



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.



PLANNING & INSPECTIONS DEPARTMENT

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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.



PLANNING & INSPECTIONS DEPARTMENT
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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,</u> <u>4601026451, 4601027632</u>	Property Size	<u>Total 2.622 acres</u>
Parcel # (5 digits)	<u>29859, 30256,</u> <u>30258, 33332</u>	Deed Book(s)	<u>3271 151</u> <u>3269 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

Date

11/17/24



Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
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 Date: 2/12/2024 Scale: 1 Inch = 100 Feet

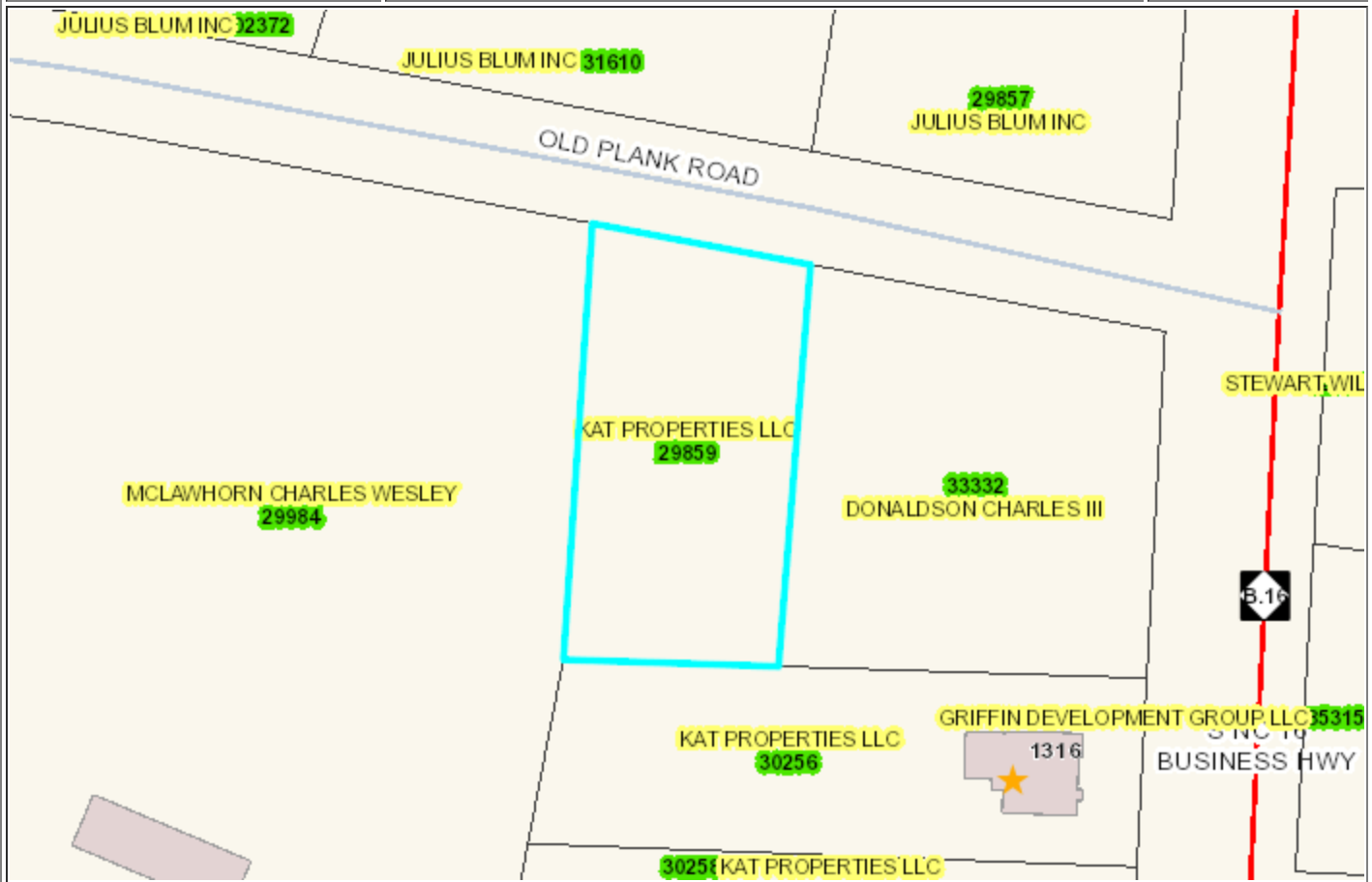


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Available

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	Sale Price	\$425,000
Plat		Subdivision		Lot	
Land Value	\$99,315	Improvement Value	\$0	Total Value	\$99,315
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	Stories		Year Built		
Zoning District	Calc Acres		Voting Precinct	Calc Acres	
B-N	0.61		LW31	0.61	
Watershed	0.07		Sewer District	0.61	
	0.54				
Census County			Tract	Block	
109			071102	1080	0.61
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460100		0.61



