



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.



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

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 .84acre
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.

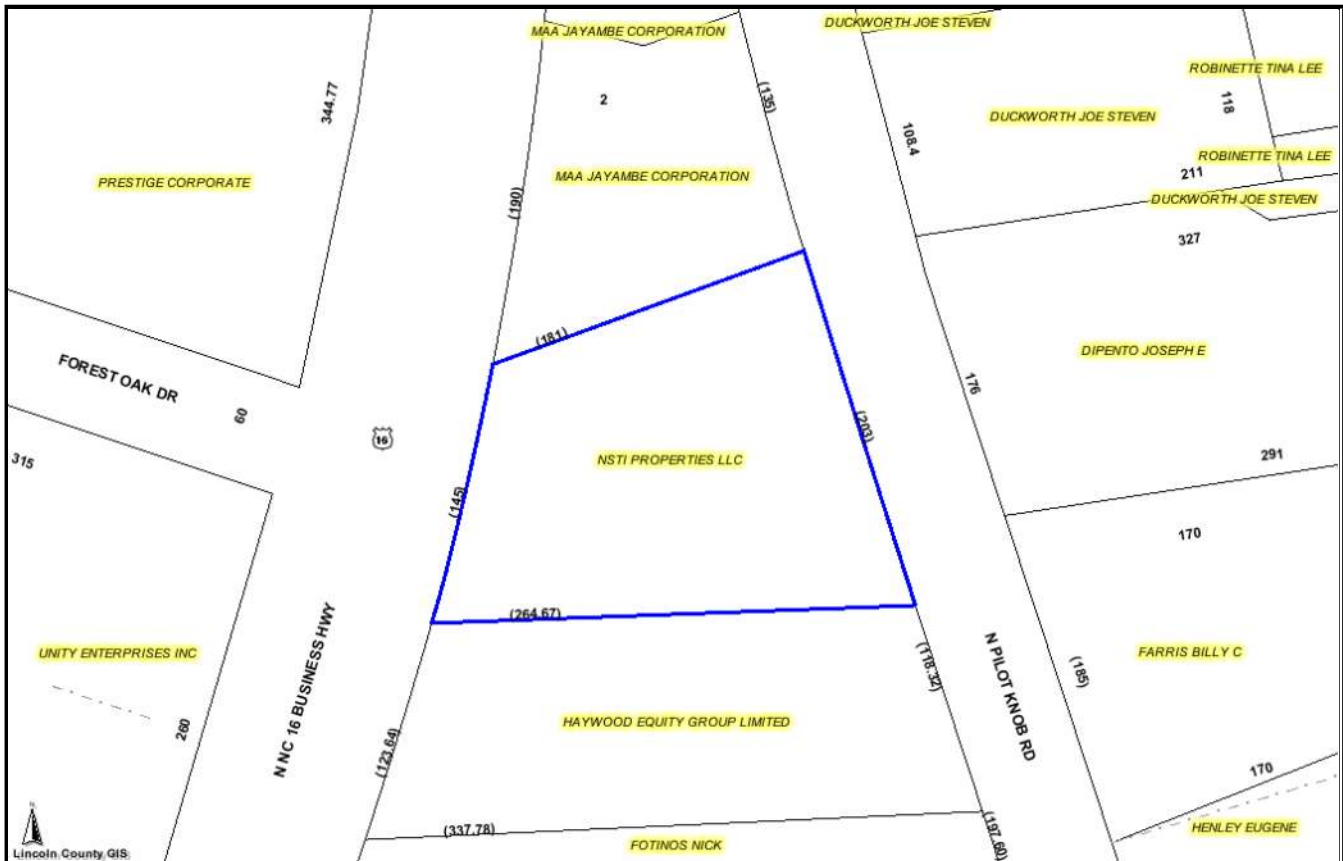
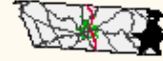


