



## 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.*

[Signature]  
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 **trucking 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 trucking 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.**



# 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 = 200 Feet

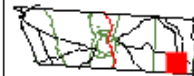
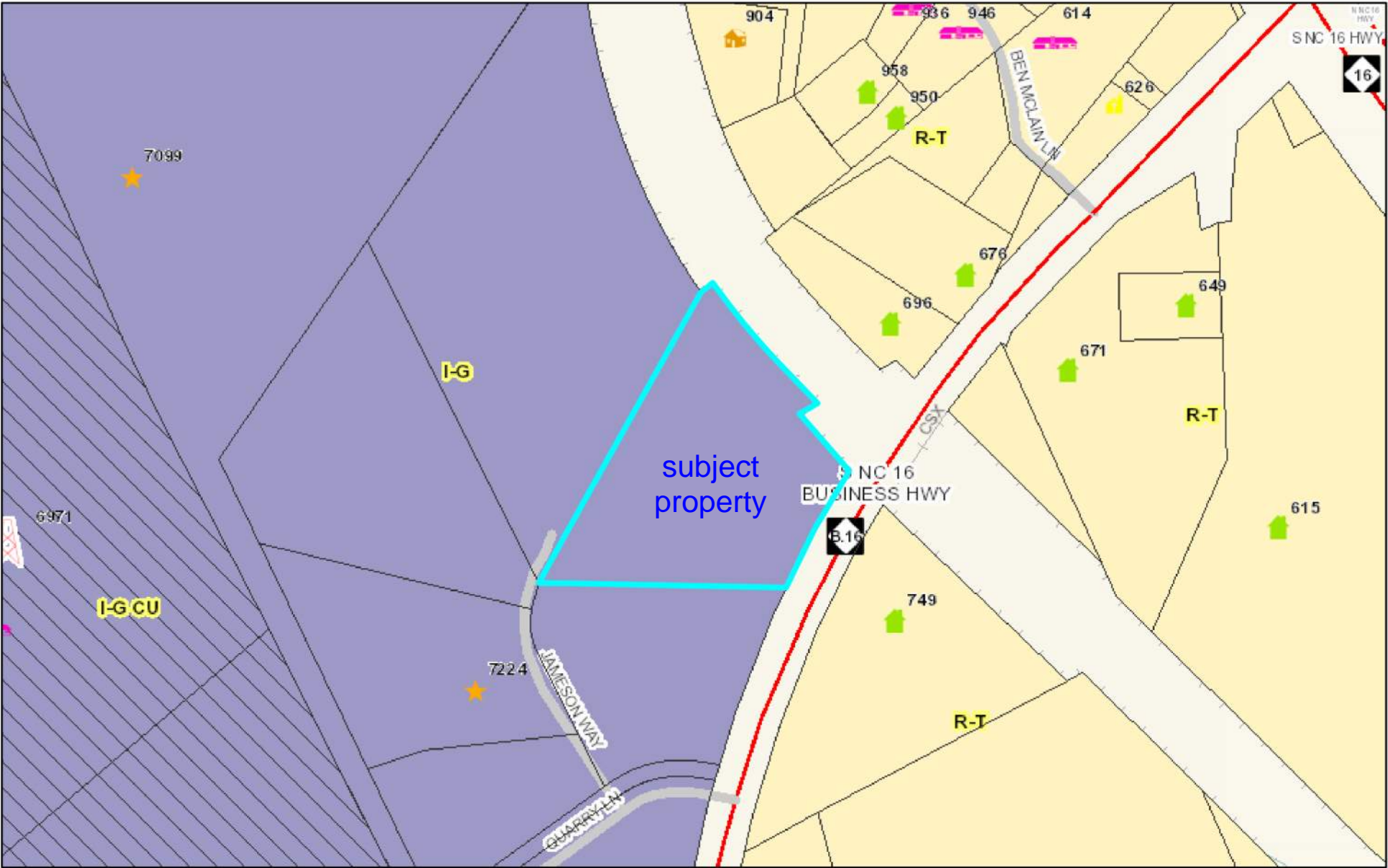