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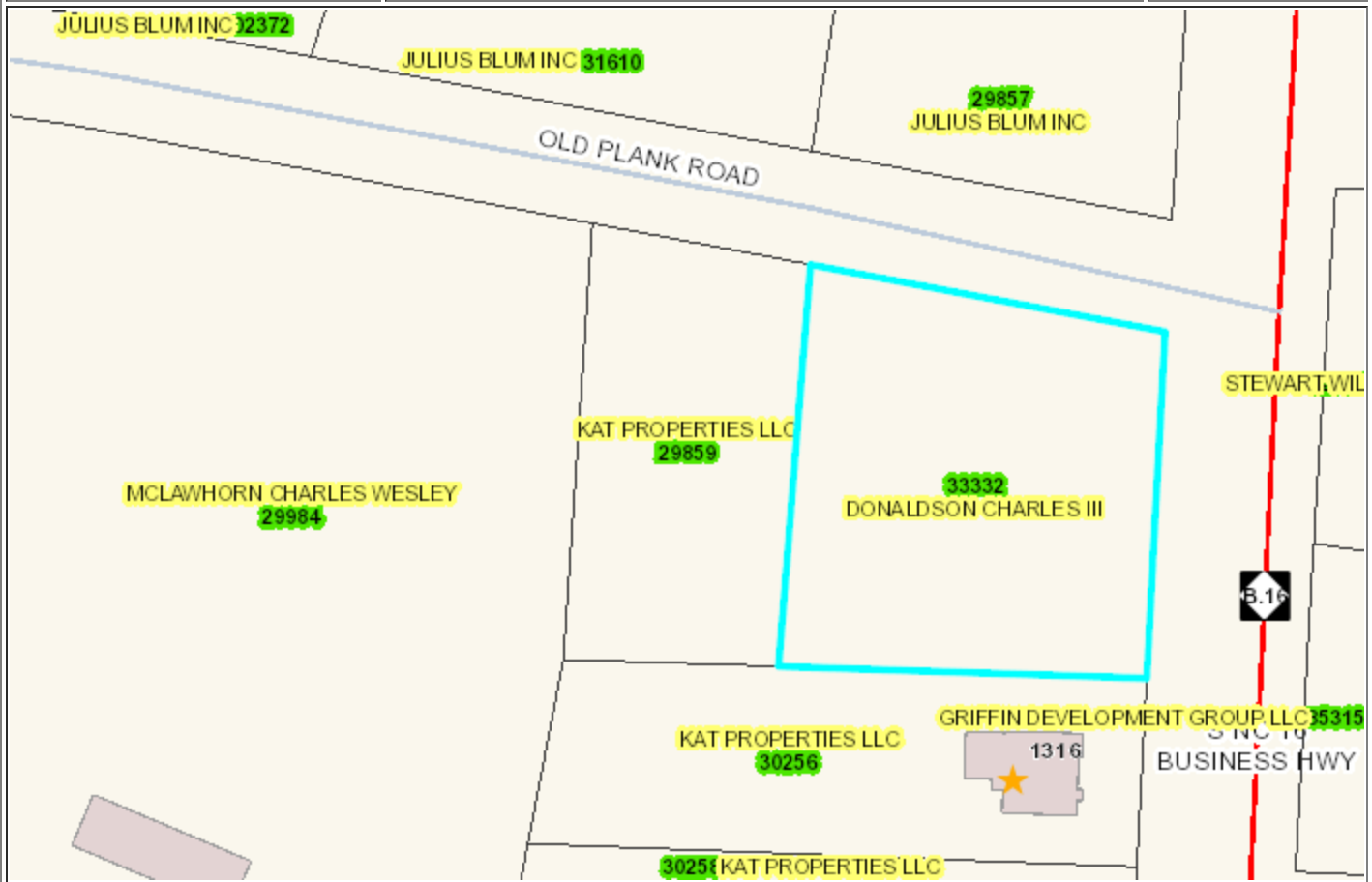
