



**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: August 24, 2018

Re: CUP #382  
Christopher Pence, applicant  
Parcel ID# 70464

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 10, 2018.*

**REQUEST**

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. The applicant operates a towing business with a vehicle storage area on the proposed site. Vehicle sales is proposed as an additional use. Under the Unified Development Ordinance, vehicle sales is a conditional use in the I-G district.

**SITE AREA AND DESCRIPTION**

The 1.85-acre parcel is located at 230 Joshua Court, about 1,300 feet east of N.C. 27, in Ironton Township. The property is part of the Ross Industrial Park. It is adjoined on all sides by property zoned I-G. Land uses in this area include industrial, business and residential. The subject property is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center.



# County Of Lincoln, North Carolina

## Planning Board

Applicants **Christopher Pence Jr.**

Application No. **CUP #382**

Property Location **230 Joshua Court**

Parcel ID# **70464**

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

Christopher Pence JR

Applicant Address

230 Joshua Ct, Lincolnton, NC 28092

Applicant Phone Number

(828) 446-6731

Property Owner Name

Christopher Pence JR

Property Owner Address

7581 Bluff Point LN, Denver, NC 28037

Property Owner Phone Number

(828) 446-6731

### PART II

Property Location

230 Joshua Ct, Lincolnton, NC 28092

Property ID (10 digits)

365315-7548

Property size

1.85 acres

Parcel # (5 digits)

70464

Deed Book(s)

2027

Page(s)

547

### PART III

Existing Zoning District

I-G

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

Office for Towing

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

Used Car Lot Retail, Wholesale,  
Buy here Pay here, and Lease

**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.

Christopher Pence Jr

7-10-2018

Date

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Application No. **CUP #382**

Applicant **Christopher Pence Jr.**

Property Location **230 Joshua Court** Parcel ID# **70464**

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 commercial building that was built to code. The use will not generate significant traffic.**

2. The use meets all required conditions and specifications.

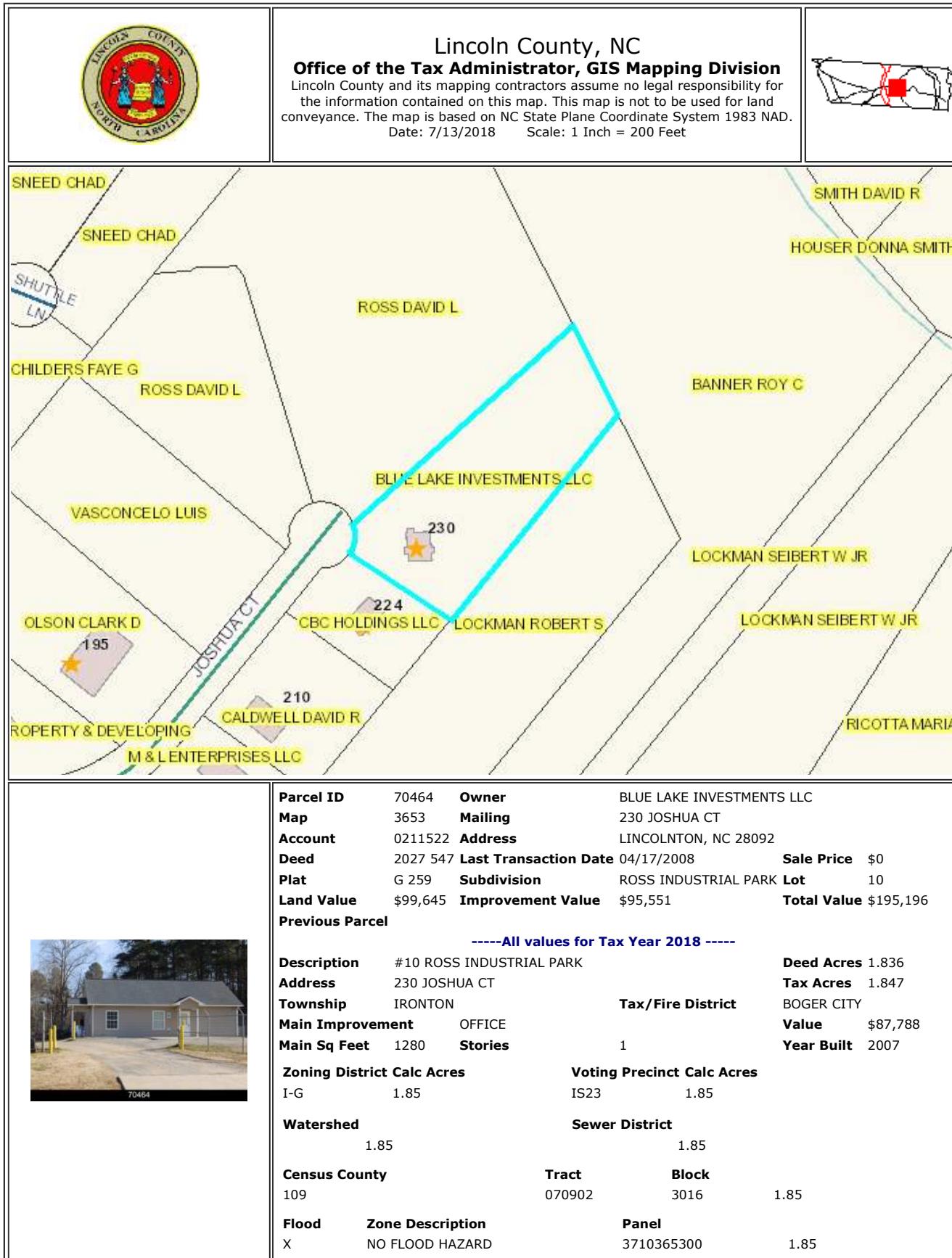
**This property is zoned I-G. Vehicle sales is a conditional use in the I-G district.**

