



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: October 14, 2024

Re: ZMA #742
JBDK Family Limited Partnership, applicant
Parcel ID# 71407

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

Request

The applicant is requesting the rezoning of 16.29 acres from B-G (General Business) to I-L (Industrial Light).

Site Area and Description

The subject property is located at 2585 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), B-G (General Business), R-T (Transitional Residential), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, residential, and recreational uses.

Plan Conformance

This property is located within an area that is 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.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Additional Information

Permitted uses in current district

school (Special Use)
child care center
contractor's office (Special Use in ELDD)
professional office
medical office
neighborhood retail
general retail (Special Use in ELDD)
fitness center (Special Use in ELDD)
event venue (Special Use)
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

Permitted uses in proposed district

child care center
contractor's office (Special Use in ELDD)
contractor's yard (Special Use in ELDD)
cabinet shop (Special Use)
professional office
medical office
gas station (Special Use)
restaurant (Special Use)
fast food restaurant (Special Use)
veterinarian clinic (Special Use)
self-storage facility (Special Use)
vehicle sales (Special Use)
vehicle service (Special Use in ELDD)
building materials sales (Special Use in ELDD)
data center
certain manufacturing uses
wholesale trade (Special Use)

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 #742**

Applicant **JBDK Family Limited Partnership**

Parcel ID# **71407**

Location **2585 N. N.C. 16 Business Hwy**

Proposed amendment **Rezone 16.29 acres from B-G (General Business) to I-L (Industrial Light)**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The Suburban Commercial Center community type does not recommend industrial uses. Many of the permitted uses in the I-L district do not fit the description of commercial uses serving some of the daily needs of the surrounding residential neighborhoods.

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

Expanding the existing self-storage facility requires the rezoning of the property due to a maximum gross floor area of 50,000 square feet in the B-G district. Industrially-zoned parcels and existing industrial developments are located nearby.



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

JBDK Family Limited Partnership

Applicant Address

1450 NC 16 Denver NC 28037

Applicant Phone Number

704-516-6068

Property Owner's Name



Property Owner's Address

Property Owner's Phone Number

Part II

Property Location

2585 N NC Business Hwy 16 Denver NC 28037

Property ID # (10 digits)

4604269911

Property Size

16 AC +/-

Parcel # (5 digits)

71407

Deed Book(s)

1962

Page(s)

734

PB 23-92

Part III

Existing Zoning District

ELDD B-G

Proposed Zoning District

I-L

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

mini storage facility w/ climate & non climate units
outdoor parking

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

adding more sq ft of buildings 45x140

140 existing adding 42-48 units new bldg

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.

