



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: January 19, 2018

Re: CUP #374
Jamar Wright, applicant
Parcel ID# 55206

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 5, 2018.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the B-G (General Business) district. Under the Unified Development Ordinance, vehicle sales is a conditional use in the B-G district. A site plan has been submitted as part of the application. The sales office would be located in an existing commercial building that is currently being used to detail cars (a permitted use in the B-G district), and the vehicle display area would be limited to the existing paved area.

SITE AREA AND DESCRIPTION

The 0.71-acre parcel is located at 3485 E. NC 27 Hwy., on the east side of N.C. 27 about 100 feet north of Joshua Court, in Ironton Township. It is adjoined by property zoned B-G, I-G (General Industrial) and R-S (Residential Suburban). Land uses in this area include business and residential. A vehicle sales lot is located nearby on the southwest corner of N.C. 27 and Joshua Court. The subject property is located in an area designated by the Land Use Plan as Mixed Residential/Commercial, suitable for higher-density residential uses and small-scale office and retail uses.



County Of Lincoln, North Carolina

Planning Board

Applicant **Jamar Wright**

Application No. **CUP #374**

Parcel ID# **55206**

Zoning District **B-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

Jamar Wright

Applicant Address

313 S Post rd Shelby NC 28152

Applicant Phone Number

678-732-8027

Property Owner Name

Collins

Property Owner Address

7828 Green Cove Ct Denver NC 28037

Property Owner Phone Number

PART II

Property Location

3485 e NC 27

Property ID (10 digits)

3653-04-5963

Property size

0.72

Parcel # (5 digits)

55206

Deed Book(s)

21.89

Page(s)

523

PART III

Existing Zoning District

B-G

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

Car detailing lot.

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

Vechile Sales

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.

Jamar Wright
Applicant's Signature

11-30-17

Date

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

Application No. **CUP #374**

Applicant **Jamar Wright**

Property Location **3485 E. NC 27 Hwy.**

Zoning District **B-G**

Parcel ID# **55206**

Proposed 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 commercial building. The use will not generate significant traffic.

2. The use meets all required conditions and specifications.

This property is zoned B-G. Vehicle sales is a conditional use in the B-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 has been used for business for years and is currently being used to detail cars. The vehicle display area will be limited to the existing paved area on the property.

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.

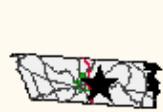
This property is part of an existing business area. An auto sales lot is located nearby. This property is located in an area designated by the Land Use Plan as Mixed Residential/Commercial.



