



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 13, 2020

Re: CZ #2020-3
John and Carolyn Prime, applicants
Parcel ID# 02291

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 6, 2020.

Request

The applicants are requesting the rezoning of a 0.87-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit vehicle sales in addition to vehicle service, which is already permitted as an existing use. The sales office would be located in an existing commercial building, which features a two-bay garage.

Vehicle sales is not permitted in the B-N district and is a conditional use in the B-G district and in the Eastern Lincoln Development District (ELDD), in which this property is located.

A site plan has been submitted as part of the application. It shows proposed vehicle display areas at the front of the property and on the sides. Also included with the application are minutes from a March 10 community involvement meeting.

Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified uses in accordance with the approved site plan. Any major modification or change in use would require approval by the Board of Commissioners through a public hearing process.

Site Area & Description

The subject property is located at 1656 N. NC 16 Business Hwy., on the east side of N.C. 16 Business at Galway Lane. It is adjoined by property zoned B-N, I-G (General Industrial), CZ I-G and CU B-G (Conditional Use B-G) Land uses in this area include business, industrial, educational and residential. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for general commercial services.

Additional Information

Permitted uses

Under current B-N zoning: vehicle service, retail sales, offices, personal services, etc.

Under proposed zoning: vehicle sales and vehicle service.

Adjoining zoning and uses

East: zoned B-N and CZ I-G, undeveloped lot and undeveloped portion of tract containing body shop.

South: zoned CZ I-G, body shop.

West (opposite side of N.C. 16 Business): zoned I-G, B-N and CU B-G; parking lot for charter school, undeveloped strip of land, and self-storage facility.

North: zoned B-N, undeveloped lot.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2020-3**

Applicant **John and Carolyn Prime**

Parcel ID# **02291**

Location **1656 NC 16 Business Hwy.**

Proposed amendment **Rezone from B-N to CZ B-G to permit vehicle sales in addition to vehicle service**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for general commercial services.

This proposed amendment **is reasonable and in the public interest** in that:

This property is located in an existing business area. It is adjoined by properties zoned business. Because this is a conditional rezoning, the use of the property will be limited to vehicle sales and vehicle service. Other automotive businesses are located in this area. The vehicle display areas are limited in size and will be buffered from the road.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name

JOHN & CAROLYN PRIME

Applicant Address

1656 N HWY 16

Applicant Phone Number

203 509 5096

Property Owner Name

J & C PRIME LLC.

Property Owner Address

8046 WEST CAPE DR. DENVER NC
28037

Property Owner Phone Number

203 509 5096

PART II

Property Location

1656 N HWY 16

Property ID (10 digits)

4603-68-1591

Property size

.866

Parcel # (5 digits)

02291

Deed Book(s)

2754

Page(s)

399

PART III

Existing Zoning District

B-N

Proposed Zoning District

CZ B-G

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

EXISTING VEHICLE SERVICE GARAGE

List the proposed use or uses of the property.

VEHICLE SERVICE & VEHICLE SALES

APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)
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.

John & Carolyn Prime
Applicant's Signature

2-5-2020
Date

Date: Tuesday, March 10, 2020.

Location of subject property: 1656 N. NC 16 Business Hwy., Denver, N.C.

Purpose: community involvement meeting for proposed auto sales for J&C Prime, LLC

Introduction

John ,Carolyn and Joe Prime introduced themselves for Prime Automotive, LLC, and Prime Shine Mobile Detailing, LLC

They presented a site plan and discussed their intention for use of the property.

Open Discussion

Question: How many cars will be displayed at any one time?

Answer: We informed them 25-35 vehicles .

Question: Will there be any storage of vehicles behind the building?

Answer: We explained there would be no storage of vehicles in the back of the building

Question: What will be the business hours?

Answer: 8:30 a.m. to 6 p.m. Monday-Thursday, Friday 8:30 a.m. to 5:00 p.m., and Saturday 8:30 a.m. to noon.

Question: How will the inventory be delivered?

Answer: We explained mostly driven in.

Question: What price range will the vehicles be?

Answer: The price range will be \$8,000-\$35,000.

Question: What model years would you sell?

Answer: We will be selling 5-10 year-old vehicles .

Question: What kind of sign will be displayed?

Answer: Signage will be installed on the building, permitted and approved by the county first. We will not be putting a sign near the road.

