



## **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.*

[Signature]  
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

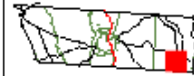
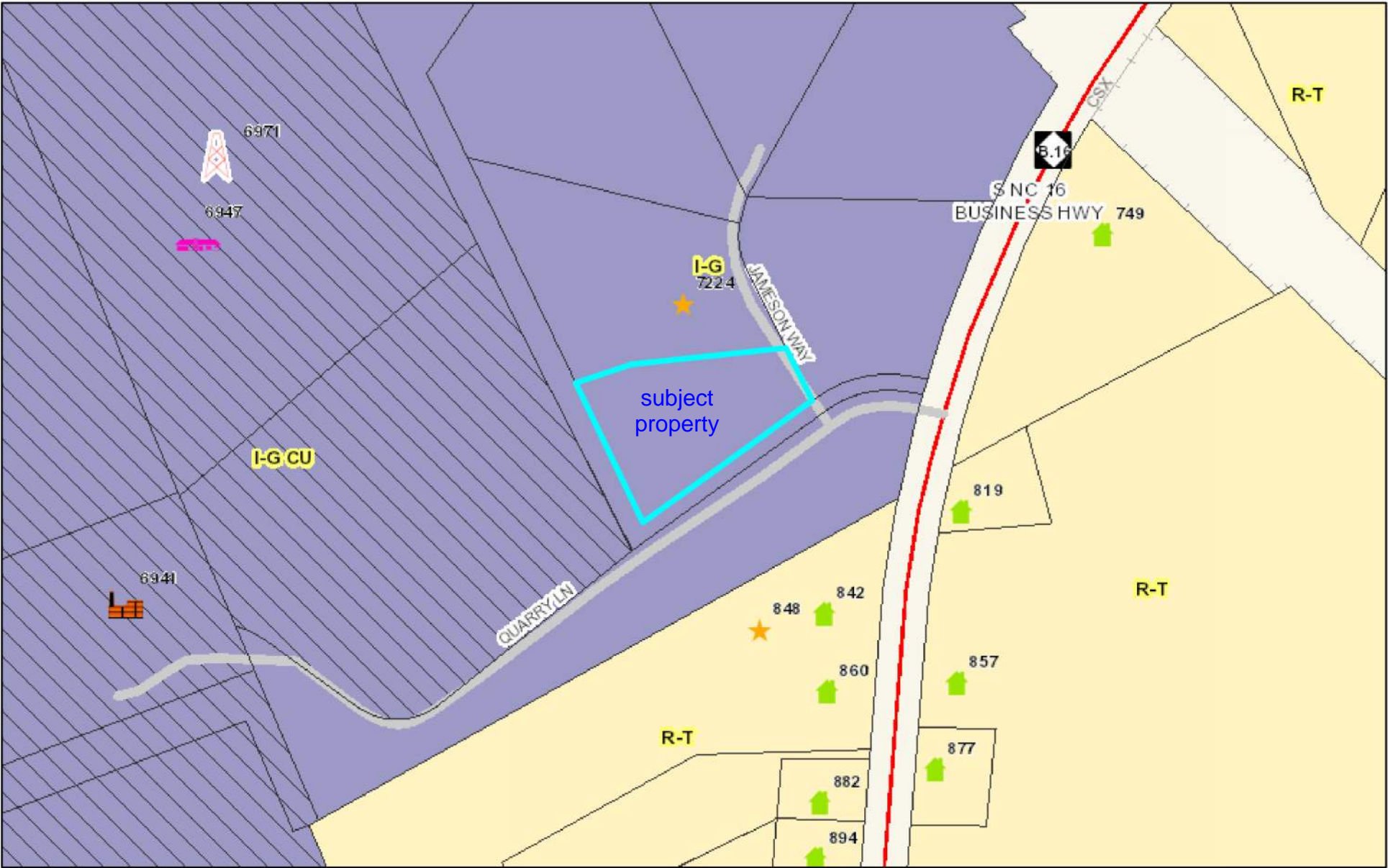