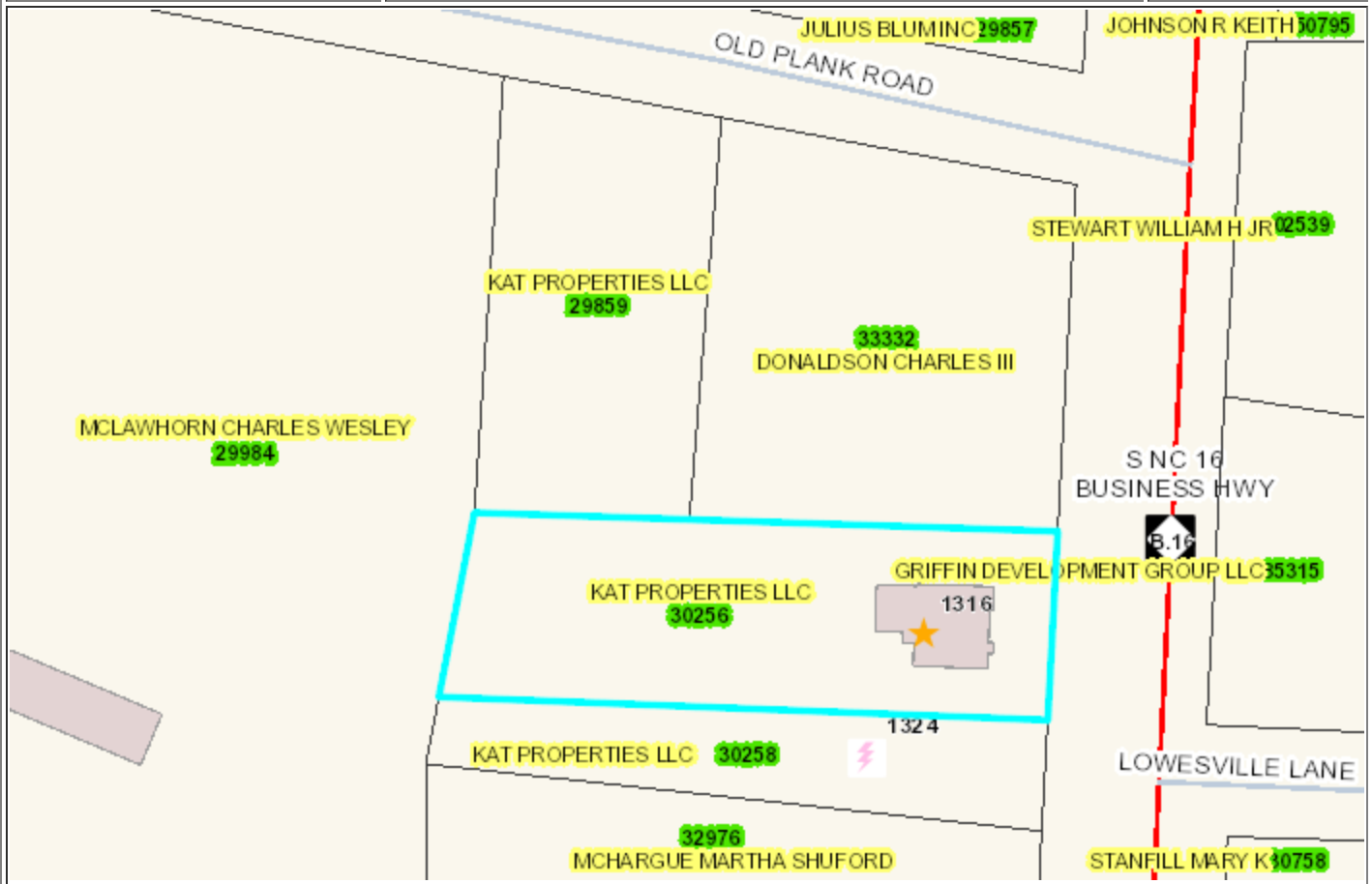
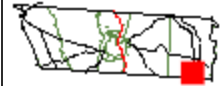


