



## 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 BOUGHT, LLC AM DENVER PROPERTIES LLC.  
Property Owner Address 144 TWIN SISTERS LANE Moores VILLE NC 28117  
Property Owner Phone Number 973,768,3546

### 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 T-G

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

7200sqft 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.

Chris MCBEE  
Applicant's Signature

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.

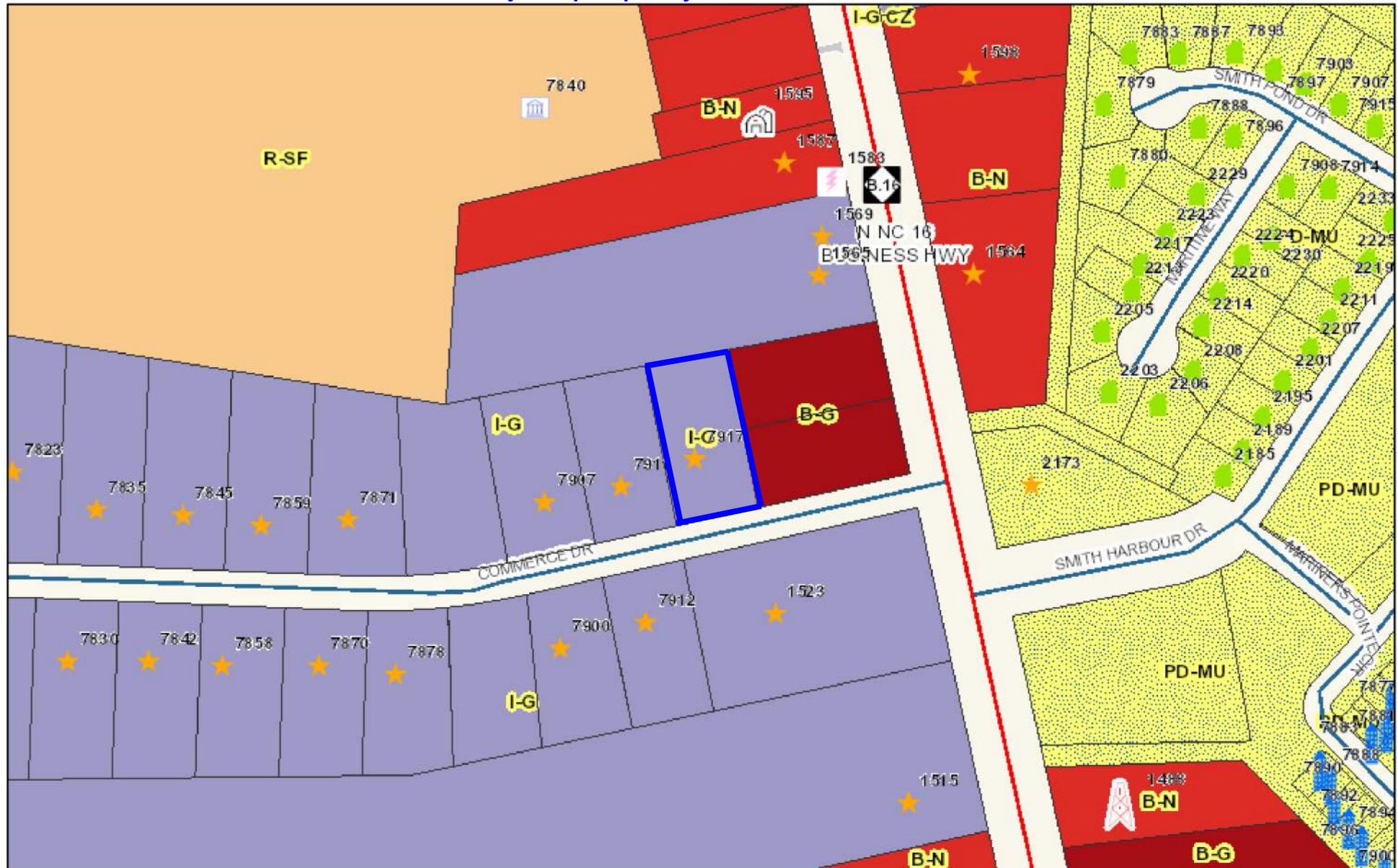
Date: 1/19/2021 Scale: 1 Inch = 120 Feet