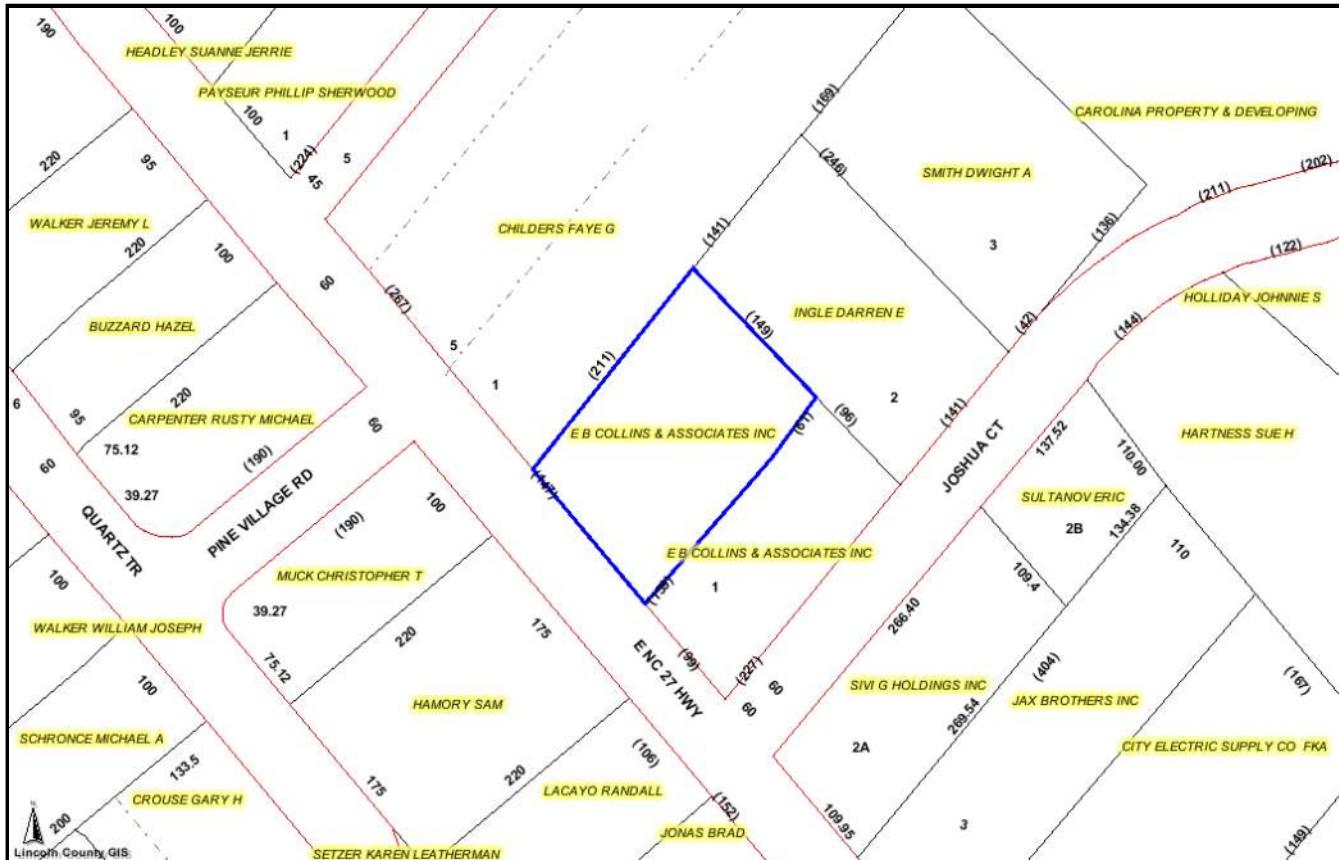
Lincoln County, NC

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: 1/2/2018 Scale: 1 Inch = 150 Feet



