



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: February 5, 2021

Re: CUP #436
Christopher McBee, applicant
Parcel ID# 76546

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on March 1, 2021.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district in the Eastern Lincoln Development District (ELDD) overlay district. A site plan has been submitted as part of the application. The plan includes a condition proposed by the applicant: that no more than three vehicles be displayed outdoors at any one time. Vehicles would mainly be displayed in an existing 7,200-square-foot building, where the sales office would be located. Vehicle sales is a conditional use in the I-G and ELDD districts.

SITE AREA AND DESCRIPTION

The 0.64-acre parcel is located at 7917 Commerce Drive, on the north side of Commerce Drive about 300 feet west of N.C. 16 Business. The subject property is adjoined by properties zoned I-G and B-G (General Business). Land uses in this area include industrial, business, institutional (charter school), 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 **Christopher McBee**

Application No. **CUP #436**

Location **7917 Commerce Drive**

Parcel # **76546**

Zoning District **I-G, ELDD**

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

PART I

Applicant Name CHRISTOPHER MCBEE "LAKE NORMAN AUTO SPORTS"
Applicant Address 7046 TULIP POPLAR DRIVE DENVER NC 28037
Applicant Phone Number 865.765.6555
Property Owner Name NC DOUGT. LLC AM DENVER PROPERTIES LLC
Property Owner Address 144 TWIN SISTERS LANE MORRISVILLE NC 28117
Property Owner Phone Number 973.48.3546

PART II

Property Location 7917 COMMERCE DRIVE DENVER NC 28037
4603579312
Property ID (10 digits) 76546 Property size .642 acres
Parcel # (5 digits) 76546 Deed Book(s) 2725 Page(s) 49

PART III

Existing Zoning District D-G

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

7200 sqft Heated INDOOR OPEN SPACE w/ 700 sqft of office space. LAKE NORMAN AUTO SPORTS LLC. which is a high line vehicle retail business offering an indoor showroom.

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

INDOOR VEHICLE SHOWROOM to sell high line used vehicles. Offering vehicle financing and a private climate controlled indoor space to showcase our inventory.

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 Chris McBee

1/13/21
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #436**

Applicant **Christopher McBee**

Property Location **7917 Commerce Drive** Parcel ID# **76546**

Existing District **I-G, ELDD**

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. It is also located in the Eastern Lincoln Development District overlay district. Vehicle sales is a conditional use in the I-G and ELDD districts. The proposed use will meet the ELDD buffer requirements for outdoor sales areas for vehicles.

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 properties zoned industrial or business.

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.

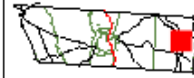
Other automotive businesses are located in this area. The Land Use Plan designates this property as part of an Industrial Center.



