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[Agenda 09-14-2020](#)

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## Agenda 08-03-2020

### AGENDA

**Lincoln County Board of Commissioners Meeting****Monday, August 3, 2020****3:30 PM****James Warren Citizen's Center  
Auditorium  
115 W. Main Street, Lincolnton, NC**

	Call to Order - Chairman Mitchem
	Moment of Silence
	Pledge of Allegiance
1.	Adoption of Agenda
2.	Consent Agenda - Approval of Minutes - July 20, 2020 - NCHFA Essential Single Family Rehab Loan Pool Policies
3.	Zoning Public Hearings - Randy Hawkins  <b>Quasi-Judicial</b>  <u>CUP #417 Mount Zion Baptist Church, applicant</u> (Parcel ID# 55396) A request for a conditional use permit to allow a private recreational facility, a lighted ballfield, in the R-R (Rural Residential) district. The 16.1-acre parcel is located at 2151 Mount Zion Church Road in Ironton Township.  <u>CUP #418 Dawn Blackburn, applicant</u> (Parcel ID# 02782) A request for a conditional use permit to allow a former church to be used to host weddings and other events in the R-T (Transitional Residential) district. The 0.85-acre parcel is located at 5795 Old Plank Road, on the east side of Old Plank Road about 2,400 feet north of Ingleside Farm Road, in Catawba Springs Township.  <u>PCUR #104A Jeff and Rhonda Harvey</u> (Parcel ID# 102405) A request to amend the approved plan for the Cline Farm development to designate an existing house as a single-family residence rather than a component of a commercial area and to permit the addition of a 1,000-square-foot detached garage. The request involves a 1.2-acre site located at 1783 Reepsville Road, on the west side of Reepsville Road and south side of Cline Farm Road, in Howards Creek Township.  <u>CZ #2020-3 John and Carolyn Prime, applicants</u> (Parcel ID# 02291) A request to rezone a 0.87-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit vehicle sales in addition to vehicle service. The property is located at 1656 N. NC 16 Business Hwy., on the east side of N.C. 16 Business at Galway Lane, in Catawba Springs Township.  <u>ZMA #673 Damon Lusk, applicant</u> (Parcel ID# 89707) A request to rezone 1.5 acres from R-S (Residential Suburban) to B-N (Neighborhood Business). The property is located on the east side of Wexford Lane about 400 feet south of N.C. 16 Business in Catawba Springs Township.  <u>ZMA #674 Jerry Hartsoe, applicant</u> (Parcel ID# 70362) A request to rezone a 0.9-acre lot from I-G (General Industrial) to R-SF (Residential-Single Family). The property is located on the north side of N.C. 27 about 900 feet west of Rock Dam Road in Howards Creek Township.  <u>ZMA #675 Melia McAbee, applicant</u> (Parcel ID# 24933) A request to rezone a 0.56-acre lot from R-S (Residential-Suburban) to Neighborhood Business (B-N). The property is located on the north side of N.C. 150 and east side of National Way in Ironton Township.
4.	Recess until 6:30 PM to continue zoning cases

4.

WSCUP #23 Scott O'Neil, applicant (Parcel ID# 34692) A request for a watershed conditional use permit to use the high-density option in the Catawba River/Lake Norman WS-IV Protected Area. The applicant is proposing to develop a 4.1-acre site for a self-storage facility. The high-density option would allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. The property is located on the east side of N.C. 16 Business south of Balsom Ridge Road in Catawba Springs Township.

CUP #420 Hornet Solar, LLC, applicant (Parcel ID# 29536, 33495, 33572, 33949, 34232, 54666, 55956, 57984, 57985 and 88482) A request for a conditional use permit to establish a solar farm in the R-T (Transitional Residential) district. The 708-acre Lincoln County portion of the proposed site, which also includes 791 acres in Gaston County, is located south of Old Plank Road, on both sides of portions of June Dellinger Road and about 2,000 feet west of N.C. 16 Business in Catawba Springs Township.

CUP #421 WynnWorth, LLC, applicant (Parcel ID# 31275) A request for a conditional use permit to allow contractors' offices with indoor and outdoor storage in the I-L (Light Industrial) district in the ELDD (Eastern Lincoln Development District) overlay district. The 11-acre parcel is located on the north side of Mundy Road about 400 feet west of N.C. 16 Business in Catawba Springs Township.

CUP #422 Richard Aderholdt, applicant (Parcel ID# 28850) A request for a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. The 0.87-acre parcel is located at 736 Sandra Lane about 1,100 feet south of Keener Road in Ironton Township.

CUP #423 Jared Miller, applicant (Parcel ID# 72225) A request for a conditional use permit to place a Class D manufactured home (a 1973 singlewide) in the R-R (Rural Residential) district. The 0.6-acre parcel is located on the west side of Herter Road about 900 feet north of Ritchie Road in Lincolnton Township.

CUP #424 David Clark Jr., Caroline Clark, Allison Clark and Walter Clark, applicants (Parcel ID# 87374) A request for a conditional use permit to allow the operation of a charter school for grades K-8 in the B-G (General Business) district. The proposed 5.25-acre site is located at the end of Forney Creek Parkway on the east side of N.C. 16 bypass about 4,600 feet north of Optimist Club Road in Catawba Springs Township.

CUP #425 Justin Morrow, applicant (Parcel ID# 59495) A request for a conditional use permit to place a Class B (doublewide) manufactured home in the R-S (Residential Suburban) district. The proposed 1.5-acre site is located on Workman Lane about 1,600 feet west of Cat Square Road in Howards Creek Township.

CUP #426 Skadoosh Properties, LLC (Parcel ID# 56204) A request for a conditional use permit to operate a concrete plant in the I-G (General Industrial) district in the Eastern Lincoln Development District (ELDD) overlay district. The 2.5-acre parcel is located on the north side of Quarry Lane about 400 feet west of N.C. 16 Business in Catawba Springs Township.

CUP #427 John and Joyce Gerlits (Parcel ID# 102310) A request for a conditional use permit to place a private residential storage building on a lot less than 2.0 acres in size prior to the placement of a home. The 1.0-acre parcel is located on the north side of Lackey Road at its intersection with Tower Road in North Brook Township.

CUP #428 Big Wheels Trucking, LLC (Parcel ID# 102324) A request for a conditional use permit to allow a trucking operation in the I-G (General Industrial) district in the Eastern Lincoln Development District (ELDD) overlay district. The 6.2-acre parcel is located at the end of Jameson Way on the west side of N.C. 16 Business about 500 feet north of Quarry Lane in Catawba Springs Township.

5. Public Comments

6. Other Business

Adjourn