



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman

George Wood, County Manager

Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: July 18, 2012

Re: Zoning Map Amendment #597
Crosland Denver Highway 16 LLC, applicant
Parcel ID# 89014 (16.3-acre portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 6, 2012.

Request

The applicant is requesting the rezoning of 16.3 acres from R-T (Transitional Residential) to B-G (General Business). This property is part of the site of the proposed BridgeWATER development, a larger portion of which is located on adjacent property within Catawba County's jurisdiction and has been rezoned to Planned Development.

Crosland applied in 2010 to rezone the Lincoln County portion of the site to PD-MU (Planned Development Mixed Use), seeking approval to develop the property with commercial and light industrial uses in accordance with a master plan. Crosland also applied for a zoning vested right for a period of five years, seeking an exemption from future changes in zoning regulations that might limit the allowable intensity of development or type of uses beyond the limits of the master plan. However, the applications were tabled and no action was subsequently taken.

Crosland is now applying to rezone the Lincoln County property to general use districts. A separate application (ZMA #598) requests the rezoning of 24.8 acres from R-T to I-L (Light Industrial). A map showing the two areas requested to be rezoned is included in this packet.

According to the applicant, it's uncertain now whether the original master plan would be carried out as set forth or would have to be amended. Rezoning the 16.3 acres to B-G would effectively put the property in a holding pattern. Under the Lincoln County

Unified Development Ordinance, the maximum permitted floor area in the B-G district is 50,000 square feet. Any greater floor area would have to be approved through a rezoning to a Planned Development.

Site Area & Description

The property is located on the east side of the N.C. 16 bypass about 1,000 feet south of N.C. 150 at the Lincoln-Catawba county line. This property is adjoined by property zoned I-G (General Industrial), PD-CD (Planned Development Conditional for the Catawba County portion of the proposed development) and R-T (the remainder of this parcel that's requested to be rezoned to I-L). Land uses in this area include industrial, agricultural and residential. The Lincoln County Land Use Plan classifies this area as industrial.

Staff's Recommendation

Staff recommends approval of the rezoning request. The portion of the BridgeWater site that is located within Catawba County's jurisdiction and fronts on N.C. 150 is approved for commercial development and adjoins this property. Due to the limit on the permitted square footage in the B-G district, this property would still be subject to the Planned Development rezoning process before it could be developed for a large commercial complex.



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #597**

Applicant **Croslan Denver Highway 16, LLC**

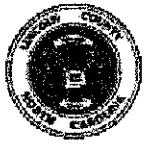
Parcel ID# **89014 (16.3 acre portion)**

Location **east side of N.C. 16 bypass about 1,000 feet south of N.C. 150**

Proposed amendment **Rezone from R-T to B-G**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **The Land Use Plan designates this area as industrial.**

This proposed amendment **is reasonable and in the public interest** in that: **This property adjoins property that is located within Catawba County's jurisdiction and is zoned for commercial development. It is part of a larger site that is proposed for future development with commercial and light industrial uses. Due to the limit on square footage in the B-G district, this property would still be subject to the Planned Development rezoning process before it could be developed for a large commercial complex.**



Zoning Map Change 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 Crosland Denver Highway 16, LLC, c/o Mr. Austin Williams

Applicant Address 8480 Honeycutt Road, Suite 200, Raleigh, NC 27615

Applicant Phone Number 919-256-3020

Property Owner's Name Crosland Denver Highway 16, LLC, c/o Mr. Austin Williams

Property Owner's Address 8480 Honeycutt Road, Suite 200, Raleigh, NC 27615

Property Owner's Phone Number 919-256-3020

Part II

Property Location Southeastern quadrant of the NC Highway 16 By-Pass and N.C. Highway 150 interchange

Property ID # (10 digits) Portion of 3686-41-3244 Property Size Approximately 16.3 acres

Parcel # (5 digits) Portion of 89014 Deed Book(s) 2077 Page(s) 0455

Part III

Existing Zoning District R-T Proposed Zoning District B-G (see attached Exhibit)

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

The property is vacant and is not in current use.

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

The Applicant is seeking to rezone the property to allow the property to be devoted to uses allowed in the B-G zoning district.

APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5 + acres \$1,000)
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.

