



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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 10, 2020

Re: CZ #2020-2
Lyfe Marine, Inc., applicant
Parcel ID# 53779

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 3, 2020.

Request

The applicant is requesting the rezoning of a 0.49-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit retail sales (including sales of boat lifts and other marine products with outdoor display and storage), a contractor's office, and other uses permitted in the B-G district. An existing 1,920-square-foot commercial building would be utilized, with a 600-square-foot storage building proposed to be located behind it. A site plan has been submitted as part of the application, showing the proposed outdoor display and storage areas. Minutes from a Jan. 2 community involvement meeting are also included.

Retail sales of boat lifts and a contractor's office are not permitted in the B-N district, and are conditional uses in the B-G district and in the Eastern Lincoln Development District (ELLD), in which this property is located. If this rezoning request is approved, other uses permitted in the B-G district and in the ELDD would also be allowed, but not other conditional uses such as vehicle sales. Other uses permitted in the B-G district and in the ELDD without exception include business and medical offices and personal services such as a hair salon.

Site Area & Description

The subject property is located at 1873 N. NC 16 Business Hwy., on the west side of N.C. 16 Business about 350 feet south of its intersection with Lake Shore Road South. It is adjoined by property zoned B-N and R-SF (Residential-Single Family). Land uses in this area include business, residential and religious (church). This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center.

Additional Information

Permitted uses

Under current B-N zoning: general retail, business or medical offices, services, etc..

Under proposed zoning: retail sales of boat lifts and other marine products, contractor's office, and other uses permitted in B-G district.

Adjoining zoning and uses

East (opposite side of N.C. 16 Business): zoned R-SF, church.

South: zoned R-SF, strips of land that provides access to residential properties.

West: zoned R-SF, residence.

North: zoned B-N, businesses.

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 #2020-2**
Applicant **Lyfe Marine, Inc.**
Parcel ID# **53779**
Location **1873 N. NC 16 Business Hwy.**
Proposed amendment **Rezone from B-N to CZ B-G to permit retail sales (including sales of boat lifts and other marine products with outside display and storage), contractor's office, and other uses permitted in B-G district**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for general commercial services.

This proposed amendment **is reasonable and in the public interest** in that:

This property is located in an existing business area. Because this a rezoning to a conditional zoning district, the property can only be used for the specified uses in accordance with the approved site plan. The outdoor display and storage areas are limited in size. The rezoning will allow the reuse of an existing commercial building and provide job opportunities.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name Lyfe Marine, Inc, Randy Jordan
Applicant Address 9427 Culcairn Rd. Huntersville, NC 28078
Applicant Phone Number 704-277-8888
Property Owner Name Joe Mannino
Property Owner Address 2497 Kings Great Rd. Lincolnton, NC 28092
Property Owner Phone Number 704-530-4562

PART II

Property Location 1873 Hwy 16 N, Denver, NC 28037
Property ID (10 digits) 4604601642 Property size 0.491
Parcel # (5 digits) 53779 Deed Book(s) 2726 Page(s) 115

PART III

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

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

Property is a paved lot with a rectangular Building.
Buildings/property is currently vacant

List the proposed use or uses of the property.

Retail sales to include boat lifts, Jet ski lifts,
and a variety of other marine products & supplies.
Showroom to act as a design center to meet boat dock
clients. sales office for boat docks; seagulls to be built off-site.

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.

Applicant's Signature

Date

11/23/19

Community Involvement Meeting Minutes

Date: 1-2-2020

Location: 1873 NC-16 HWY Business, Denver NC

Purpose: To provide information and receive feedback from the community regarding the proposed rezoning of the property from Business Neighborhood (B-N) to Business General (B-G).

Introduction

Randy Jordan introduced himself as the owner of Lyfe Marine Inc., a marine construction company. The company currently builds docks, seawalls and does repairs on Lake Norman, Mountain Island Lake and Lake Wylie.

The building and intended use:

Our vision is to operate a retail and design center concept for marine supplies, docks and seawalls.

