



## 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 #428  
Big Wheels Trucking, LLC  
Parcel ID# 102324

*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 allow a trucking operation 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 trucking operation is a permitted use in the I-G district and a conditional use in the ELDD overlay district.

### SITE AREA AND DESCRIPTION

The 6.2-acre parcel is located at the end of Jameson Way on the west side of N.C. 16 Business about 500 feet north of Quarry Lane. It is part of the planned Prestige Business Park. The subject property is adjoined by property zoned I-G, by a railroad and, on the opposite side of the railroad, property zoned R-T (Transitional Residential). Land uses in this area include industrial and residential. The industrial uses include a landfill and a quarry. 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 #428**

Applicant **Big Wheels Trucking, LLC**

Property Location **Jameson Way**

Zoning District **I-G, ELDD**

Parcel ID# **102324**

Proposed Use **trucking operation**

### **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 Big Wheels Trucking

Applicant Address 4317 N NC Business Hwy, Suite D

Applicant Phone Number 704-530-0341

Property Owner Name BBC Industrial, LLC - Steve Bailey

Property Owner Address 21000 Torrence Chapel Road

Property Owner Phone Number 704-607-5059

### PART II

Property Location Jameson Way

Property ID (10 digits) 4601-18-2354 Property size 6.168 Acres

Parcel # (5 digits) 102324 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 use is a trucking company with garage.

**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

7/18/20  
Date

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

Application No. **CUP #428**

Applicant **Big Wheels Trucking, LLC**

Property location **Jameson Way**

Parcel# **102324**

Zoning District **I-G, ELDD**

Proposed Conditional Use **truckng operation**

**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 building will be constructed to meet the State Building Code.**

2. The use meets all required conditions and specifications.

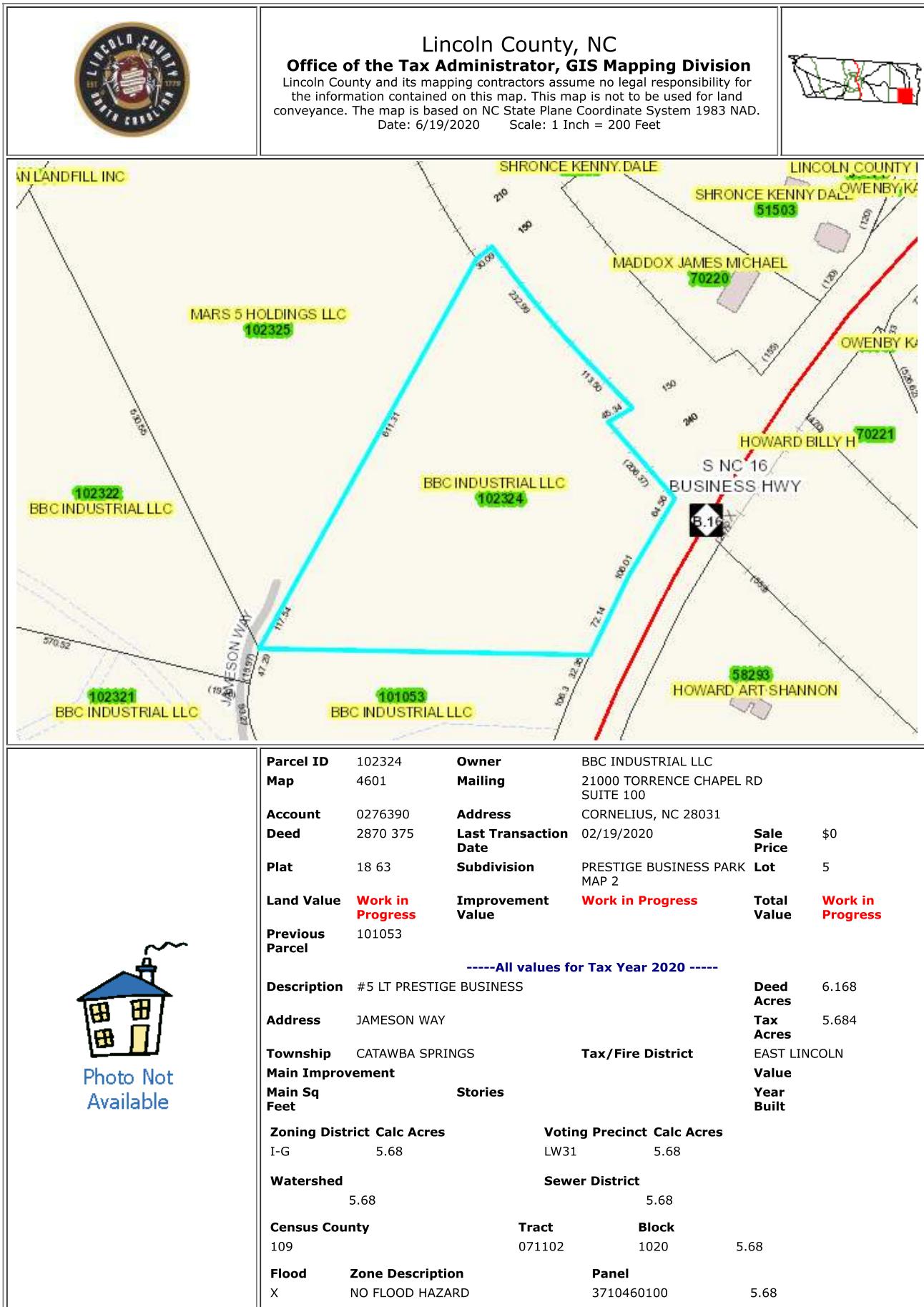
**A truckng operation is a permitted use in the I-G district and a conditional use in the ELDD. The proposed plan meets the setback, parking and landscaping requirements of the Unified Development Ordinance.**

