



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 15, 2024

Re: ZMA #734
ITI Communications, LLC, applicant
Parcel ID# 31174 and 31175

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2024.

Request

The applicant is requesting the rezoning of 31.28 acres from R-SF (Residential Single-Family) to B-G (General Business).

Site Area and Description

The subject property is located at 920 N. N.C. 16 Business Hwy., on the east side of N.C. 16 Business at the intersection with Triangle Circle 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), B-G (General Business) on the opposite side of N.C. 16 Business, and R-SF (Residential Single-Family). Land uses in this area include business, residential, and civic uses.

Plan Conformance

This property is located in an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.



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Additional Information

Permitted uses under current zoning: single-family home (site-built or modular)

Permitted uses under proposed zoning: contractor's office (Special Use in the ELDD), professional office, medical office, neighborhood retail, general retail (Special Use in the ELDD), fitness center (Special Use in the ELDD), gas station (Special Use in the ELDD), restaurant (Special Use in the ELDD), fast food restaurant (Special Use in the ELDD), veterinarian clinic (Special Use in the ELDD), self-storage facility (Special Use), vehicle sales (Special Use), vehicle service (Special Use in the ELDD)

These parcels are located within the WS-IV Critical Area of the Catawba/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 2.0 units per acre. All other residential and nonresidential developments are limited to a maximum impervious coverage of 24% of the project area. However, under the High Density Option, the maximum impervious coverage of such developments (those that do not include single-family or two-family homes) may be increased to 50% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

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 #734**
Applicant **ITI Communications, LLC**
Parcel ID# **31174 and 31175**
Location **920 N. N.C. 16 Business Hwy**
Proposed amendment **Rezone 31.28 acres from R-SF (Residential Single-Family) to B-G (General Business)**

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 Single-Family Neighborhood, suitable for single-family homes. In addition, the property is not located within any of the commercial development nodes as identified by the NC 16 Corridor Vision Plan.

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

There is a General Business (B-G) zoning district directly across N.C. 16 Business as well as other commercial uses in close proximity to the property.



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 ITI Communications, LLC
Applicant Address 1111 Metropolitan Ave., Charlotte, NC 28204
Applicant Phone Number (843) 267-9239
Property Owner's Name Cherry Properties, LLLP
Property Owner's Address 965 Hopewell Church Road, Catawba, NC 28609
Property Owner's Phone Number (704) 201-4081 Contact: Virginia Dellinger

Part II

Property Location 920 N. NC 16 Business Highway, Denver, NC 28037
Property ID # (10 digits) # 4603616294 Property Size 3.73 AC.
4603619499 27.552 AC.
Parcel # (5 digits) # 31175 Deed Book(s) 1414 Page(s) 843
31174

Part III

Existing Zoning District ELDD R-SF Proposed Zoning District ELDD B-G

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

Currently, both tracts are vacant with the main parcel having the old family

homesite of the Lee and Marion Cherry Family from Denver.

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

The future development will include a mixed use of office space and commercial use for the development of the main ITI Communications Corporate Headquarters which is looking at relocating to Lincoln County from Mecklenburg County.

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.

Diane Baratta
Applicant *Judy Baratta*

May 15, 2024
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: 7/15/2024 Scale: 1 Inch = 400 Feet



Photo Not
Available

Parcel ID	31174	Owner	CHERRY PROPERTIES LLLP
Map	4603	Mailing	965 HOPEWELL CHURCH RD
Account	0164317	Address	CATAWBA, NC 28609
Deed	1414 843	Last Transaction Date	03/29/2021
Plat		Subdivision	
Land Value	\$1,354,948	Improvement Value	\$16,479
Previous Parcel	31174	Total Value	\$1,371,427

-----All values for Tax Year 2024 -----

Description	CHERRY LD HWY 16	Deed Acres	0
Address	878 N NC 16 BUSINESS HWY	Tax Acres	27.552
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	27.55	TA37	27.55