- We'll display and market marine supplies and products both in the store and outside. Examples of products include boat lifts, PWC lifts, aluminum and metal products for boat owners, decking, hardware related to marine life, buoys and more.
- The store will serve as a design center for meeting with clients and displaying color selections, examples of products, meeting tables and other items that may help clients with their dock, deck, seawall or repair project.
- A small office space will be in the back of the store for management and employees to operate the store.
- Outdoor display areas will be used for larger items that do not fit inside of the store. Those items may include boat lifts, aluminum ramps, flotation, cable lift display, rip rap display, or other items neatly placed within the site plan display locations.
- This store is designed to be a retail, display and sales location and not a construction yard. We may have delivery capabilities and equipment from this location, but production is either onsite (client's waterfront home) or launched from another company location.
- The site will be neatly organized and inventory both small and large will be housed in either the fenced-in storage area or storage building located at the rear of the property.

Open discussion:

Question: What kind of items will be displayed outside?

Answer: Boat lifts, floats, fixed cable lifts, ramps, and other marine products.

Question: Will your trucks and vehicles be parked here?

Answer: We will not have construction operations run from this location. We'll have a couple of delivery vehicles and trailer, and equipment used to load larger products.

Question: A question was asked to Randy Hawkins if there was a limit to the amount of items or how high items could be stacked.

Answer: Items would be limited to the areas shown on the plan. Items could be stacked.

Question: There was a question about what type of signage will be at this location?

Answer: Signage will be dictated by the local sign ordinance, but specifically a 3' x 8' back-lit sign at the road, a logo back-lit sign on the building and words around the top of the building. There may be sporadic signage placed in and around product displayed outside.

Closing:

After no more questions were asked, the meeting was adjourned with an announcement that the hearing meeting would take place Feb. 3.

**CZ #2020-1 Lyfe Marine, Inc., applicant
01/02/2020 community involvement meeting**

[illegible]



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: 1/6/2020

Scale: 1 Inch = 100 Feet



Photo Not
Available

Parcel ID	53779	Owner	MANNINO JOSEPH SEBASTIAN
Map	4604	Mailing	2497 KINGS GRANT RD
Account	0223685	Address	LINCOLNTON, NC 28092-7430
Deed	2726 115	Last Transaction Date	02/27/2018
Plat	17 207	Subdivision	JOSEPH S MANNINO
Land Value	\$112,930	Improvement Value	\$124,393
		Total Value	\$237,323

Previous Parcel

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

Description	#2 LT JOSEPH S MANNINO	Deed Acres	0.664
Address	1873 N NC 16 BUSINESS HWY	Tax Acres	0.491
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	0.49	WP32	0.49

