



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: February 12, 2024

Re: ZMA #730
KAT Properties, LLC, applicant
Parcel ID# 29859, 30256, 30258, and 33332

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on March 4, 2024.

Request

The applicant is requesting the rezoning of 2.66 acres from B-N (Neighborhood Business) to I-G (General Industrial).

Site Area and Description

The subject property is located at 1316 S. N.C. 16 Business Hwy. on the south side of Old Plank Road at the intersection with N.C. 16 Business in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned R-SF (Residential Single-Family), B-N (Neighborhood Business), I-G (Industrial General), and PD-I (Planned Development-Industrial). Land uses in this area include industrial, business, and residential uses.

Plan Conformance

This property is located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.



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Additional Information

Permitted uses under current zoning: fitness center (Special Use in ELDD); office; retail (Special Use in ELDD); veterinarian clinic (Special Use in ELDD); restaurant (Special Use in ELDD); microbrewery; vehicle service (Special Use); place of worship; child care center (Special Use in ELDD)

Permitted uses under proposed zoning: child care center (Special Use); office; self-storage facility (Special Use in ELDD); vehicle repair (Special Use in ELDD); vehicle sales (Special Use); vehicle service (Special Use in ELDD); various manufacturing, warehousing, and wholesale uses, some of which are Special Uses; contractor's office (Special Use in ELDD); contractor's yard (Special Use in ELDD)

A concurrent hearing is scheduled for a special use permit to construct a contractor's office and contractor's yard on this property, contingent upon the approval of this rezoning request.

This property is partially located within the WS-IV Protected Area of the Mountain Island Lake water supply watershed. A concurrent hearing is scheduled for a request (WSSUP #37) to exceed 24% impervious surface area as a special nonresidential intensity allocation under the 10/70 option.

Staff's Recommendation

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



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**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #730**

Applicant **KAT Properties, LLC**

Parcel ID# **29859, 30256, 30258, and 33332**

Location **1316 S. N.C. 16 Business Hwy.**

Proposed amendment **Rezone 2.66 acres from B-N (Neighborhood 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 located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes. Industrial uses are not envisioned in the Large Lot Residential community type.

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

This property is located in an area characterized by a mixture of existing uses, including large-scale industrial uses on the north side of Old Plank Road.



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 Kat Properties LLC

Applicant Address PO BOX 152 Denver NC 28037

Applicant Phone Number 704-308-5689

Property Owner's Name Kat Properties LLC & Charlie/Melanie Donaldson

Property Owner's Address 7614 Sifford Rd, Stanley NC28164

Property Owner's Phone Number 704-308-5689

Part II

Property Location 1316 S NC 16 Business Hwy,

Property ID # (10 digits)	<u>4601026468,4601025674, 4601026451, 4601027632</u>	Property Size	<u>Total 2.622 acres</u>
Parcel # (5 digits)	<u>29859,30256, 30258, 33332</u>	3271	151
		Deed Book(s)	<u>3269</u> Page(s) <u>705</u>

Part III

Existing Zoning District ELDD BN Proposed Zoning District ELDD IG

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

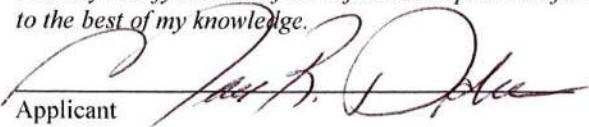
3 vacant lots, one unoccupied house

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

Construction Office, parking lot, and enclosed shop

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

11/17/24
Date

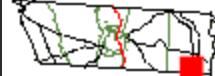


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 2/12/2024 Scale: 1 Inch = 100 Feet



