



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: August 16, 2024

Re: ZMA #739  
The Kindred Company, LLC, applicant  
Parcel ID# 30023, 32384, and 32408

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 9, 2024.*

Request

The applicant is requesting the rezoning of 6.76 acres from B-N (Neighborhood Business) to B-G (General Business).

Site Area and Description

The subject property is located at 2301 N. N.C. 16 Business Hwy. on the west side of N.C. 16 Business about 300 feet south of Hagers Hollow Drive 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, B-G, I-G (Industrial General), I-L (Industrial Light), R-SF (Residential Single-Family), and PD-R (Planned Development-Residential). Land uses in this area include industrial, business, residential, and civic uses.

Plan Conformance

This property is located within 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.



## PLANNING & INSPECTIONS DEPARTMENT

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### Additional Information

#### **Permitted uses in current district**

school (Special Use)  
professional office  
medical office  
neighborhood retail  
general retail (Special Use in ELDD)  
fitness gym  
gas station (Special Use)  
restaurant (Special Use in ELDD)  
veterinarian clinic (Special Use in ELDD)  
vehicle service (Special Use)

#### **Permitted uses in proposed district**

school (Special Use)  
contractor's office (Special Use in ELDD)  
professional office  
medical office  
neighborhood retail  
general retail (Special Use in ELDD)  
fitness gym  
gas station (Special Use in ELDD)  
restaurant (Special Use in ELDD)  
fast food restaurant (Special Use in ELDD)  
veterinarian clinic (Special Use in ELDD)  
self-storage facility (Special Use)  
vehicle sales (Special Use)  
vehicle service (Special Use in ELDD)  
building materials sales (Special Use)  
data center

### 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 #739**  
Applicant **The Kindred Company, LLC**  
Parcel ID# **30023, 32384, and 32408**  
Location **2301 N. N.C. 16 Business Hwy**  
Proposed amendment **Rezone 6.76 acres from B-N (Neighborhood Business) 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:

**The Primary Land Uses in the Single-Family Neighborhood community type are not permitted in the B-G district, and many of the permitted uses in the proposed B-G district are not identified as Primary or Secondary Land Uses in the Single-Family Neighborhood community type.**

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

**This property is directly adjoined by properties zoned B-G and is located within an area that has an established mixture of residential, business, industrial, and civic uses.**



## 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 The Kindred Company, LLC

Applicant Address 143 Rebekah Lane, Troutman, NC 28166

Applicant Phone Number (704) 904-0140 (Tammy Hoke)

Property Owner's Name The Kindred Company, LLC

Property Owner's Address 143 Rebekah Lane, Troutman, NC 28166

Property Owner's Phone Number (704) 904-0140 (Tammy Hoke)

### Part II

Property Location South NC 16 Business Highway

Property ID # (10 digits) 4604441059, 4604444161, 4604432996 Property Size 6.763 AC.

Parcel # (5 digits) 30023, 32384, 32408 Deed Book(s) 3269 Page(s) 834

### Part III

Existing Zoning District ELDD B-N Proposed Zoning District ELDD ~~B-N~~ B-G

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

The parcels are currently vacant and the existing structure has been used for business use.

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

The proposed use of Building Material Sales with the current B-N Zoning District would require a Rezoning to ~~B-N~~ and a Special Use Permit within the ELDD Overlay District.

