



**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

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: September 17, 2014

Re: Zoning Map Amendment #610  
M & L Enterprises, LLC, applicant  
Parcel ID# 01708

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 6, 2014.*

**Request**

The applicant is requesting the rezoning of 3.9 acres from R-T (Transitional Residential) and R-SF (Residential Single-Family) to I-G (General Industrial). This property is the site of a legal nonconforming (grandfathered) manufacturing facility. The requested rezoning would permit the facility to be enlarged. (Under the Unified Development Ordinance, a nonconforming use cannot be expanded.)

**Site Area & Description**

This property is located at 1774 S. Industrial Park Rd., on the west side of South Industrial Park Road about 3,000 feet south of Salem Church Road, in Ironton Township. It is adjoined by property zoned R-T, R-SF and I-G. Land uses in this area include residential and commercial. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

**Additional Information**

**Permitted uses**

Under current zoning: continuation of current use, single-family homes, duplexes, church.

Under requested zoning: expansion of current use, other manufacturing uses, warehousing, offices, vehicle service, vehicle repair, self-storage facility, etc.

**Adjoining zoning and uses**

East (opposite side of South Industrial Park Road): zoned R-T, residential uses.

South: zoned R-T, undeveloped tract.

West: zoned R-SF, undeveloped tract.

North: zoned R-SF, undeveloped tract.

Planning Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page for rationale.



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### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #610**

Applicant **M & L Enterprises, LLC**

Parcel ID# **01708**

Location **1774 S. Industrial Park Rd.**

Proposed amendment **rezone from R-T and R-SF to I-G**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**This property is located in an area designated by the Land Use Plan as industrial.**

This proposed amendment **is reasonable and in the public interest** in that:

**This property is the site of a grandfathered manufacturing facility. The rezoning will bring the facility into conformity and permit it to be expanded.**



## Zoning Map Amendment 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 m+l Enterprises LLC Michael + Lorie Williams

Applicant Address 1774 S. Industrial Park Rd. Lincolnton NC 28092

Applicant Phone Number 704-736-0420

Property Owner's Name m+l Enterprises LLC Michael + Lorie Williams

Property Owner's Address 1774 S Industrial Park Rd Linc NC 28092

Property Owner's Phone Number 704-736-0420

### Part II

Property Location 1774 S. Industrial Park Rd. Linc NC 28092

Property ID # (10 digits) 3642-25-3835 Property Size 3.92 Acres

Parcel # (5 digits) 01708 Deed Book(s) 1781 Page(s) 362-363

### Part III

Existing Zoning District R-T and R-SF Proposed Zoning District 1-G

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

Manufacturing Plant metal Structure w/ Brick office area in existence since 1978 with manufacturing purpose.

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

Expand Structure to continue manufacturing. Would this possibly be a correction in the zoning?

**APPLICATION FEE (up to 2 acres \$300, 2-5 acres \$500, 5+ acre \$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.*

