



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: CZ #2020-8
Chelsea Horton, applicant
Parcel ID# 27353

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

Request

The applicant is requesting the rezoning of a 0.7-acre lot from B-G (General Business) to CZ I-G (Conditional Zoning General Industrial) to permit vehicle storage and offices. Vehicle storage is a permitted use in the I-G district, but not in the B-G district.

A site plan has been submitted as part of the rezoning application. 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.

A virtual community involvement meeting regarding the rezoning request was held on January 20, but no one logged in or called in to participate. In lieu of participating in the meeting, owners of property in the surrounding area were informed that they could provide comments by phone or email in advance of the meeting, but no comments were received.

Applicants Chelsea Horton and Robert Gibson of Top Notch Recovery, LLC, which repossesses and temporarily stores vehicles, were present for the community meeting. According to Mr. Gibson, they have operated the business on the subject property since August 2019. The rezoning application was submitted after a citizen questioned whether the business was in compliance with zoning and staff contacted Mr. Gibson.

Site Area & Description

The subject property is located on the east side of N.C. 27 about 1,600 feet south of its intersection with N.C. 73 in Ironton Township. It is adjoined by property zoned B-G and I-G (opposite side of N.C. 27). Land uses in this area include business 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-G zoning, vehicle service, retail sales, offices, personal services, etc..

Under proposed CZ I-G zoning: vehicle storage, offices.

Adjoining zoning and uses

East: zoned B-G, commercial building and undeveloped property.

South: zoned B-G, undeveloped property.

West (opposite side of N.C. 27, zoned B-G, house and business.

North: zoned B-G, undeveloped property.

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 #2020-8**
Applicant **Chelsea Horton**
Parcel ID# **27353**
Location **N.C. 27**
Proposed amendment **Rezone from B-G to CZ I-G to permit vehicle storage vehicle and offices**

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 surrounded by properties zoned business and industrial. Because this is a conditional rezoning, the use of the property will be limited to vehicle storage and offices. The vehicle storage area will be screened and buffered from the road and from adjoining properties.



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 Chelsea Horton

+topnotchrecovery@aol.com

Applicant Address 332 Willow St Stanley, NC 28164

Applicant Phone Number 980-329-4433

980-329-6588

Robert Gibson

Property Owner Name Bill Blackett

Property Owner Address 2101 Lexington St, Delmont NC 28012

Property Owner Phone Number 704-853-9218

PART II

Property Location 3743 NC 27, Iron Station NC 28080

Property ID (10 digits) 3653221953 Property size .694 acres

Parcel # (5 digits) 27353 Deed Book(s) 2240 Page(s) 595

PART III

Existing Zoning District B-G

Proposed Zoning District 1-G limited CZ

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

Vehicle storage only. 1 Building

List the proposed use or uses of the property.

Vehicle storage only

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.

Applicant's Signature

[Signature]

Date 10-7-20



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: 12/29/2020 Scale: 1 Inch = 150 Feet