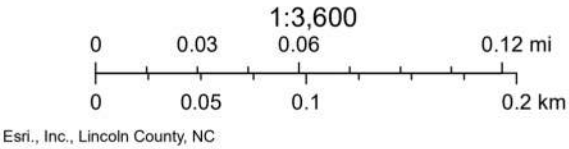
Photo Not Available

<b>Parcel ID</b>	56204	<b>Owner</b>	BBC INDUSTRIAL LLC		
<b>Map</b>	4601	<b>Mailing</b>	21000 TORRENCE CHAPEL RD SUITE 100		
<b>Account</b>	0276390	<b>Address</b>	CORNELIUS, NC 28031		
<b>Deed</b>	2870 375	<b>Last Transaction Date</b>	02/19/2020	<b>Sale Price</b>	\$0
<b>Plat</b>	18 62	<b>Subdivision</b>	PRESTIGE BUSINESS PARK MAP 1	<b>Lot</b>	1
<b>Land Value</b>	Work in Progress	<b>Improvement Value</b>	Work in Progress	<b>Total Value</b>	Work in Progress
<b>Previous Parcel</b>					
-----All values for Tax Year 2020 -----					
<b>Description</b>	#1 PRESTIGE BUSINESS PARK				<b>Deed Acres</b> 2.469
<b>Address</b>	QUARRY LN				<b>Tax Acres</b> 2.469
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	EAST LINCOLN	
<b>Main Improvement</b>					<b>Value</b>
<b>Main Sq Feet</b>			<b>Stories</b>		
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>		<b>Calc Acres</b>	
I-G	2.47	LW31		2.47	
<b>Watershed</b>	2.47	<b>Sewer District</b>		2.47	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>		
109		071102	1022	0.67	
109		071102	1070	0.06	
109		071102	1020	1.73	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710460100		2.47	

Conditional Use Permit #426

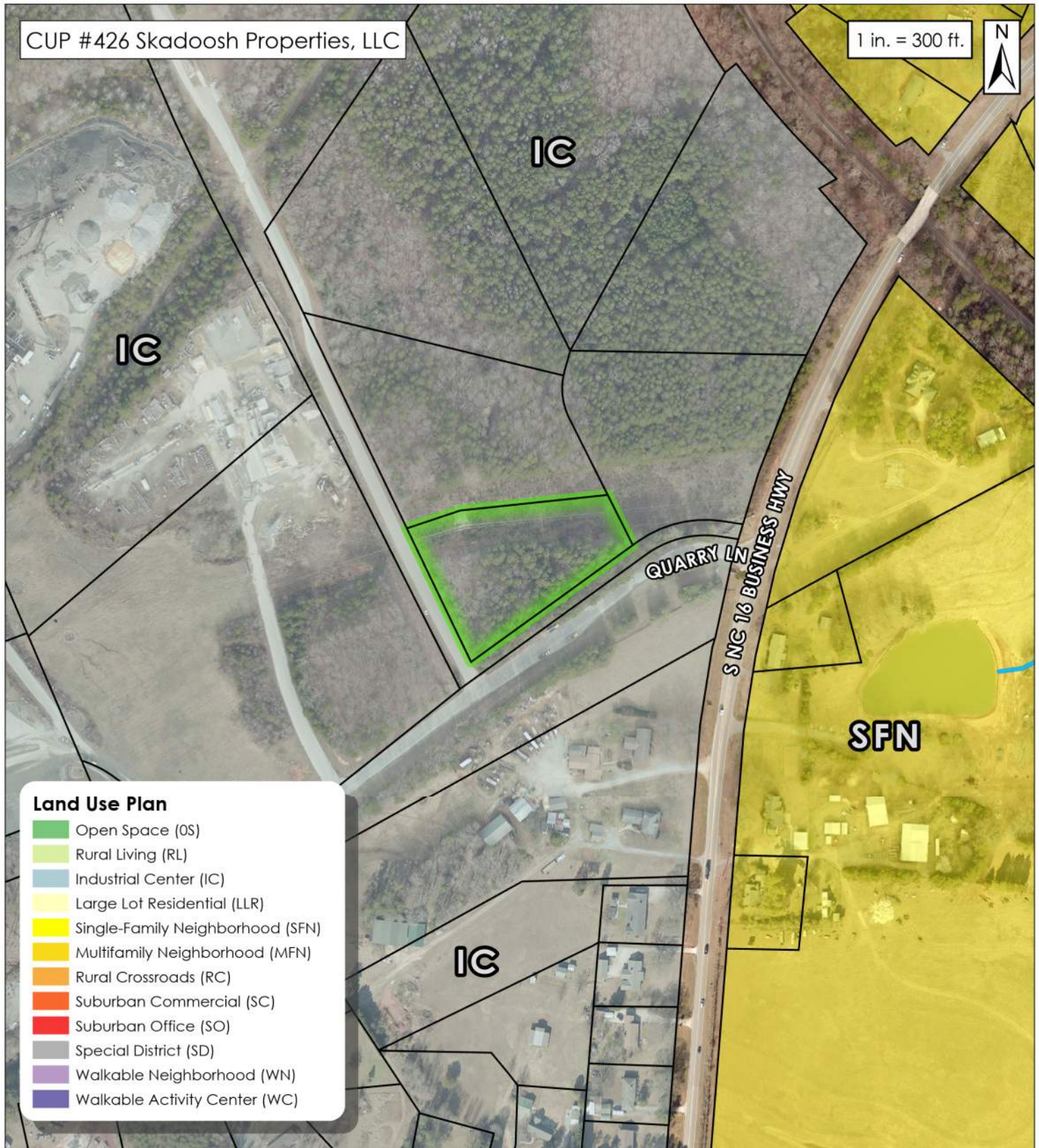


June 19, 2020



CUP #426 Skadoosh Properties, LLC

1 in. = 300 ft.



