



## **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 #669  
3D Worldwide, LLC, applicant  
Parcel ID# 50203

*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 0.78-acre lot from B-N (Neighborhood Business) to I-G (General Industrial).

### **Site Area & Description**

This property is located on the southeast corner of N.C. 16 Business and Balsom Ridge Road. It is adjoined by properties zoned B-N, R-SF (Residential-Single Family) and I-G. It is located in the Eastern Lincoln Development District (ELDD) overlay district. 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 B-N zoning: retail sales, offices, services, etc.

Under proposed I-G zoning and ELDD overlay district: Offices, services, etc. are permitted by right. Contractor's office, vehicle service, vehicle sales, body shop, etc., are conditional uses in the ELDD.

**Adjoining zoning and uses**

East: zoned R-SF, undeveloped tract proposed to be rezoned to Conditional Zoning I-G to permit a self-storage facility.

South: zoned B-N, residence.

West (opposite side of N.C. 16 Business); zoned B-N, businesses.

North: zoned I-G, business.

**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 #669**

Applicant **3D Worldwide, LLC**

Parcel ID# **50203**

Location **southeast corner of N.C. 16 Business and Balsom Ridge 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:

**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. Rezoning this property from B-N to I-G will allow additional potential uses that would provide job opportunities.**



## 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 Damon Lusk - 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. Highway 16, Denver, NC 28037

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

### Part II

Property Location Parcel ID # 50203, N NC 16 Business Hwy.

Property ID # (10 digits) 50203 Property Size .78

Parcel # (5 digits) 50203 Deed Book(s) 2184 Page(s) 414

### 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.

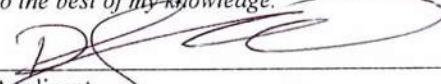
NO structures, vacant land

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.**

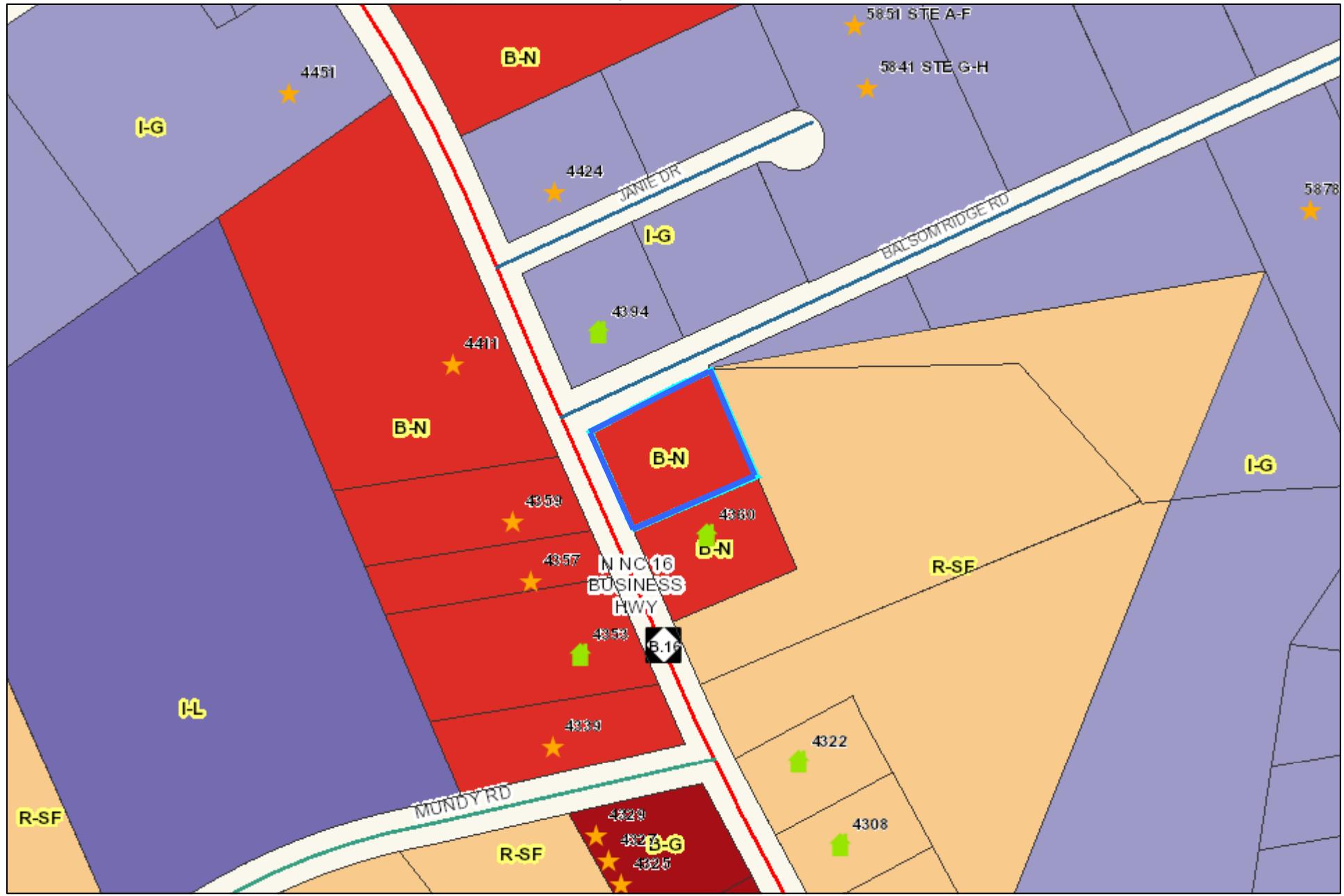
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