Watershed		Sewer District	
	26.03	SEWER	27.55
	1.52		

Census County	Tract	Block	
109	071201	1005	27.55

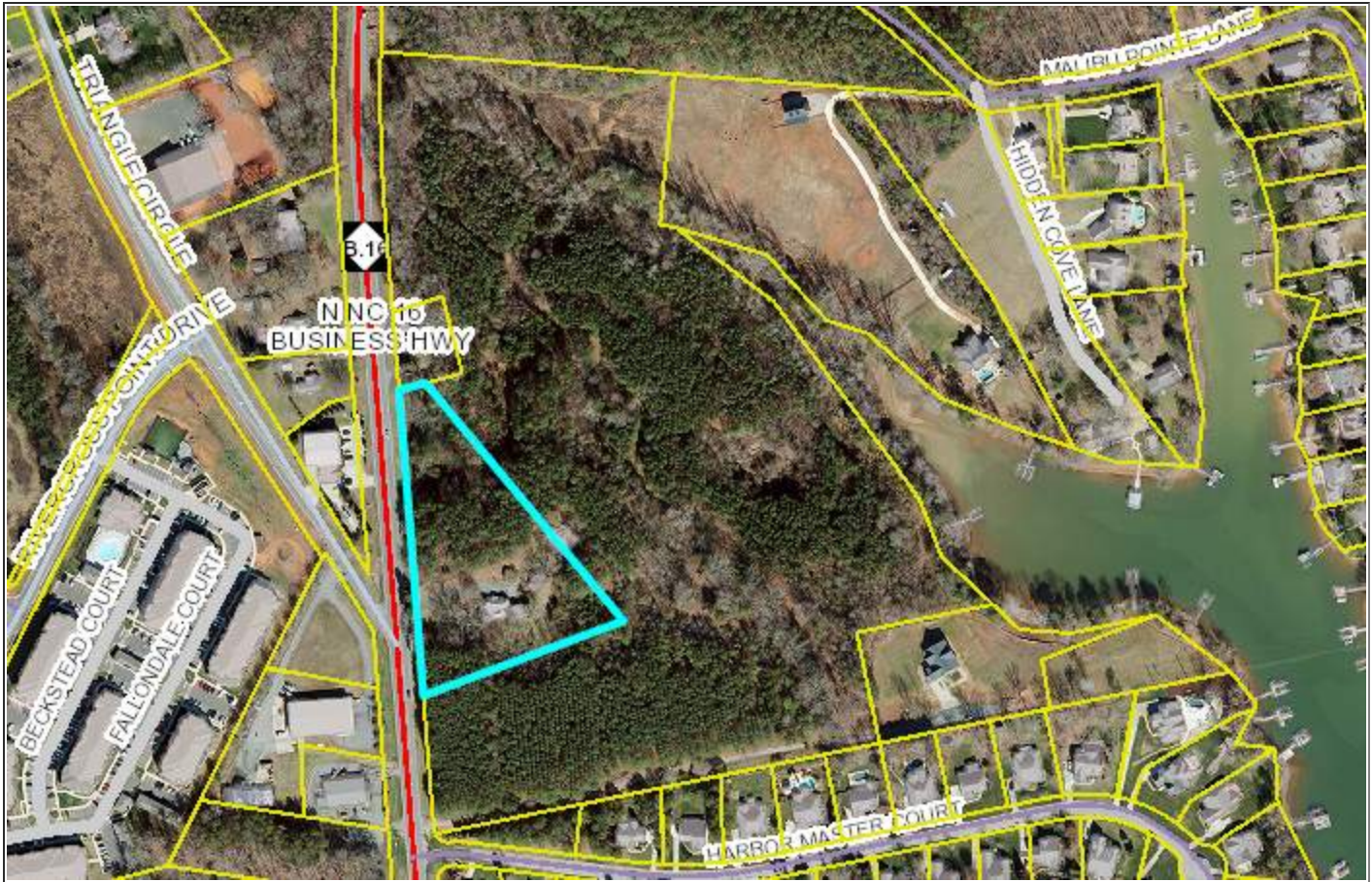
Flood Zone Description	Panel
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3710460300 0.36
X NO FLOOD HAZARD	3710460300 27.19