#### 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)



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

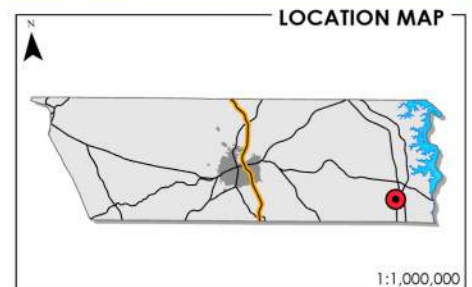
Parcel ID# 56204

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.

#### LOCATION MAP

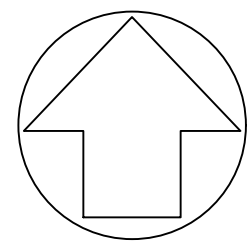


 Property Location(s)

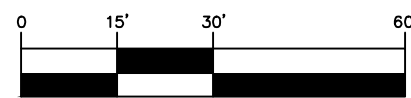
Z:\BLM\Projects\2020-0014-Lot 1 - PBP\CADD\References\Layout-Lot1-PBP.dwg CARTE



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

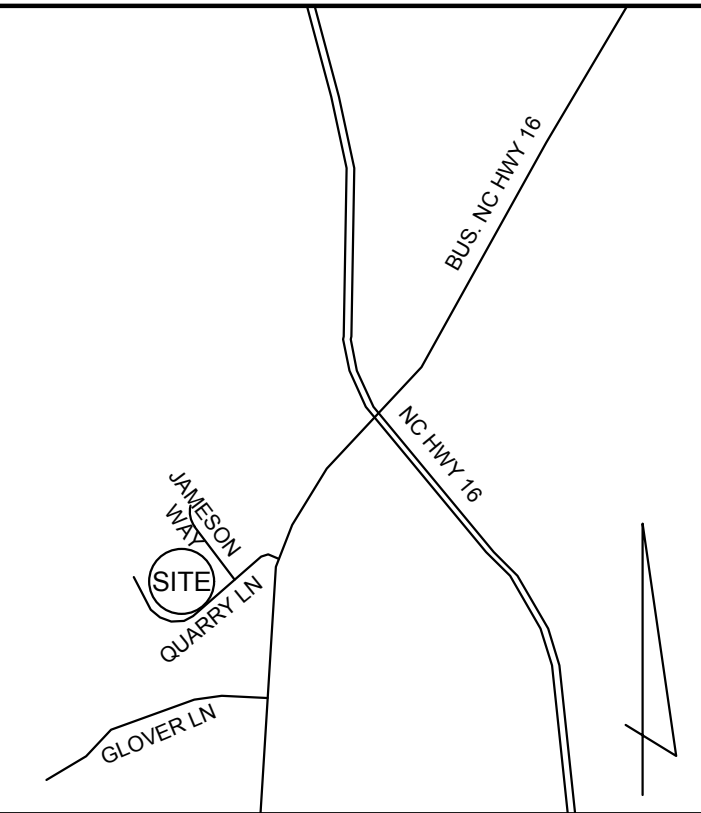
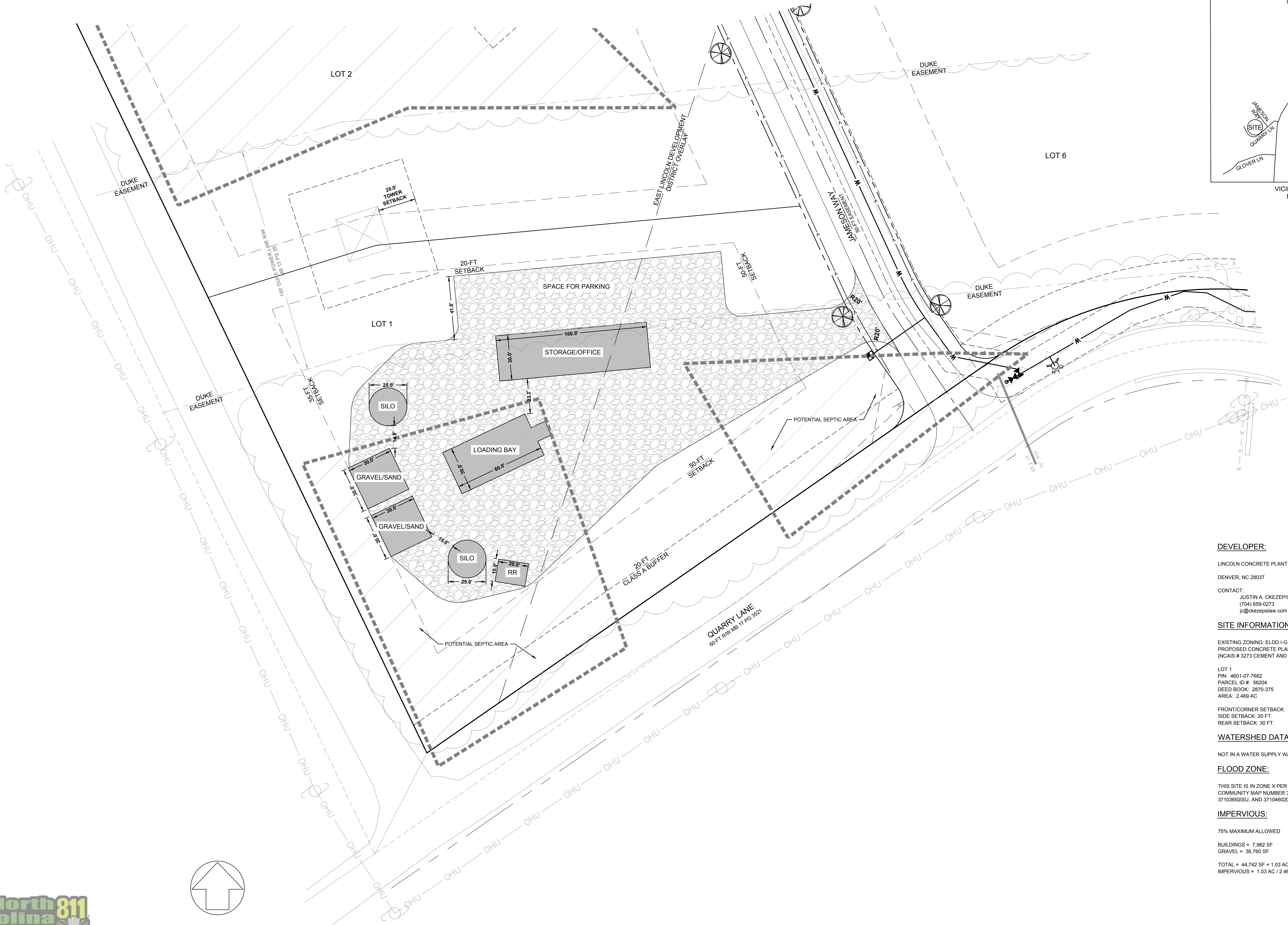


