



## LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092  
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners  
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: February 7, 2020

Re: CUP #410  
Wizards Powersports, LLC, applicant  
Parcel ID# 53982

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on March 2, 2020.*

### REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. The sales office would be located in an existing commercial building, one of three buildings on the site. Wizards Powersports, which services and sells personal watercraft and sells parts on-line, is proposing to sell vehicles as a sideline. Vehicle sales is a conditional use in the I-G district.

### SITE AREA AND DESCRIPTION

The 5.0-acre parcel is located at 6161 Denver Industrial Park Road, on the northwest corner of Denver Industrial Park Road and Sinclair Street. The subject property is surrounded by properties zoned I-G. Land uses in this area include industrial, business and residential. This property is located in an area designated by the Land Use Plan as an Industrial Center.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Wizards Powersports, LLC**

Application No. **CUP #410**

Location **6161 Denver Industrial Park Road**

Parcel # **51983**

Zoning District **I-G**

Proposed 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 Wizards Powersports LLC

Applicant Address 4166B Sinclair St. Denver, NC 28037

Applicant Phone Number 704-651-2603

Property Owner Name WIZ Properties LLC

Property Owner Address 4166B Sinclair St. Denver, NC 28037

Property Owner Phone Number 704-651-2603

### PART II

Property Location 6161 Denver Industrial Park Rd. Denver NC 28037

Property ID (10 digits) 3695-37-3273 Property size 5.017

Parcel # (5 digits) 53982 Deed Book(s) 2366 Page(s) 8

### PART III

Existing Zoning District 1-G

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

Current use is storage and retail sales

3 structures - 60x180 main building, 32x130 storage bldg,  
60x120 shelter

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

NC Auto Dealer- Retail - small volume of  
retail auto 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.

Applicant's Signature

6-19-19

Date

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

Application No. **CUP #410**

Applicant **Wizards Powersports, LLC**

Property Location **6161 Denver Industrial Park Road** Parcel ID# **53982**

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. 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.

**This is an existing industrial/business area. This property is surrounded 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.

**Other automotive businesses are located in this area. The Land Use Plan designates this property as part of an Industrial Center.**



## 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: 2/4/2020 Scale: 1 Inch = 200 Feet



	<b>Parcel ID</b>	53982	<b>Owner</b>	WIZ PROPERTIES LLC
	<b>Map</b>	3695	<b>Mailing</b>	6161 DENVER INDUSTRIAL DRIVE
	<b>Account</b>	0273276	<b>Address</b>	DENVER, NC 28037
	<b>Deed</b>	2827 83	<b>Last Transaction Date</b>	06/27/2019
	<b>Plat</b>		<b>Subdivision</b>	CONTRACTORS LUMBER COMPANY
	<b>Land Value</b>	\$245,416	<b>Improvement Value</b>	\$117,475
	<b>Total Value</b>			\$362,891
	<b>Previous Parcel</b>			
	<b>-----All values for Tax Year 2019 -----</b>			
	<b>Description</b>	1-3 CONTRACTORS LUMBER CO	<b>Deed Acres</b>	5
	<b>Address</b>	6161 DENVER INDUSTRIAL PARK RD	<b>Tax Acres</b>	5.017
	<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
	<b>Main Improvement</b>	RETAIL/WAREHOUSE	<b>Value</b>	\$93,888
	<b>Main Sq Feet</b>	10800	<b>Year Built</b>	1991
	<b>Zoning District</b>	I-G	<b>Calc Acres</b>	5.02
			<b>Voting Precinct</b>	DN29
			<b>Calc Acres</b>	5.02
	<b>Watershed</b>	5.02	<b>Sewer District</b>	SEWER
	<b>Census County</b>	109	<b>Tract</b>	071101
	<b>Block</b>		<b>Block</b>	1005
	<b>Flood</b>	X	<b>Zone Description</b>	NO FLOOD HAZARD
			<b>Panel</b>	3710369500
				5.02