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

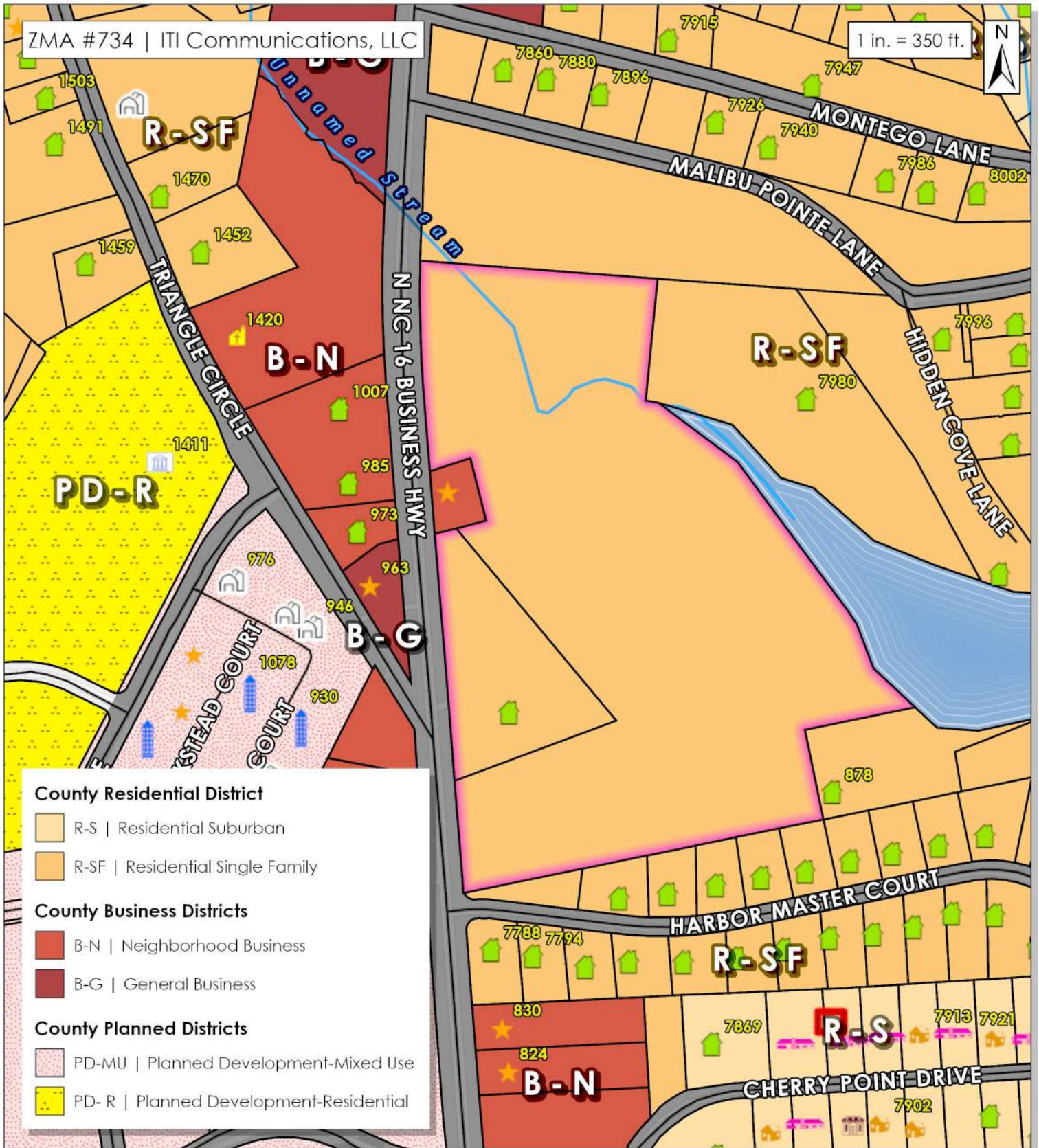
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Parcel ID	31175	Owner	CHERRY PROPERTIES LLLP
Map	4603	Mailing	965 HOPEWELL CHURCH RD
Account	0164317	Address	CATAWBA, NC 28609
Deed	1414 843	Last Transaction Date	01/02/2003
Plat		Subdivision	
Land Value	\$117,520	Improvement Value	\$132,580
		Total Value	\$250,100
Previous Parcel			

-----All values for Tax Year 2024 -----

Description	CHERRY LD HWY 16	Deed Acres	0
Address	920 N NC 16 BUSINESS HWY	Tax Acres	3.73
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CONVENTIONAL (PRE WWII)	Value	\$132,580
Main Sq Feet	1750	Stories	1
		Year Built	1930
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	3.73	TA37	3.73
Watershed		Sewer District	
	3.73	SEWER	3.73
Census County		Tract	Block
109		071201	1005
			3.73
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460300	3.73



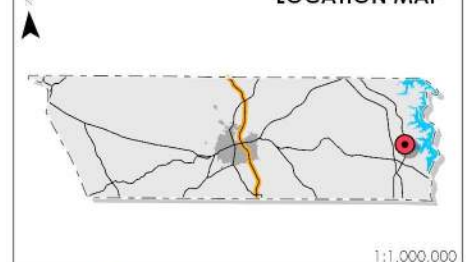
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID # 31174 & 31175