**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.*

Jamala Hoke, manager  
Applicant

07-19-2024  
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: 8/21/2024 Scale: 1 Inch = 200 Feet

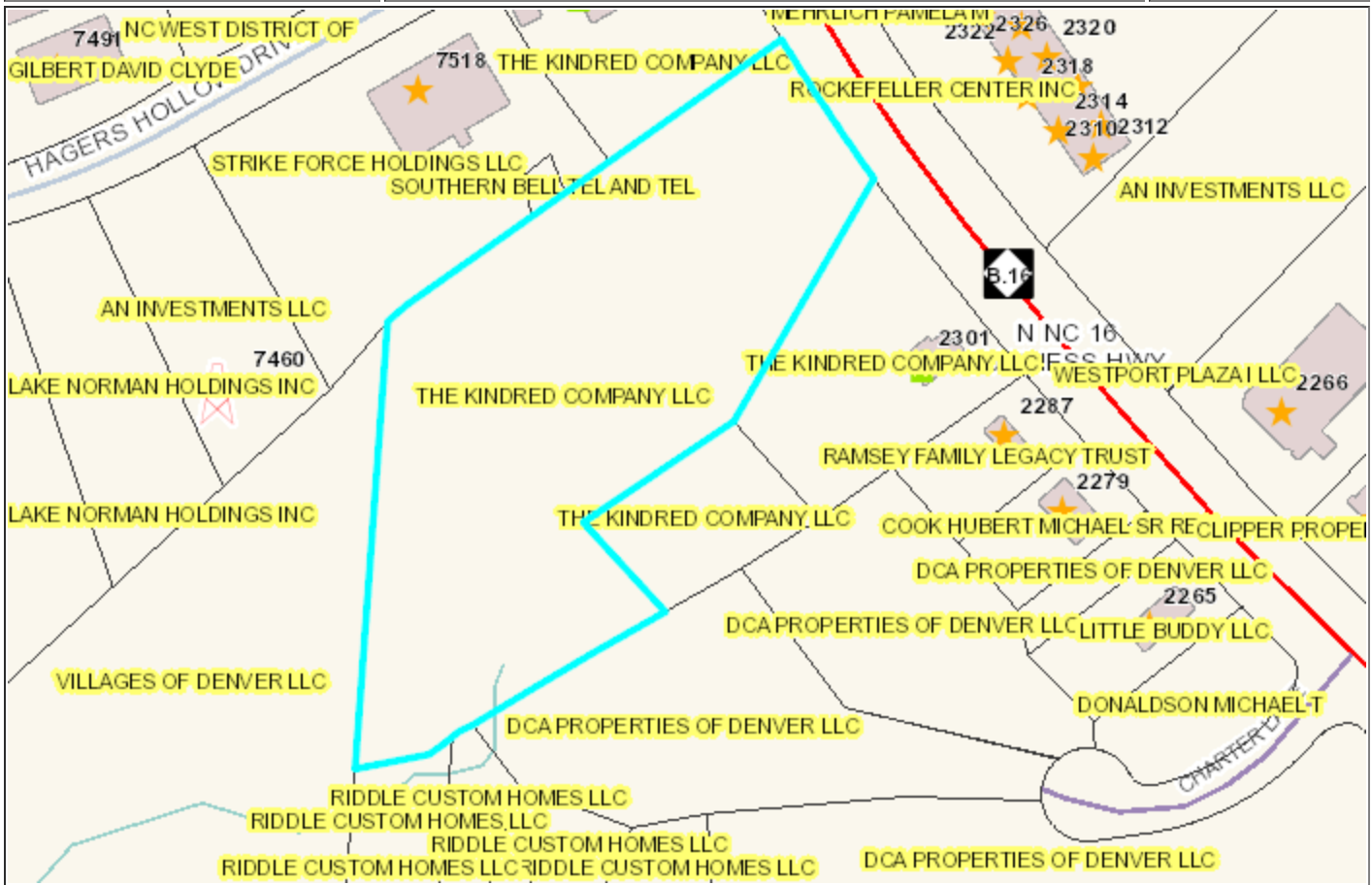


Photo Not  
Available

<b>Parcel ID</b>	30023	<b>Owner</b>	THE KINDRED COMPANY LLC
<b>Map</b>	4604	<b>Mailing</b>	143 REBEKAH LANE
<b>Account</b>	0298970	<b>Address</b>	TROUTMAN, NC 28166
<b>Deed</b>	3269 834	<b>Last Transaction Date</b>	08/14/2023
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$362,784	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>		<b>Total Value</b>	\$362,784