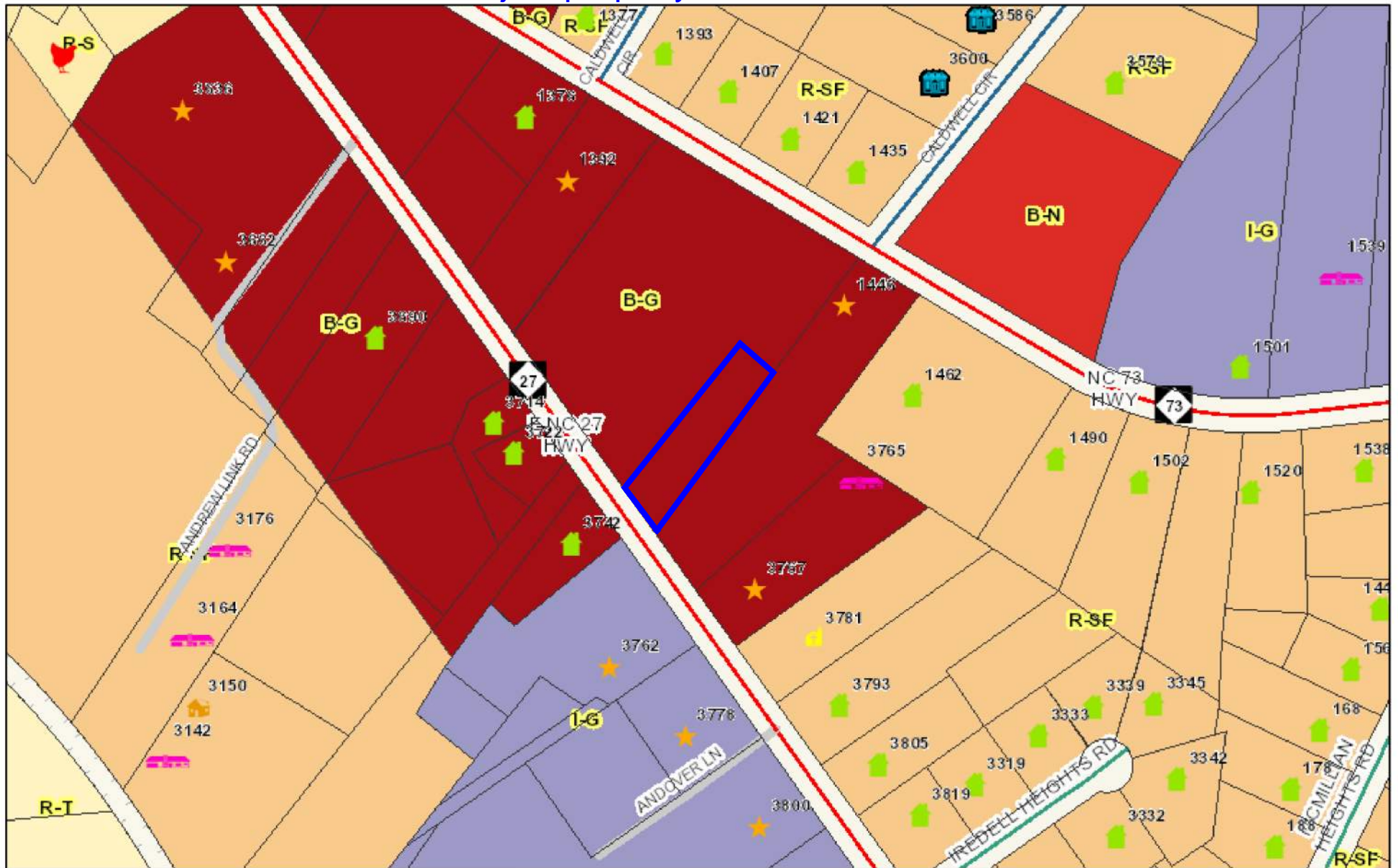


Parcel ID	27353	Owner	BLACKETT WILLIAM B
Map	3653	Mailing	2101 LEXINGTON ST
Account	0231736	Address	BELMONT, NC 28012-2978
Deed	2240 595	Last Transaction Date	03/18/2011
Plat		Subdivision	
Land Value	\$58,990	Improvement Value	\$677
Previous Parcel		Sale Price	\$12,500
		Lot	
		Total Value	\$59,667

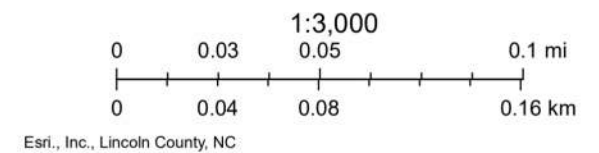
-----All values for Tax Year 2020 -----

Description	WAITS HOMESITE RD 27	Deed Acres	1
Address	E NC 27 HWY	Tax Acres	0.694
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-G	0.69	IS23	0.69
Watershed		Sewer District	
	0.24		0.69
	0.45		
Census County		Tract	Block
109		071001	1002
			0.69
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710365300	0.69

