



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: December 11, 2020

Re: CUP #432
Rebecca Smith, applicant
Parcel ID# 51678

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 4, 2021.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. The sales office would be located in an existing commercial building. Vehicle sales is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The 1.0-acre parcel is located at 6630 Denver Industrial Park Road, about 600 feet north of N.C. 16 Business. The subject property is surrounded by properties zoned I-G. Land uses in this area include industrial, business and residential (opposite side of N.C. 16 Business). This property is located in an area designated by the Land Use Plan as an Industrial Center.



County Of Lincoln, North Carolina

Planning Board

Applicant **Rebecca Smith**

Application No. **CUP #432**

Location **6630 Denver Industrial Park Road** Parcel # **51678**

Zoning District **I-G**

Proposed Use **vehicle sales**

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
113 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name Rebecca Smith

Applicant Address 8923 Magnolia Estates Dr. Cornelius, NC 28031

Applicant Phone Number 704 488 5484

Property Owner Name 6630 Denver Industrial Park, LLC

Property Owner Address 117 Crooslake Park Dr. Mooresville, NC

Property Owner Phone Number _____

PART II

Property Location 6630 Denver Industrial Park Road

Property ID (10 digits) 3695-46-1443 Property size 1.0 acre

Parcel # (5 digits) 51678 Deed Book(s) 2428 Page(s) 650

PART III

Existing Zoning District Industrial

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

10,335-square-foot commercial building

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

This property will be used for the purposes of selling automotive vehicles.

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.

Rebecca Smith

Applicant's Signature

11/13/2020

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #432**

Applicant **Rebecca Smith**

Property Location **6630 Denver Industrial Park Road** Parcel ID# **51678**

Existing District **I-G**

Proposed Conditional Use **vehicle sales**

PROPOSED FINDINGS

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

The sales office will be located in an existing commercial building. The use will not generate significant traffic.

2. The use meets all required conditions and specifications.

This property is zoned I-G. Vehicle sales is a conditional use in the I-G district.

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

This is an existing industrial/business area. This property is surrounded by property zoned industrial.

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.

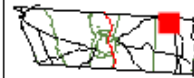
Other automotive businesses are located in this area. The Land Use Plan designates this property as part of an Industrial Center.



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: 11/19/2020 Scale: 1 Inch = 200 Feet