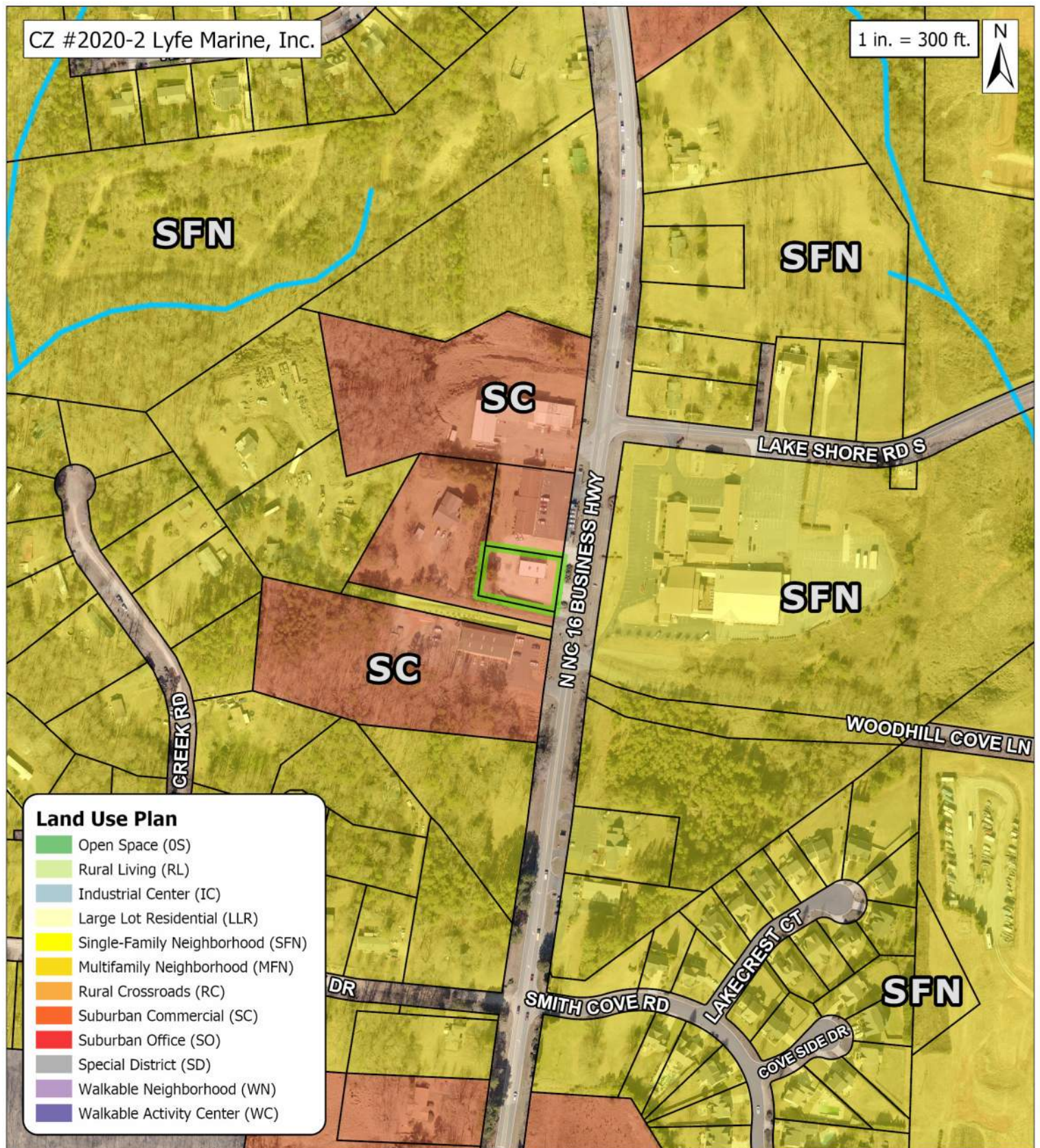
Watershed		Sewer District	
0.1		SEWER	0.49
0.39			

Census County		Tract	Block	
109		071101	3007	0.49

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	0.49

CZ #2020-2 Lyfe Marine, Inc.

1 in. = 300 ft.



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

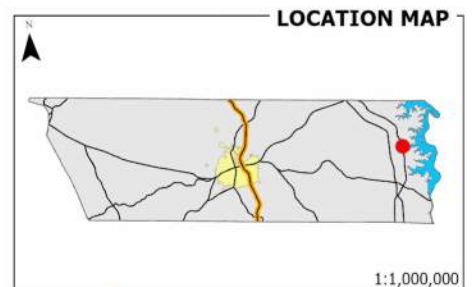
Parcel ID# 53779


 - Property Location(s)

