



## LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: December 13, 2019

Re: Zoning Map Amendment #668  
3D Worldwide, LLC, applicant  
Parcel ID# 33823

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 6, 2020.*

### Request

The applicant is requesting the rezoning of a 4.1-acre tract from R-SF (Residential-Single Family) to I-G (General Industrial). (A request by a different applicant to rezone an adjoining 4.1-acre tract from R-SF to Conditional Zoning I-G to permit a self-storage facility is also scheduled for a public hearing on Jan. 6.)

### Site Area & Description

The subject property is located on the east side of N.C. 16 Business at its intersection with Mundy Road. It is adjoined by properties zoned R-SF, I-G and B-N (Neighborhood Business). It is located in the Eastern Lincoln Development District (ELDD) overlay district. This property is located in a WS-IV Protected Area watershed district, which limits impervious coverage to 36% of the site, or 70% with stormwater treatment and detention. Land uses in this area include 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 R-SF zoning: site-built houses, modular homes, church.

Under proposed I-G zoning and ELDD overlay district: Offices, race team shop, certain types of manufacturing, etc., are permitted by right. Other types of manufacturing, warehousing, contractor's offices, etc., are conditional uses in the ELDD.

**Adjoining zoning and uses**

East: zoned I-G, undeveloped land.

South: zoned R-SF, residences.

West (opposite side of N.C. 16 Business); zoned B-N, building owned by Lincoln County Historical Association.

North: zoned R-SF and B-N, undeveloped tract proposed to be rezoned to permit a self-storage facility, and a lot containing 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 #668**

Applicant **3D Worldwide, LLC**

Parcel ID# **33823**

Location **east side of N.C. 16 Business at Mundy Road intersection**

Proposed amendment **rezone from R-SF 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 property zoned I-G. Other properties zoned I-G are located in this area. This area includes business and industrial uses. Development of this property for industrial use will provide job opportunities and increase the county's tax base.**