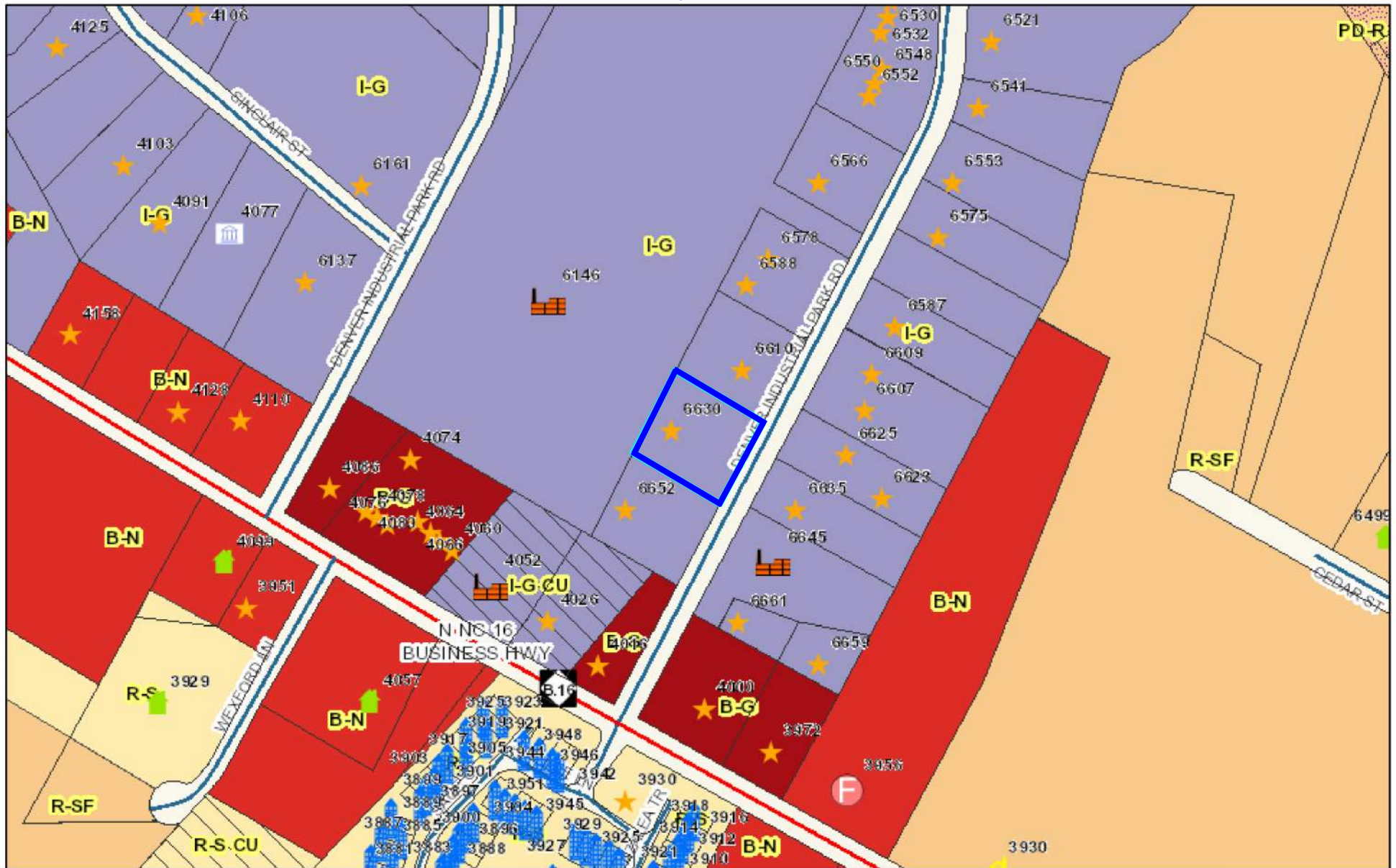


Parcel ID	51678	Owner	6630 DENVER INDUSTRIAL PARK LLC
Map	3695	Mailing	ATTN: JONATHAN LOONIN 935 BRONX RIVER AVE BRONX, NY 10473
Account	0250190	Address	
Deed	2428 650	Last Transaction Date	11/07/2013
Plat		Subdivision	LEE KILLIAN
Land Value	\$70,560	Improvement Value	\$297,296
Previous Parcel		Total Value	\$367,856

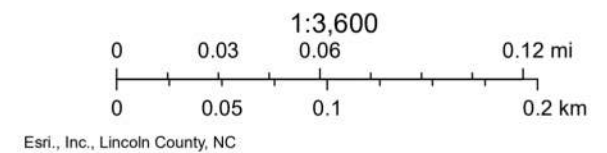
-----All values for Tax Year 2020 -----

Description	DENVER IND PARK 17	Deed Acres	0
Address	6630 DENVER INDUSTRIAL PARK RD	Tax Acres	1.008
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	FLEX WAREHOUSE	Value	\$285,847
Main Sq Feet	10335	Stories	1
		Year Built	1988
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	1.01	DN29	1.01
Watershed	1.01	Sewer District	SEWER 1.01
Census County	109	Tract	071101
		Block	1007 1.01
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	1.01