JULIUS BLUM INC 32372

JULIUS BLUM INC 31610

29857 JULIUS BLUM INC

OLD PLANK ROAD

MCLAWHORN CHARLES WESLEY
29984

KAT PROPERTIES LLC
29859

DONALDSON CHARLES III
33332

STEWART TWIL

B.16

KAT PROPERTIES LLC
30256

GRIFIN DEVELOPMENT GROUP LLC 35315
1316

BUSINESS HWY

3025 KAT PROPERTIES LLC



Photo Not Available

Parcel ID	29859	Owner	KAT PROPERTIES LLC
Map	4601	Mailing	PO BOX 152
Account	274377	Address	DENVER, NC 28037
Deed	3271 151	Last Transaction Date	08/21/2023
Plat		Subdivision	
Land Value	\$99,315	Improvement Value	\$0
Previous Parcel			
-----All values for Tax Year 2024 -----			
Description	C REINHARDT RD 1511	Deed Acres	0.74
Address	OLD PLANK RD	Tax Acres	0.608
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	0.61	LW31	0.61
Watershed		Sewer District	
	0.07		0.61
	0.54		
Census County		Tract	Block
109		071102	1080
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.61

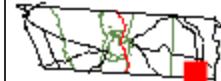


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KAT PROPERTIES LLC
30256

GRIFIN DEVELOPMENT GROUP LLC
1316 35315

S NC 16 BUSINESS HWY

3025 KAT PROPERTIES LLC

B.16



Photo Not Available

Parcel ID	33332	Owner	DONALDSON CHARLES III DONALDSON MELANIE RENEE
Map	4601	Mailing	7614 SIFFORD ROAD
Account	268502	Address	STANLEY, NC 28164
Deed	3269 705	Last Transaction Date	08/14/2023
Plat		Subdivision	
Land Value	\$226,923	Improvement Value	\$0
			Total Value \$226,923
Previous Parcel			
-----All values for Tax Year 2024-----			
Description	J. BASS HWY 16-151	Deed Acres	1.18
Address	S NC 16 BUSINESS HWY	Tax Acres	0.906
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	0.91	LW31	0.91
Watershed			
	0.9		0.91
	0.01		
Census County		Tract	Block
109		071102	1080
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.91

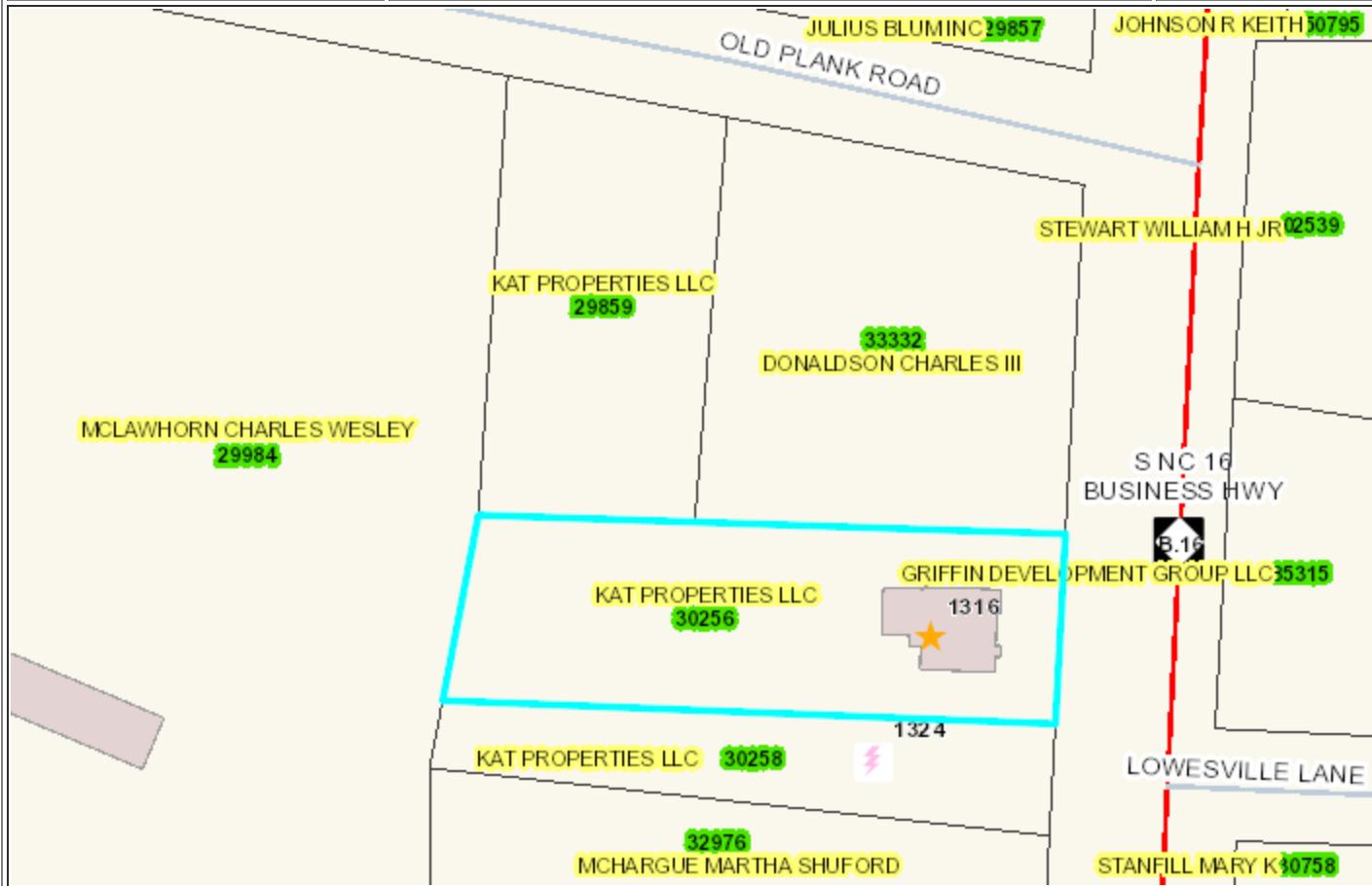
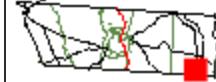


