



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: March 17, 2017

Re: CUP #364
Carolina Coatings Group, applicant
Parcel ID# 50083

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 3, 2017.

REQUEST

The applicant is requesting a conditional use permit to manufacture paint in the I-G (General Industrial) district. The proposed site is an existing 34,615-square-foot building that was previously used for textile manufacturing. Under the Lincoln County Unified Development Ordinance, paint manufacturing is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The proposed site is located on a 5.6-acre tract at 1884 Kawai Road in the Indian Creek Industrial Park in Lincolnton Township. It is adjoined by property zoned I-G and R-S (Residential Suburban). Land uses in this area include industrial and residential. Public water and sewer are available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.



County Of Lincoln, North Carolina

Planning Board

Applicant **Carolina Coatings Group**

Application No. **CUP #364**

Parcel ID# **50083**

Zoning District **I-G**

Proposed Conditional Use **paint manufacturing**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Reza Shirzad d/b/a Carolina Coatings Group

Applicant Address 117-A W. 29th Street, Charlotte, NC 28206

Applicant Phone Number 704-724-7989

Property Owner Name R&S Properties

Property Owner Address 9137 Shorewood Place, Belmont, NC 28012

Property Owner Phone Number _____

PART II

Property Location 1884 Kawai Road

Property ID (10 digits) 3621-39-0567 Property size 5.63 acre

Parcel # (5 digits) 50083 Deed Book(s) 964 Page(s) 579

PART III

Existing Zoning District I-G

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

VACANT Industrial Building

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Paint Manufacturing

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Reza Shirzad
Applicant's Signature

2-15-17

Date

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #364**

Applicant **Carolina Coatings Group**

Property Location **1884 Kawai Road**

Zoning District **I-G**

Parcel ID# **50083**

Proposed Use **paint manufacturing**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

CCG Products actively and diligently observes and enforces all OSHA, state and national public safety regulations required for paint manufacturing. All OSHA and EPA regulations are followed, such as mandatory use of safety goggles, gloves, and respiratory masks by all employees. Additionally CCG Products enforces strict preventative measures during manufacturing and clean-up all to ensure the maximum safety of our workers and our facility. Our strict compliance of OSHA, EPA and fire safety rules ensures safety along our company and additionally to the safety of our surrounding community. Lincoln County can be assured that CCG Products is an experienced company with handling the necessary safety precautions such as low emissions and proper cleaning of materials.

2. The use meets all required conditions and specifications.

This is an existing industrial property that has been approved for compliance with the State Building Code and with the county's zoning regulations. Paint manufacturing is a conditional use in the I-G district. To ensure that requirements will be met, CCG Products plans to work with experienced consultants to satisfy architectural and structural codes for a safe and efficient operation.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

This property is adjoined by other properties that are zoned industrial and that contain industrial uses. This property has been the site of an industrial use previously. Our aim is to improve manufacturing sector of the county with the addition of our company. This should never injure but could improve the property values of the adjacent territories.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

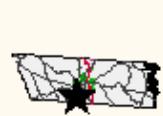
This property is part of the Indian Creek Industrial Park. It is located in an area designated by the Lincoln County Land Use Plan for industrial/manufacturing uses. CCG Products realizes and aims to create a harmonious environment for the town with excellent job opportunities for those in Lincoln County, provide materials at lower rates for other companies in the area who would find a use for automotive paint (Auto Body Shops and Paint Supply Companies), and could openly support the growth of the industrial sector of the county.



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: 3/3/2017 Scale: 1 Inch = 250 Feet



