



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: October 11, 2019

Re: CUP #413
SAC Auctions, LLC
Parcel ID# 01995

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 4, 2019.

REQUEST

The applicant is requesting a conditional use permit to conduct outdoor auctions and to sell vehicles in the I-G (General Industrial) district. Outdoor auctions and vehicle sales are conditional uses in the I-G district. The auctions would involve construction and farm equipment, trucks, trailers, generators, welders, compressors and other equipment. (Storage of equipment and vehicles is a permitted use in the I-G district.) A site plan has been submitted as part of the application.

SITE AREA AND DESCRIPTION

The request involves a 45-acre parcel located at 1971 NC 73 Hwy., on the north side of N.C. 73 about 2,000 feet west of Camp Creek Road. This property had been the site of a lumber mill and lumber yard. It is adjoined by property zoned R-T (Transitional Residential) and I-G. Land uses in this area include residential, agricultural and civic (Lincolnton-Lincoln County Regional Airport). The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.



County Of Lincoln, North Carolina

Planning Board

Applicant **SAC Auctions, LLC**

Application No. **CUP #413**

Parcel ID# **01995**

Zoning District **I-G**

Proposed Conditional Uses **outdoor auctions and 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
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name SAC Auctions c/o Keith Spicer
Applicant Address 3924 Cedar Wood Trl Terrell, NC 28682
Applicant Phone Number 801-889-7658
Property Owner Name Cronland Lumber Company - Kyle Cronland
Property Owner Address 3505 Asbury Church Rd Lincolnton, NC
Property Owner Phone Number 980-241-0883

PART II

Property Location 1941 NC 73 HWY Iron Station, N
Property ID (10 digits) 3653747133 Property size 45.293 Acres
Parcel # (5 digits) 01995 Deed Book(s) 1151 Page(s) 183

PART III

Existing Zoning District 1-G

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

Was an active lumber yard, lower yard is not being utilized. Currently 16x12 ft office trailer. was used by Pipeline Company to store equipment.

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

Would utilize lower portion of yard for a equipment & Truck dealership as well as an Auction yard for Construction equipment and Transportation and support gear.

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.

Applicant's Signature

Date

9-20-19



SAC AUCTIONS & Equipment Sales

Who Are We: Multi-Solution Auction company that offers Live Onsite Auctions, Online Auctions & a Retail Marketplace for Construction equipment, Ag equipment, light, medium & heavy duty transportation, trailers and all industrial support equipment (generators, welders, compressors ect...)

Live Auctions at Facility - A tentative auction schedule would be to conduct 4 possibly 5 live auctions a year. (March, June, Sept & Dec)

Estimated Volume - 1-4M per auction. We hope to be a valuable contributor for Lincoln County by utilizing all the resources it has to offer such as hotels, vendors, restaurants, airport ect... As the auctions continue to grow and we get regional support we will be able to deliver more buyers wanting to participate in the auction from all over the country.

I have been in the auction industry since 2001 and have worked at an executive level with the largest in the world for this market. The plan is to conduct quality auctions utilizing the resources within the county and be a major contributor to the community.

Sincerely,

Keith E. Spicer

President

SAC Auctions

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

Application No. CUP #413

Applicant SAC Auctions, LLC

Property Location 1941 NC 73 Hwy.

Zoning District I-G

Parcel ID# 01995

Proposed Uses **outdoor auctions and
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.

A driveway permit will be obtained from NCDOT. Adequate parking areas are available on-site.

2. The use meets all required conditions and specifications.

A storage yard is a permitted use in the I-G district. Outdoor auctions and vehicle sales are conditional uses 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.