## Zoning Map Amendment Application

Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440

### Part I

Applicant Name Damen Lush - 3D Worldwide, LLC

Applicant Address 4052 N. Highway 16, Denver, NC 28037

Applicant Phone Number 704-578-3404

Property Owner's Name Lee + Brenda Killian

Property Owner's Address 4153 N. Hwy 16, Denver NC 28037

Property Owner's Phone Number \_\_\_\_\_

### Part II

Property Location Parcel ID # 33823 N NC 16 Business Hwy

Property ID # (10 digits) 33823 Property Size 4.12

Parcel # (5 digits) 33823 Deed Book(s) 894 Page(s) 152

### Part III

Existing Zoning District R-SF Proposed Zoning District I-G

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

NO structures, vacant land

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

Commercial building

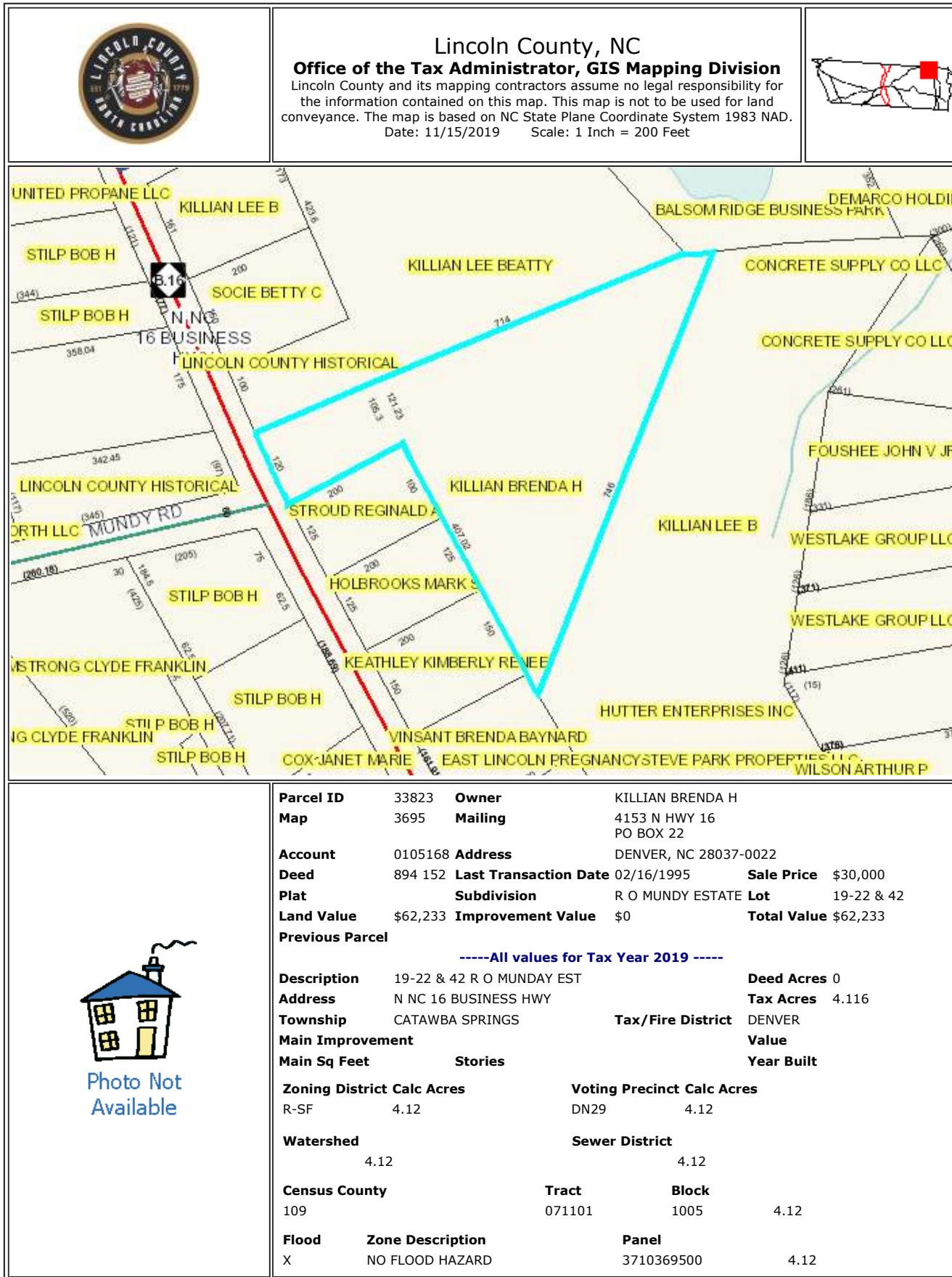
**APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)**  
**MUST BE RECEIVED BEFORE PROCESSING.**

