



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 #598
Crosland Denver Highway 16 LLC, applicant
Parcel ID# 89014 (24.8-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 24.8 acres from R-T (Transitional Residential) to I-L (Light Industrial). (See the report for ZMA #597 for the background on this request.)

Site Area & Description

The property is located about 300 feet east of the N.C. 16 bypass and about 1,800 feet south of N.C. 150. It is adjoined by property zoned I-G (General Industrial), R-T (the remainder of this parcel that's requested to be rezoned to B-G) and PD-CD (Planned Development Conditional for the Catawba County portion of the proposed BridgeWater development). 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. This property adjoins property that is zoned I-G and is the site of an industrial use, a quarry. The rezoning is consistent with the Land Use Plan for this area.



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 #598**
Applicant **Crosland Denver Highway 16, LLC**
Parcel ID# **89014 (24.8 acre portion)**
Location **300 feet east of N.C. 16 bypass about 1,800 feet south of N.C. 150**
Proposed amendment **Rezone from R-T to I-L**

This proposed amendment **is 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 zoned industrial and that is used for industrial purposes. Its development for light industrial uses would provide jobs for citizens and generate additional tax revenue for the county.**



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 24.8 acres

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

Part III

Existing Zoning District R-T Proposed Zoning District I-L (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 I-L 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.