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

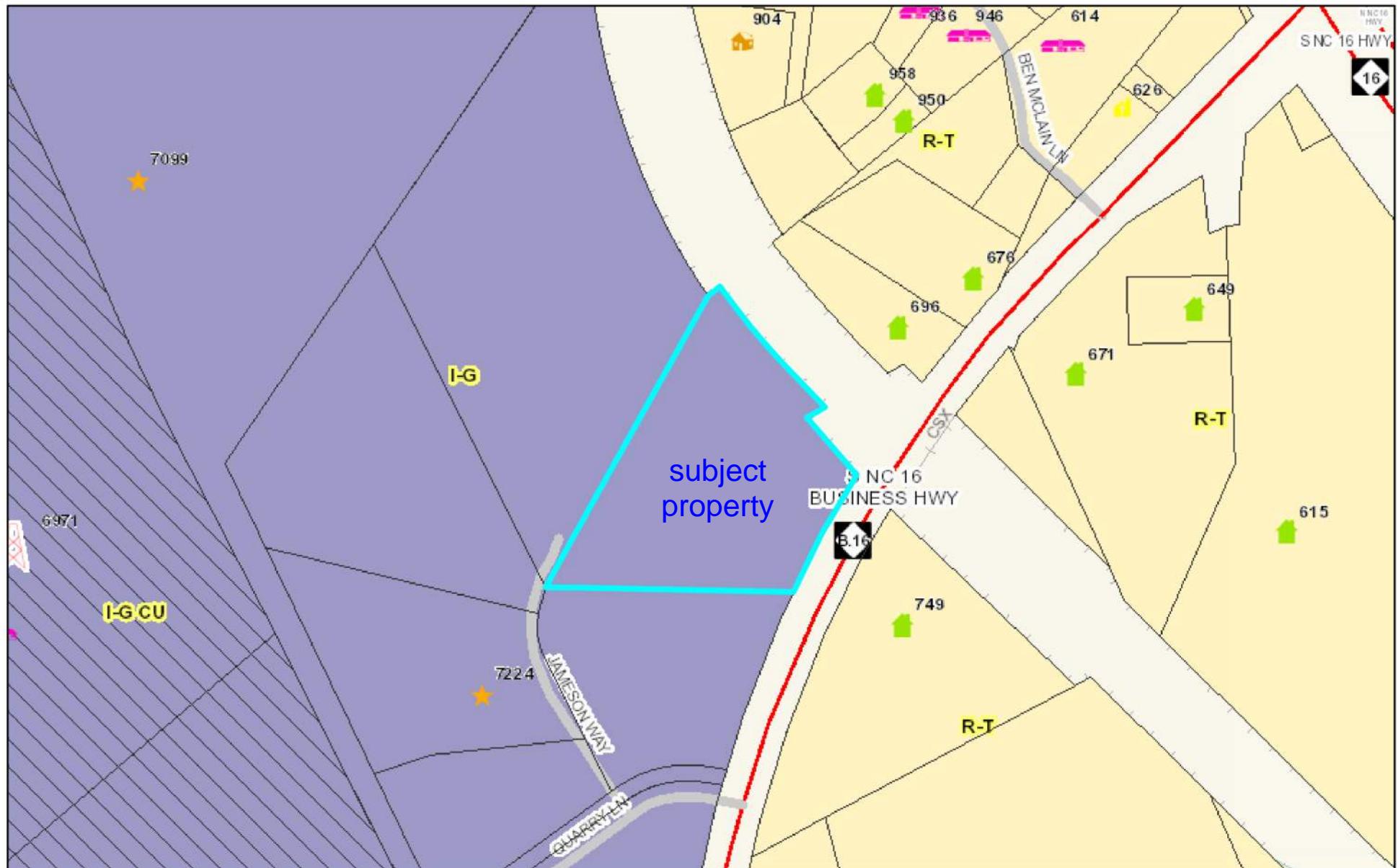
**This property is adjoined by property zoned industrial and by a railroad. Industrial uses are located in this area.**

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, a concrete plant and a railroad. It is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center.**



# Conditional Use Permit #428



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 #428 Big Wheels Trucking, LLC

1 in. = 300 ft.



IC

SFN

BEN McLAIN LN

IC

S NC 16 BUSINESS HWY

QUARRY LN

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)



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

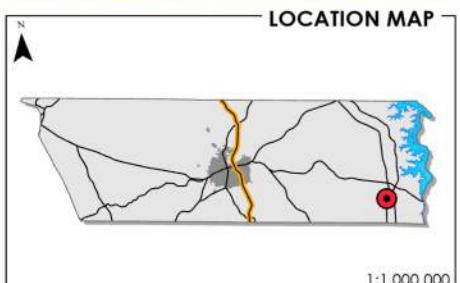
Parcel ID# 102324

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Pink.

LOCATION MAP



1:1,000,000

Property Location(s)

