



**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 #2018-2  
Ron Barbagli, applicant  
Parcel ID# 30999

*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 0.84-acre lot from B-N (Neighborhood Business) to CZ I-G (Conditional Zoning General Industrial) to permit vehicle sales and vehicle repair. Vehicle sales is not permitted in the B-N district. Vehicle repair (body shop/car restoration) is not permitted in the B-N or B-G district. Vehicle sales is a conditional use in the I-G district and in the Eastern Lincoln Development District (ELDD). Vehicle repair is a permitted use in the I-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. It shows that no more than 15 vehicles would be displayed for sale. 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 422 N. NC 16 Hwy., on the east side of N.C. 16 Business at its intersection with Forest Oak Drive and on the west side of Pilot Knob Road. It is adjoined by property zoned B-N, B-G CU (Conditional Use General Business) and R-T (Transitional Residential). Land uses in this area include business, residential and light industrial. 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 (opposite side of Pilot Knob Road): zoned R-T, residences.

South: zoned B-N, undeveloped lot.

West (opposite side of N.C. 16 Business): zoned B-N and CU B-G, medical offices and vehicle sales.

North: zoned B-N, convenience store/gas station.

## 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 #2018-2**

Applicant **Ron Barbagli**

Parcel ID# **30999**

Location **422 N. NC 16 Hwy.**

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

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 repair. Other automotive businesses are located in this area.**



## 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 Ron Barbagli

Applicant Address 2619 Andrew Point Dr. Denver, NC 28037

Applicant Phone Number 980-254-5971

Property Owner Name Ron Barbagli

Property Owner Address 2619 Andrew Point Dr. Denver, NC 28037

Property Owner Phone Number 980-254-5971

### PART II

Property Location 422 N NC16 Business Hwy Catawba Springs

Property ID (10 digits) 4602668193 Property size .84 acre

Parcel # (5 digits) 30999 Deed Book(s) 2048 Page(s) 559

### PART III

Existing Zoning District ELDD B-N Proposed Zoning District CZ I-G

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

The building is currently being used as a general use building.

List the proposed use or uses of the property.

Proposed uses are classic car restoration and sales.

**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.*

Ronald Barbagli  
Applicant's Signature

11-15-17

Date

## **Community Involvement Meeting Minutes**

**Date:** **Tuesday, December 12, 2017- 6:30 PM**  
**Location:** **422 Hwy. 16 N. Denver, NC 28037**  
**Purpose:** **Community Involvement Meeting to provide information in regard to rezoning the property for NSTI Properties, LLC, and to receive comments prior to a public hearing.**

### **Introduction**

Ron Barbagli introduced himself as the owner of NSTI Properties, LLC, and presented the site plan for the property to be rezoned for future potential tenants. He provided some background information about a potential tenant and what the use would be for the property.

### **Open Discussion**

- What will the potential tenant be using the property for? Ron Barbagli explained that the main purpose would be to restore cars for other people. These would be cars owned by individuals wanted restoration done. Mostly carburetor vehicles. No mass production would be done due to limited space available.
- Site plan was shown explaining current vegetation would not be removed from property and new landscaping would be done to improve curb appeal.
- Anything changing to the building? Ron Barbagli explained that the doors and windows had already been replaced and possible painting would be done to the building as well as the mentioned improved landscaping.
- What concerns are there for rezoning the property? Randy Hawkins explained that there are some properties in the area that are zoned industrial, including Turbyfill Express, Universal Rubber Products and Loftis Mini-Storage.