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

<b>Description</b>	BROTHERTON LD HWY 16	<b>Deed Acres</b>	5.23
<b>Address</b>	N NC 16 BUSINESS HWY	<b>Tax Acres</b>	4.899
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
B-N	4.9	WP32	4.9
<b>Watershed</b>		<b>Sewer District</b>	
	4.9		0.31
		SEWER	4.59
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		071101	3007
			4.9
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460400	4.9

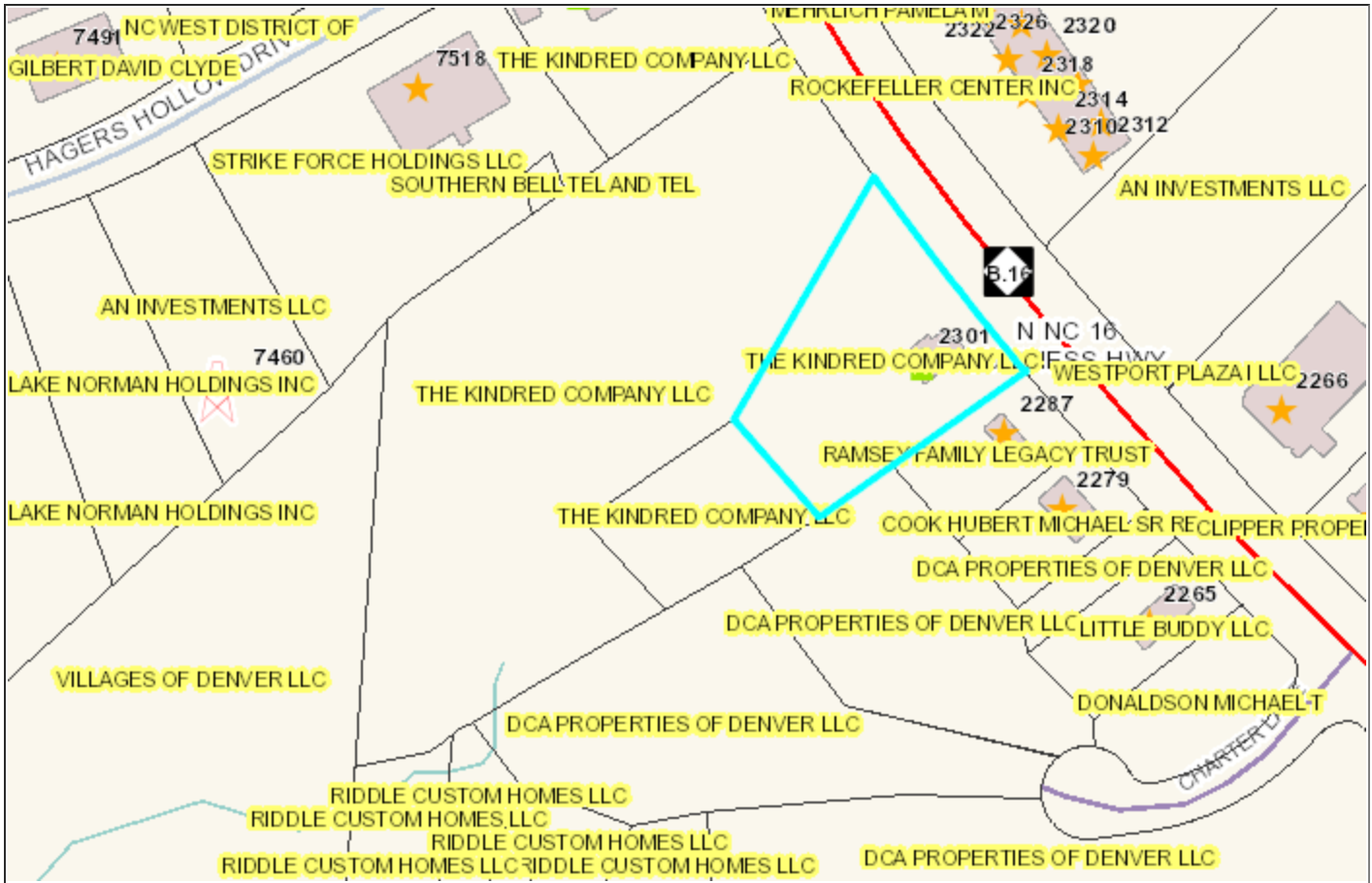




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<b>Parcel ID</b>	32384	<b>Owner</b>	THE KINDRED COMPANY LLC	
<b>Map</b>	4604	<b>Mailing</b>	143 REBEKAH LANE	
<b>Account</b>	0298970	<b>Address</b>	TROUTMAN, NC 28166	
<b>Deed</b>	3269 834	<b>Last Transaction Date</b>	08/14/2023	<b>Sale Price</b> \$900,000
<b>Plat</b>		<b>Subdivision</b>		<b>Lot</b>
<b>Land Value</b>	\$297,543	<b>Improvement Value</b>	\$59,961	<b>Total Value</b> \$357,504
<b>Previous Parcel</b>				

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

<b>Description</b>	BROTHERTON LAND HWY 16		<b>Deed Acres</b>	1.17
<b>Address</b>	2301 N NC 16 BUSINESS HWY		<b>Tax Acres</b>	1.267
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>	CONVENTIONAL		<b>Value</b>	\$59,961
<b>Main Sq Feet</b>	1328	<b>Stories</b>	1	<b>Year Built</b> 1940
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b> Calc Acres		
B-N	1.27	WP32	1.27	
<b>Watershed</b>	1.27	<b>Sewer District</b>	SEWER 1.27	
<b>Census County</b>	109	<b>Tract</b>	071101	<b>Block</b> 3007 1.27
<b>Flood</b>	X	<b>Zone Description</b>	NO FLOOD HAZARD	
		<b>Panel</b>	3710460400	1.27