Lincoln County, NC

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

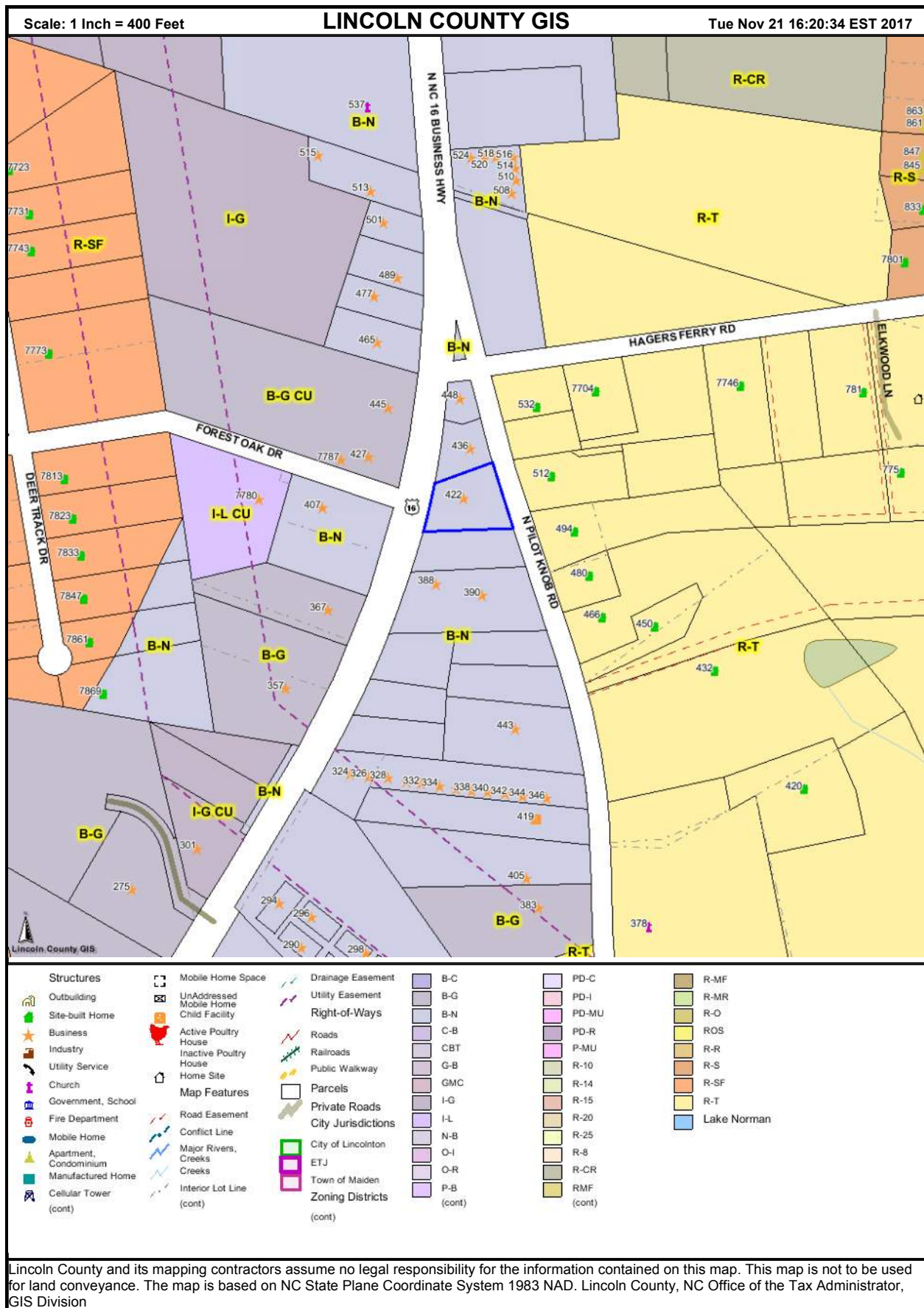


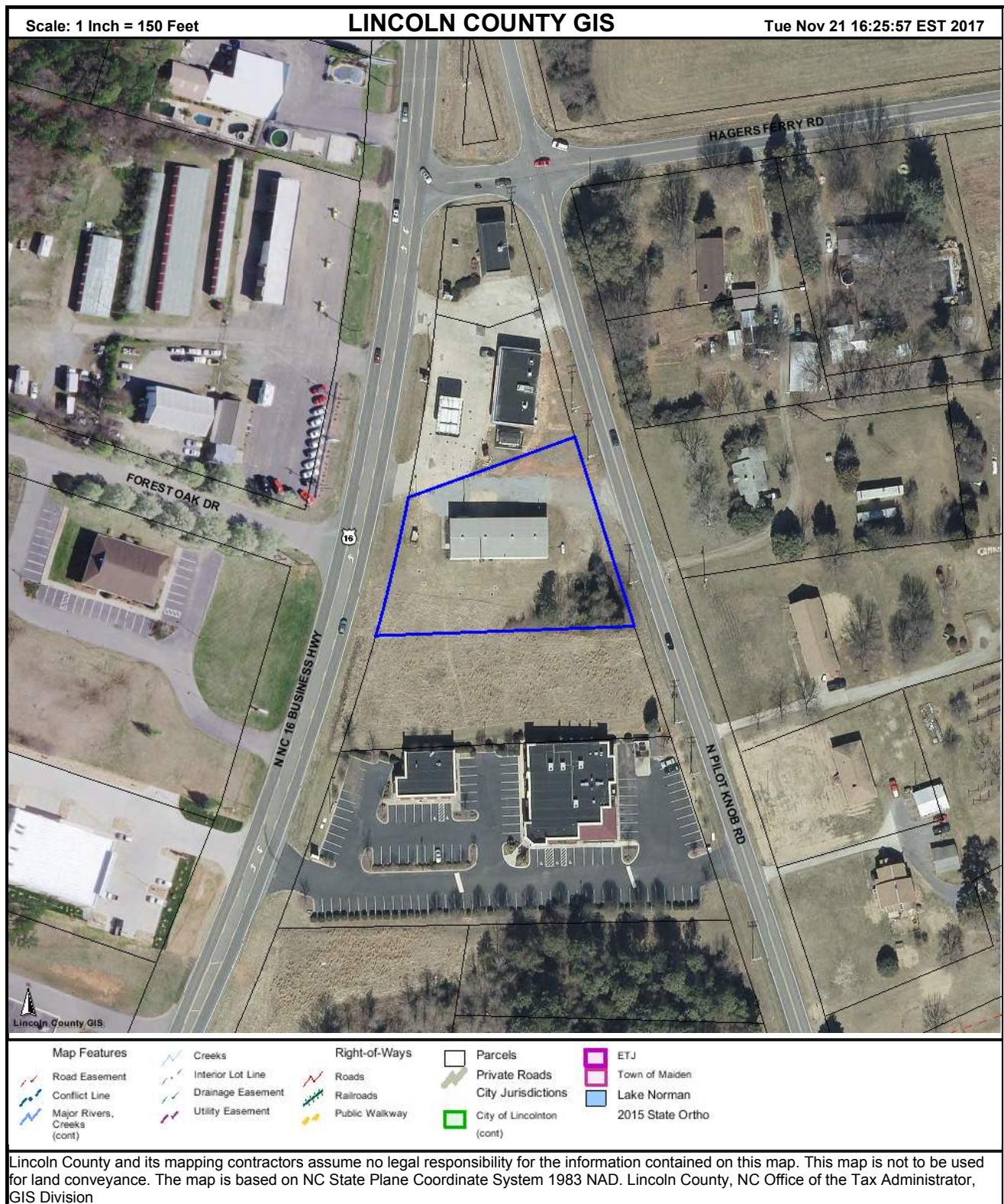
30999

PARCEL INFORMATION FOR 4602-66-8193

Parcel ID	30999	Owner	NSTI PROPERTIES LLC	
Map	4602-02	Mailing Address	2619 ANDREW POINT DRIVE DENVER NC 28037	
Account	0251752	Deed	2455-944	Last Transaction Date 5/16/2014
Land Value	\$275,077	Total Value	\$349,112	Sale Price 0
----- All values are for tax year 2017. -----				
Description	MATTOX LD HWY 16		Deed Acres	0
Address	422 N NC 16 BUSINESS HWY		Tax Acres	0.84
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Main Improvement	SERVICE SHOP		Value	\$74,035
Main Sq Feet	4000	Stories	1	Year Built 1984
Zoning District	B-N	Calculated Acres	0.84	
Watershed Class	Not in a watershed		Sewer District	In the sewer District
2000 Census County	37109	Tract	071100	Block 2021
Flood	X	Zone Description	NO FLOOD HAZARD	
		Panel	3710460200	0.84

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**