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Parcel ID	30256	Owner	KAT PROPERTIES LLC
Map	4601	Mailing	PO BOX 152
Account	274377	Address	DENVER, NC 28037
Deed	3271 151	Last Transaction Date	08/21/2023
Plat		Subdivision	
Land Value	\$161,605	Improvement Value	\$155,953
Previous Parcel			Total Value \$317,558
-----All values for Tax Year 2024 -----			
Description	KINCAID LOT HWY 16	Deed Acres	0.75
Address	1316 S NC 16 BUSINESS HWY	Tax Acres	0.742
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CONVERSION OFFICE	Value	\$155,300
Main Sq Feet	1605	Stories	1
Year Built	1954		
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	0.74	LW31	0.74
Watershed		Sewer District	
	0.4		0.74
	0.35		
Census County		Tract	Block
109		071102	1080
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.74





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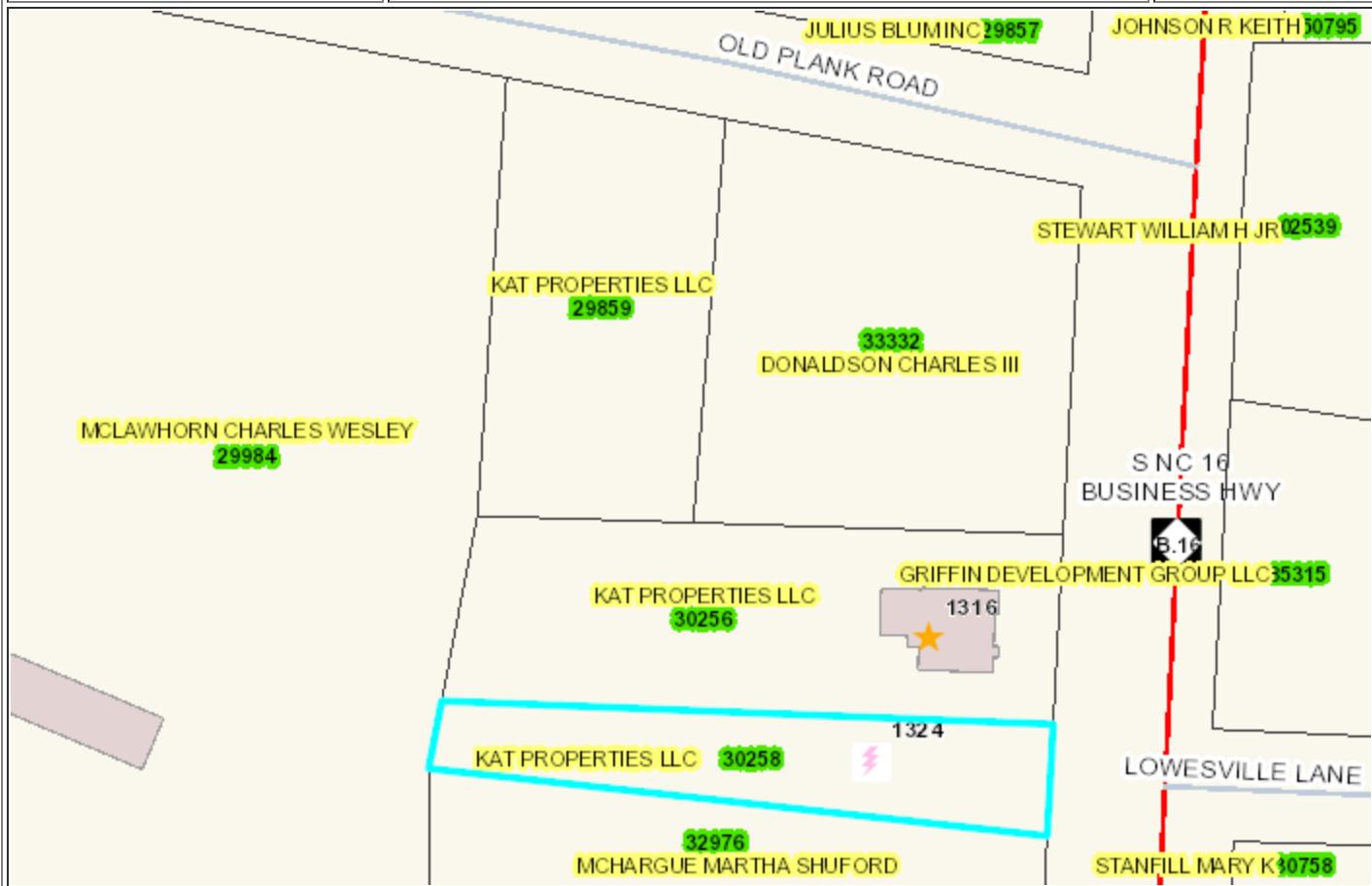
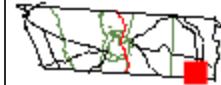
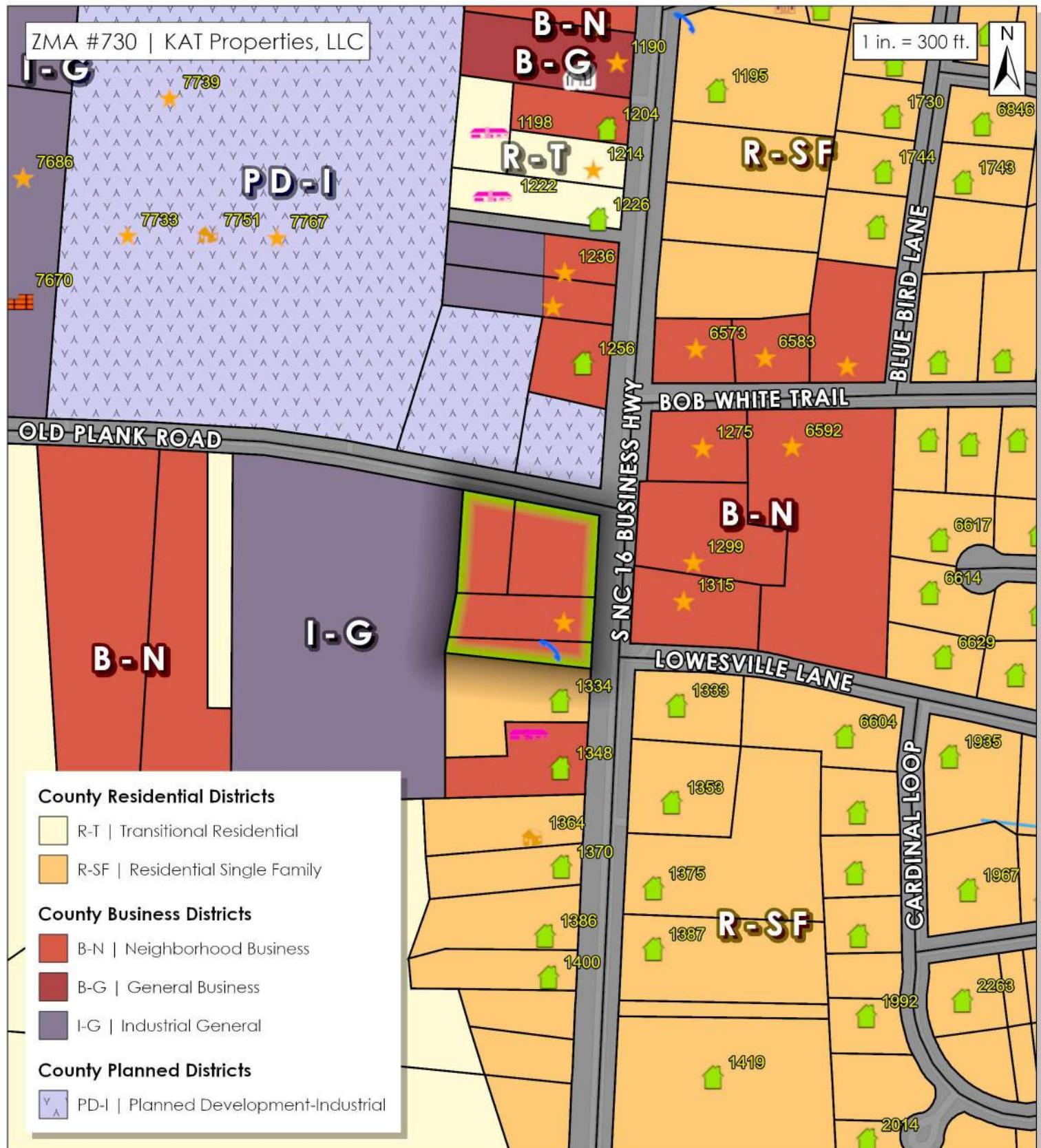