Lincoln County, NC

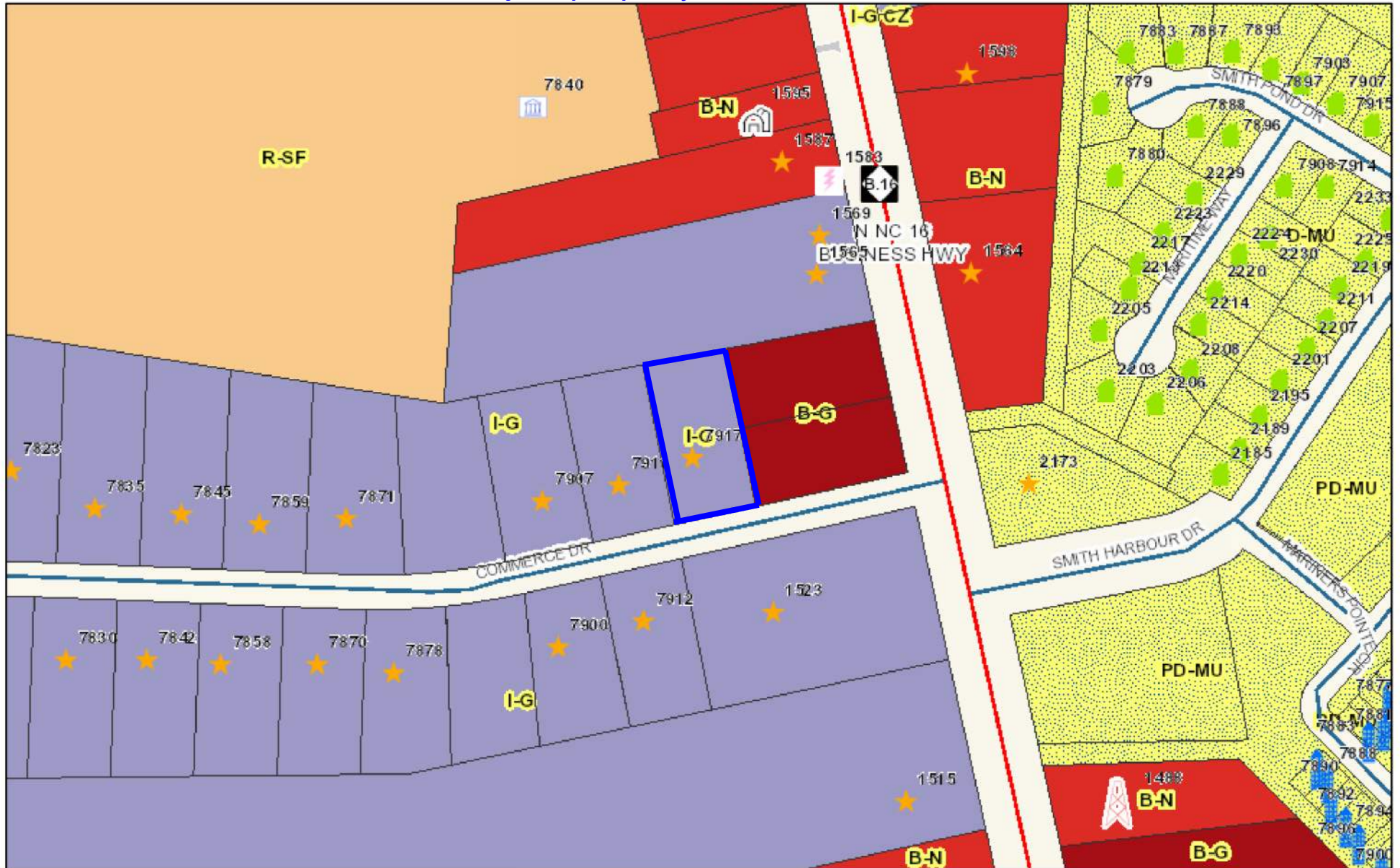
Office of the Tax Administrator, GIS Mapping Division

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: 1/19/2021 Scale: 1 Inch = 120 Feet

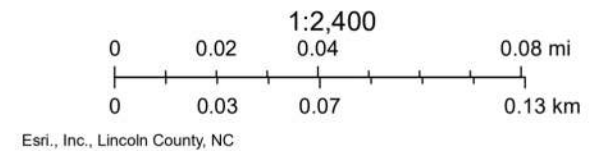


Parcel ID	76546	Owner	AM DENVER PROPERTIES LLC			
Map	4603	Mailing	144 TWIN SISTERS LANE			
Account	0266268	Address	MOORESVILLE, NC 28117			
Deed	2725 49	Last Transaction Date	02/23/2018	Sale Price	\$500,000	
Plat	10 93	Subdivision	TRIANGLE INDUSTRIAL PARK	Lot	3	
Land Value	\$80,250	Improvement Value	\$421,857	Total Value	\$502,107	
Previous Parcel	32004					
-----All values for Tax Year 2020 -----						
Description	LOT #3 TRIANGLE IND PARK				Deed Acres	0.636
Address	7917 COMMERCE DR				Tax Acres	0.642
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN		
Main Improvement	FLEX WAREHOUSE		Value	\$421,857		
Main Sq Feet	7200	Stories	1	Year Built	2018	
Zoning District	Calc Acres	Voting Precinct		Calc Acres		
I-G	0.64	WP32		0.64		
Watershed	Sewer District					
	0.64	SEWER		0.64		
Census County	Tract		Block			
109	071101		3007	0.64		
Flood	Zone Description		Panel			
X	NO FLOOD HAZARD		3710460300	0.64		