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

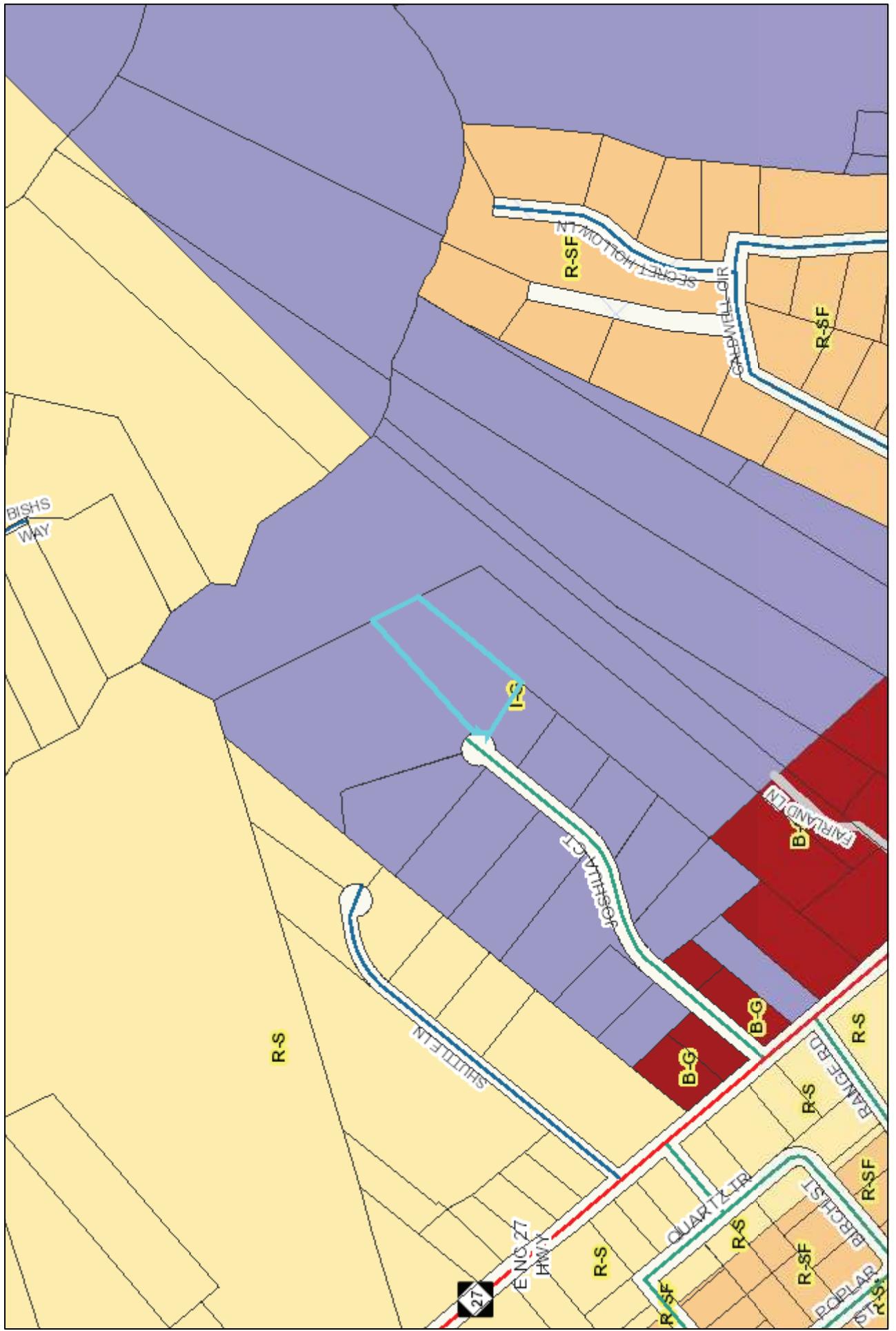
**A vehicle towing/repossession business has offices and stores vehicles on this property. This property is adjoined on all sides by property zoned industrial.**

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 property as part of an Industrial Center.**



Conditional Use Permit #382  
subject property is outlined in blue



July 13, 2018

Esri, Inc., Lincoln County, NC

0 100 200 Feet  
1 inch = 400 feet

1 inch = 400 feet