Applicant

Michael + Lorie B. Williams

8/14/14  
Date



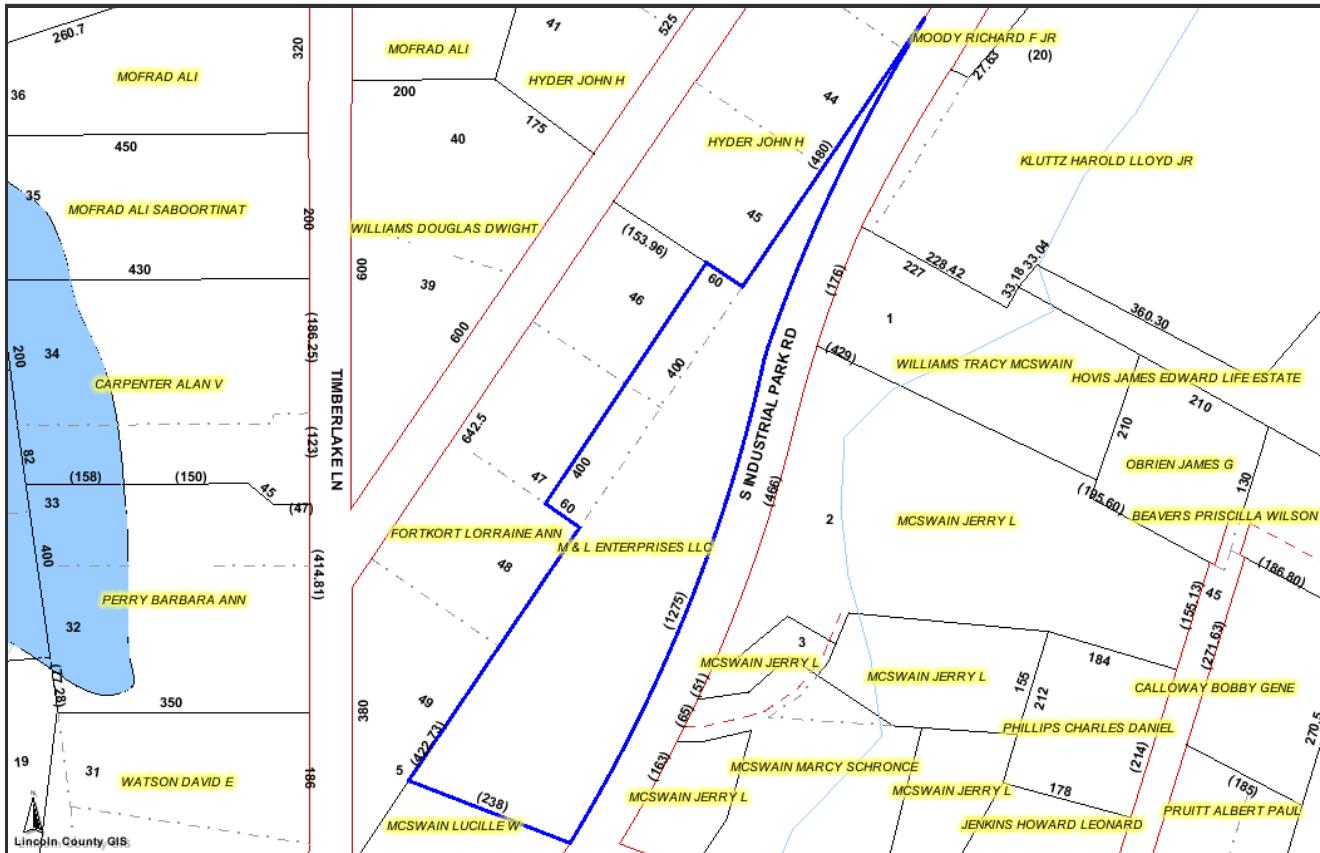
## Lincoln County, NC

### 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: 8/22/2014 Scale: 1 Inch = 250 Feet



#### PHOTOS



01708

#### PARCEL INFORMATION FOR 3642-25-3835

Parcel ID	01708	Owner	M & L ENTERPRISES LLC
Map	3642-01	Mailing Address	1774 S INDUSTRIAL PARK RD
Account	0191112	Recorded	1/26/2006
Deed	1781-362	Total Value	\$426,398
Land Value	\$62,538		Sale Price Previous Parcel 0
----- All values are for tax year 2014. -----			
Description	INDUSTRIAL RD 1001	Deed Acres	4.79
Address	1774 S INDUSTRIAL PARK RD	Tax Acres	3.92
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement	MANUF RSF	Value	\$350,398
Main Sq Feet	26280	Stories	
Year Built	1978		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-T	3.32	SALEM (SL24)	3.93
R-SF	0.54		
I-G	0.07		
Watershed Class		Sewer District	
WS-IVP	3.93	Not in the sewer district	3.93
2000 Census County		Tract	
37109		Block	
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710364200	3.93