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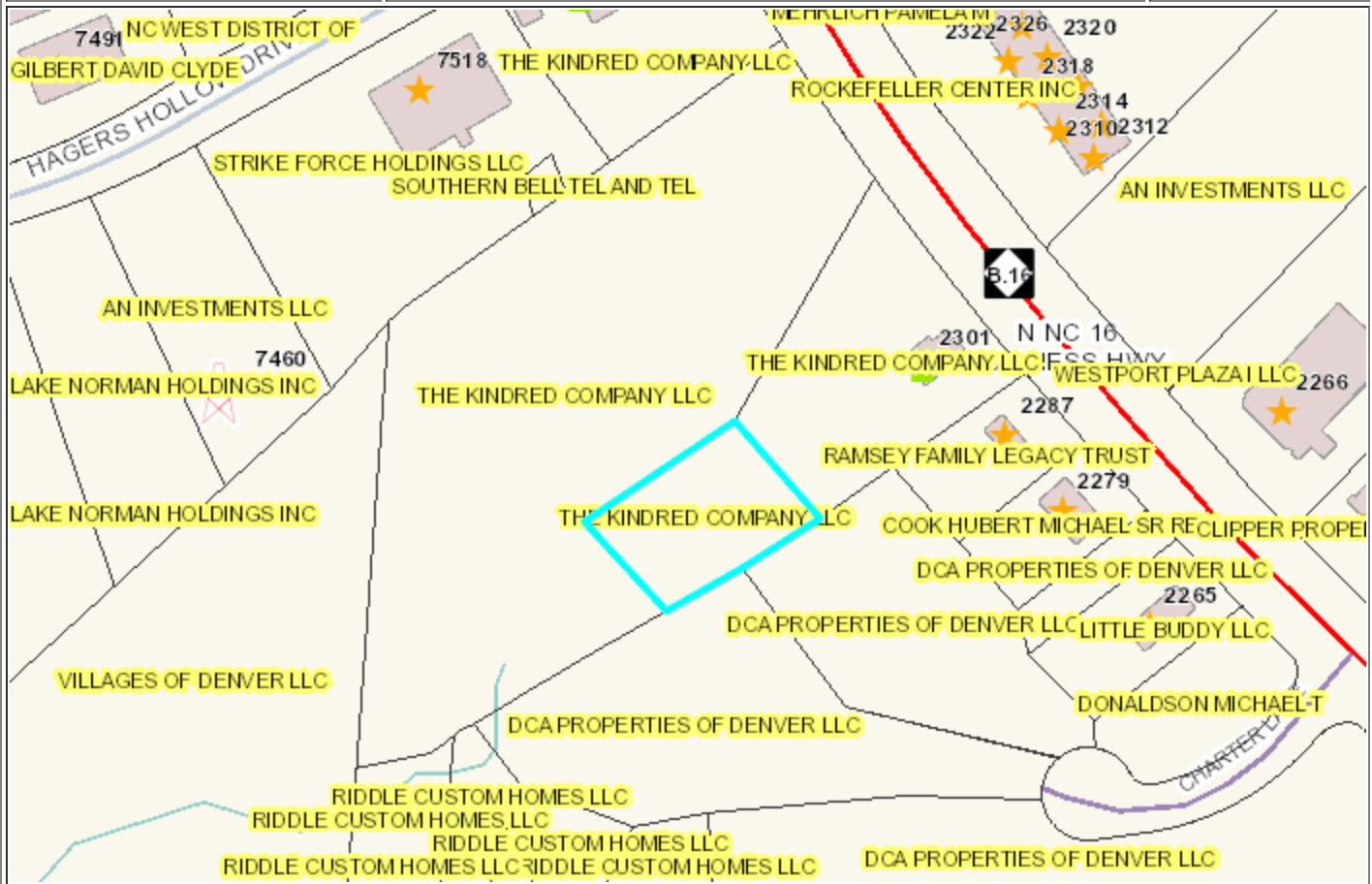
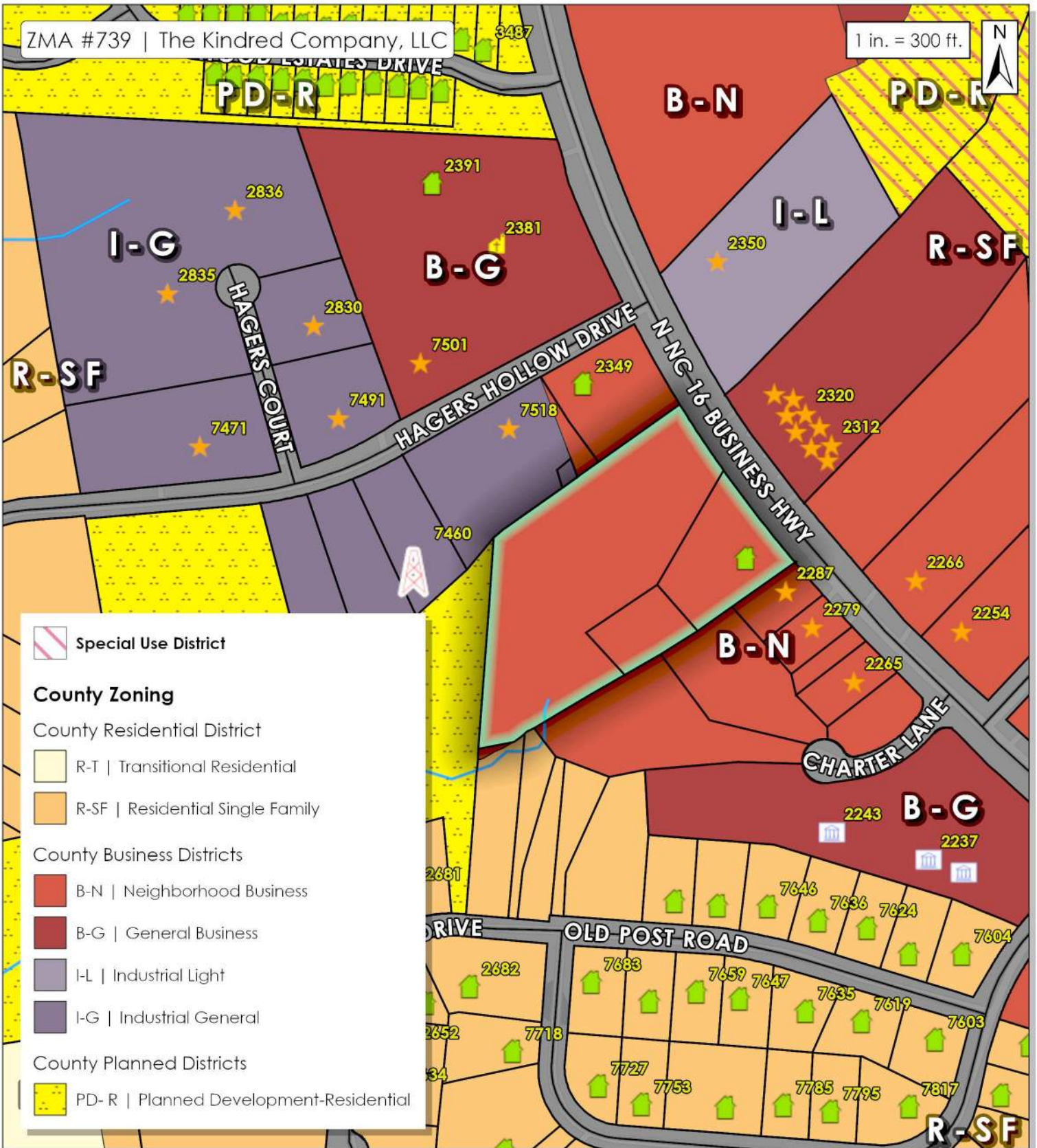