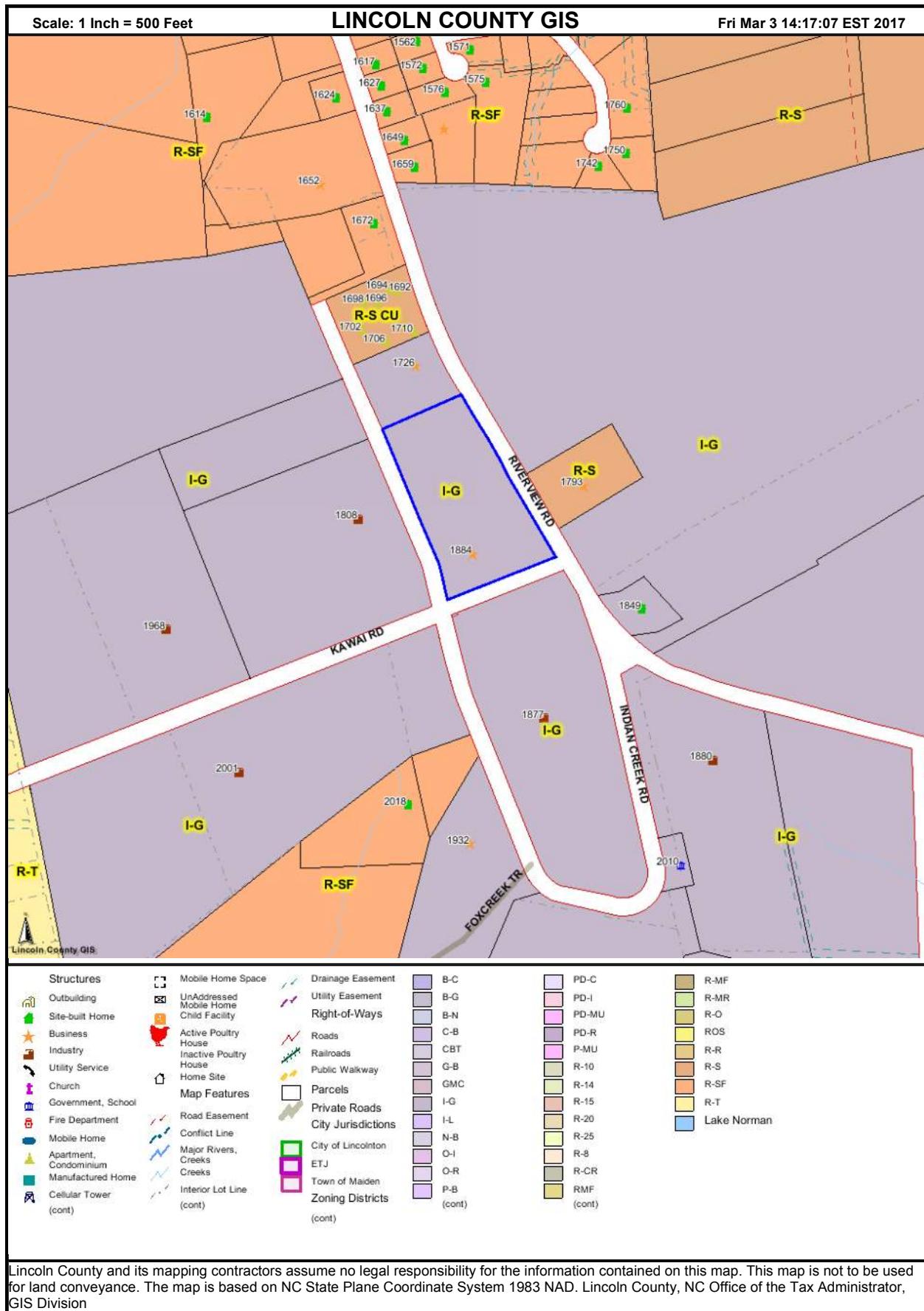
PHOTOS



PARCEL INFORMATION FOR 3621-39-0567

Parcel ID	50083	Owner	R & S PROPERTIES
Map	3621-00	Mailing Address	9137 SHOREWOOD PL BELMONT NC 28012
Account	0118750	Recorded	11/7/1996
Deed	964-579	Total Value	\$887,832
----- All values are for tax year 2016. -----			
Description	RD 1236	Deed Acres	6.6
Address	1884 KAWAI RD	Tax Acres	5.63
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement		Manufacturing Stories	
Main Sq Feet	34615	1 Year Built	2002
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	5.63	LOVE MEMORIAL (LM16)	5.63
Watershed Class		Sewer District	
WS-IVP	5.63	Not in the sewer district	5.63
2000 Census County		Tract	Block
37109		070400	3008
37109		070400	3009
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710362100	5.63

Conditional Use Permit #364
Subject property is outlined in blue



CUP #364
Subject property is outlined in blue

