



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
JBKD 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.



**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.

[Signature]
Applicant

2/19/24
Date

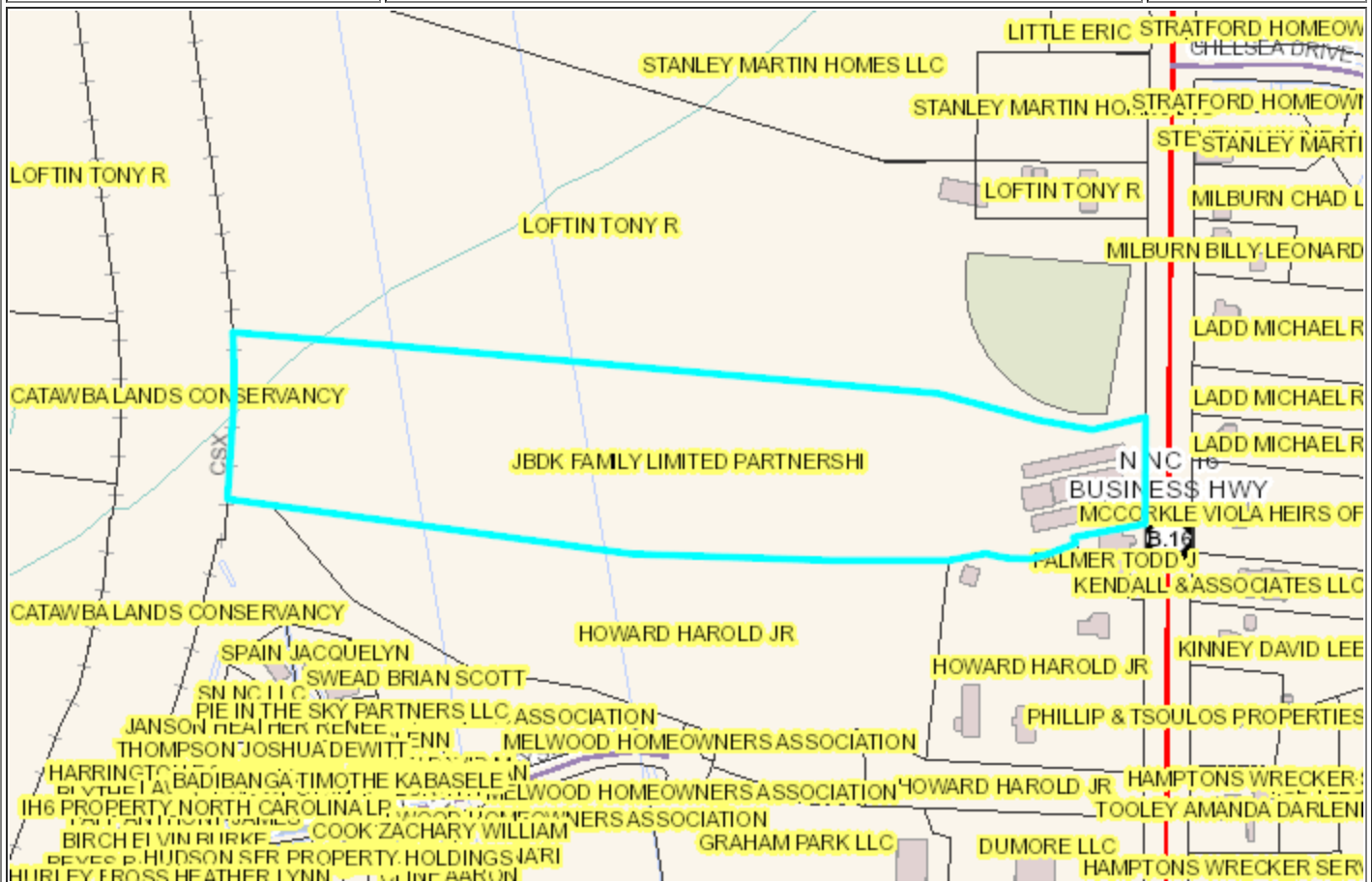


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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