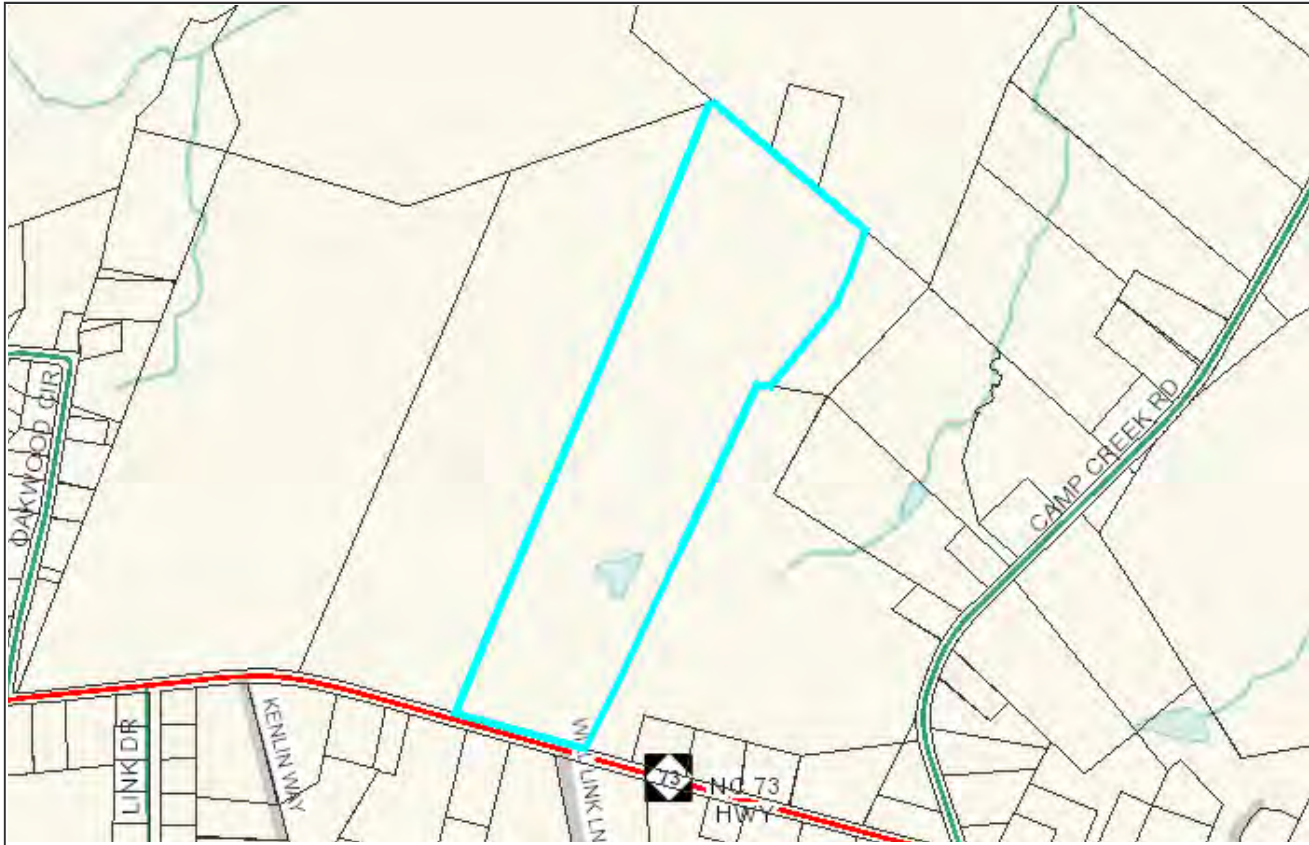
The primary use of this site will be as storage yard. The auctions will be limited in number and mainly held on weekends. The site is buffered from adjoining properties. This property had been the site of a lumber mill and lumber yard for many years.

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 located on a main highway and has been an industrial site for many years. It is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for outdoor 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: 9/24/2019 Scale: 1 Inch = 800 Feet



Parcel ID	01995	Owner	CRONLAND LUMBER CO	
Map	3653	Mailing	C/O BONITA H WARREN PO BOX 574	
Account	24689	Address	LINCOLNTON, NC 28093-0574	
Deed	1151 183	Last Transaction Date	12/22/1999	Sale Price \$180,000
Plat		Subdivision		Lot
Land Value	\$352,386	Improvement Value	\$439,875	Total Value \$792,261

Previous Parcel

-----All values for Tax Year 2019 -----

Description	COCHRANE LAND RD 73	Deed Acres	46.02
Address	1941 NC 73 HWY	Tax Acres	45.293
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement	24X46 OFFICE	Value	\$54,880
Main Sq Feet	1104	Stories	1
		Year Built	1985