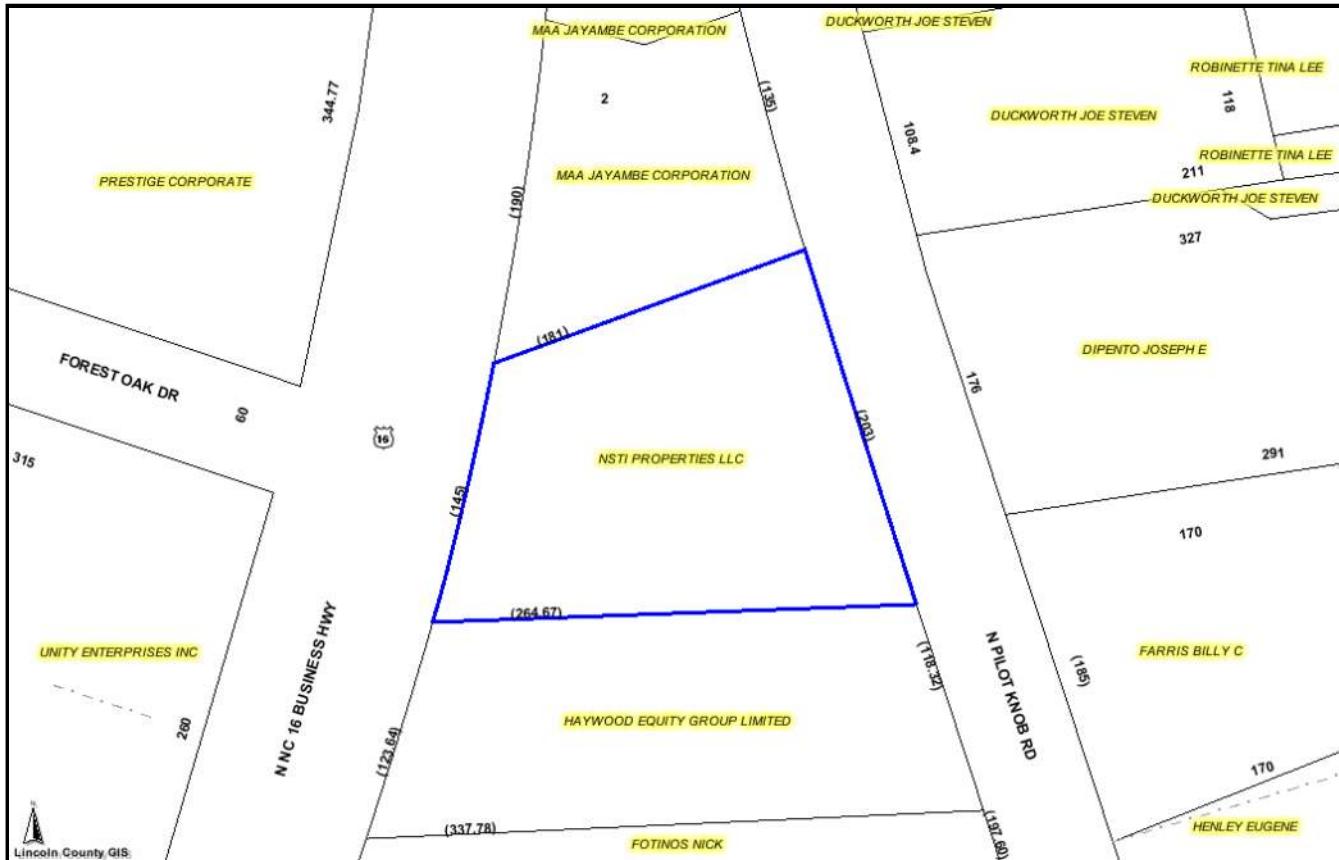
## Lincoln County, NC

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.