See Attached Application for Parcel Information

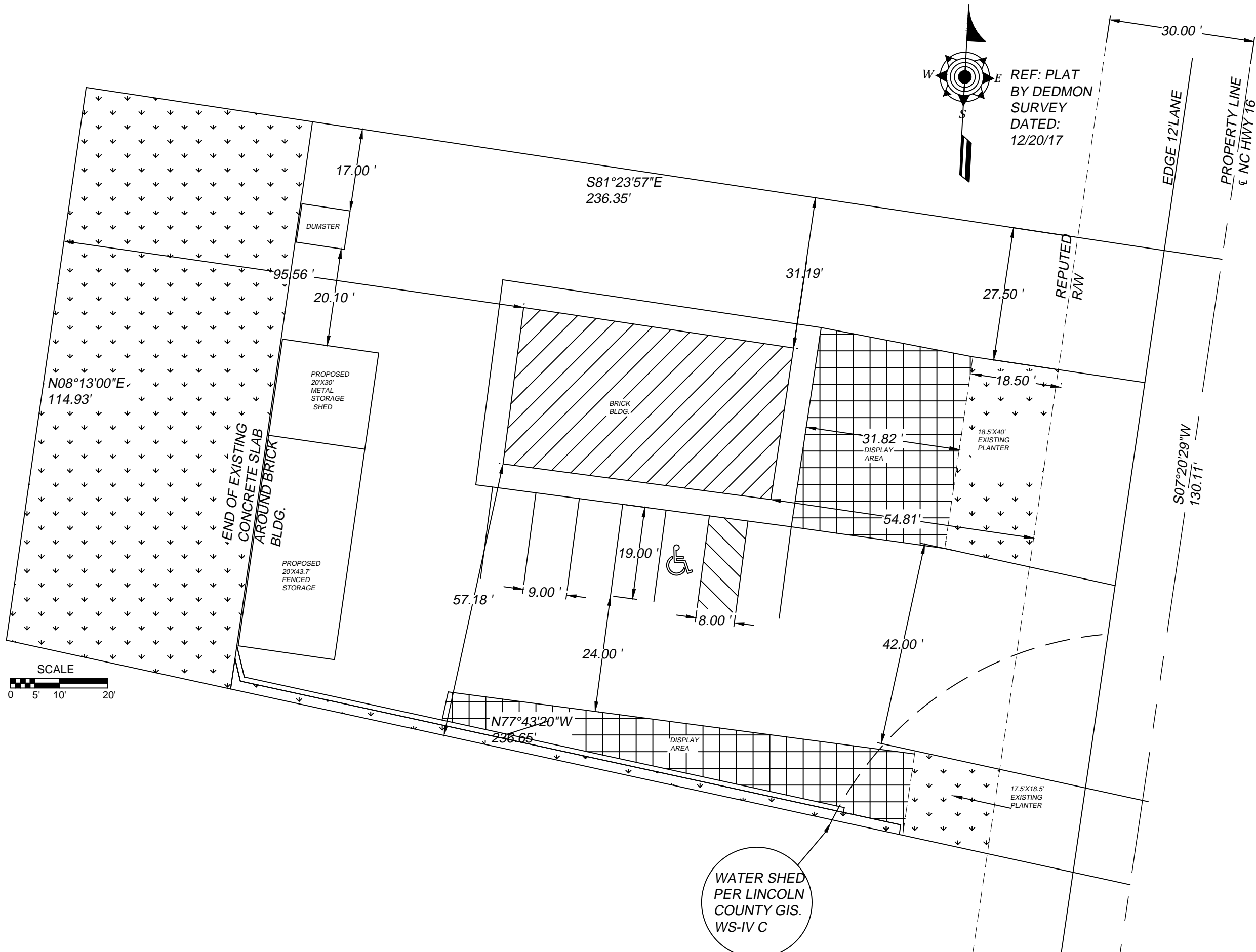
Property Location(s) Outlined in Green

LOCATION MAP



 Property Location(s)

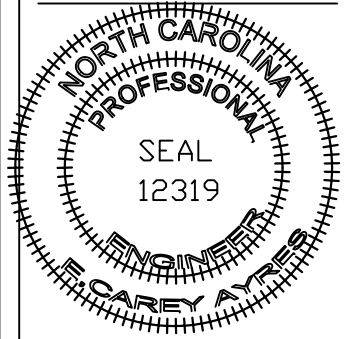
1:1,000,000



E. CAREY AYRES
1867 CAT SQUARE RD.
VALE, NC 28168
828-620-2460
cayrestailrace@gmail.com

DRAWN BY: ECA DATE: 12/6/19
APPROVED BY: RJ DATE: 12/6/19
PROJECT MANAGER: RJ
SCALE: 1"=20'
REVISION DATE

ISSUED: 12/6/19



E. Carey Ayres

OWNER:
RANDY JORDAN
LYFE MARINE
19109 W. CATAWBA AVE.
SUITE 200
CORNELIUS, NC 28031

LYFE MARINE
REZONING
SITE PLAN
1873 HWY16 N
DENVER, NC 28031

JORDAN

SHEET

1-OF-1

DWG:1261901