John Litt
Applicant

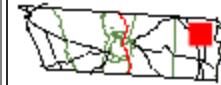
2/19/24
Date



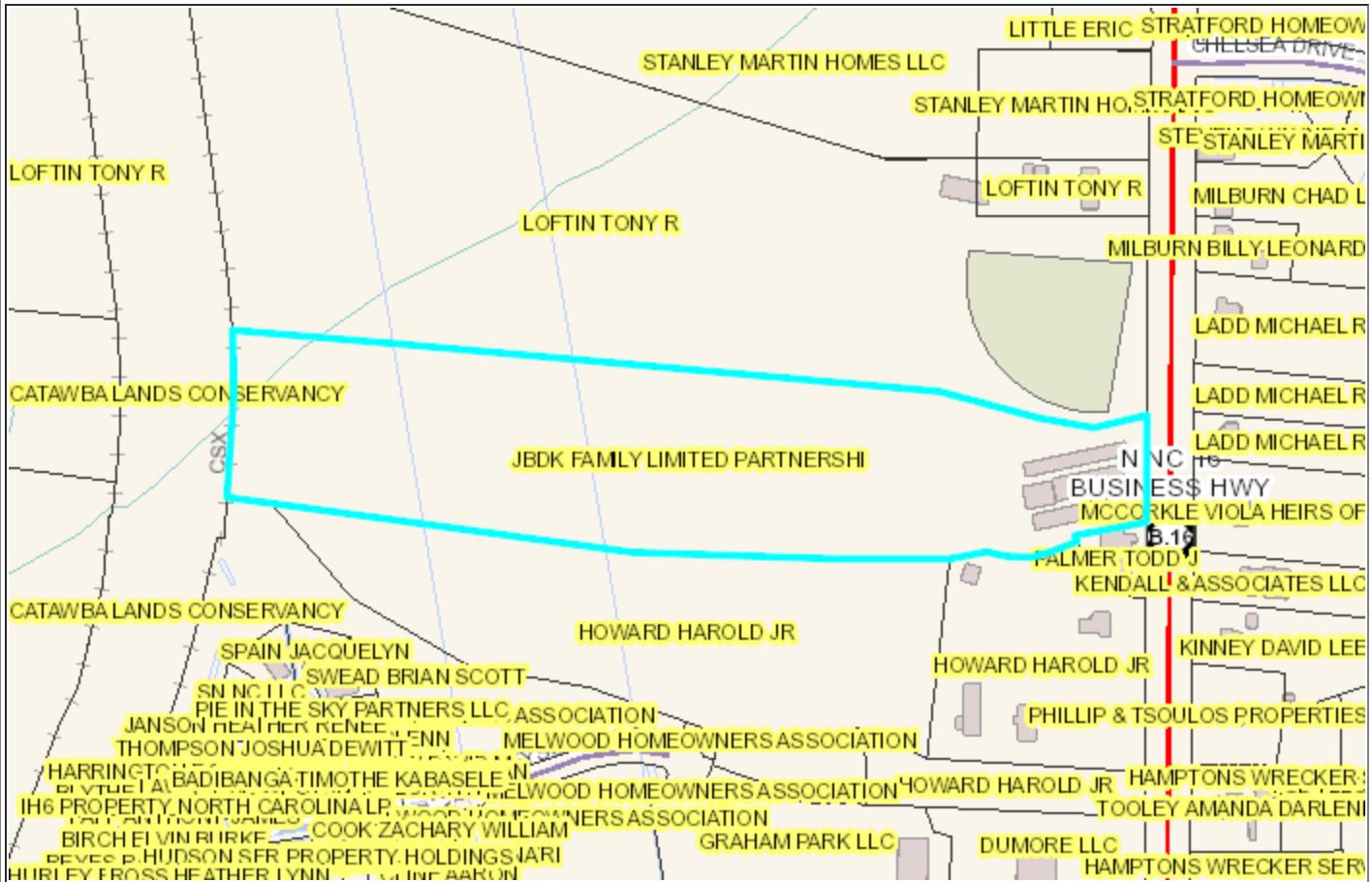
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.