CROSLAND DENVER HIGHWAY 16, LLC

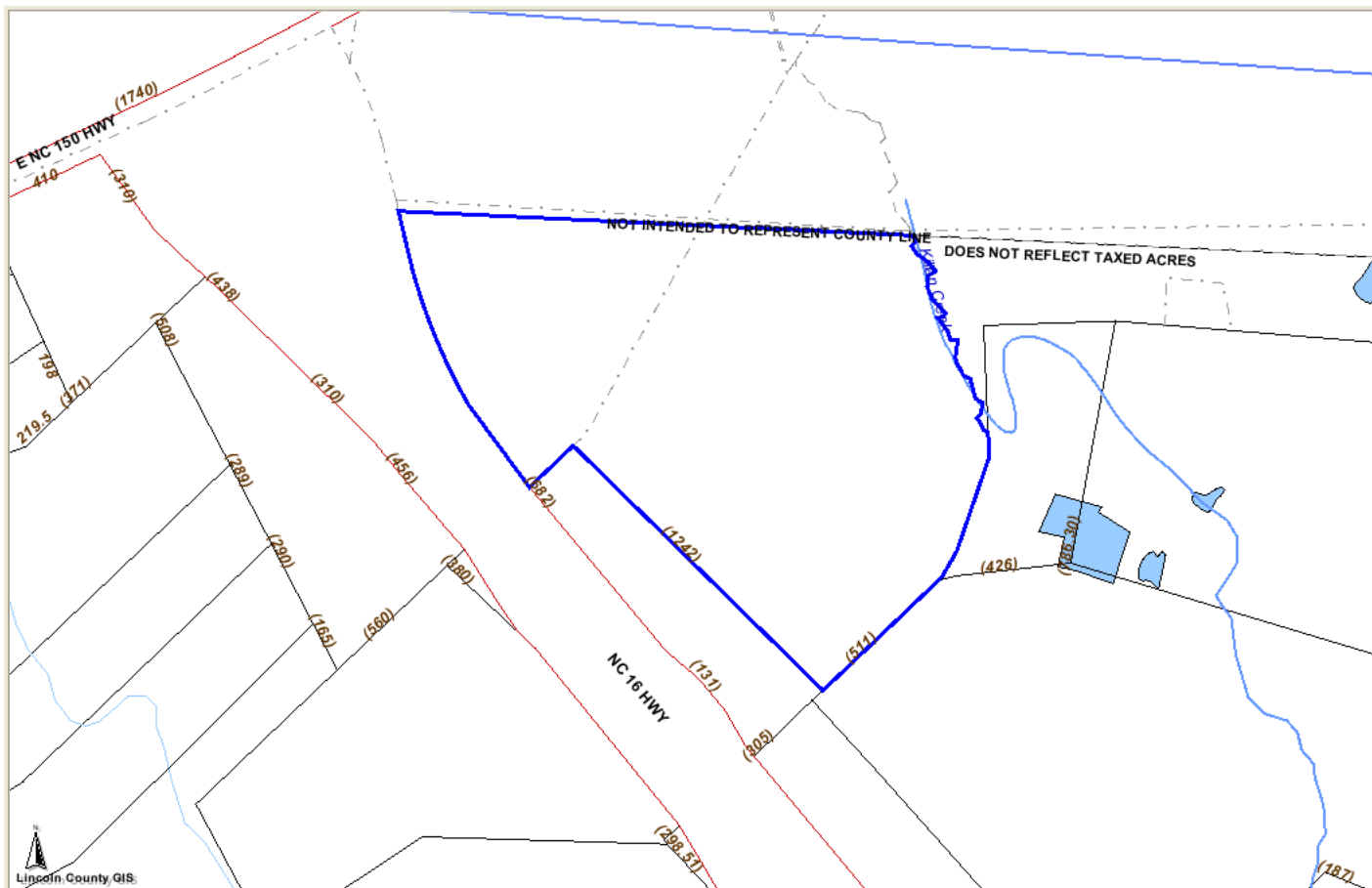
By: *J. Austin Williams*
Applicant

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



Photo Not Available

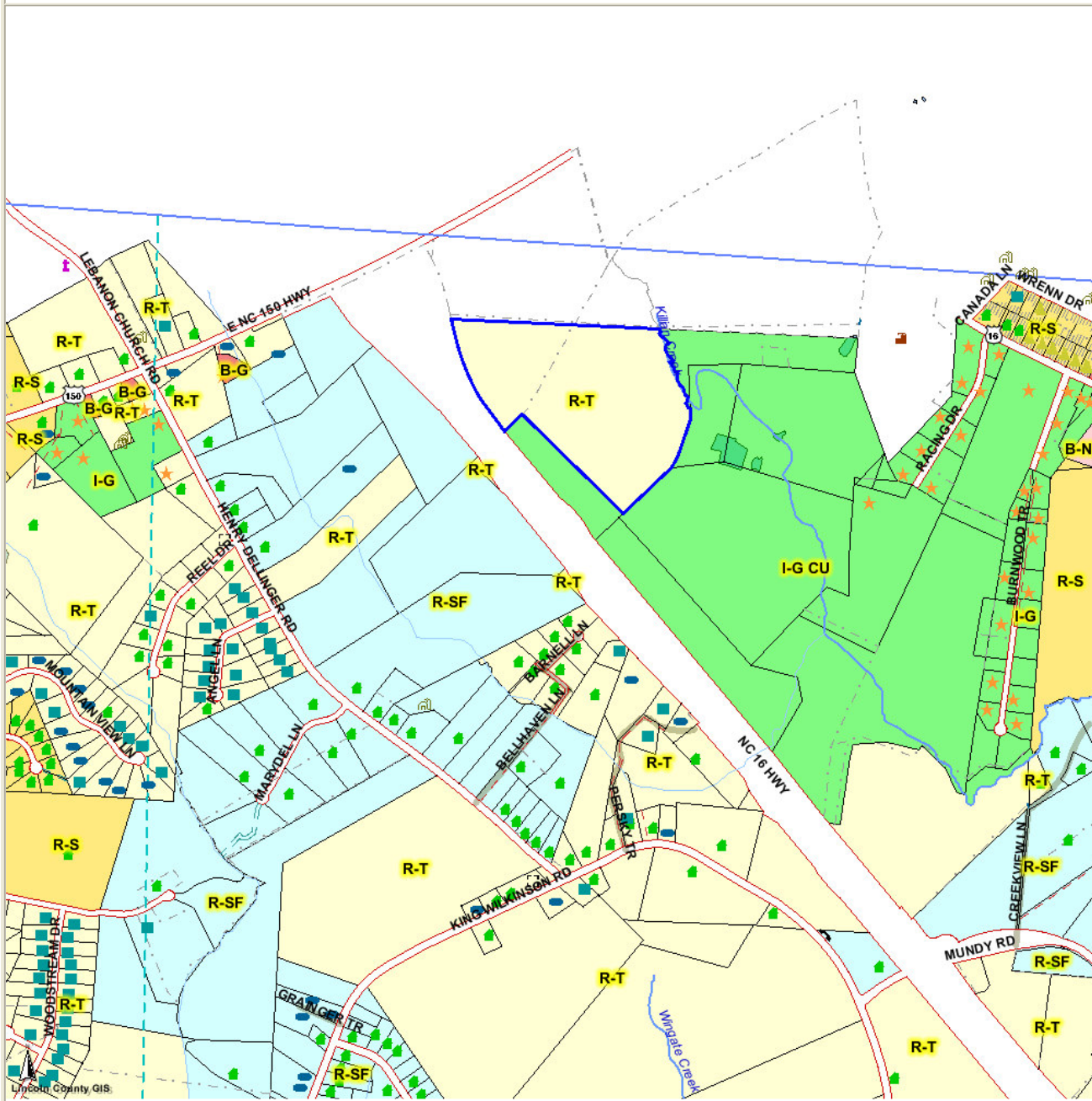
PARCEL INFORMATION FOR 3686-41-3244

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

Scale: 1 Inch = 1273 Feet

LINCOLN COUNTY GIS

Fri Jun 29 13:32:56 EDT 2012



Structures	Mobile Home Space UnAddressed Mobile Home Child Facility Home Site County Boundaries	Creeks Interior Lot Line Drainage Easement Utility Easement Right-of-Ways	Town of Maiden Zoning Districts	R-CR R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B	O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman
Outbuilding Site-built Home Business Industry Utility Service Church Government, School Fire Department Mobile Home Apartment, Condominium Manufactured Home Cellular Tower (cont)	County Line Township Line Map Features Road Easement Conflict Line Major Rivers, Creeks (cont)	Roads Railroads Public Walkway Private Roads City Jurisdictions City of Lincolnton ETJ (cont)	ELDD B-G B-N I-G I-L P-MU PD-C PD-I PD-MU PD-R P-R (cont)	R-14 R-20 R-MF R-MR R-R R-S R-SF R-T C-B CBT G-B GMC N-B (cont)	O-I P-B R-10 R-15 R-25 R-8 RMF R-O O-R ROS B-C Lake Norman

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Zoning Boundary