CROSSTON DENVER HIGHWAY 16, LLC

By:

Applicant

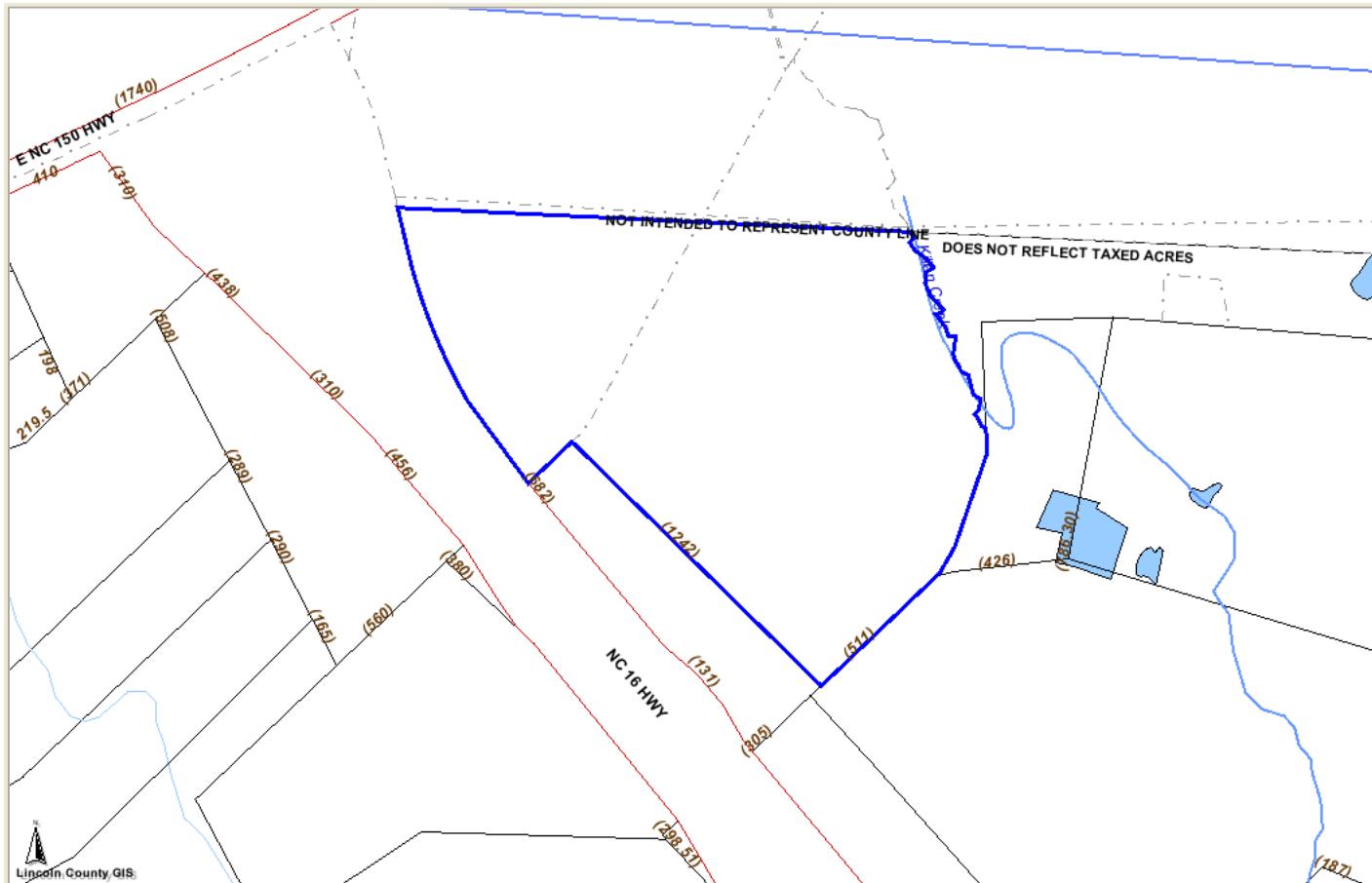
4/19/2012

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: 6/29/2012 Scale: 1 Inch = 600 Feet