  
\_\_\_\_\_  
Applicant

  
\_\_\_\_\_  
Date 10/24/19



Zoning Map Amendment #669  
subject property is outlined in blue

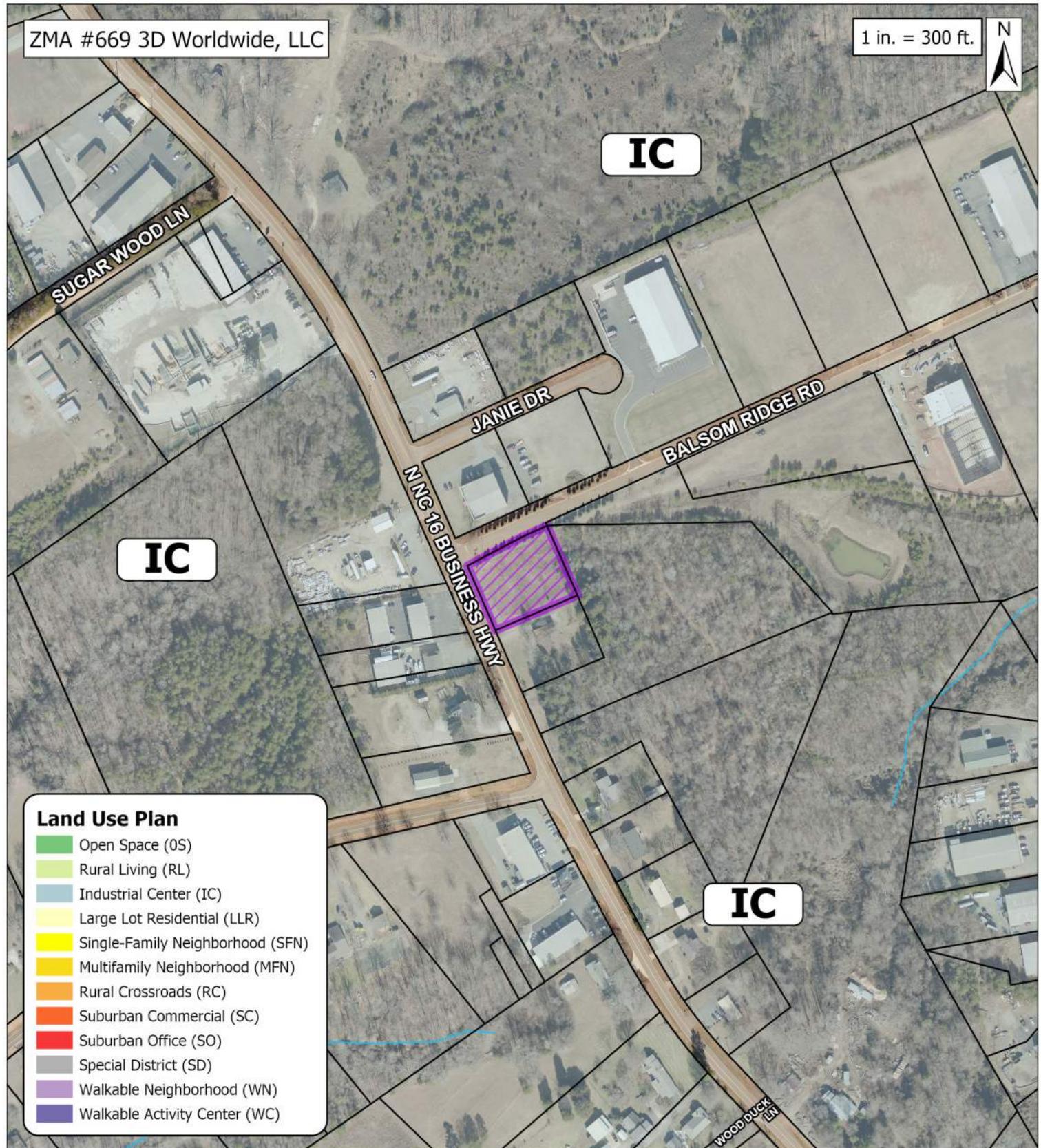


November 15, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet



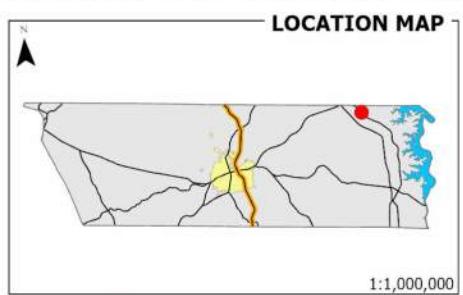
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

### Parcel ID# 50203

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple



Property Location(s)