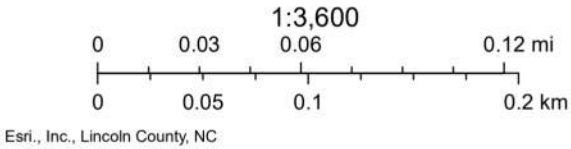
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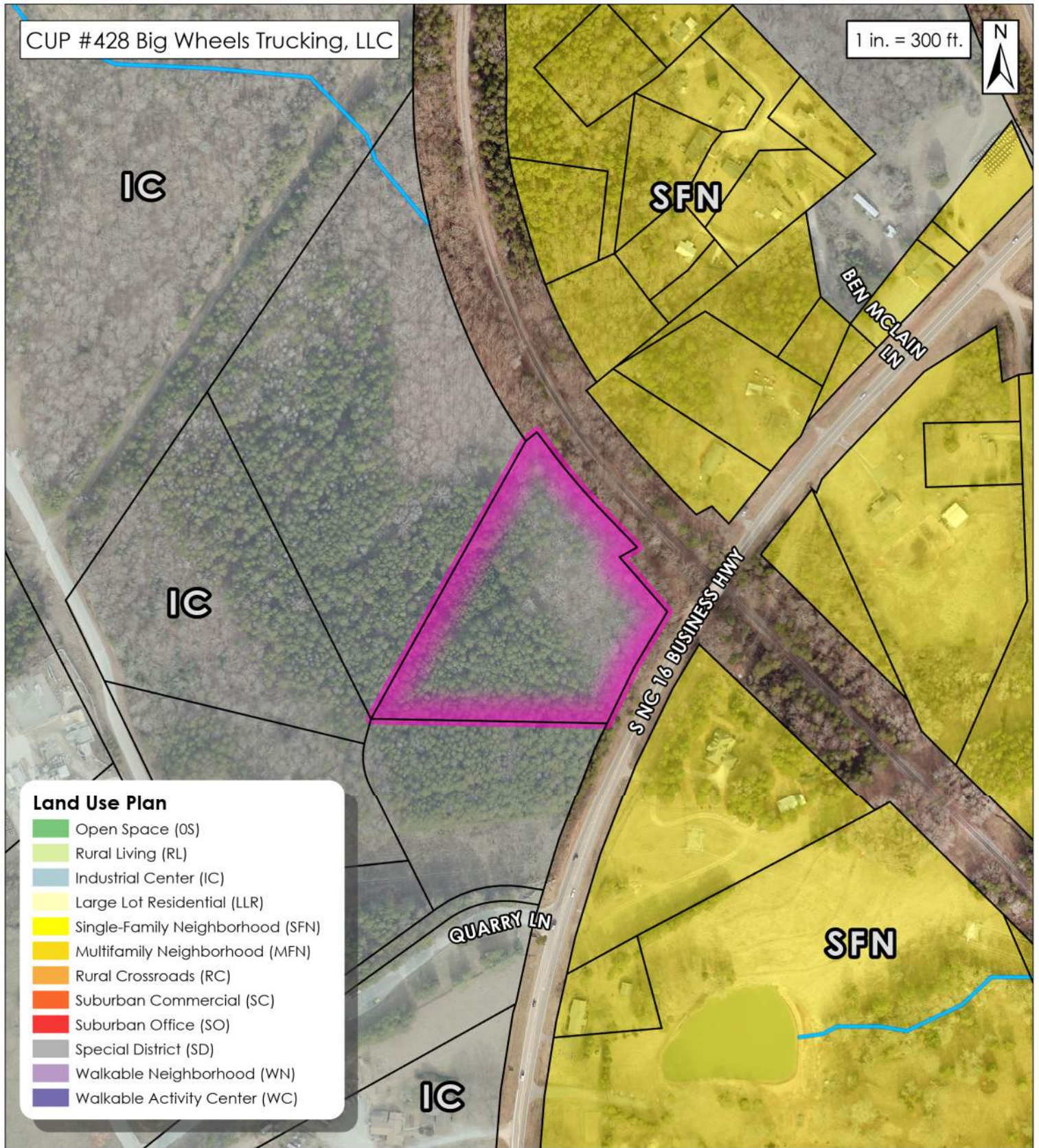
Parcel ID	102324	Owner	BBC INDUSTRIAL LLC		
Map	4601	Mailing	21000 TORRENCE CHAPEL RD SUITE 100		
Account	0276390	Address	CORNELIUS, NC 28031		
Deed	2870 375	Last Transaction Date	02/19/2020	Sale Price	\$0
Plat	18 63	Subdivision	PRESTIGE BUSINESS PARK MAP 2	Lot	5
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress
Previous Parcel	101053				
-----All values for Tax Year 2020 -----					
Description	#5 LT PRESTIGE BUSINESS			Deed Acres	6.168
Address	JAMESON WAY			Tax Acres	5.684
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN	
Main Improvement				Value	
Main Sq Feet		Stories		Year Built	
Zoning District	Calc Acres		Voting Precinct	Calc Acres	
I-G	5.68		LW31	5.68	
Watershed			Sewer District		
	5.68			5.68	
Census County		Tract	Block		
109		071102	1020	5.68	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460100	5.68	

Conditional Use Permit #428



June 19, 2020





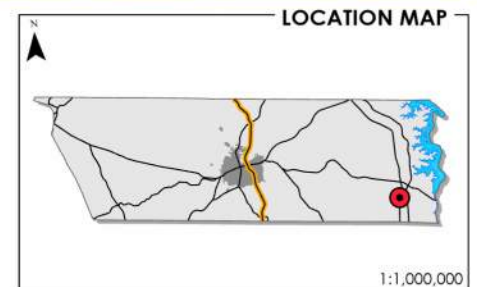
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID# 102324

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Pink.