Conditional Use Permit #436
subject property is outlined in blue

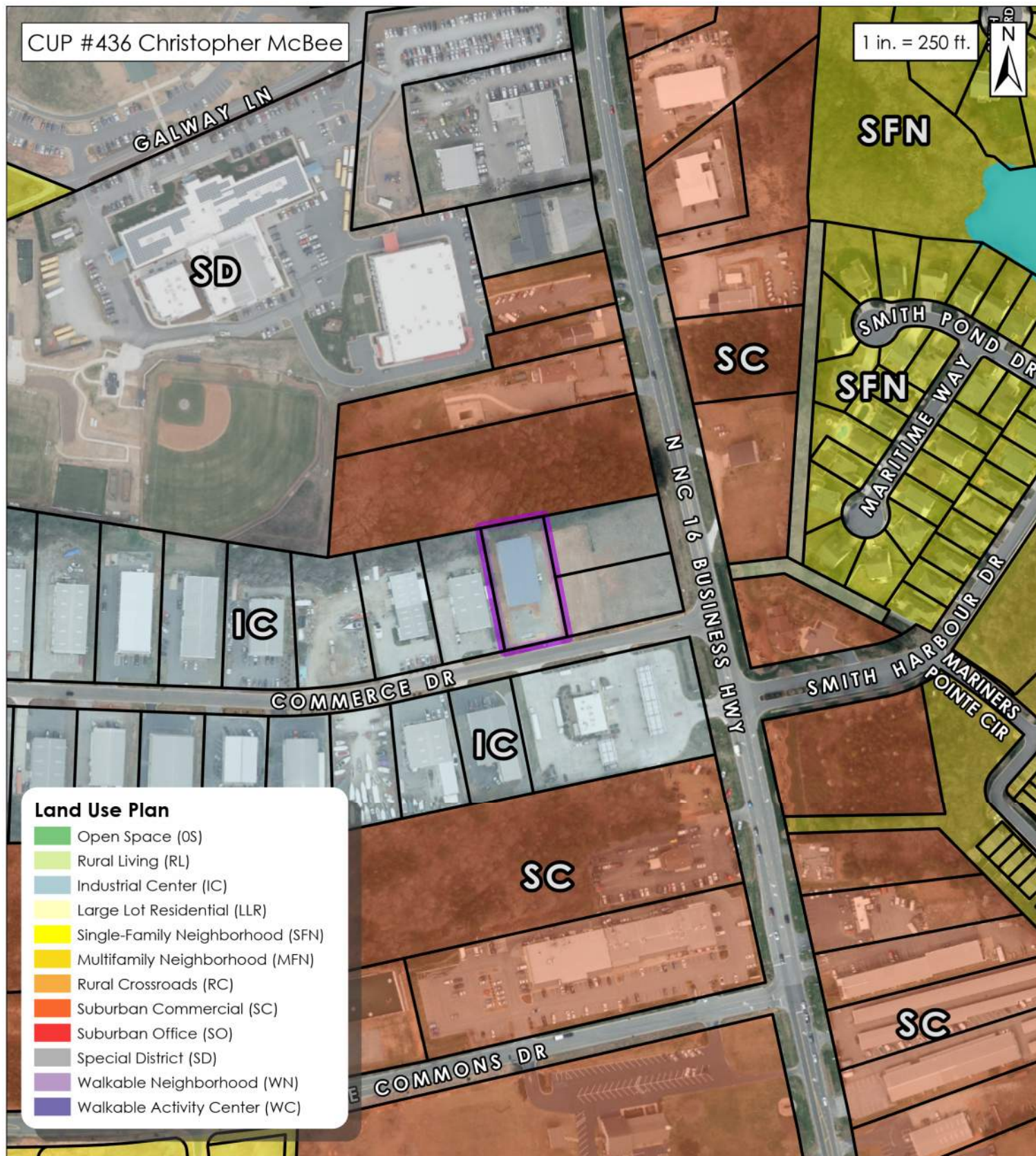


January 19, 2021



CUP #436 Christopher McBee

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

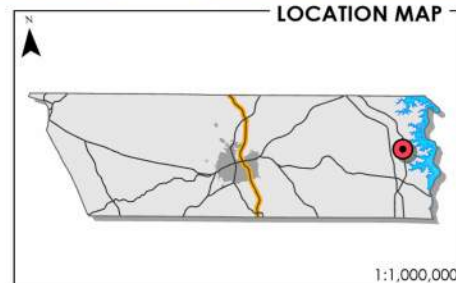
Parcel ID# 76546

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.

LOCATION MAP



 Property Location(s)