## Conditional Use Permit #410 subject property is outlined in blue



February 4, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet  

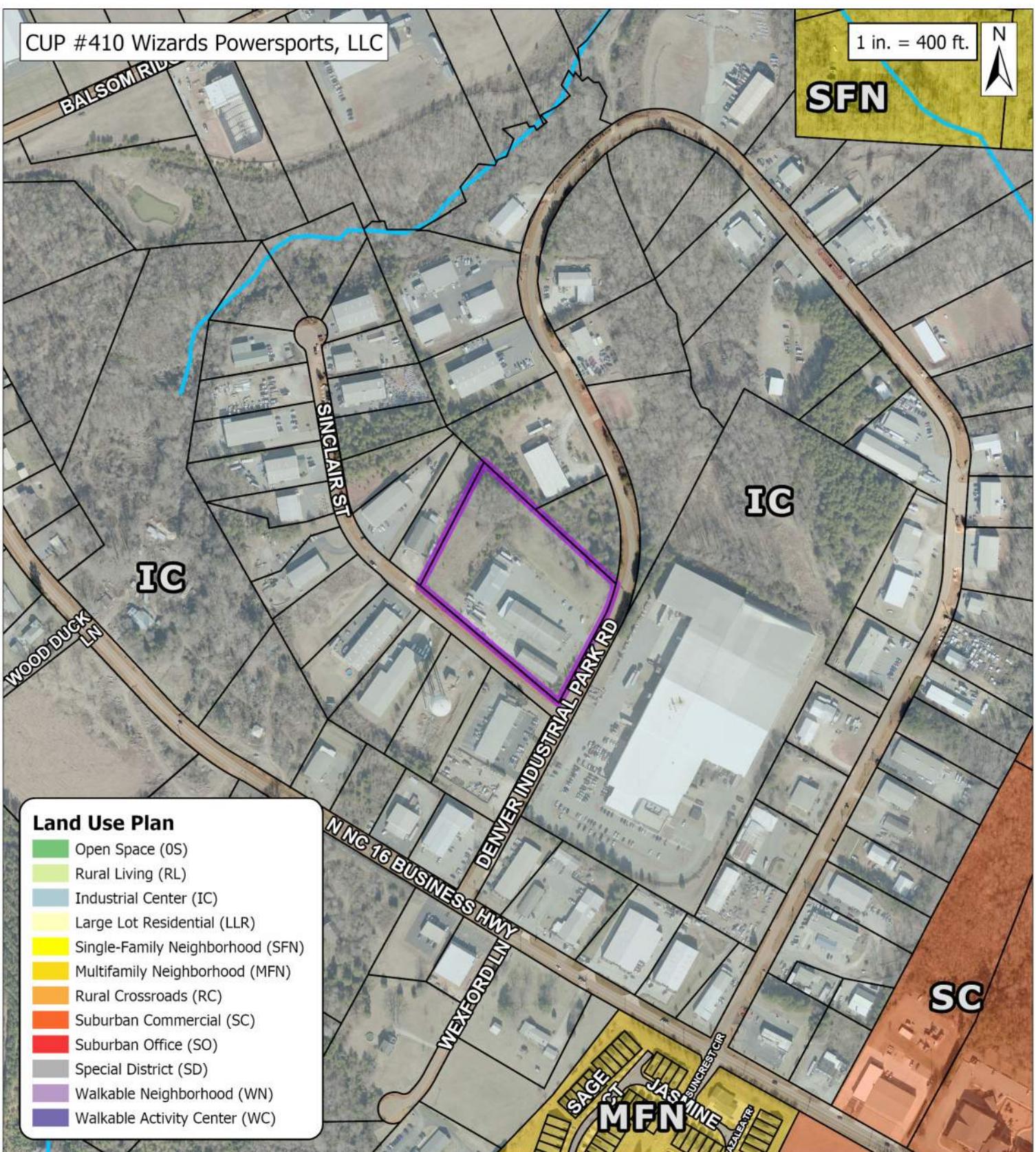

1 inch = 300 feet

CUP #410 Wizards Powersports, LLC

1 in. = 400 ft.



**SFN**



#### 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# 53982**

- Property Location(s)

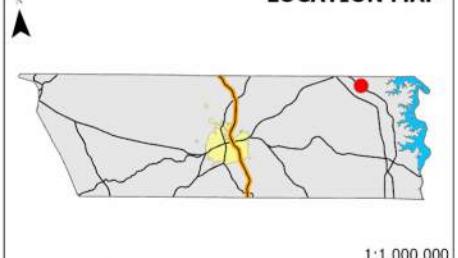


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

**LOCATION MAP**



Property Location(s)

Conditional Use Permit #410  
aerial view of subject property



February 4, 2020

0 100 200 Feet  
1 inch = 120 feet