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

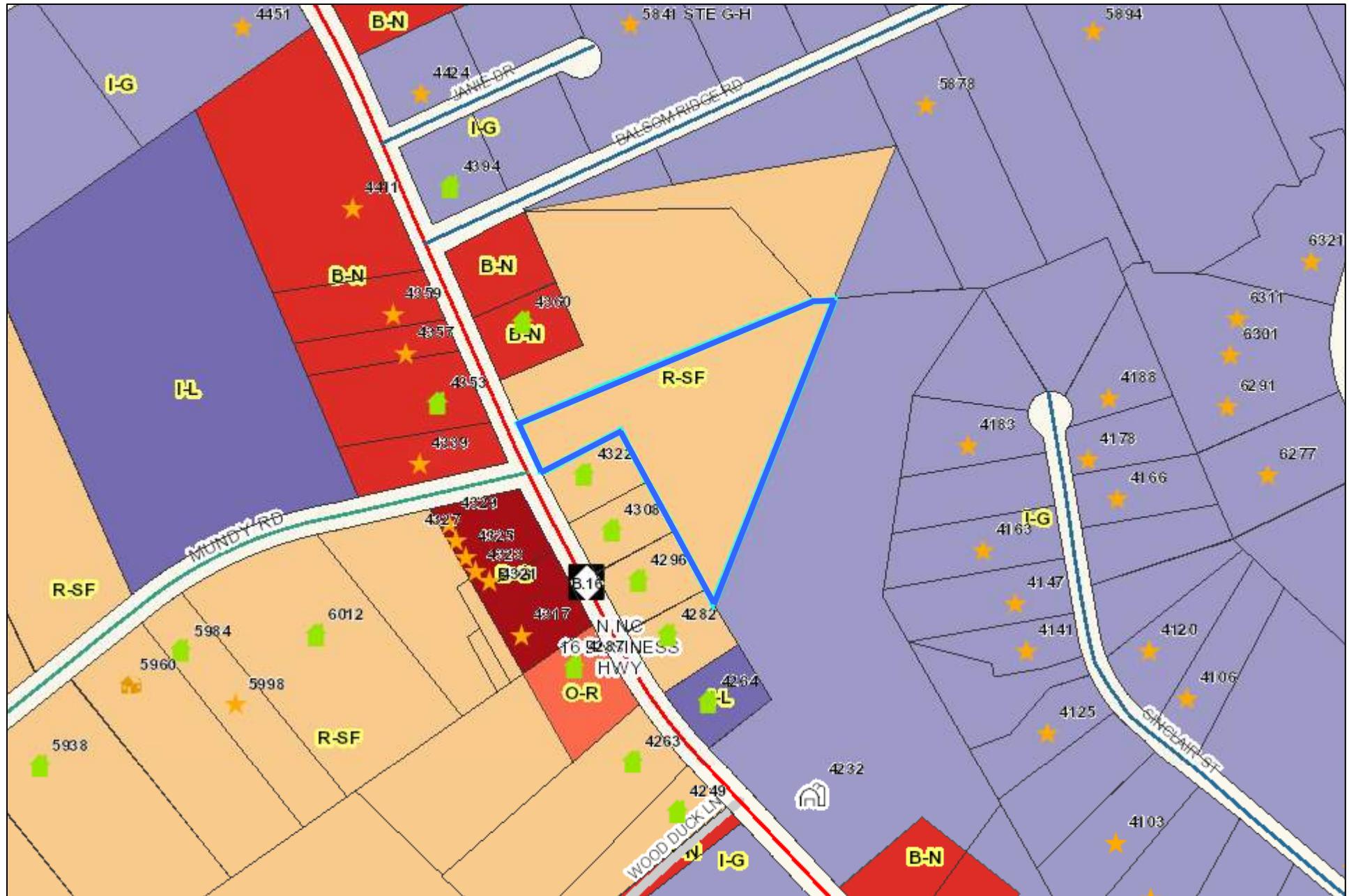
Debra Killian  
Applicant

Lee B. Killian

10/24/19  
Date



Zoning Map Amendment #668  
subject property is outlined in blue



November 15, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet  
1 inch = 300 feet

