



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: November 13, 2023

Re: ZMA #726
Robert Chad Puckett and Michael Bryant, applicants
Parcel ID# 33266

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 4, 2023.

Request

The applicant is requesting the rezoning of a 5.745-acre parcel from CZ B-G (Conditional Zoning General Business) to I-G (General Industrial).

Site Area and Description

The subject property is located at 445 N. N.C. 16 Business Hwy. in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), I-G (Industrial General), I-L (Industrial Light), and R-SF (Residential Single-Family). A Duke Energy transmission right-of-way runs across the rear of this property and across the rear of the adjoining residential property. Land uses in this area include industrial, business, residential, and civic uses.

Plan Conformance

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



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Additional Information

This property was conditionally rezoned in 2015 to permit the expansion of a self-storage facility with the addition of storage areas for recreational vehicles and boats.

Permitted uses under current zoning: continued operation of existing self-storage facility, car wash, vehicle sales lot and vehicle service garage

Permitted uses under proposed zoning: expansion of self-storage facility (Special Use in ELDD), continued operation of car wash, office, contractor's yard (Special Use in ELDD), manufacturing (certain classifications are Special Use in ELDD), warehousing (Special Use in ELDD)

Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #726**
Applicant **Robert Chad Puckett and Michael Bryant**
Parcel ID# **33266**
Location **445 N. N.C. 16 Business Hwy.**
Proposed amendment **Rezone a 5.745-acre parcel from CZ B-G (Conditional Zoning General Business) to I-G (General Industrial)**

This proposed amendment **is not 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 Suburban Commercial, which is suitable for a variety of commercial uses near high volume roads and key intersections to serve some of the daily needs of the surrounding residential neighborhoods.

This proposed amendment **is reasonable** in that:

This property is located within an area that has an established mixture of industrial, commercial, and residential uses. Any expansion of the existing uses will require approval of a Special Use Permit by the Board of Commissioners.



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 Robert Chad Puckett and Michael Bryant

Applicant Address 8276 Paytons Pointe Lane, Denver, NC 28037

Applicant Phone Number 704-560-3517

Property Owner's Name Prestige Corporate Headquarters LLC

Property Owner's Address 7224 Jameson Way, Stanley, NC 28164

Property Owner's Phone Number 678-899-1112

Part II

Property Location 445 N NC 16 Business, Denver, NC 28037

Property ID # (10 digits) 4602663455 Property Size 5.745 acres

Parcel # (5 digits) 33266 Deed Book(s) 2516 Page(s) 914

Part III

Existing Zoning District ELDD B-G CU Proposed Zoning District I-G

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

carwash, self-storage units, outdoor storage, car lot, office

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

expansion of self-storage units

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.