CZ #2020-3 John and Carolyn Prime, applicants
03/10/2020 community involvement meeting



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

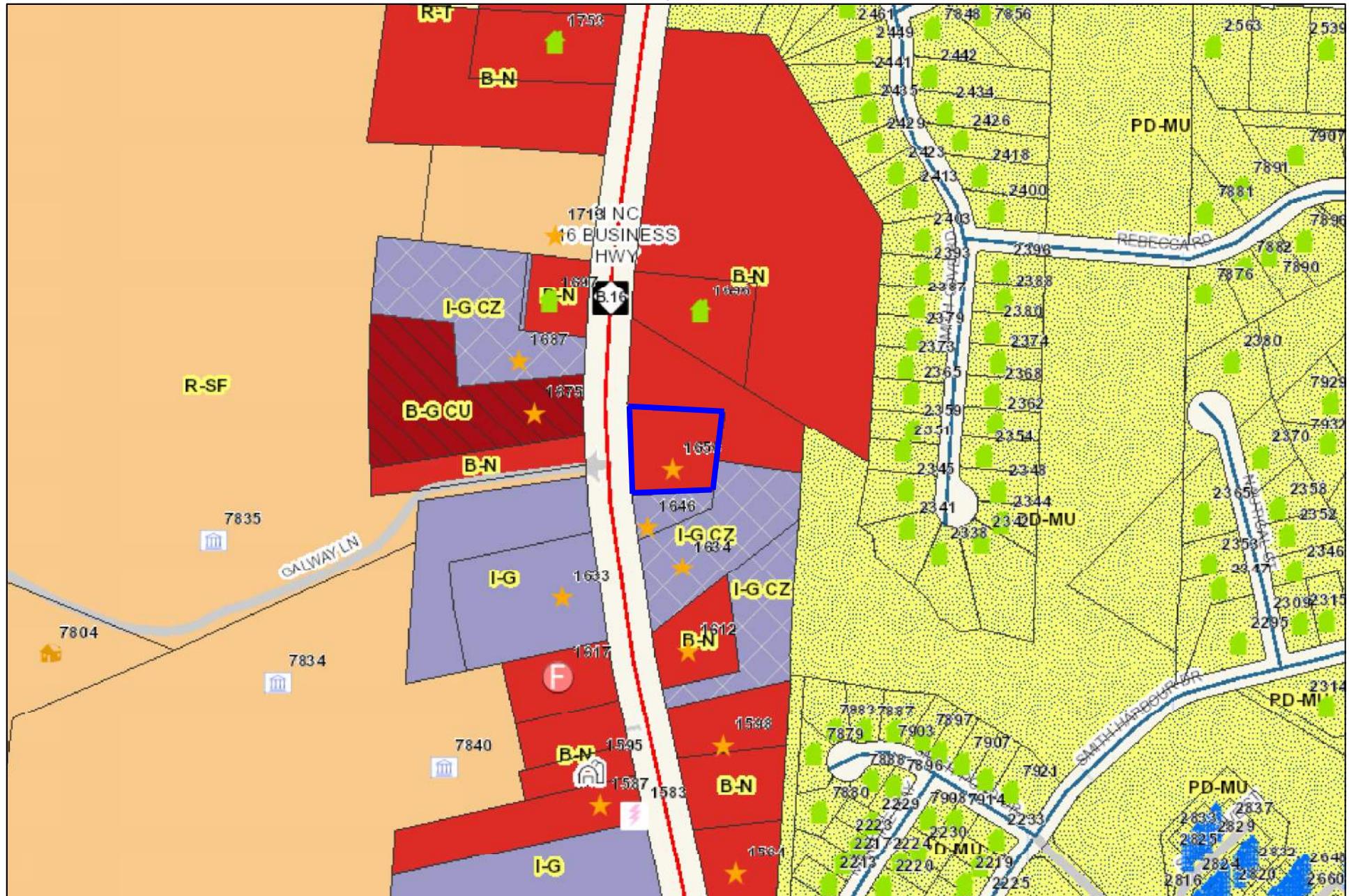
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Date: 3/12/2020 Scale: 1 Inch = 100 Feet



Parcel ID	02291	Owner	J&C PRIME LLC
Map	4603	Mailing	8046 WESTCAPE DRIVE
Account	0268452	Address	DENVER, NC 28037
Deed	2754 399	Last Transaction Date	07/03/2018
Plat		Subdivision	
Land Value	\$173,200	Improvement Value	\$34,554
Previous Parcel			
-----All values for Tax Year 2020 -----			
Description	CAR WASH	Deed Acres	1.102
Address	1656 N NC 16 BUSINESS HWY	Tax Acres	0.866
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	SERVICE GARAGE	Value	\$32,022
Main Sq Feet	2040	Stories	1
Year Built	1972		
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	0.87	WP32	0.87
Watershed		Sewer District	
	0.87	SEWER	0.87
Census County		Tract	Block
109		071202	2023
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460300	0.87



CZ #2020-3
subject property is outlined in blue



February 6, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet

$$1 \text{ inch} = 300 \text{ feet}$$

CZ #2020-3 Carolyn & John Prime

1 in. = 300 ft.



SFN

SD

SC

SC

SFN

REBECCA RD

SMITH COVE RD

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# 02291

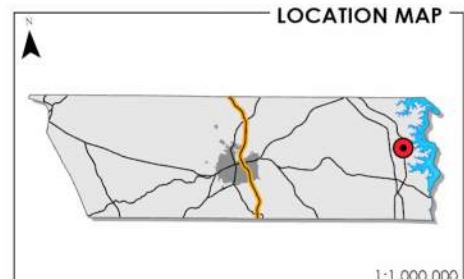
- Property Location(s)

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



Property Location(s)

