



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: July 1, 2020

Re: CUP #426
Skadoosh Properties, LLC
Parcel ID# 56204

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

REQUEST

The applicant is requesting a conditional use permit to operate a concrete plant in the I-G (General Industrial) district in the Eastern Lincoln Development District (ELDD). A site plan has been submitted as part of the application. A concrete plant is a conditional use in the I-G district and in the ELDD overlay district.

SITE AREA AND DESCRIPTION

The 2.5-acre parcel is located on the north side of Quarry Lane about 400 feet west of N.C. 16 Business. It is part of the planned Prestige Business Park. The subject property is surrounded by property zoned I-G. Land uses in this area include industrial and residential. The industrial uses include a landfill, a quarry, an asphalt plant and an existing concrete plant. 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

Application No. **CUP #426**

Applicant **Skadoosh Properties, LLC**

Property Location **Quarry Lane**

Zoning District **I-G, ELDD**

Parcel ID# **56204**

Proposed Use **concrete plant**

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 Street, Third Floor, Lincolnton, NC
28092 Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Skadoosh Properties, LLC

Applicant Address 17714 Mesa Range Drive, Cornelius, NC 28031

Applicant Phone Number 980-553-1159

Property Owner Name BBC Industrial, LLC - Steve Bailey

Property Owner Address 21000 Torrence Chapel Road, Cornelius, NC 28031

Property Owner Phone Number 704-607-5059

PART II

Property Location Jameson Way

Property ID (10 digits) 4601-07-7662 Property size 2.469 Acres

Parcel # (5 digits) 56204 Deed Book(s) 2870 Page(s) 375

PART III

Existing Zoning District I-G

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

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

The proposed used is a concrete plant.

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

6/17/2020
Date

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

Application No. **CUP #426**

Applicant **Skadoosh Properties, LLC**

Property location **Quarry Lane**

Parcel# **56204**

Zoning District **I-G, ELDD**

Proposed Conditional Use **concrete plant**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The proposed development and operation will meet all applicable sedimentation control, stormwater and environmental regulations. The proposed facilities will be constructed to meet the State Building Code.

2. The use meets all required conditions and specifications.

A concrete plant is a conditional use in the I-G district and in the ELDD. The proposed locations of the facilities meet the setback requirements of the Unified Development Ordinance.

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

This property is surrounded by property zoned industrial. Industrial uses are located in this area.

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 subject property is located in an area that includes a landfill, a quarry, an existing concrete plant and a railroad. It is located in an area designated by the Lincoln County Land Use Plan as 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: 6/19/2020 Scale: 1 Inch = 250 Feet