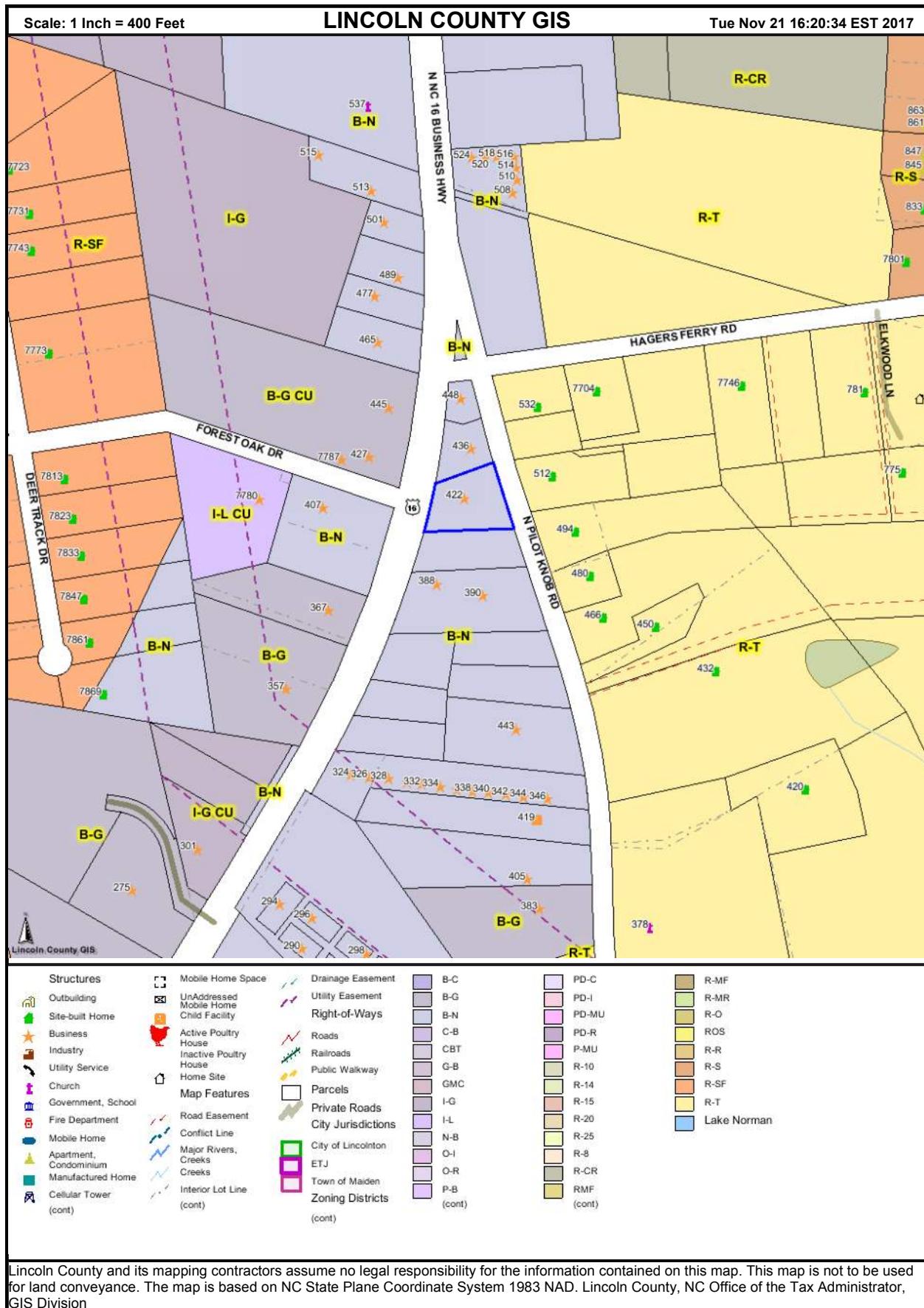


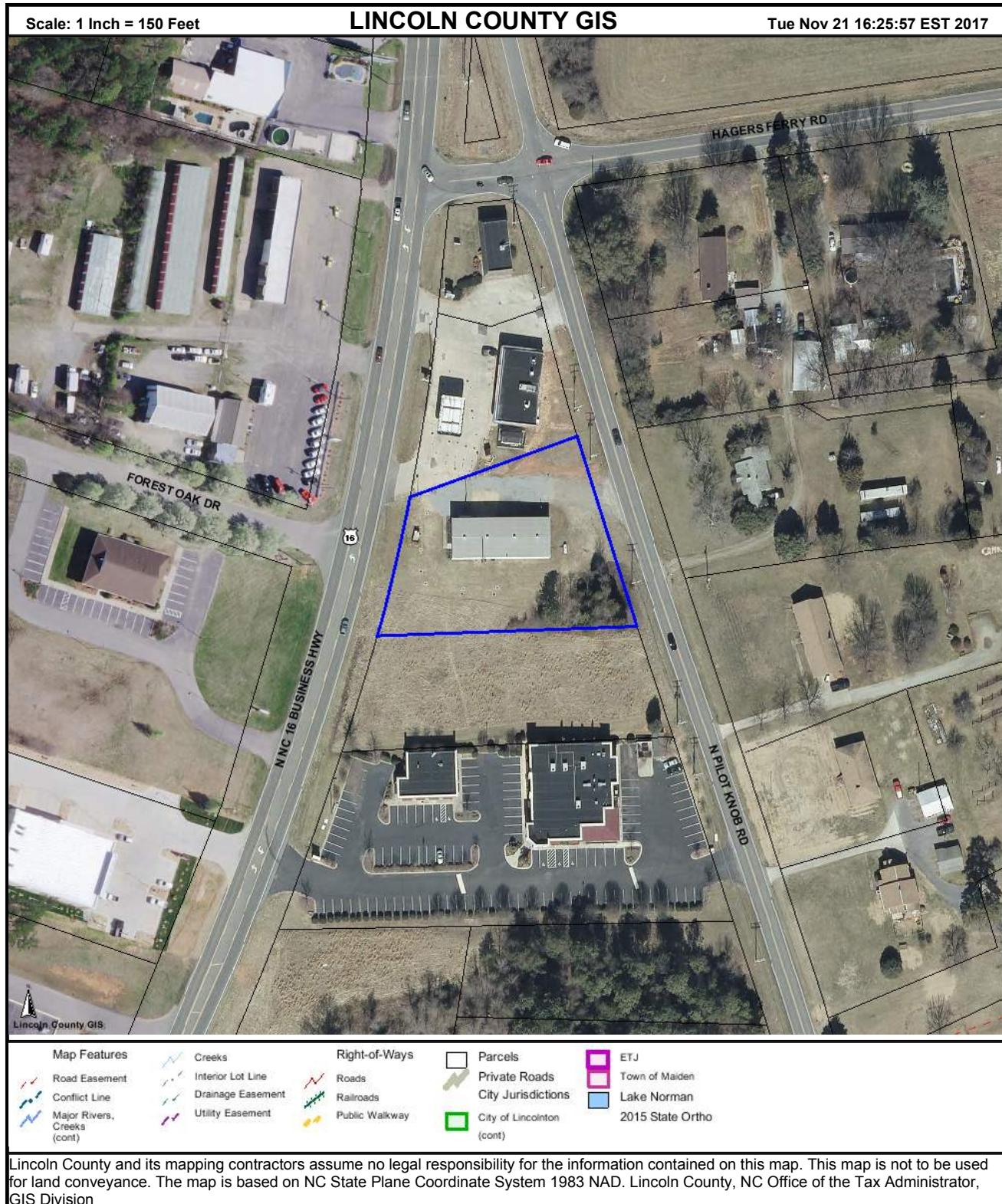
Date: 11/21/2017 Scale: 1 Inch = 100 Feet



PHOTOS		PARCEL INFORMATION FOR 4602-66-8193						
		<p><b>Parcel ID</b> 30999 <b>Owner</b> NSTI PROPERTIES LLC  <b>Map</b> 4602-02 <b>Mailing</b> 2619 ANDREW POINT DRIVE  <b>Account</b> 0251752 <b>Address</b> DENVER NC 28037  <b>Deed</b> 2455-944 <b>Last Transaction Date</b> 5/16/2014 <b>Sale Price</b> 0  <b>Land Value</b> \$275,077 <b>Total Value</b> \$349,112 <b>Previous Parcel</b>  <b>Description</b> MATTOX LD HWY 16 <b>Deed Acres</b> 0  <b>Address</b> 422 N NC 16 BUSINESS HWY <b>Tax Acres</b> 0.84  <b>Township</b> CATAWBA SPRINGS <b>Tax/Fire District</b> EAST LINCOLN  <b>Main Improvement</b> SERVICE SHOP <b>Value</b> \$74,035  <b>Main Sq Feet</b> 4000 <b>Stories</b> 1 <b>Year Built</b> 1984  <b>Zoning</b> Calculated <b>Calculated Acres</b> 0.84 <b>Voting Precinct</b> COWANS FORD (CF19) <b>Calculated Acres</b> 0.84  <b>District</b> District B-N <b>Calculated Acres</b> 0.84  <b>Watershed Class</b> Not in a watershed <b>Calculated Acres</b> 0.84 <b>Sewer District</b> In the sewer District <b>Calculated Acres</b> 0.84  <b>2000 Census County</b> 37109 <b>Tract</b> 071100 <b>Block</b> 2021 <b>Calculated Acres</b> 0.84  <b>Flood</b> X <b>Zone Description</b> NO FLOOD HAZARD <b>Panel</b> 3710460200 <b>Calculated Acres</b> 0.84         </p>						
		<p><b>Parcel ID</b> 30999</p>						

**CZ #2018-2**  
**subject property is outlined in blue**





**Class A Landscaped Buffer**

Screened  
Vehicle  
Storage  
Area

Existing  
Vegetation  
to Remain

Customer  
Parking

Vehicle  
Display  
Area

(no more than 15 vehicles)

**Class A Landscaped Buffer  
with Ornamental Fence**