 Photo Not Available	Parcel ID	30258	Owner	KAT PROPERTIES LLC
	Map	4601	Mailing	PO BOX 152
	Account	274377	Address	DENVER, NC 28037
	Deed	3271 151	Last Transaction Date	08/21/2023
	Plat		Subdivision	
	Land Value	\$39,855	Improvement Value	\$0
	Previous Parcel			
	-----All values for Tax Year 2024-----			
	Description	KINCAID LOT HWY 16	Deed Acres	0.33
	Address	S NC 16 BUSINESS HWY	Tax Acres	0.366
	Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
	Main Improvement		Value	
	Main Sq Feet		Year Built	
	Zoning District	Calc Acres	Voting Precinct	Calc Acres
	B-N	0.37	LW31	0.37
	Watershed		Sewer District	
		0.2		0.37
		0.17		
	Census County		Tract	Block
	109		071102	1080
	Flood	Zone Description	Panel	
	X	NO FLOOD HAZARD	3710460100	0.37



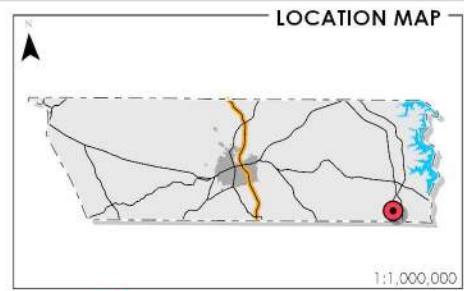
Parcel ID # 29859, 30256,
30258, and 33332

- Property Location(s)