Conditional Use Permit #432
subject property is outlined in blue

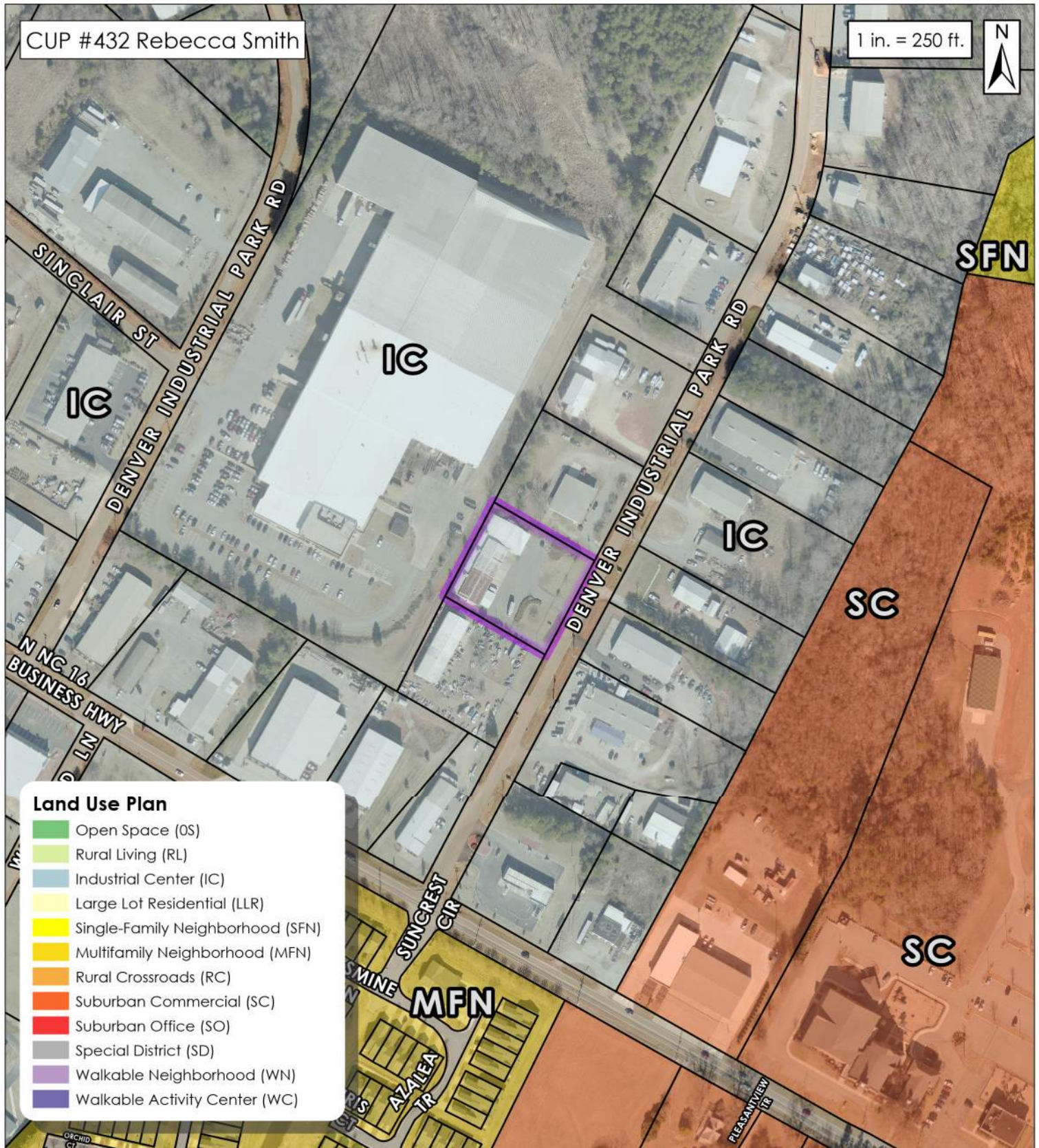


November 19, 2020



CUP #432 Rebecca Smith

1 in. = 250 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

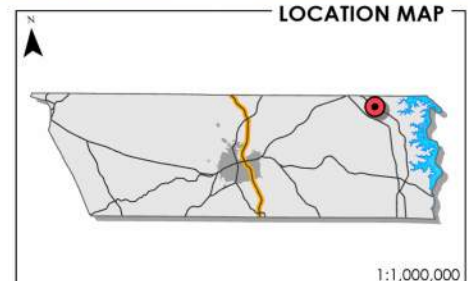
Parcel ID# 51678

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



 Property Location(s)

Conditional Use Permit #432
aerial photo of subject property and surrounding area



November 19, 2020