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

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

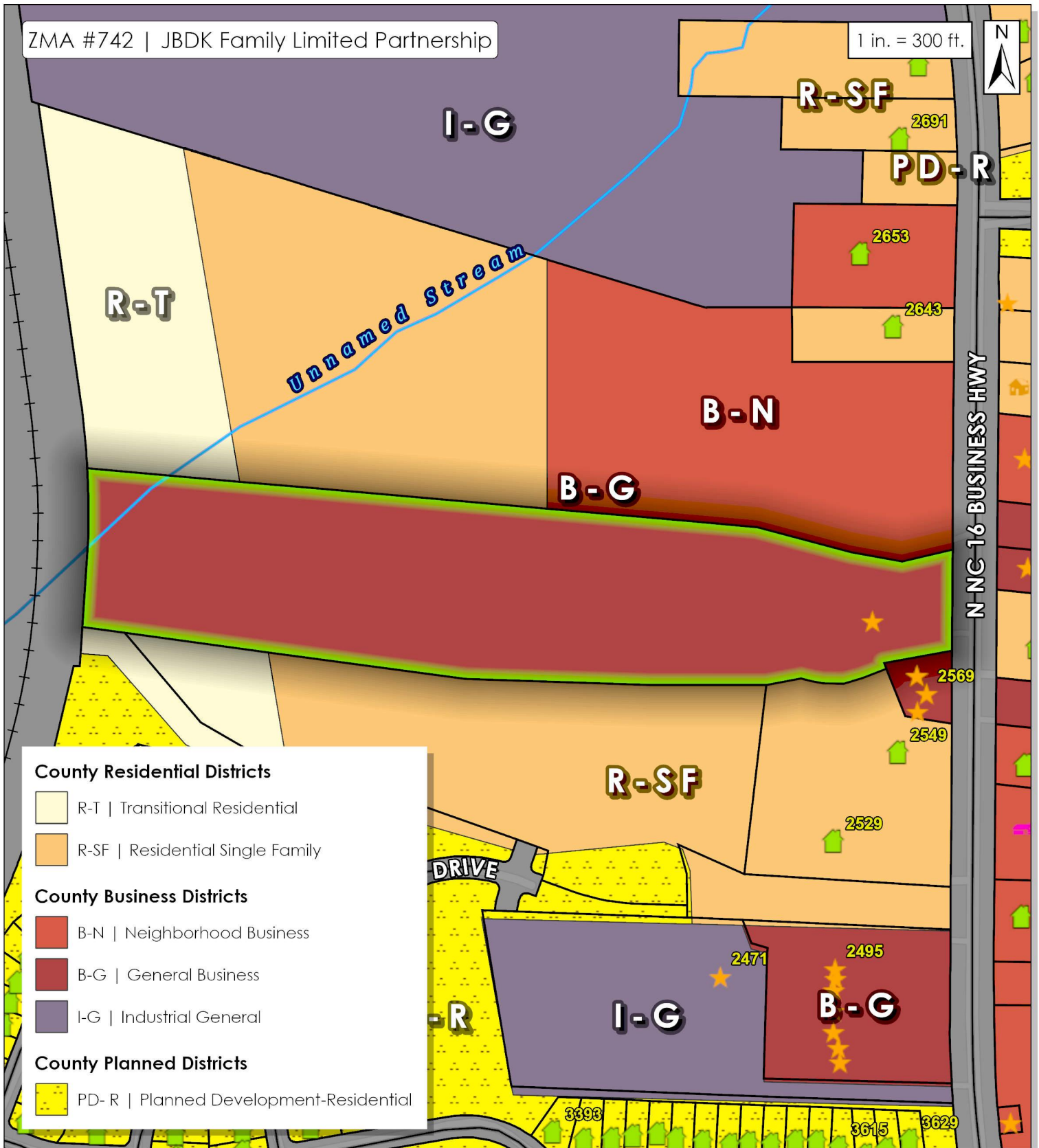
Description	#1 LT JBDK FAMILY LP	Deed Acres	16.496
Address	2585 N NC 16 BUSINESS HWY	Tax Acres	16.295
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	MINI WAREHOUSE	Value	\$168,134
Main Sq Feet	6000	Year Built	2003

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



County Residential Districts

- R-T | Transitional Residential
- R-SF | Residential Single Family

County Business Districts

- B-N | Neighborhood Business
- B-G | General Business
- I-G | Industrial General

County Planned Districts

- PD-R | Planned Development-Residential

Parcel ID # 71407

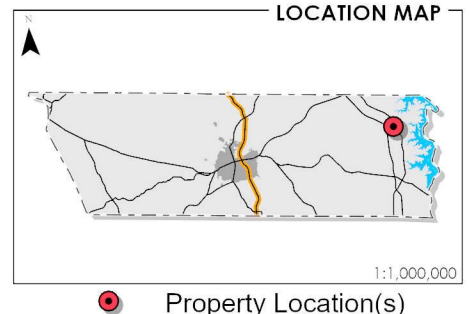
- Property Location(s)