Robert C. Puckett
Applicant

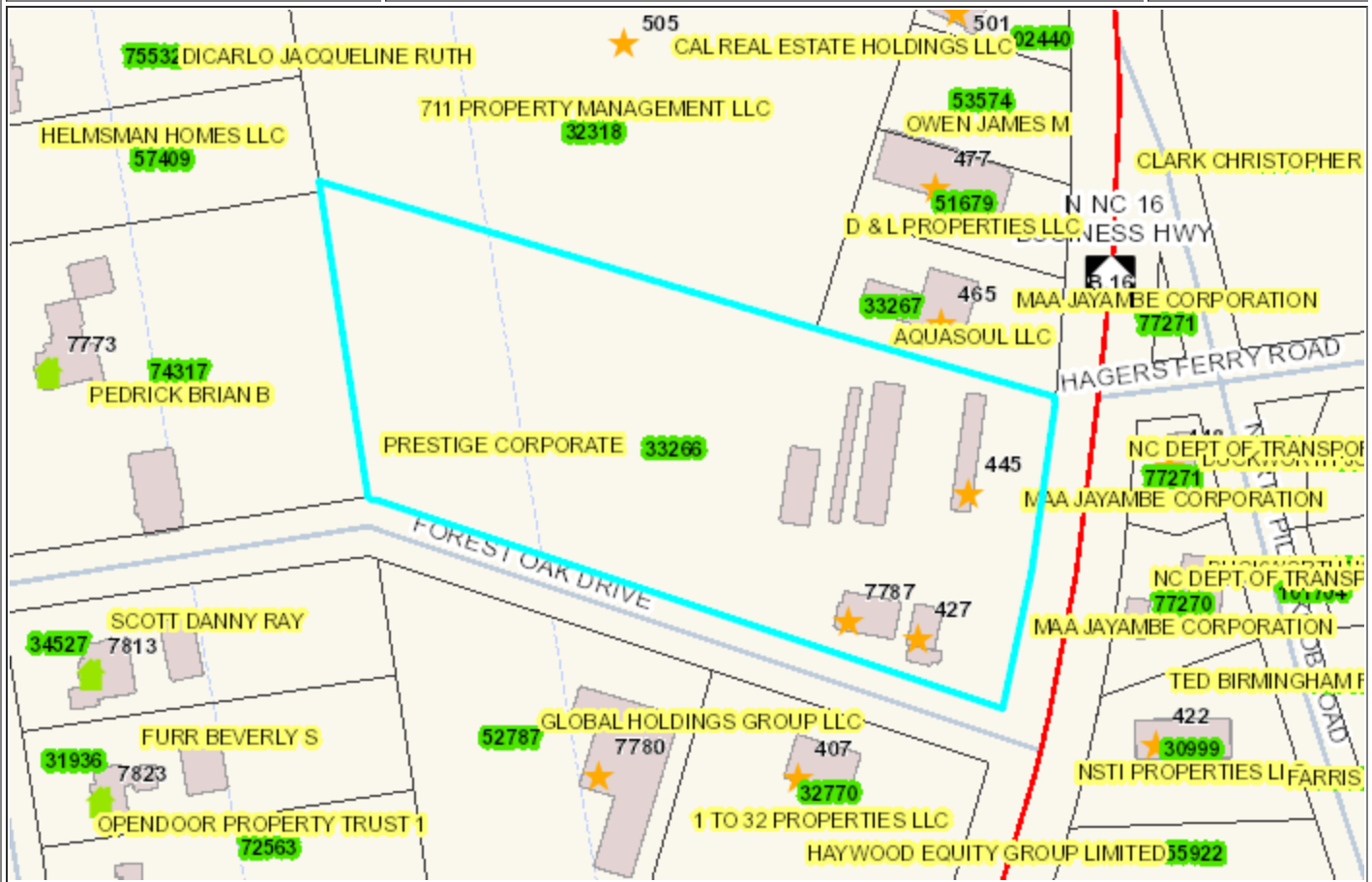
10/20/2023
Date



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: 11/13/2023 Scale: 1 Inch = 200 Feet



33266

| | | | |
|------------------------|-----------|------------------------------|-------------------------------------|
| Parcel ID | 33266 | Owner | PRESTIGE CORPORATE HEADQUARTERS LLC |
| Map | 4602 | Mailing | PO BOX 428 |
| Account | 0254971 | Address | DENVER, NC 28037 |
| Deed | 2516 914 | Last Transaction Date | 05/01/2015 |
| Plat | | Subdivision | |
| Land Value | \$906,886 | Improvement Value | \$624,822 |
| Previous Parcel | | Sale Price | \$865,000 |
| | | Lot | 1 2 3 |
| | | Total Value | \$1,531,708 |

-----All values for Tax Year 2023 -----

| | | | |
|-------------------------|---------------------------|--------------------------|--------------|
| Description | J HENKLE/HWY 16 | Deed Acres | 6.29 |
| Address | 445 N NC 16 BUSINESS HWY | Tax Acres | 5.745 |
| Township | CATAWBA SPRINGS | Tax/Fire District | EAST LINCOLN |
| Main Improvement | MINI WAREHOUSE UNITS 1-37 | Value | \$104,285 |
| Main Sq Feet | 4500 | Year Built | 1985 |
| Stories | 1 | | |