GRAPHIC SCALE



( IN FEET )

HORIZONTAL 1 inch = 30 ft.



VICINITY MAP  
N.T.S.

**DEVELOPER:**

LINCOLN CONCRETE PLANT  
DENVER, NC 28037

CONTACT:  
JUSTIN A. CKEZEPIIS  
(704) 650-0273  
jc@ckezeplaw.com

**SITE INFORMATION:**

EXISTING ZONING: ELDD I-G  
PROPOSED CONCRETE PLANT  
(NCAIS # 3273 CEMENT AND CONCRETE PRODUCT)

LOT 1  
PIN: 4601-07-7662  
PARCEL ID #: 56204  
DEED BOOK: 2870-375  
AREA: 2.469 AC

FRONT/CORNER SETBACK: 50 FT.  
SIDE SETBACK: 20 FT.  
REAR SETBACK: 30 FT.

**WATERSHED DATA:**

NOT IN A WATER SUPPLY WATERSHED

**FLOOD ZONE:**

THIS SITE IS IN ZONE X PER FEMA FLOOD MAP  
COMMUNITY MAP NUMBER 3710460100J, 3710369100J,  
3710369200J, AND 3710460200J DATED 08/16/2007.

**IMPERVIOUS:**

75% MAXIMUM ALLOWED

BUILDINGS = 7,982 SF  
GRAVEL = 36,760 SF

TOTAL = 44,742 SF = 1.03 AC  
IMPERVIOUS = 1.03 AC / 2.469 AC x 100 = 41.71%

**BLUESTONE**  
LAND MANAGEMENT, PLLC

470 NORTH BROAD STREET, SUITE A  
MOORESVILLE, NC 28015  
(704) 649-5863  
bluestonelandmanagement.com  
NC License #: P-1444



REVISION

BY

DATE

NO

**LINCOLN CONCRETE PLANT**  
**LOT 1 - PRESTIGE BUSINESS PARK**

DENVER, NORTH CAROLINA

**LINCOLN CONCRETE PLANT**

DENVER, NORTH CAROLINA 28037

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PROJECT #: 2020-0014 DATE: 6/17/2020  
DRAWN BY: JAC CHECKED BY: JAC

TITLE

**SITE PLAN**

SHEET

**C-2.0**