



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: December 22, 2017

Re: CZ #2018-1
First Class Autos, Inc., applicant
Parcel ID# 75925

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 8, 2018.

Request

The applicant is requesting the rezoning of a 0.78-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit vehicle sales and vehicle service. Vehicle sales is not permitted in the B-N district. It's a conditional use in the B-G district and in the Eastern Lincoln Development District (ELDD). Vehicle service (oil change, alignment, tire mounting, etc.) is a conditional use in the B-N district, a permitted use in the B-G district and a conditional use in the ELDD. An existing building would be used for the operations. A site plan has been submitted as part of the rezoning application. If the rezoning request is approved, the use of the property would be limited to the specified uses.

Site Area & Description

The subject property is located at 1598 N. NC 16 Hwy., on the east side of N.C. 16 Business about 750 feet north of Smith Harbour Drive. It is adjoined by property zoned B-N, CZ I-G (Conditional Zoning General Industrial) and PD-MU (Planned Development Mixed Use). Land uses in this area include business, residential, institutional (charter school), industrial and recreational (park). The Smithstone subdivision is located behind the subject property. The Lincoln County Land Use Plan designates this property as part of the N.C. 16 Corridor. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes.

Additional Information

Permitted uses

Under current zoning: retail sales, offices, personal services, restaurant, etc.

Under proposed zoning: vehicle sales, vehicle service.

Adjoining zoning and uses

East: zoned PD-MU, 30-foot buffer portion of Smithstone development.

South: zoned B-N, undeveloped lot.

West (opposite side of N.C. 16 Business): zoned B-N, charter school driveway and EMS base.

North: zoned CZ I-G, site of proposed vehicle service/ repair operation and office complex.

Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2018-1**

Applicant **First Class Autos, Inc.**

Parcel ID# **75925**

Location **1598 N. NC 16 Hwy.**

Proposed amendment **Rezone from B-N to CZ B-G to permit vehicle sales and vehicle service**

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 property as part of the NC 16 Corridor. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes. This property is located amid a concentration of businesses.

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

This property is located in an existing business area. It is adjoined by properties zoned business. Because this is a conditional rezoning, the use of the property will be limited to vehicle sales and vehicle service. Other automotive businesses are located in this area. The rezoning will allow the reuse of an existing commercial building.



Conditional Zoning District 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 First Class Autos Inc
Applicant Address 3588 N. Hwy 16 Denver NC 28037
Applicant Phone Number 704-779-9149
Property Owner Name Pearl Capital LLC
Property Owner Address 18806 Halyard Pointe Cornelius NC
Property Owner Phone Number 704-453-6577 Tod Coles

PART II

Property Location 1598 N Hwy 16 Denver NC 28037
Property ID (10 digits) 4603-67-3920 Property size .781
Parcel # (5 digits) 75925 Deed Book(s) _____ Page(s) _____

PART III

Existing Zoning District B-N Proposed Zoning District C2 B-G

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

Vacant

40x60 Commercial Building or Carport

List the proposed use or uses of the property.

Auto Sales & Service

APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)
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 John M. Fay

Date 11/3/17

Community Involvement Meeting Minutes

Date: Thursday, December 7, 2017, 6:30 to 7:30 p.m.

Location: 1598 Hwy. 16 N., Denver, NC 28037

Information: Regarding the rezoning for First Class Autos Inc. and to receive comments prior to a public hearing.

Introduction:

Steve Taylor, the owner of First Class Autos, Inc., stated that he had been in the auto business for over 40 years and that First Class Autos, Inc., had been in Denver since 2003.

First Class Autos Inc will move its current store from 3588 Hwy. 16, Denver, to the new location at 1598 Hwy. 16 N., Denver.

First Class Autos, Inc., sells mostly automobiles under the \$10,000 price point.

Discussed layout of building and property.

Open Discussion:

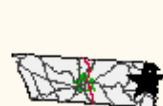
1. Questions /concerns of noise levels. We explained that we will be mostly auto sales and the repairs to cars would be done in the closed shop with primary use of electric tools that have a low noise level. We reassured the concerned citizens that we are not intending to produce excess noise as that would also affect our sales staff and customers.
2. Citizens ask to see the shop area. Once they saw the shop area they said they were not anti-business and relieved once they realized we would not be doing heavy mechanical work.
3. The balance of the meeting was used to speak with Randy Hawkins about business in the area.
4. Steve Taylor informed everyone that January 8,2018, was the rezoning hearing and thanked everyone for their involvement and questions and hopefully addressed all of their concerns.



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: 11/17/2017 Scale: 1 Inch = 100 Feet



PHOTOS		PARCEL INFORMATION FOR 4603-67-3920					
		Parcel ID 75925 Owner PEARL CAPITAL LLC Map Account 4603-02 Mailing Address 18806 HALYARD POINT LANE CORNELIUS NC 28031 Deed 0171703 Last Transaction Date 2/27/2004 Sale Price \$210,000 Land Value \$156,000 Total Value \$224,015 Previous Parcel ----- All values are for tax year 2017. -----					
Subdivision Lot 3 CICA INC Plat 9-482 Description #3 LOT CICA INC SUB HWY16 Deed Acres 0.89 Address 1598 N NC 16 BUSINESS HWY Tax Acres 0.78 Township CATAWBA SPRINGS Tax/Fire District EAST LINCOLN		Main Improvement SERVICE SHOP Value \$62,375 Main Sq Foot 2400 Stories 1 Year Built 2000 Zoning District B-N Calculated Acres 0.78 Voting Precinct WESTPORT (WP32) Calculated Acres 0.78 Watershed Class WS-IVC 0.78 Sewer District In the sewer District 0.78 2000 Census County 37109 Tract 071100 Block 2012 0.78 Flood X Zone Description NO FLOOD HAZARD Panel 3710460300 0.78					

CZ #2018-1
subject property is outlined in blue