See Attached Application for Parcel Information

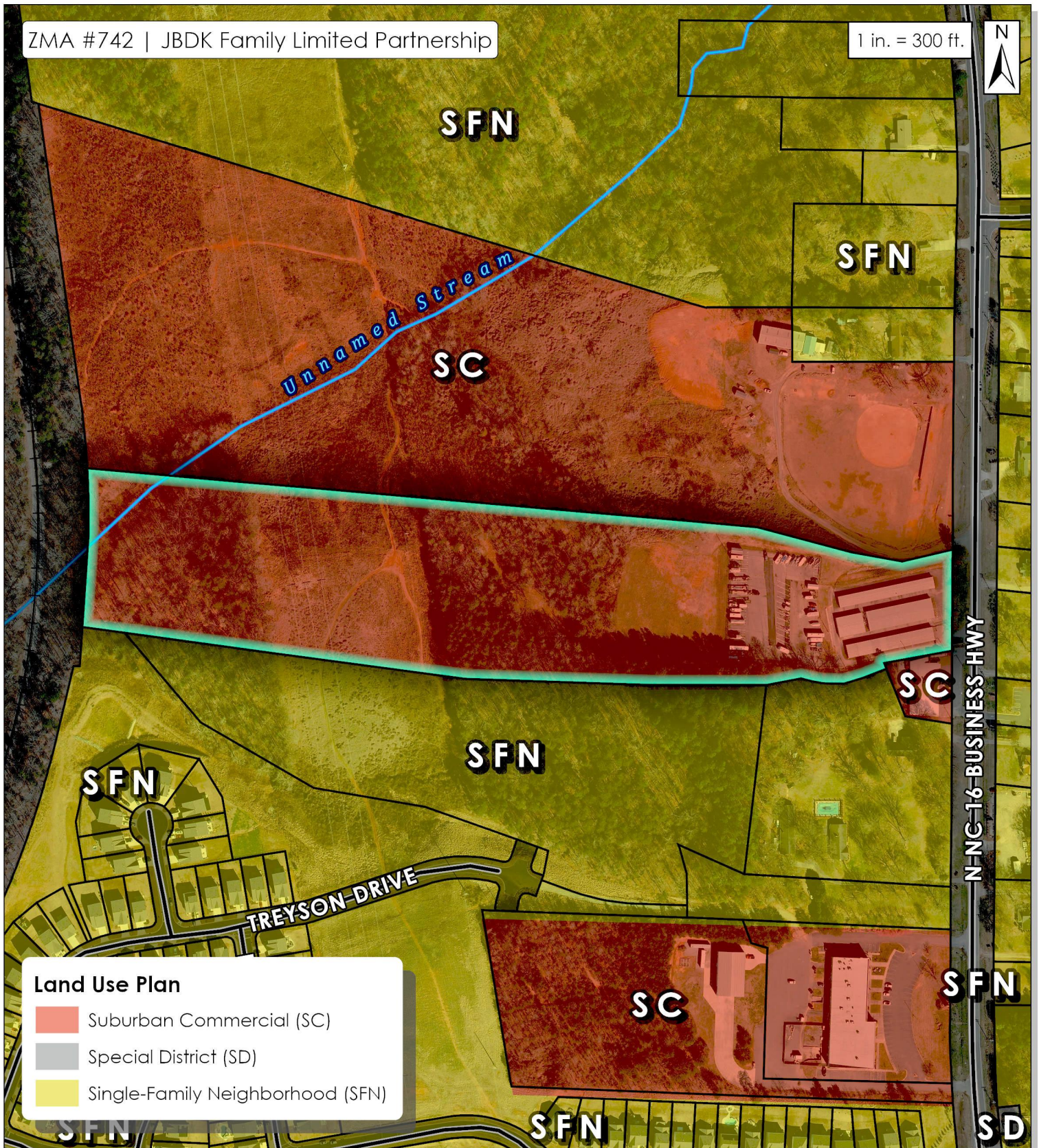


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



● Property Location(s)



Land Use Plan

-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)

Parcel ID # 71407

 - Property Location(s)

See Attached Application for Parcel Information



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LOCATION MAP