CZ #2020-8
subject property is outlined in blue

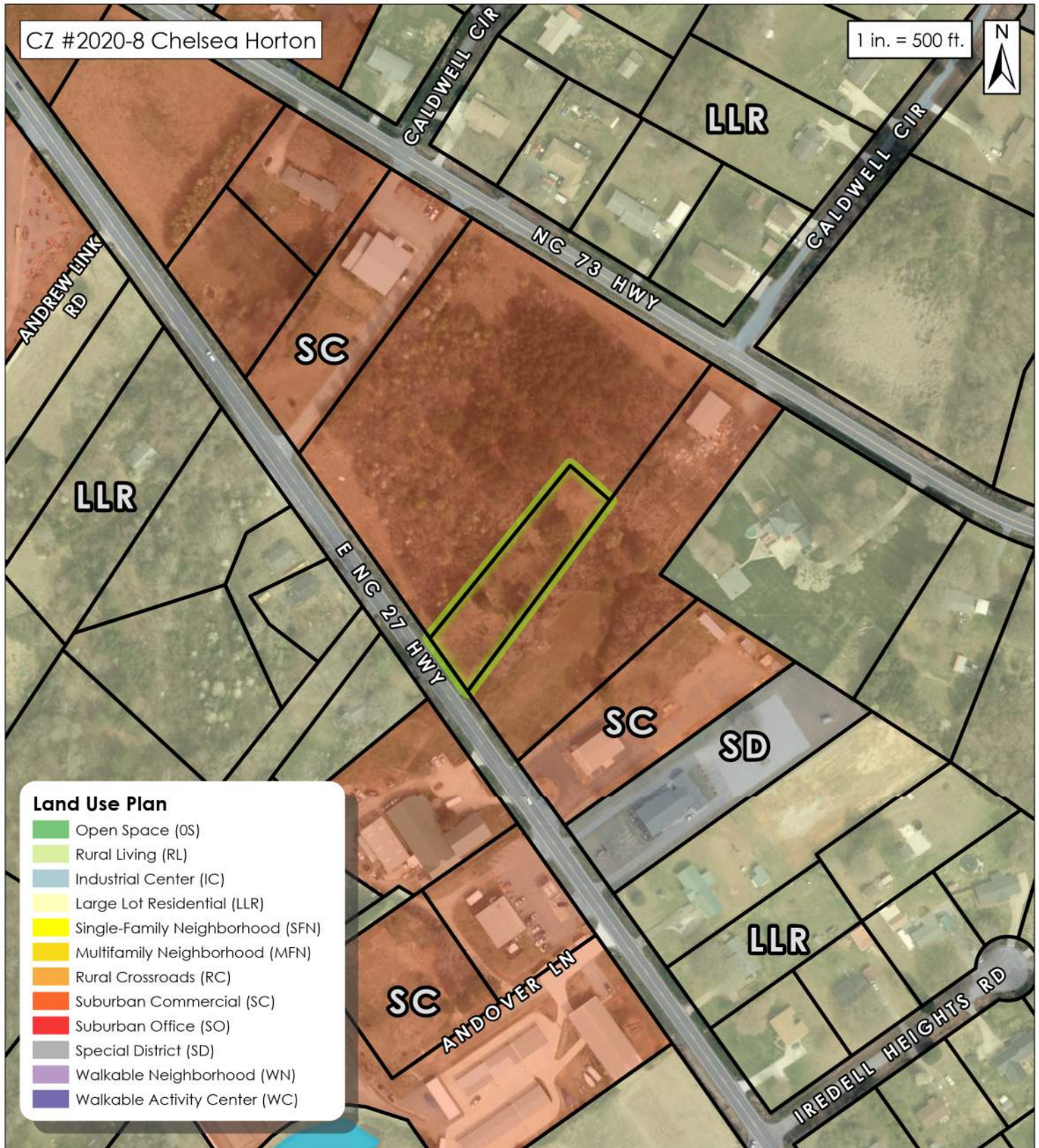


December 29, 2020



CZ #2020-8 Chelsea Horton

1 in. = 500 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)



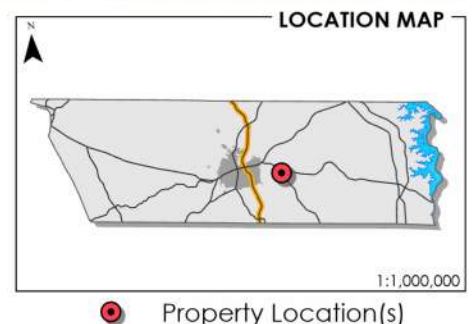
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 27353

 - Property Location(s)


See Attached Application for Parcel Information

Property Location(s) Outlined in Green.