<b>Parcel ID</b>	76546	<b>Owner</b>	AM DENVER PROPERTIES LLC
<b>Map</b>	4603	<b>Mailing</b>	144 TWIN SISTERS LANE
<b>Account</b>	02666268	<b>Address</b>	MOORESVILLE, NC 28117
<b>Deed</b>	2725 49	<b>Last Transaction Date</b>	02/23/2018
<b>Plat</b>	10 93	<b>Subdivision</b>	TRIANGLE INDUSTRIAL PARK
<b>Land Value</b>	\$80,250	<b>Improvement Value</b>	\$421,857
<b>Previous Parcel</b>	32004		<b>Total Value</b> \$502,107
<b>-----All values for Tax Year 2020 -----</b>			
<b>Description</b>	LOT #3 TRIANGLE IND PARK	<b>Deed Acres</b>	0.636
<b>Address</b>	7917 COMMERCE DR	<b>Tax Acres</b>	0.642
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>	FLEX WAREHOUSE	<b>Value</b>	\$421,857
<b>Main Sq Feet</b>	7200	<b>Stories</b>	<b>Year Built</b> 2018
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
I-G	0.64	WP32	0.64
<b>Watershed</b>		<b>Sewer District</b>	
	0.64	SEWER	0.64
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		071101	3007
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460300	0.64



Conditional Use Permit #436  
subject property is outlined in blue

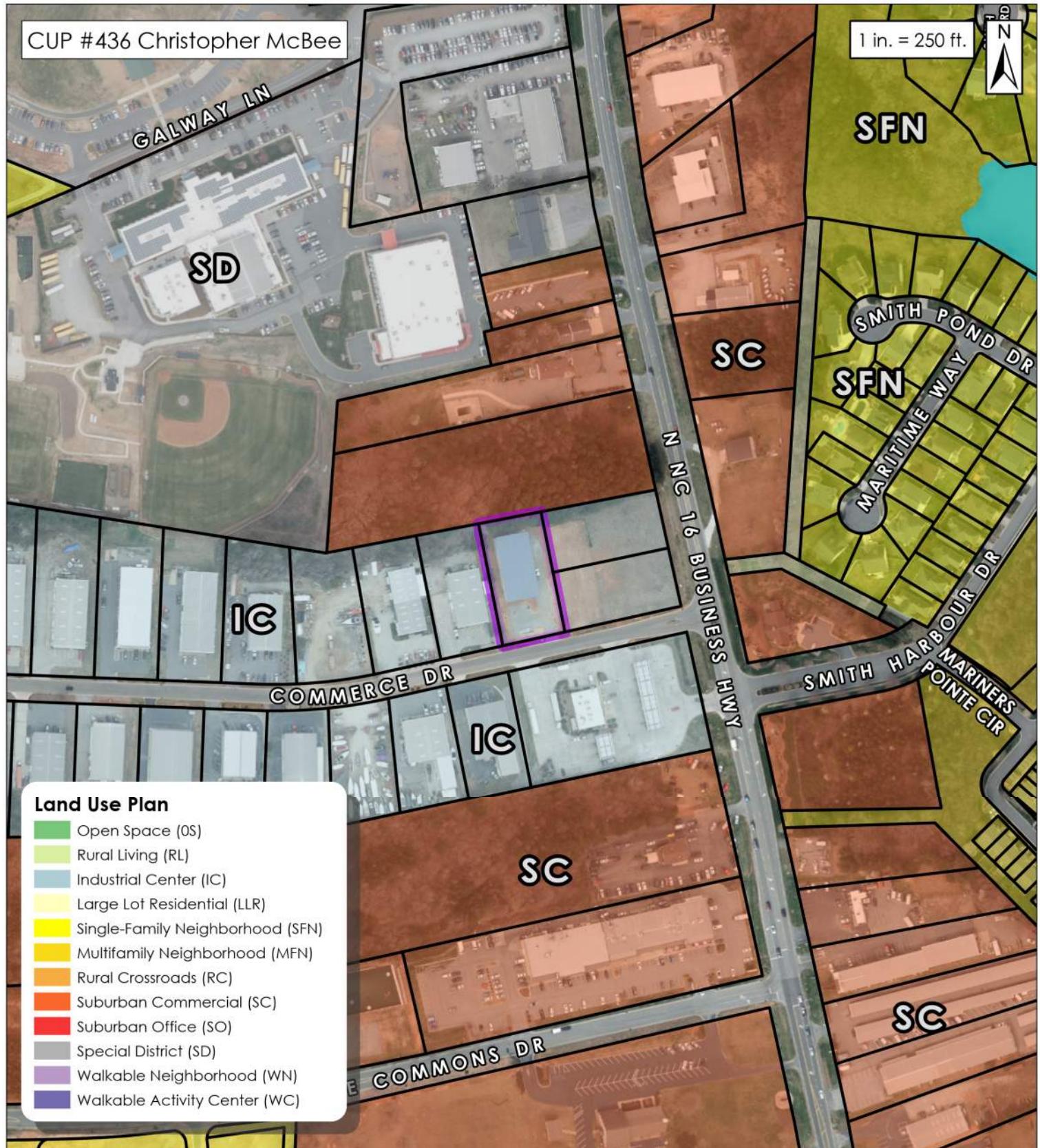


January 19, 2021

1:2,400  
0 0.02 0.04 0.08 mi  
0 0.03 0.07 0.13 km

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)



