



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: May 19, 2017

Re: CUP #365
Geno Corbisiero, applicant
Parcel ID# 77943

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 5, 2017.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. The proposed site is part of a 2.9-acre tract that contains a multi-tenant building complex. The application calls for a maximum of 10 vehicles to be on display. Under the Lincoln County Unified Development Ordinance, vehicles sales is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The proposed site is located at 6311 Denver Industrial Park Road in Catawba Springs Township. This property is surrounded by property zoned I-G. Land uses in this area include industrial and business. 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 **Geno Corbisiero**

Application No. **CUP #365**

Parcel ID# **77943**

Zoning District **I-G**

Proposed Conditional Use **vehicle sales**

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 Geno Corbisiero

Applicant Address 4282 Pointe a la Poudre, Sheridansboro NC.
28673

Applicant Phone Number 336-692-1720

Property Owner Name Mike Palmer

Property Owner Address 6311 Denver industrial PK
28037

Property Owner Phone Number 704-516-9227

PART II

Property Location 6311 Denver ind. PK, 28037

Property ID (10 digits) 3695-38-2125 Property size 2.9

Parcel # (5 digits) 77943 Deed Book(s) 1941 Page(s) 845

PART III

Existing Zoning District 1-G

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

3 Steel Structures / 1 car restoration
2 Home Bld sales. 3 car restoration

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

used car sale - max of 10 vehicles

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.

Applicant's Signature

Date

4.20.17

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #365**

Applicant **Geno Corbisiero**

Property Location **6311 Denver Industrial Park Rd.**

Parcel ID# **77943**

Existing District **I-G**

Proposed Conditional Use **vehicle sales**

PROPOSED FINDINGS

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

The sales office will be located in an existing building constructed to code. The vehicle display area will be limited to no more than 10 vehicles. The use will not generate significant traffic.

2. The use meets all required conditions and specifications.

The location is in an existing complex that has been approved for compliance with the county's zoning regulations. The vehicle display area will not take up any of the designated parking spaces. Vehicle sales is a conditional use in the I-G district.

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

This property is surrounded by property zoned industrial.

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.

The location is in an industrial park. The Land Use Plan designates this area as industrial.

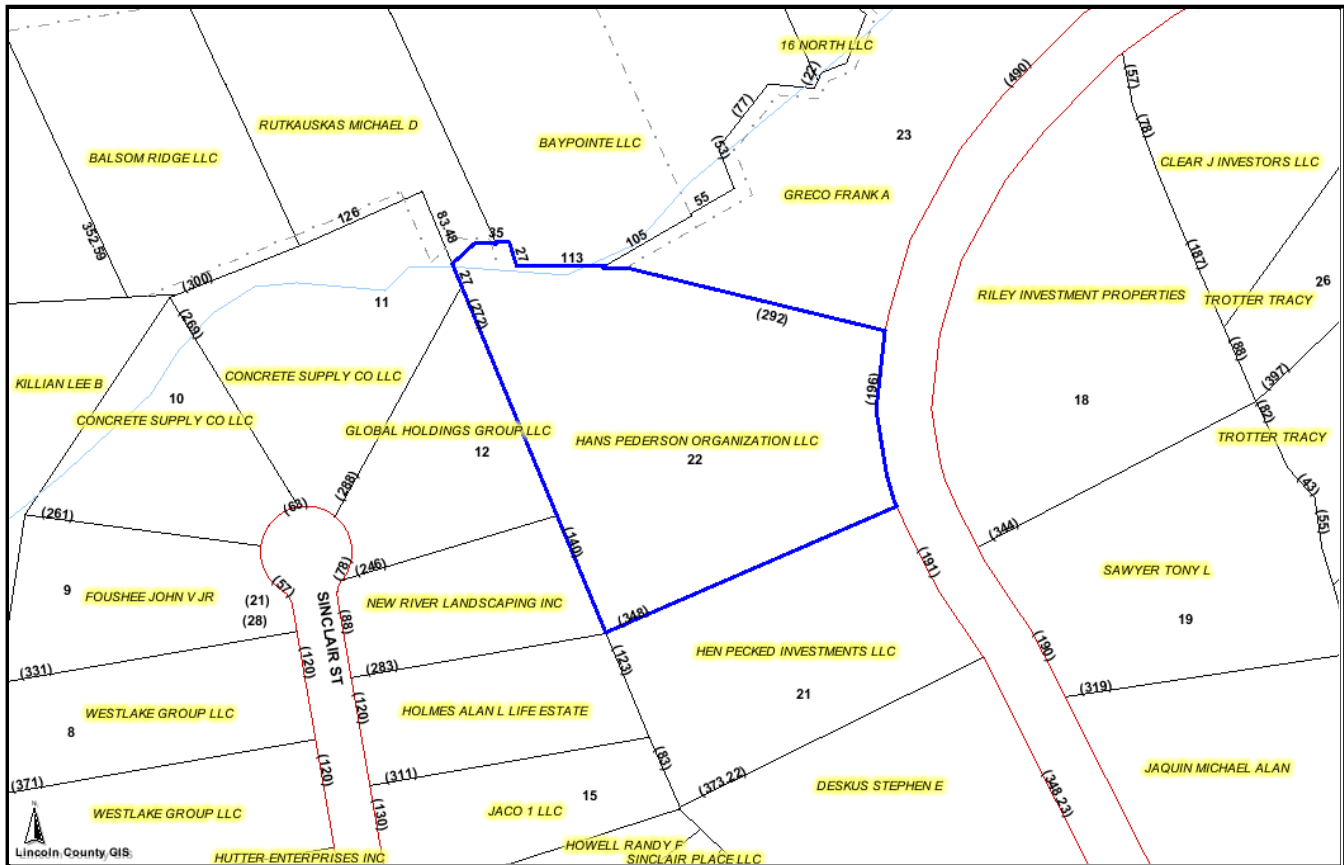
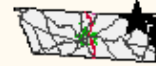