 Property Location(s)

CZ #2020-8
Site Plan
PID#: 27353
Chelsea Horton

- • • Fence
- • • Fence Gate
- Setback Boundary
- Property Lines
-  Proposed Building
-  Existing Building
-  Driveway

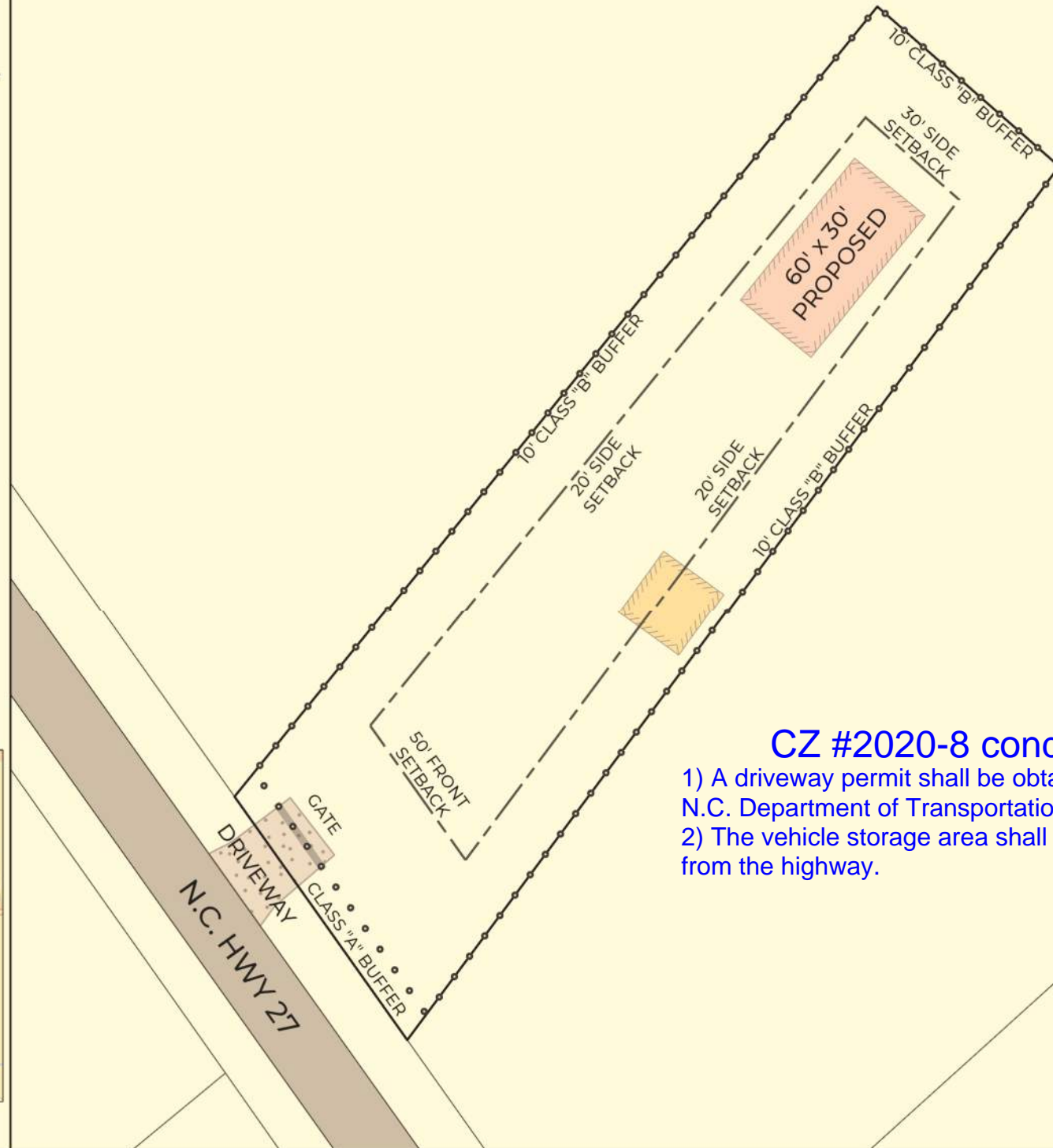


50

1" = 50'



Map produced by Lincoln County Planning (12/22/20)



CZ #2020-8 conditions

- 1) A driveway permit shall be obtained from the N.C. Department of Transportation.
- 2) The vehicle storage area shall be screened from the highway.