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Parcel ID	33332	Owner	DONALDSON CHARLES III DONALDSON MELANIE RENEE
Map	4601	Mailing	7614 SIFFORD ROAD
Account	268502	Address	STANLEY, NC 28164
Deed	3269 705	Last Transaction Date	08/14/2023
Plat		Subdivision	
Land Value	\$226,923	Improvement Value	\$0
Previous Parcel		Lot	
		Total Value	\$226,923
-----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	Sewer District	
	0.01		0.91
Census County		Tract	Block
109		071102	1080
			0.91
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.91



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30256

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	109	Tract	071102	Block	1080	
						0.74

Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710460100	
						0.74



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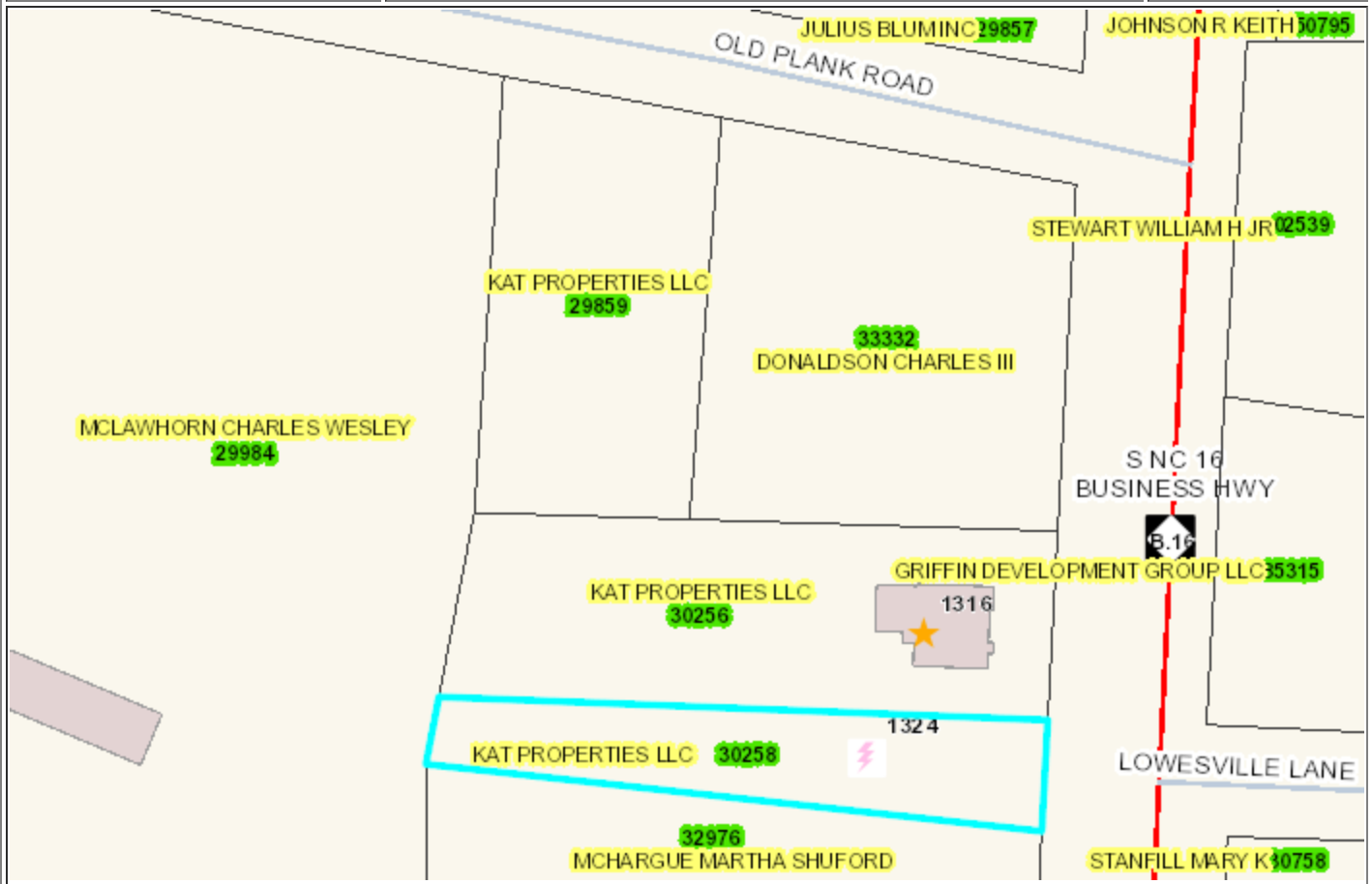
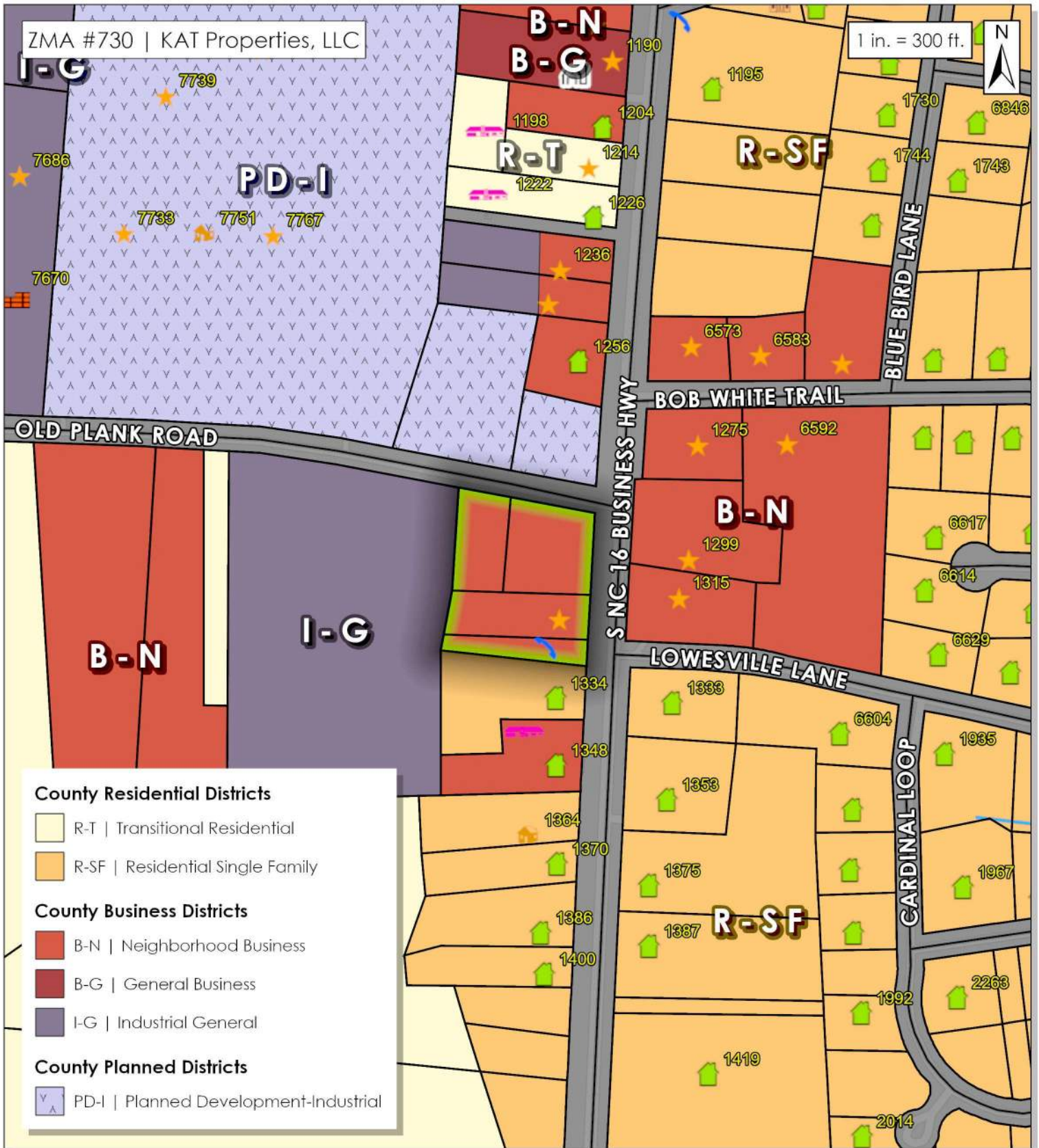