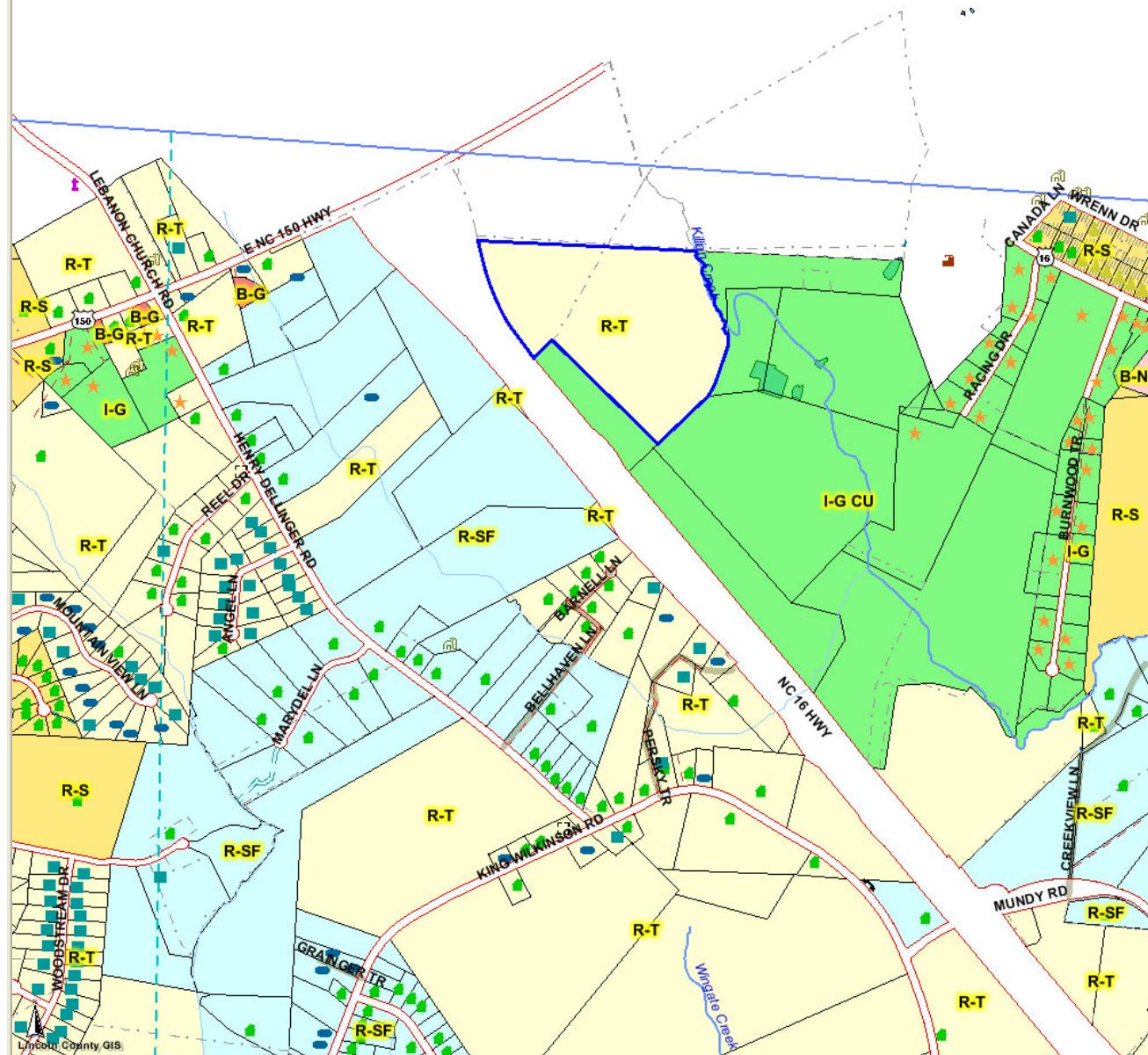


PHOTOS		PARCEL INFORMATION FOR 3686-41-3244					
 Photo Not Available		Parcel ID	89014	Owner	CROSLAND DENVER HWY 16 LLC		
		Map	3686-00	Mailing Address	720 E WISCONSIN AVE STE N16WC		
		Account	0215961	Recorded	MILWAUKEE WI 53202		
		Deed	2077-455	Total Value	11/12/2008	Sale Price	0
		Land Value	\$349,238		\$349,238	Previous Parcel	33717
----- All values are for tax year 2012. -----							
Description	PT OF ROGER LEE LAND	Deed Acres	73.77				
Address	E NC 150 HWY	Tax Acres	41.16				
Township	CATAWBA SPRINGS	Tax/Fire District					
Improvement		No Improvements					
Zoning		Calculated Acres		Voting Precinct		Calculated Acres	
District		40.26		DENVER WEST (DW28)		40.26	
R-T							
Watershed Class	Not in a watershed	40.26		Sewer District		40.26	
2000 Census County				Not in the sewer district			
37109					Tract		
37109					071100	1007	0.48
Flood	Zone Description				071100	1008	39.78
X	NO FLOOD HAZARD						
		Panel					
		3710368600					40.26

Scale: 1 Inch = 1273 Feet

LINCOLN COUNTY GIS

Fri Jun 29 13:32:56 EDT 2012



Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower
- (cont)

- Mobile Home Space
- UnAddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Map Features
- Road Easement
- Conflict Line
- Major Rivers, Creeks, (cont)

- Creeks
- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions
- City of Lincolnton
- ETJ (cont)

Town of Maiden Zoning Districts

ELDD	R-CR
B-G	R-14
B-N	R-20
I-G	R-MF
I-L	R-MR
P-MU	R-R
PD-C	R-S
PD-I	R-SF
PD-MU	R-T
PD-R	C-B
P-R (cont)	CBT
	G-B
	GMC
	ROS
	B-C

O-I
P-B
R-10
R-15
R-25
R-8
R-MF
R-O
O-R
ROS
B-C
Lake Norman

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Zoning Boundary