Zoning District Calc Acres

B-G 5.75

Voting Precinct Calc Acres

TA37 5.75

Watershed

5.75

Sewer District

SEWER 0.37
5.38

Census County

109

Tract

071101

Block

3019 5.75

Flood

X

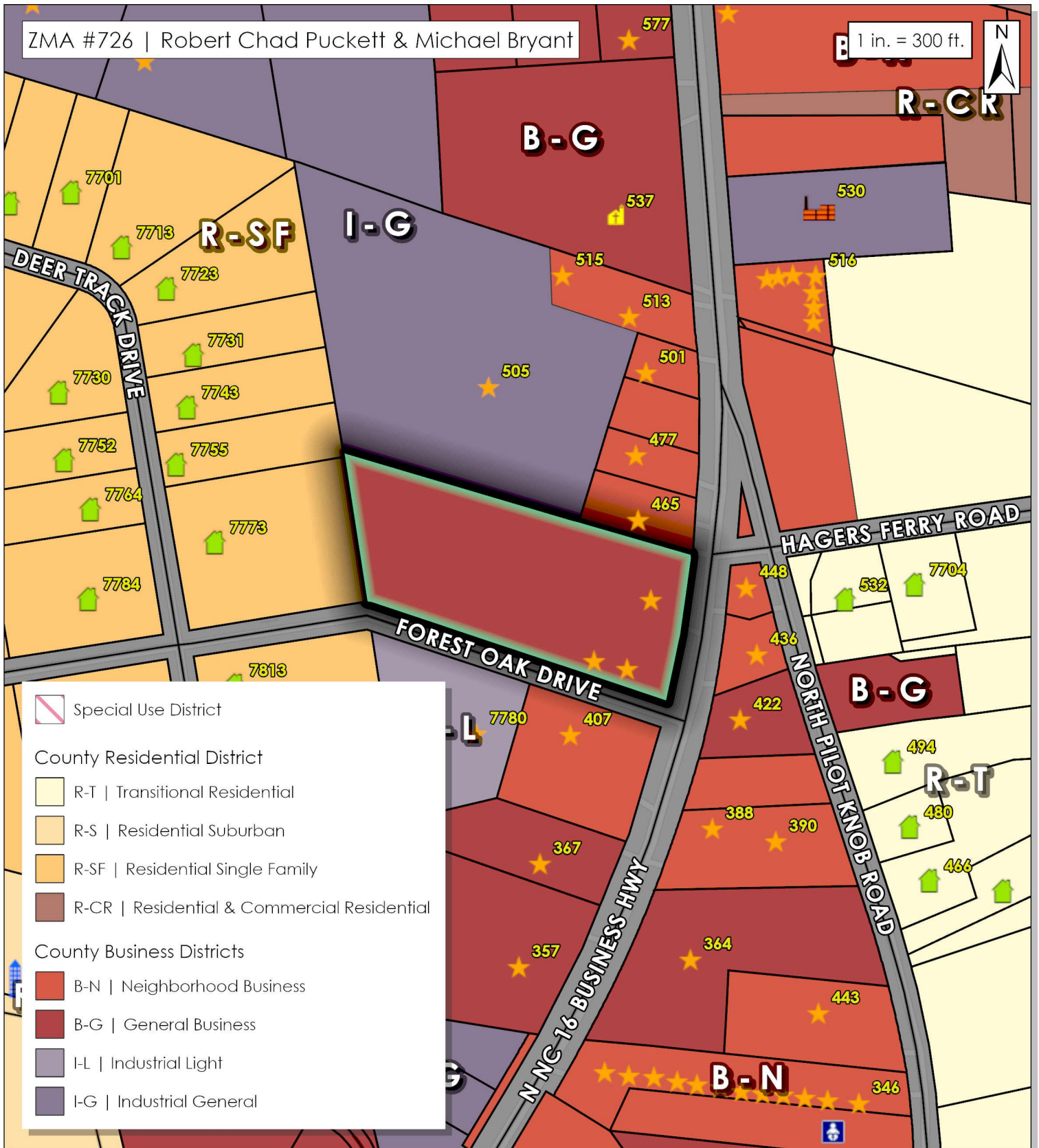
Zone Description









NO FLOOD HAZARD

Panel

3710460200

5.75



-  Special Use District
- County Residential District
 -  R-T | Transitional Residential
 -  R-S | Residential Suburban
 -  R-SF | Residential Single Family
 -  R-CR | Residential & Commercial Residential
- County Business Districts
 -  B-N | Neighborhood Business
 -  B-G | General Business
 -  I-L | Industrial Light
 -  I-G | Industrial General

Parcel ID # 33266

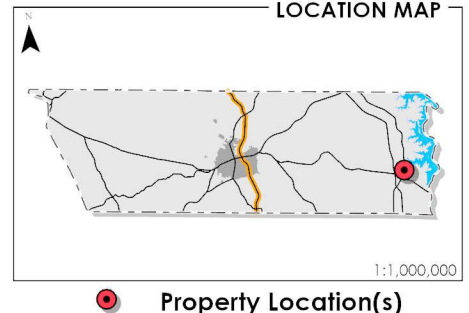
 - Property Location(s)