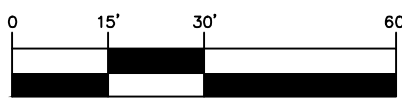
Property Location(s)

Z:\BLM\Projects\2020-0009-Lot 5 - PBP\CADD\Reference\y-layout-Lot5.dwg CARTE



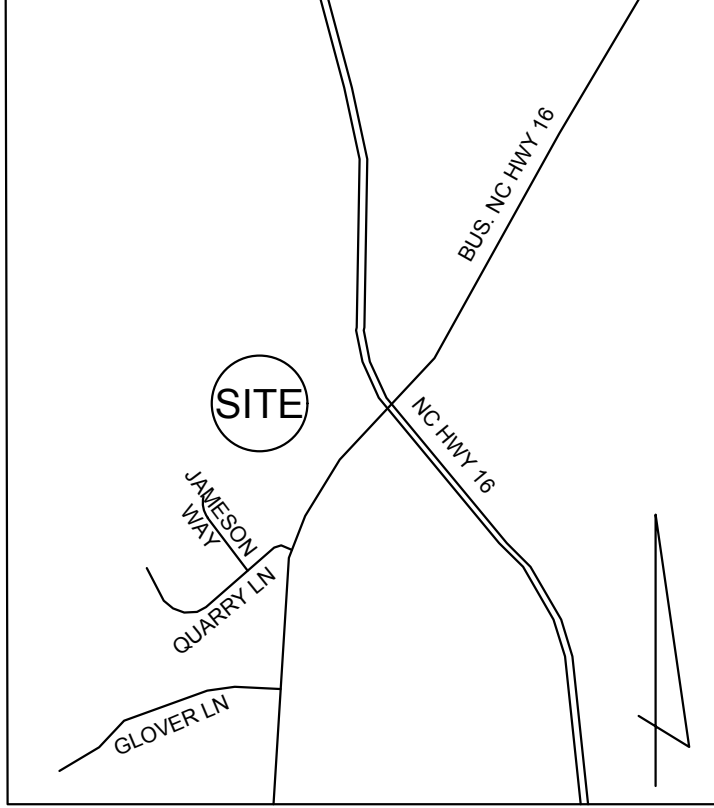
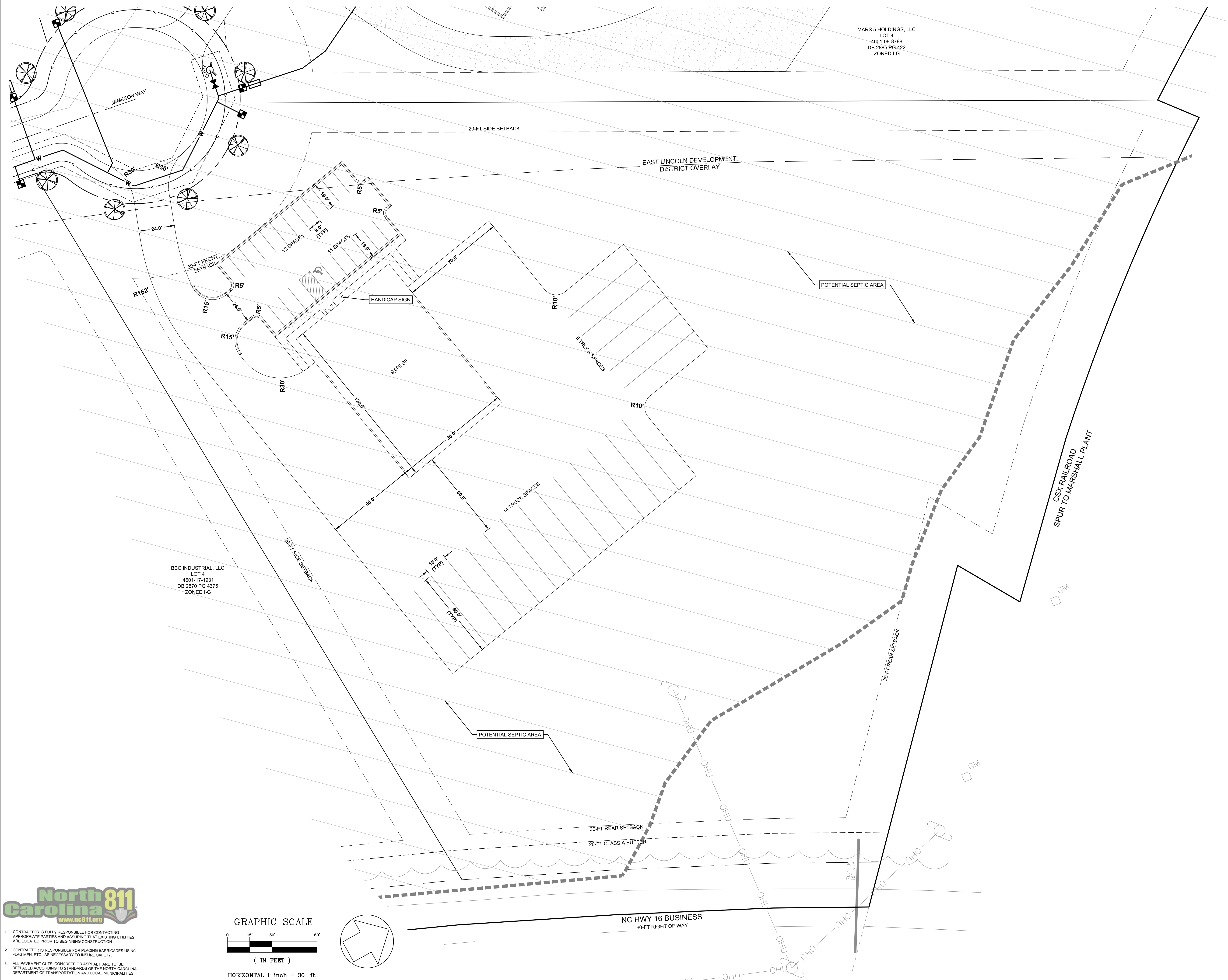
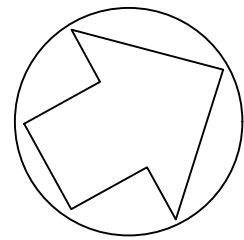
- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
- 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:

BIG WHEELS TRUCKING  
4317 N NC 16 BUSINESS, SUITE D  
DENVER, NC 28037

CONTACT:  
KURT BUTCHER  
(704) 530-0431  
kurt@bigwheels.com

SITE INFORMATION:

EXISTING ZONING: ELDD I-G  
PROPOSED 9,600 SF TRUCKING OFFICE WITH GARAGE

LOT 5  
PIN: 4601-18-2354  
PARCEL ID #: 10234  
DEED BOOK: 2870-375  
AREA: 6.168 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.

PARKING:

REQUIRED WAREHOUSE PARKING SPACES  
= 1 PER EMPLOYEE ON SHIFT WITH GREATEST  
EMPLOYMENT AND IN ADDITION TO VEHICLES USED IN  
OPERATION  
4 EMPLOYEES = 4 SPACES REQUIRED  
18 TRUCKS = 18 TRUCK SPACES

TOTAL SPACES REQUIRED = 23 SPACES  
REGULAR PARKING SPACES PROVIDED = 22 SPACES

ADA SPACES REQUIRED = 1 WITH 1 VAN ACCESSIBLE  
ADA SPACES PROVIDED = 1 WITH 1 VAN ACCESSIBLE

TRUCK SPACES PROVIDED = 20 SPACES

TOTAL PARKING SPACES PROVIDED = 23 SPACES

IMPERVIOUS:

BUILDINGS = 9,600 SF  
PAVEMENT = 56,131 SF  
SIDEWALKS = 845 SF

TOTAL = 66,576 SF = 1.53 AC  
IMPERVIOUS = 1.53 AC / 6.168 AC x 100 = 24.69%

BLUESTONE  
LAND MANAGEMENT, PLLC



NO.	DATE	BY	REVISION
1	6/5/2020	JAC	REVISED BUILDING FOOTPRINT
2	6/7/2020	JAC	PER COUNTY COMMENTS
3	6/16/2020	JAC	UPDATED PER BUILDING DIMENSIONS

METAL ROOFING SYSTEMS, INC.  
LOT 5 - PRESTIGE BUSINESS PARK

DENVER, NORTH CAROLINA  
BIG WHEELS TRUCKING  
4317 N NC 16 BUSINESS, SUITE D  
DENVER, NORTH CAROLINA 28037

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PROJECT #: 2020-0009 DATE: 6/5/2020  
DRAWN BY: JAC CHECKED BY: JAC

TITLE  
SITE PLAN

SHEET  
C-2.0