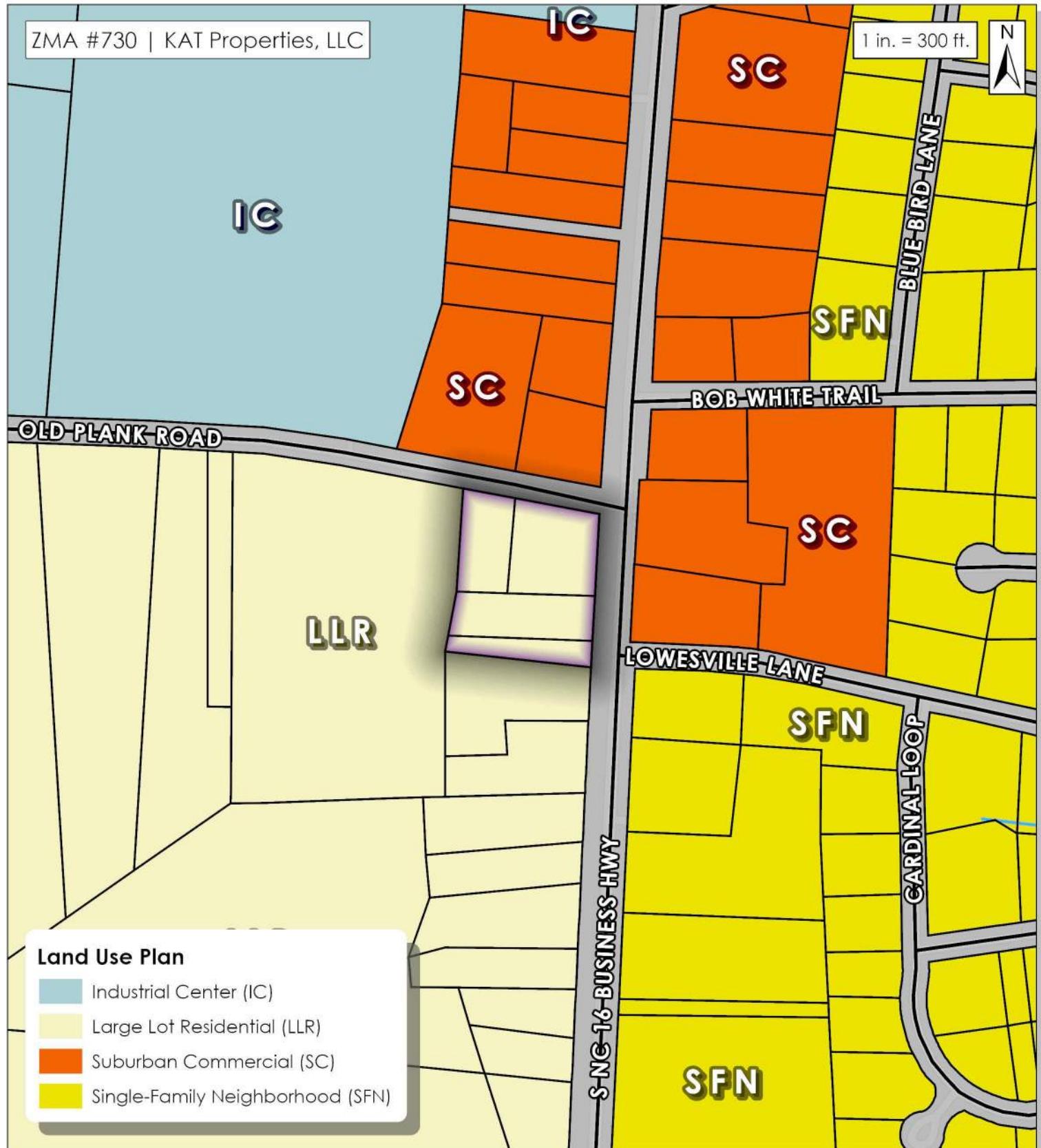
See Attached Application for Parcel Information



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



Property Location(s)

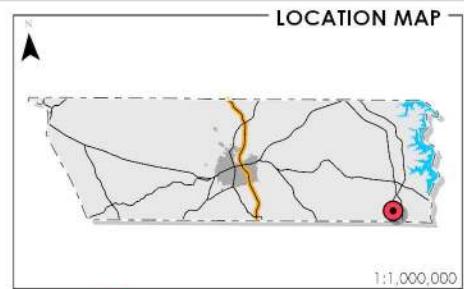


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