See Attached Application for Parcel Information

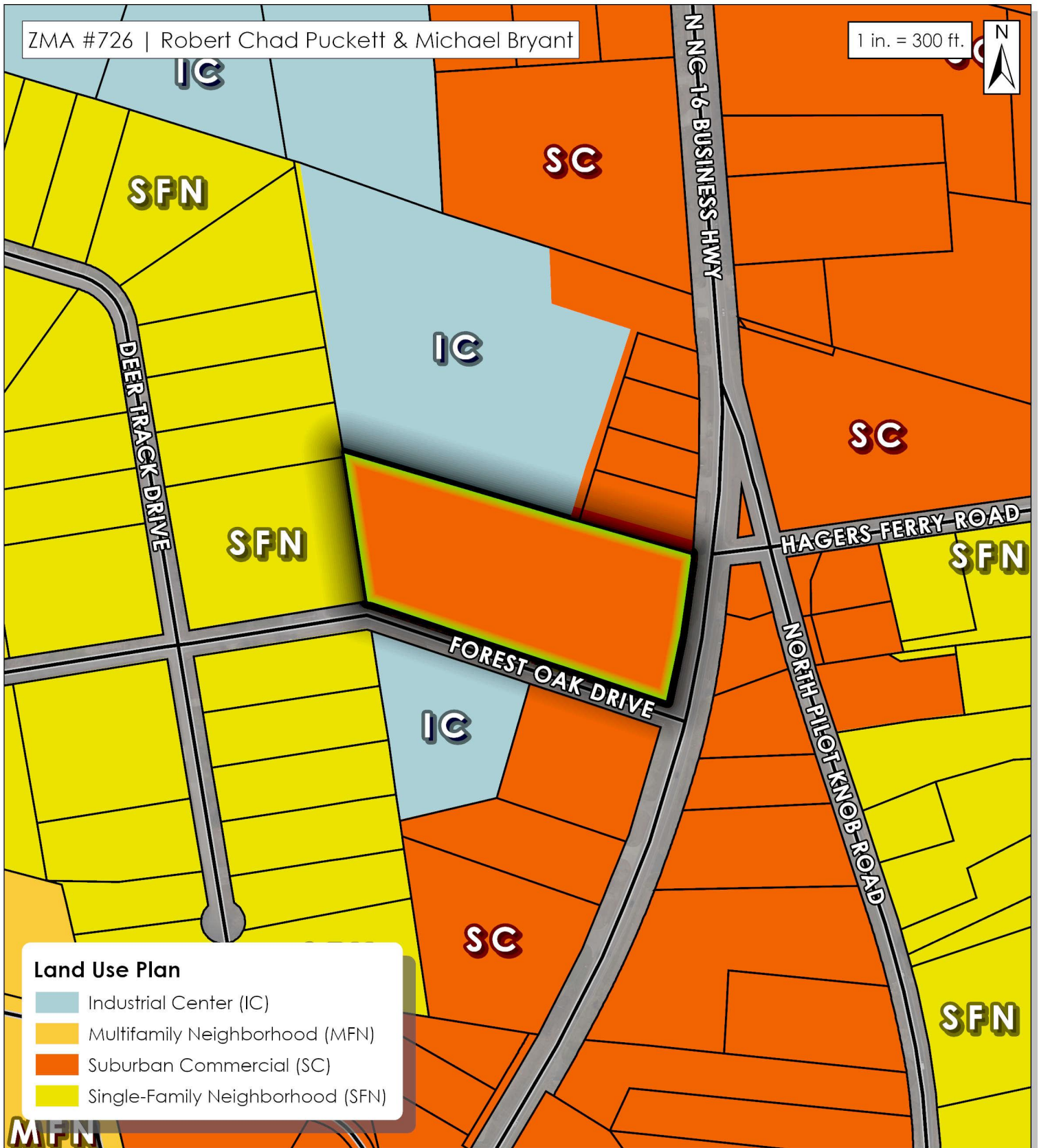


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



 Property Location(s)



Land Use Plan

-  Industrial Center (IC)
-  Multifamily Neighborhood (MFN)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

Parcel ID # 33266

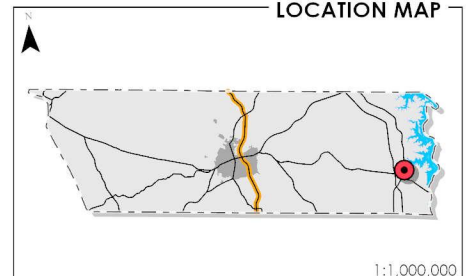
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LOCATION MAP



 **Property Location(s)**