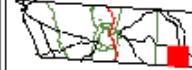
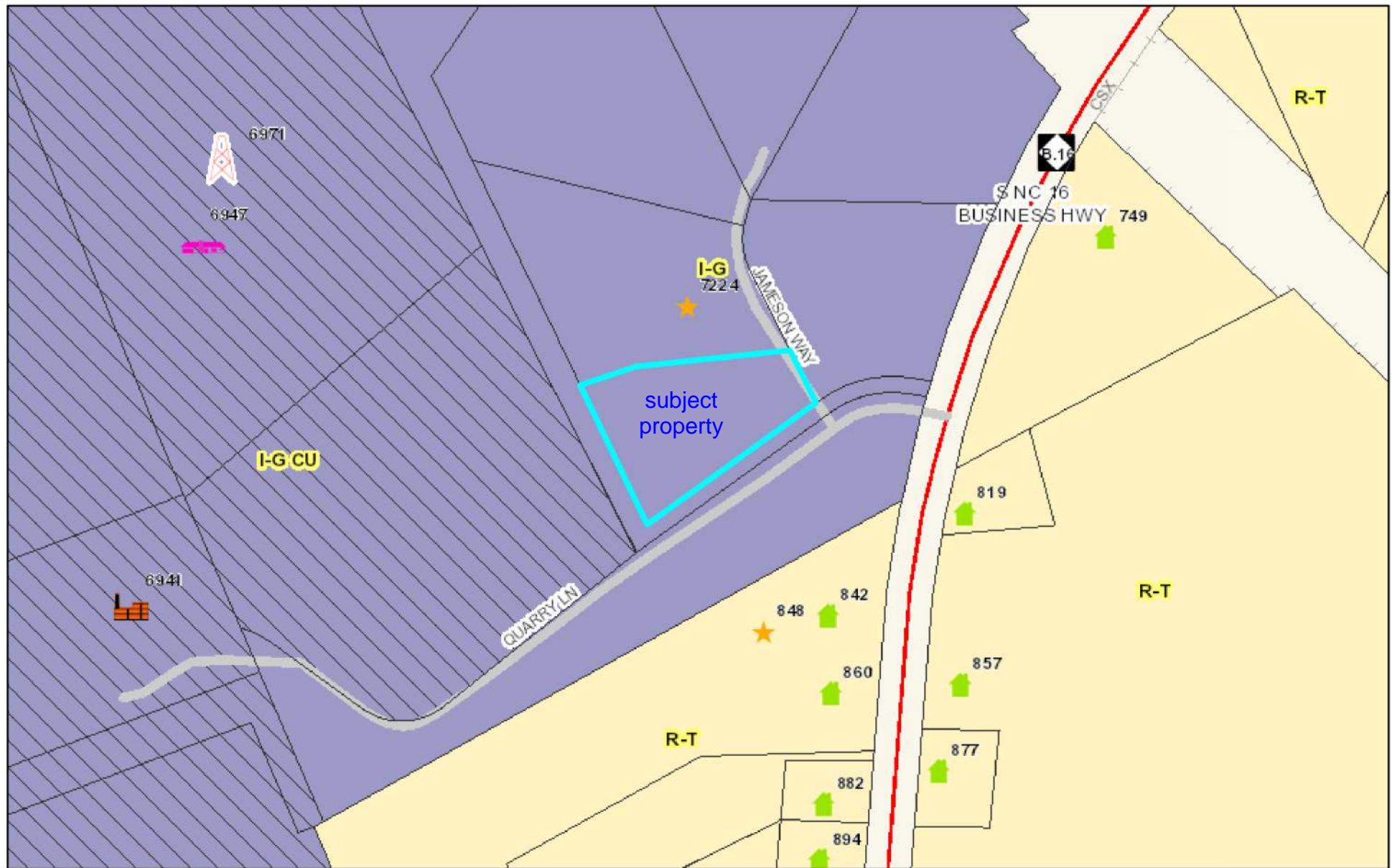


Photo Not Available

Parcel ID	56204	Owner	BBC INDUSTRIAL LLC
Map	4601	Mailing	21000 TORRENCE CHAPEL RD SUITE 100
Account	0276390	Address	CORNELIUS, NC 28031
Deed	2870 375	Last Transaction Date	02/19/2020
Plat	18 62	Subdivision	PRESTIGE BUSINESS PARK MAP 1
Land Value	Work in Progress	Improvement Value	Work in Progress
Total Value			Work in Progress
Previous Parcel			
-----All values for Tax Year 2020 -----			
Description	#1 PRESTIGE BUSINESS PARK	Deed Acres	2.469
Address	QUARRY LN	Tax Acres	2.469
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	2.47	LW31	2.47
Watershed		Sewer District	
	2.47		2.47
Census County		Tract	Block
109		071102	1022
109		071102	1070
109		071102	1020
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	2.47

Conditional Use Permit #426



June 19, 2020

1:3,600

0 0.03 0.06 0.1 0.12 mi
0 0.05 0.1 0.2 km

Esri, Inc., Lincoln County, NC

CUP #426 Skadoosh Properties, LLC

1 in. = 300 ft.



IC

IC

QUARRY LN
S NC 16 BUSINESS HWY

SPN

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# 56204

- Property Location(s)

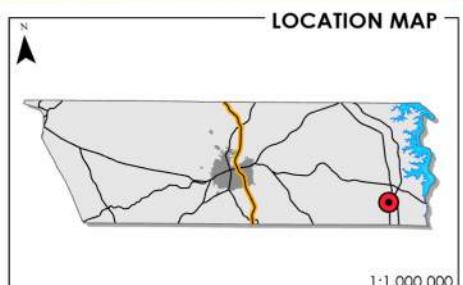
See Attached Application for Parcel Information

Property Location(s) Outlined in Green.



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

LOCATION MAP



1:1,000,000

Property Location(s)