Photo Not  
Available

<b>Parcel ID</b>	32408	<b>Owner</b>	THE KINDRED COMPANY LLC
<b>Map</b>	4604	<b>Mailing</b>	143 REBEKAH LANE
<b>Account</b>	0298970	<b>Address</b>	TROUTMAN, NC 28166
<b>Deed</b>	3269 834	<b>Last Transaction Date</b>	08/14/2023
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$26,865	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>		<b>Sale Price</b>	\$900,000
		<b>Lot</b>	
		<b>Total Value</b>	\$26,865

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

<b>Description</b>	BROTHERTON LOT W/D	<b>Deed Acres</b>	0.69
<b>Address</b>	N NC 16 BUSINESS HWY	<b>Tax Acres</b>	0.597
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
B-N	0.6	WP32	0.6
<b>Watershed</b>		<b>Sewer District</b>	
	0.6	SEWER	0.6
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		071101	3007
			0.6
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460400	0.6



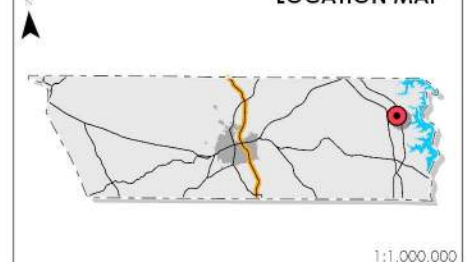
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092


Parcel ID # 30023, 32384, 32408

 - Property Location(s)