 - Property Location(s)

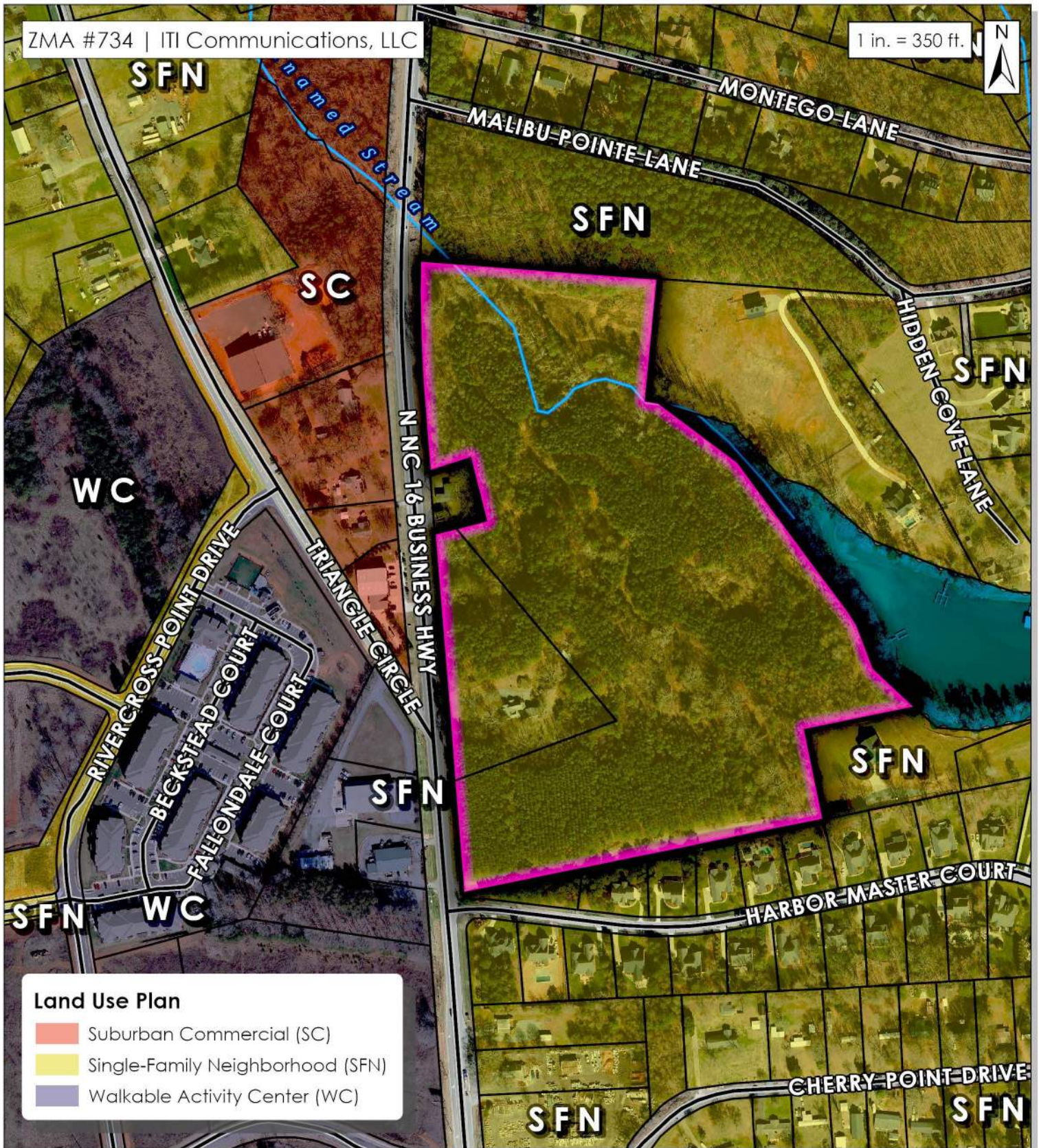
See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)

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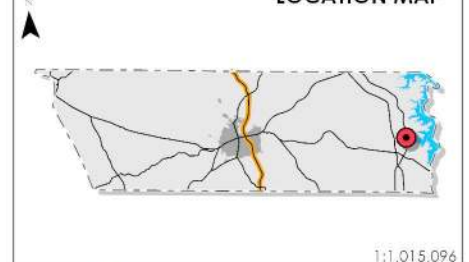
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LOCATION MAP



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