Date: 10/15/2024 Scale: 1 Inch = 400 Feet



71407

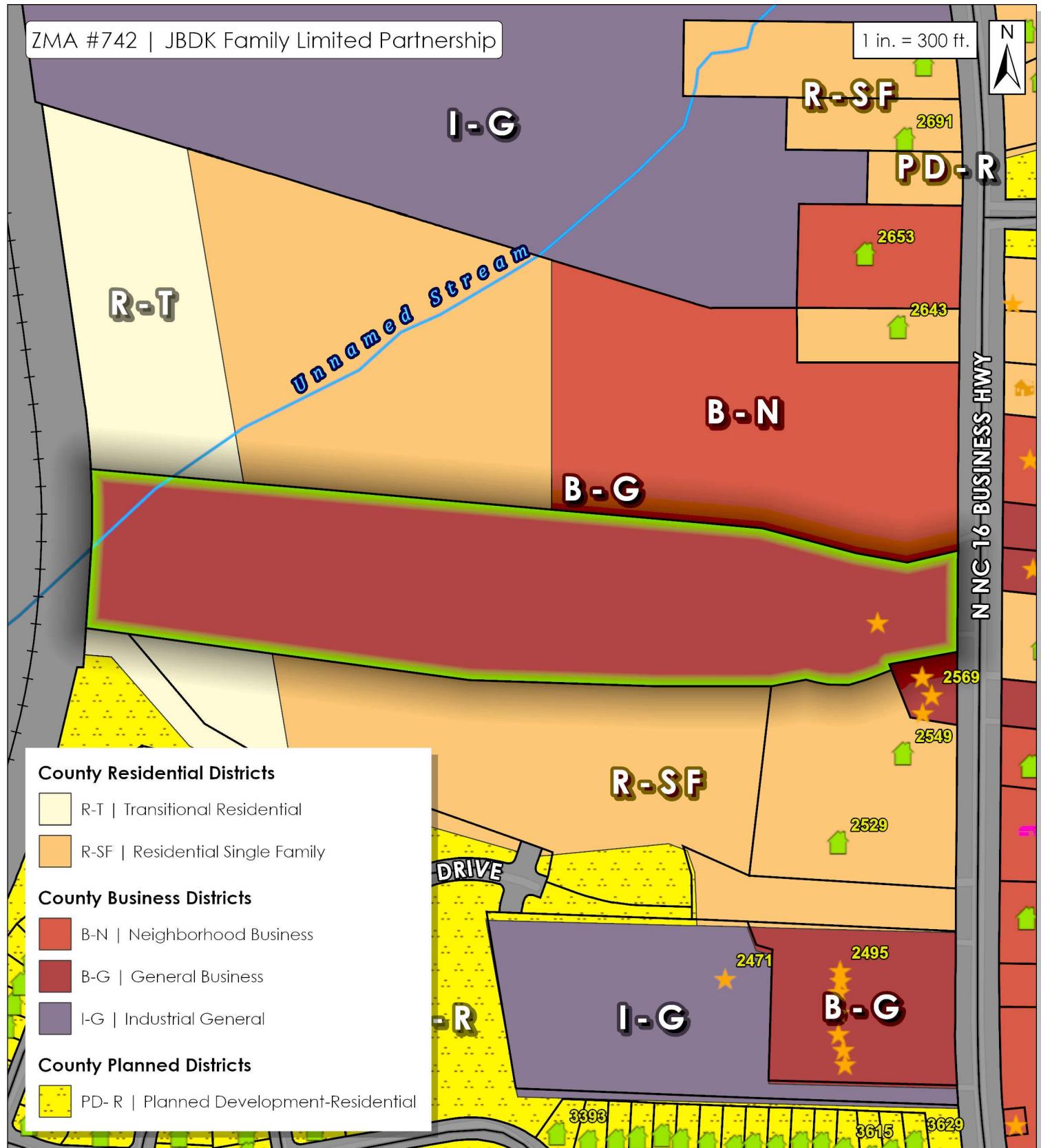
Parcel ID	71407	Owner	JBDK FAMILY LIMITED PARTNERSHIP		
Map	4604	Mailing	1450 NC 16		
Account	0205817	Address	DENVER, NC 28037		
Deed	1962 734	Last Transaction Date	01/13/2023	Sale Price	\$0
Plat	23 92	Subdivision	JBDK FAMILY LP	Lot	1
Land Value	\$1,253,537	Improvement Value	\$805,141	Total Value	\$2,058,678

Previous Parcel

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

Description	#1 LT JBDK FAMILY LP	Deed Acres	16.496
Address	2585 N NC 16 BUSINESS HWY	Tax Acres	16.295
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	MINI WAREHOUSE	Value	\$168,134
Main Sq Feet	6000	Year Built	2003
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
B-G		16.3	WP32 16.3
Watershed		Sewer District	
	0.09		11.23
	16.21	SEWER	5.07
Census County		Tract	Block
109		071101	3000 4.25
109		071101	3003 12.05

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	16.3



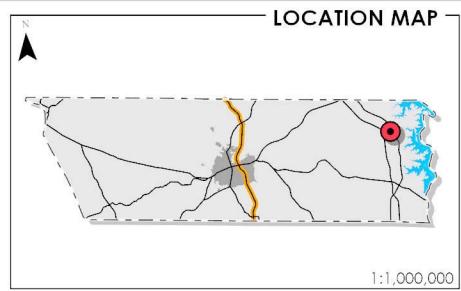
Parcel ID # 71407

- 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)

1 in. = 300 ft.



SFN

Unnamed Stream

SC

SFN

SC

SFN

SFN

TREYSON-DRIVE

SC

SFN

SD

SFN

Land Use Plan

Suburban Commercial (SC)

Special District (SD)

Single-Family Neighborhood (SFn)

Parcel ID # 71407

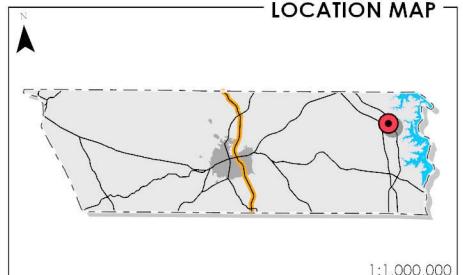
- Property Location(s)



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

See Attached Application for Parcel Information

LOCATION MAP



1:1,000,000

Property Location(s)