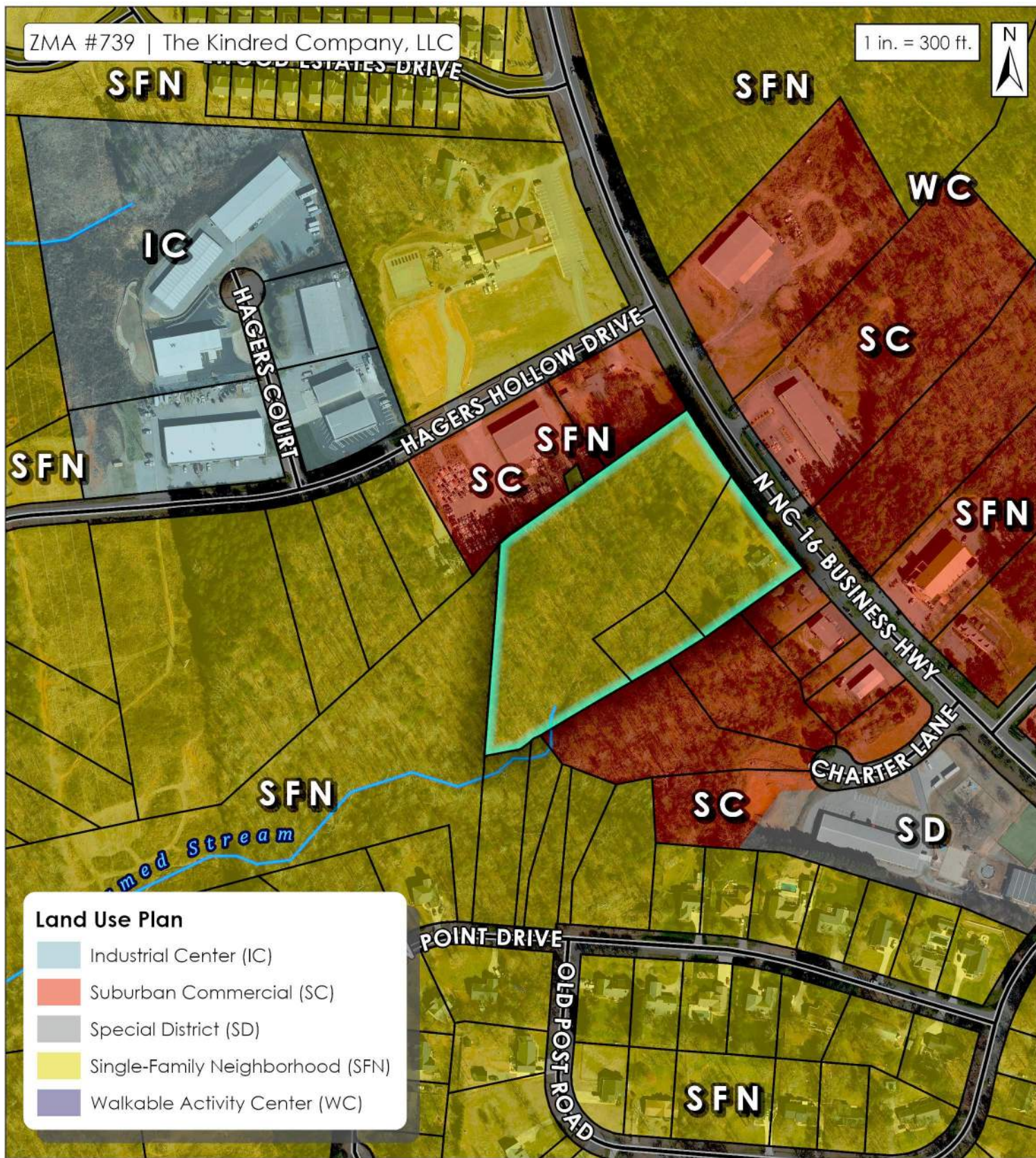
See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)





### Land Use Plan

-  Industrial Center (IC)
-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)
-  Walkable Activity Center (WC)



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Planning & Inspections  
115 W. Main St  
3rd Floor  
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### LOCATION MAP

