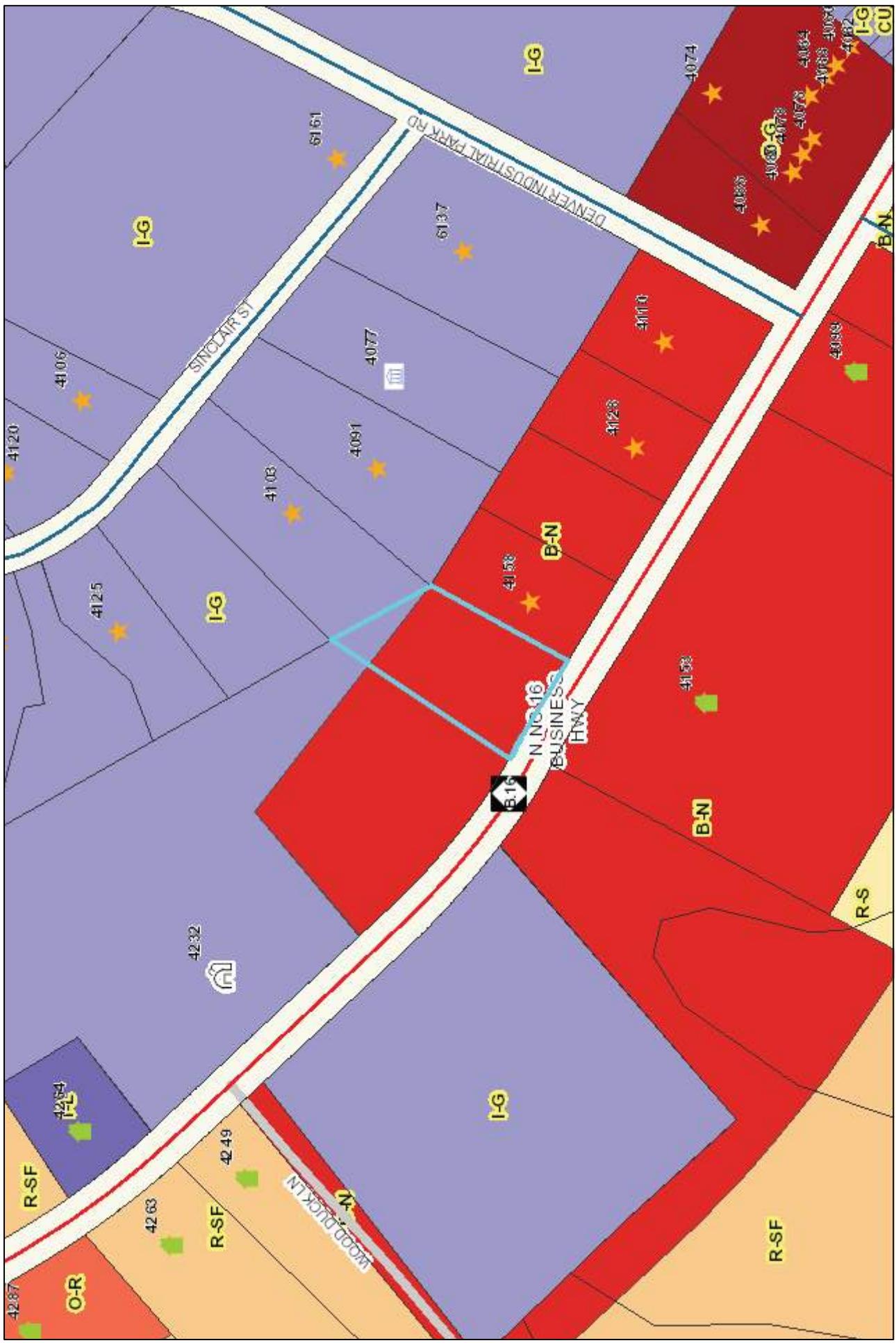
*I hereby certify that all of the information provided for this application and attachments is true and correct
to the best of my knowledge.*

Applicant

01/25/19
Date



Zoning Map Amendment #659
subject property is outlined in blue



February 25, 2019
Esri, Inc., Lincoln County, NC

1 inch = 200 feet



February 26, 2019