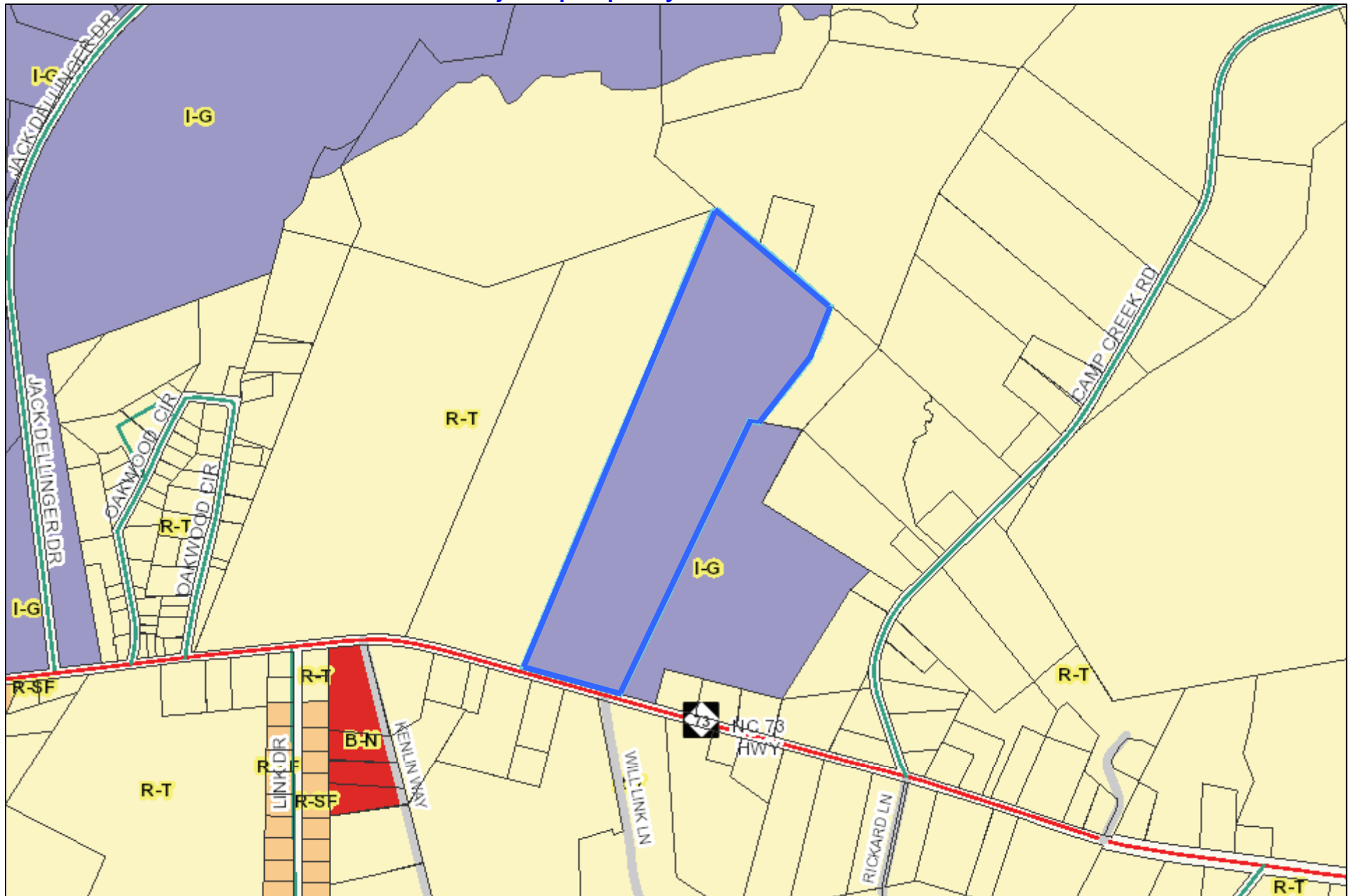
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	45.29	IS23	45.29

Watershed	Sewer District
45.29	45.29

Census County	Tract	Block
109	070902	3017
		45.29

Flood	Zone Description	Panel
X	NO FLOOD HAZARD	3710365300
		45.29

Conditional Use Permit #413
subject property is outlined in blue



September 24, 2019

Esri, Inc., Lincoln County, NC

01000 Feet



1 inch = 800 feet

CUP #413 SAC Auctions LLC

1 in. = 400 ft.



IC

IC

IC

LLR

IC

IC

NC 73 HWY

WILL LINK

LLR

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)

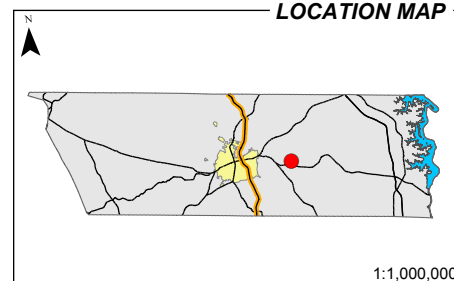
Parcel ID# 01995

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Red

LOCATION MAP



 Property Location(s)



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