1 inch = 300 feet



IC

JANIE DR

BALSOM RIDGE RD

IC

MUNDY RD

N.C. 16 BUSINESS HWY

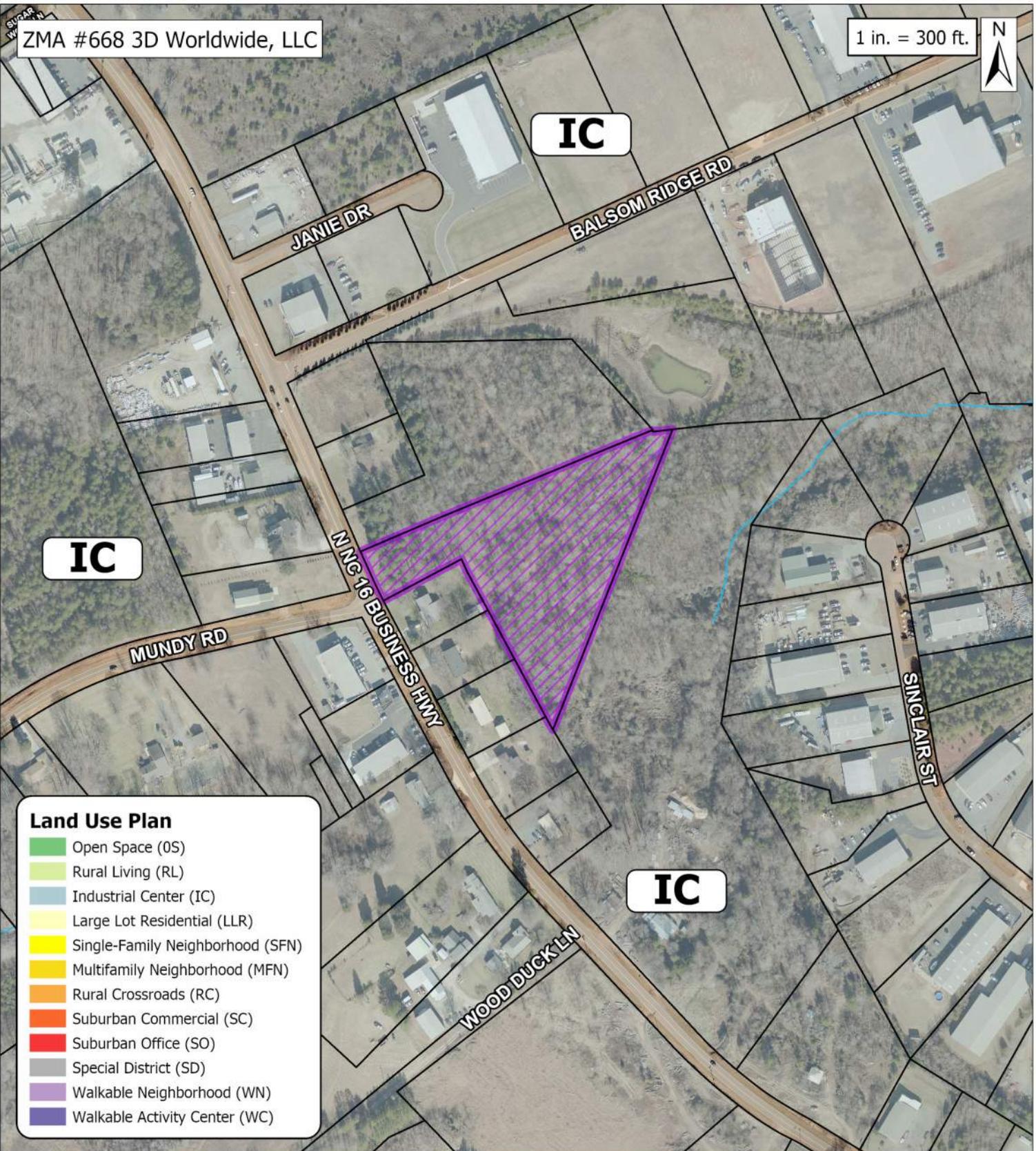
SINCLAIR ST

IC

WOOD DUCK LN

**Land Use Plan**

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



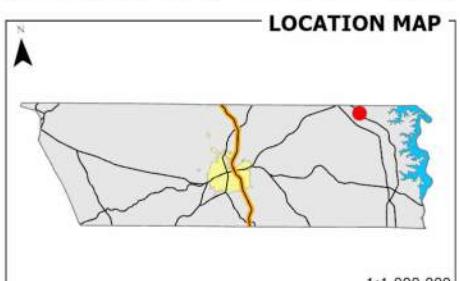
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

**Parcel ID# 33823**

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

**LOCATION MAP**

● Property Location(s)