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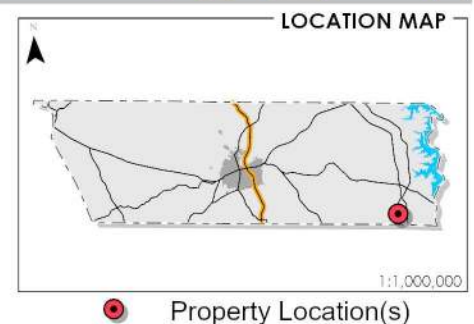
Parcel ID	30258	Owner	KAT PROPERTIES LLC	
Map	4601	Mailing	PO BOX 152	
Account	274377	Address	DENVER, NC 28037	
Deed	3271 151	Last Transaction Date	08/21/2023	Sale Price \$425,000
Plat		Subdivision		Lot
Land Value	\$39,855	Improvement Value	\$0	Total Value \$39,855
Previous Parcel	-----All values for 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		Stories	Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
B-N	0.37	LW31	0.37	
Watershed	0.2	Sewer District	0.37	
	0.17			
Census County		Tract	Block	
109		071102	1080	0.37
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710460100		0.37



Parcel ID # 29859, 30256,
30258, and 33332

- Property Location(s)

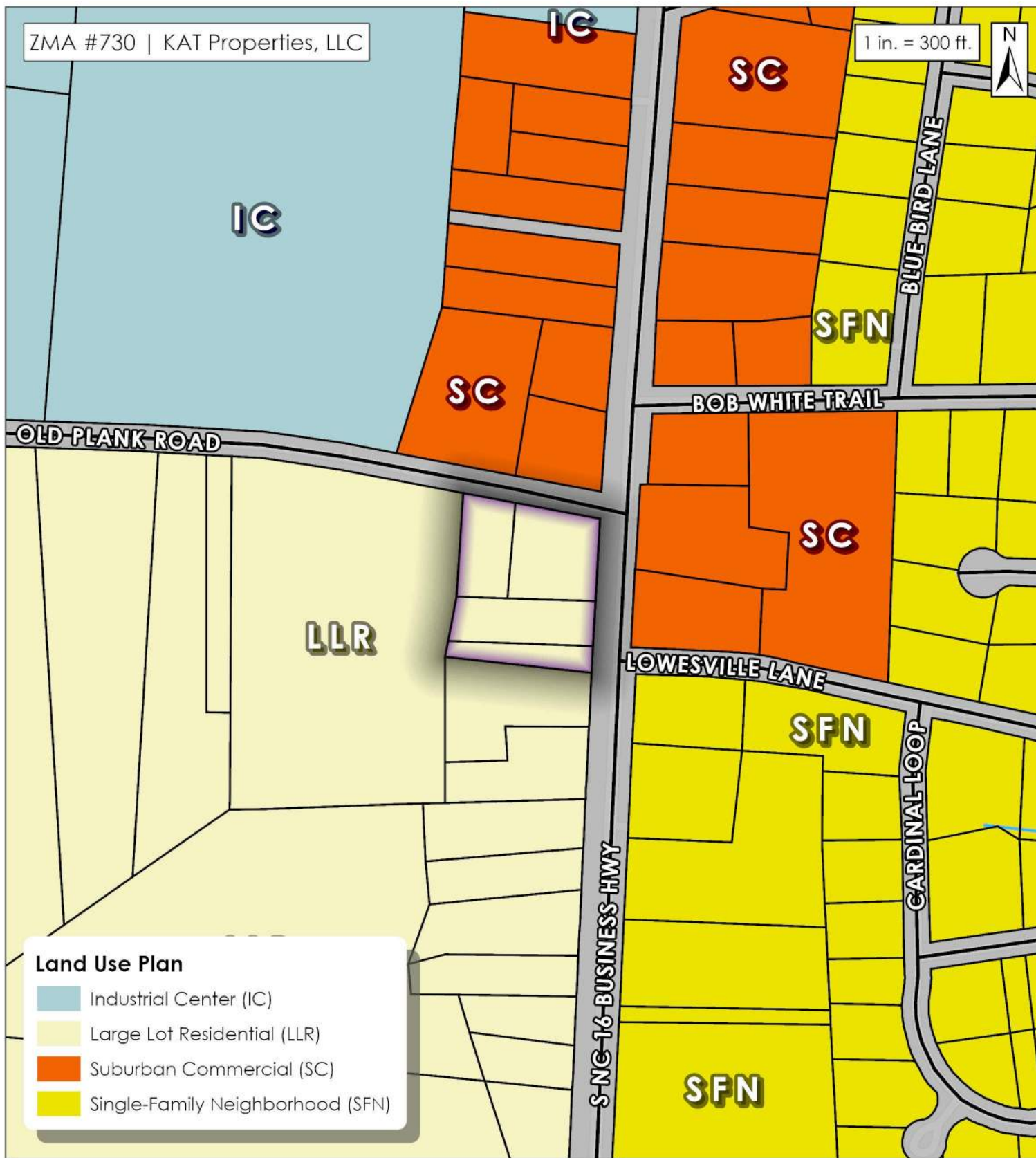
See Attached Application for Parcel Information



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

ZMA #730 | KAT Properties, LLC

1 in. = 300 ft.



Land Use Plan

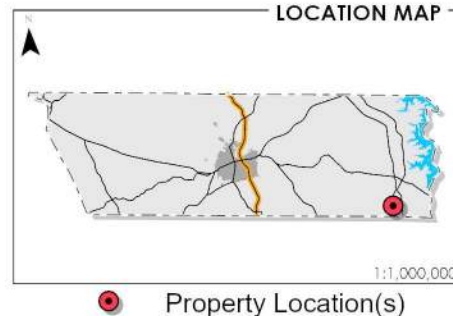
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

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30258, and 33332

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



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