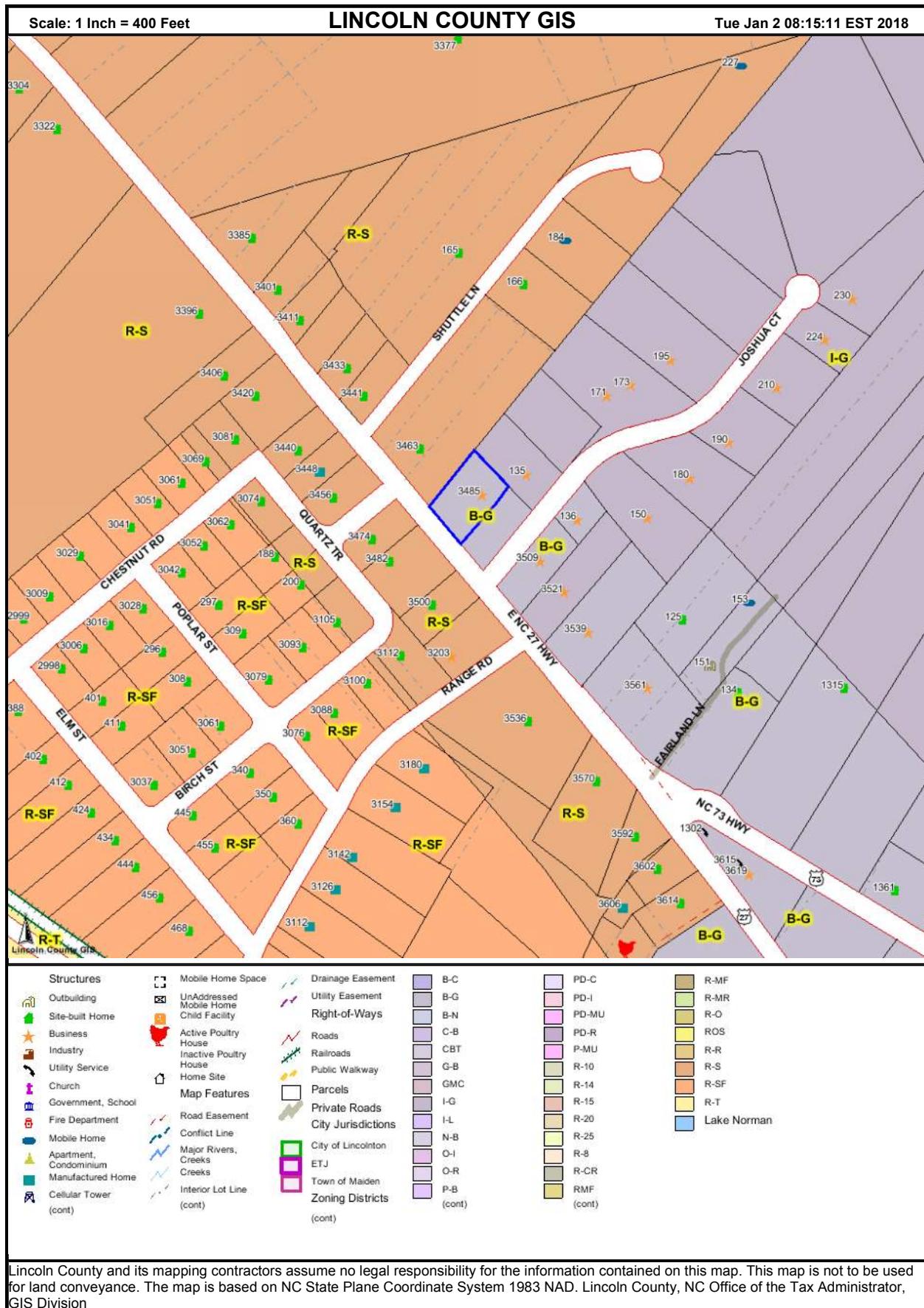
PHOTOS



PARCEL INFORMATION FOR 3653-04-5963

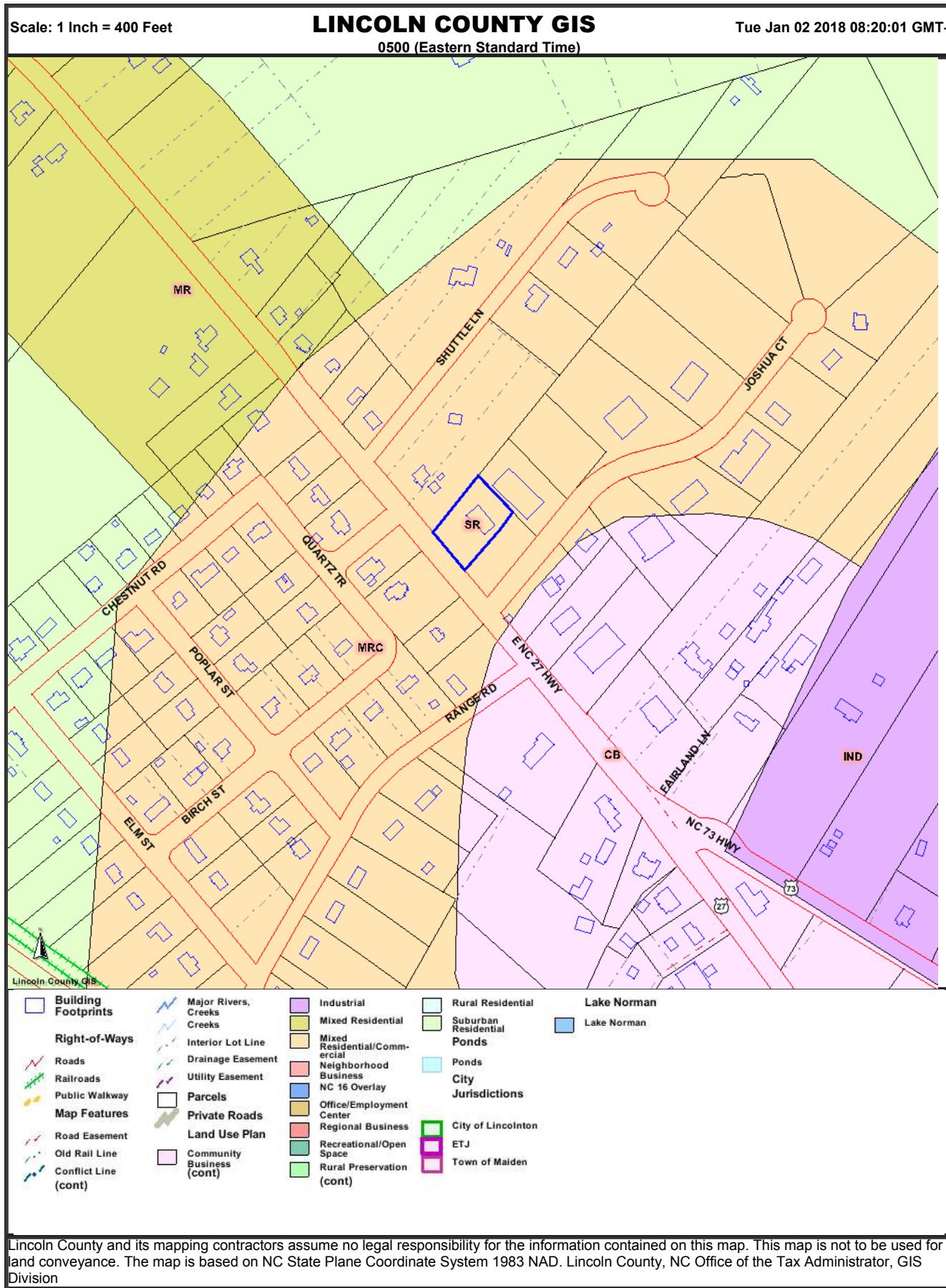
Parcel ID	55206	Owner	E B COLLINS & ASSOCIATES INC
Map	3653-03	Mailing	7828 GREEN COVE CT
Account	0226257	Address	DENVER NC 28037-0000
Deed	2189-523	Last Transaction Date	5/18/2010
Land Value	\$71,600	Total Value	\$150,683
----- All values are for tax year 2017. -----			
Subdivision	Lot ROBERT LENOX	Plat	12-385
Description	W E CALDWELL LAND	Deed Acres	0.71
Address	3485 E NC 27 HWY	Tax Acres	0.71
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement		Value	\$72,633
Main Sq Feet	3000	RSF SHOP Stories	
		1 Year Built	1990
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
B-G	0.72	IRON STATION (IS23)	0.72
Watershed Class		Sewer District	
Not in a watershed	0.72	Not in the sewer district	0.72
2000 Census County		Tract	
37109		070900	4003
Flood	Zone Description	Block	
X	NO FLOOD HAZARD	Panel	
		3710365300	0.72

Conditional Use Permit #374
subject property is outlined in blue





Land Use Plan map of area
subject property is outlined in blue



CUP #374 site plan