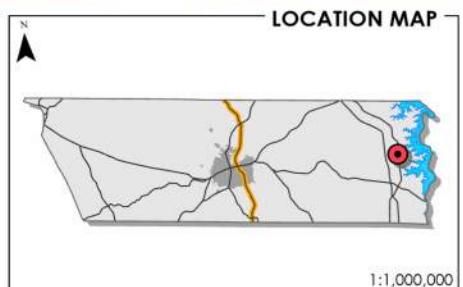
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID# 76546

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Property Location(s)

**SEEDING SCHEDULE**

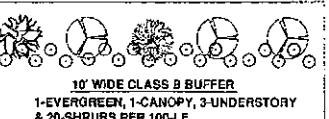
- 1. PRE-SCOURING OF STUR WITH A 2.5 SLOPE OR FLATTER USE THE KENTUCKY U.S.D. BUREAU OF AGRICULTURE SPECIES:
  - A) 100 LBS. OF KENTUCKY 31 PECAN PER ACRE
  - B) 100 LBS. HOLLOW BURRWOOD PER ACRE
  - C) 100 LBS. KENTUCKY 31 PECAN PER ACRE
  - D) 100 LBS. HOLLOW BURRWOOD
- 2. 100 LBS. OF SODA WHEAT PER ACRE
- 3. 1000 LBS. OF 10-10-10 FERTILIZER PER ACRE
- 4. 4700 LBS. OF LIME PER ACRE
- 5. 400 LBS. OF 0-10-0 PUMICE A-GRADE PER A
- 6. 1000 LBS. OF 10-10-10 FERTILIZER PER ACRE
- 7. 1000 LBS. OF 10-10-10 FERTILIZER PER ACRE
- 8. 245 GALLONS OF CHLORINE 40% WATT PER ACRE.

**N O T E:** 1. LIMESTONE WILL NOT BE USED, MAINTAINED AND STORED AND WILL NOT BE USED FOR SEEDING SEQUOIA (SEQUOIA-NIGRA) OR SEQUOIA SEQUOIA (SEQUOIA SEQUOIA - SEQUOIA).

**SEEDBED PREPARATION NOTES**

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- 1. SURFACE ENTER CENTRAL VEHICLES TO BE INSPECTED ACCORDING TO PLANS.
- 2. SURFACE ENTER CENTRAL VEHICLES TO BE INSPECTED AND APPROVED WITH AVERAGE FORGE OF 1000 TON. SEEDBED PREPARATION DEPTH SHALL BE 4" (100MM).
- 3. SURFACE ENTER CENTRAL VEHICLES TO BE INSPECTED AND APPROVED THAT THEY WILL NOT INTERFERE WITH THE EQUIPMENT OR PERSONNEL IN THE WORK AREA.
- 4. SURFACE ENTER CENTRAL VEHICLES TO BE INSPECTED THAT ALL SEEDBED PREPARATION IS APPROVED.
- 5. IF NO SOIL TESTS OR MARCH FORMULAS, FORMULAS WILL BE USED AS DESCRIBED ABOVE IN ACTIVITY 15. USE ONE SF. OF FORMULAS FOR 1000 TON. APPROXIMATELY 1000 SF. OF FORMULAS WILL BE USED.
- 6. FORMULAS WILL BE SPREAD BY PLATE FERTILIZER AND LIME APPARATUS TO PERTAIN TO TEST.
- 7. FORMULAS WILL BE SPREAD BY PLATE FERTILIZER AND LIME APPARATUS WITH THE SEED DURING SEEDBED PREPARATION.



**10' WIDE CLASS B BUFFER**  
**1-EVERGREEN, 1-CANOPY, 3-UNDERSTORY  
& 20-SHRUBS PER 100-LF**

#### GENERAL TREE NOTES:

1. ALL PARKING SPACES SHALL BE WITHIN 60'-12" OF A CANOPY TREE.
  2. SHADES SHALL BE INSTALLED 5'-6" ON CENTER FOR PARKING LOT SCREENING.

**GENERAL NOTES:**

1. ALL AREAS SHOWN WITH TREES & SHRUBS SHALL BE COVERED WITH 4-INCHES OF TOPSOIL AND 3-INCHES OF SODDING.
2. ALL AREAS SHOWN AS "BARE" SHALL BE SEEDED WITH NATIVE SEEDS TO ENSURE PERMANENT GROUND COVERAGE.

PLANT SCHEDULE				
SYMBOL	COMMON NAME	#	BOTANICAL NAME	SIZE
	DWARF BURFORD HOLLY	75	Ilex-Contorta	24" TALL
	RED MAPLE	4	Acer Rubrum/Crissier Soddy	27", 6" TALL
	FLOWERING DOGWOOD	6	Cornus	25", 8" TALL
	SOUTHERN MAGNOLIA	2	Magnolia Grandiflora	24", 8" TALL

LAKE VISION  
DEVELOPMENT, INC  
NOW OR FORMERLY  
38 1775 PG 38  
UB 5 PG 100  
PARCEL ID # 33639