Lincoln County, NC

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: 4/21/2017 Scale: 1 Inch = 200 Feet



PHOTOS



77943

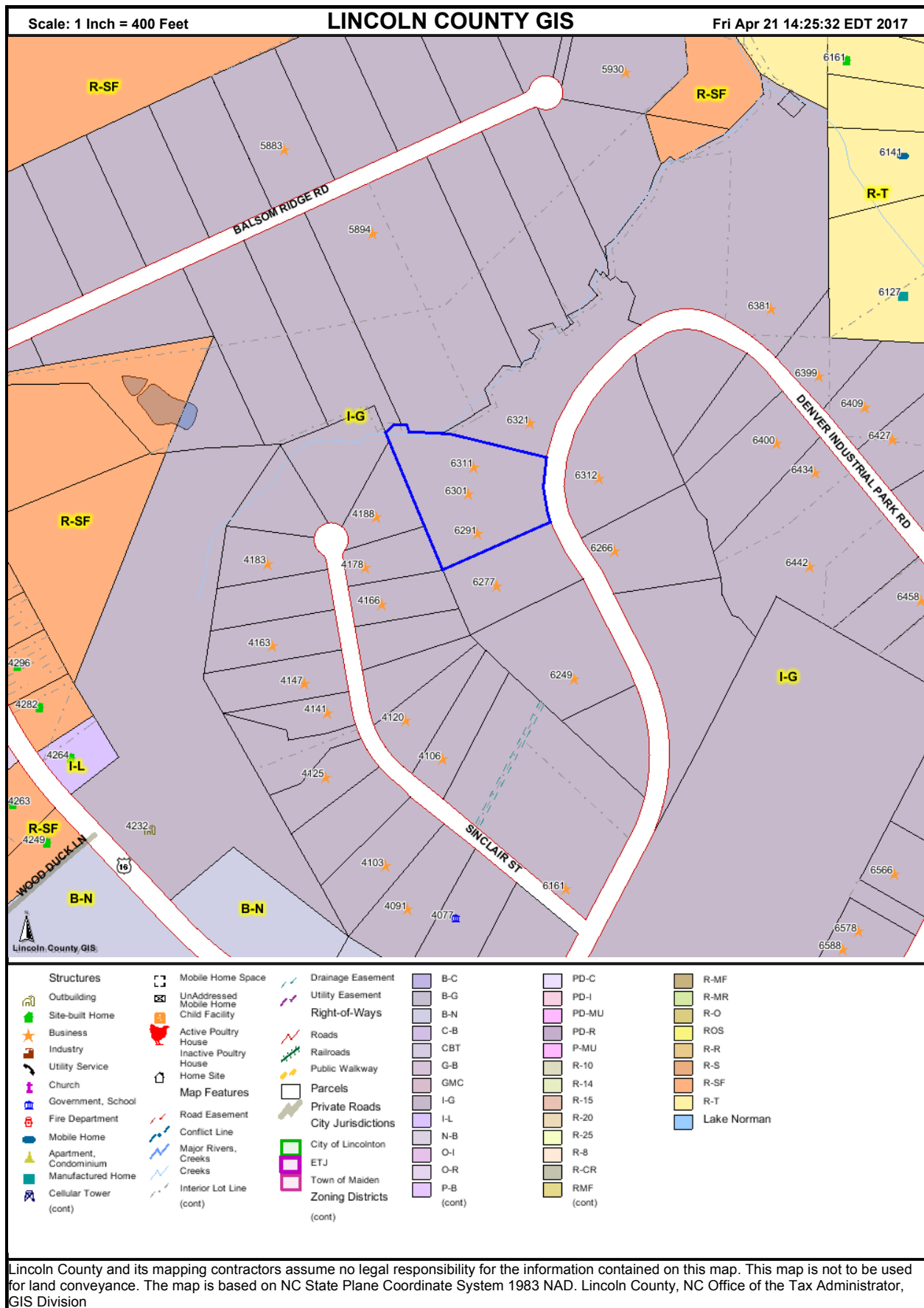


77943

PARCEL INFORMATION FOR 3695-38-2125

Parcel ID	77943	Owner	HANS PEDERSON ORGANIZATION LLC THE	
Map	3695-06	Mailing Address	6211 DENVER INDUSTRIAL PARK RD DENVER NC 28037	
Account	0204191	Deed	1941-845	Recorded 6/27/2007
Land Value	\$218,250	Total Value	\$1,000,003	Sale Price 0
----- All values are for tax year 2017. -----				
Subdivision	Lot 22 DENVER INDUSTRIAL PARK		Plat	10-410
Description	#22 LOT DENVER IND PARK		Deed Acres	2.9
Address	6291 DENVER INDUSTRIAL PARK RD		Tax Acres	2.9
Township	CATAWBA SPRINGS		Tax/Fire District	DENVER
Main Improvement	FLEX WAREHOUSE(6291 A&B)		Value	\$287,970
Main Sq Feet	7440	Stories	1	Year Built 2008
Zoning District	I-G	Calculated Acres	2.91	Voting Precinct DENVER (DN29)
Watershed Class	WS-IVP	2.91	Sewer District	Not in the sewer district 1.85 In the sewer District 1.06
2000 Census County	37109	Tract	071100	Block 1003 1.94
	37109		071100	1017 0.97
Flood X	Zone Description	Panel		
	NO FLOOD HAZARD	3710369500 2.91		

Conditional Use Permit #365
subject property is outlined in blue



CUP #365 site plan

