



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: February 5, 2021

Re: CZ #2021-1
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 March 1, 2021.

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.

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, with a proposed condition: that no more than 25 vehicles be displayed for sale at any one time. Also included with the application are minutes from a community involvement meeting that was held last March.

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.

Background

A similar rezoning request to permit vehicle sales on this property (CZ #2020-3) was turned down by the Board of Commissioner in a 4-1 vote last August after the Planning Board voted 6-1 to recommend disapproval. The only difference in the earlier application is that the accompanying site plan did not include a proposed limit on the number of vehicles that could be displayed for sale. In denying the rezoning request, the Board of Commissioners adopted the same statement of consistency and reasonableness that the Planning Board adopted. That statement is included in this packet immediately following staff's proposed statement.

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, portion of 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, portion of 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 #2021-1**

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.



County Of Lincoln, North Carolina

Planning Board

Zoning Amendment Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on August 3, 2020

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 not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The NC 16 Corridor Vision Plan recommends that strip commercial and sprawl development be reduced by placing commercial development at nodes. The location is not at a node, but is part of a strip commercial and sprawl development.

This proposed amendment **is not reasonable and not in the public interest** in that:

The proposed amendment does not move the NC 16 Corridor toward the stated land use plan and its related goals, but rather would move the NC 16 Corridor away from its long-stated goals as stated in the corridor vision plan.



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 NHWY 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 NHWY 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-6

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

EXISTING VEHICLE SERVICE & WHOLESALE GARAGE
Detailing

List the proposed use or uses of the property.

VEHICLE SERVICE & VEHICLE SALES
Detailing

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

10-13-2020

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?

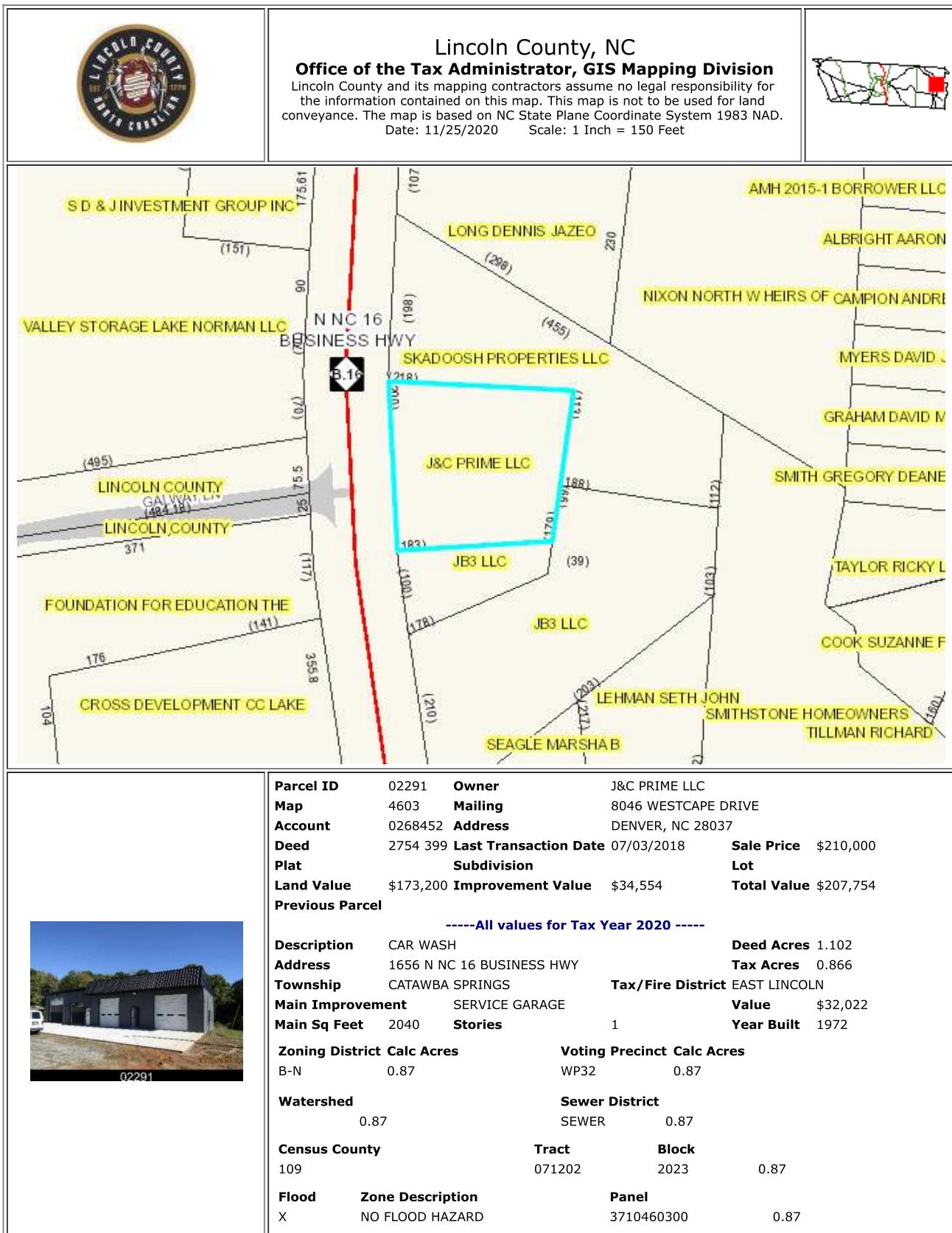
Answer: The price range will be \$8,000-\$35,000.

Question: What model years would you sell?

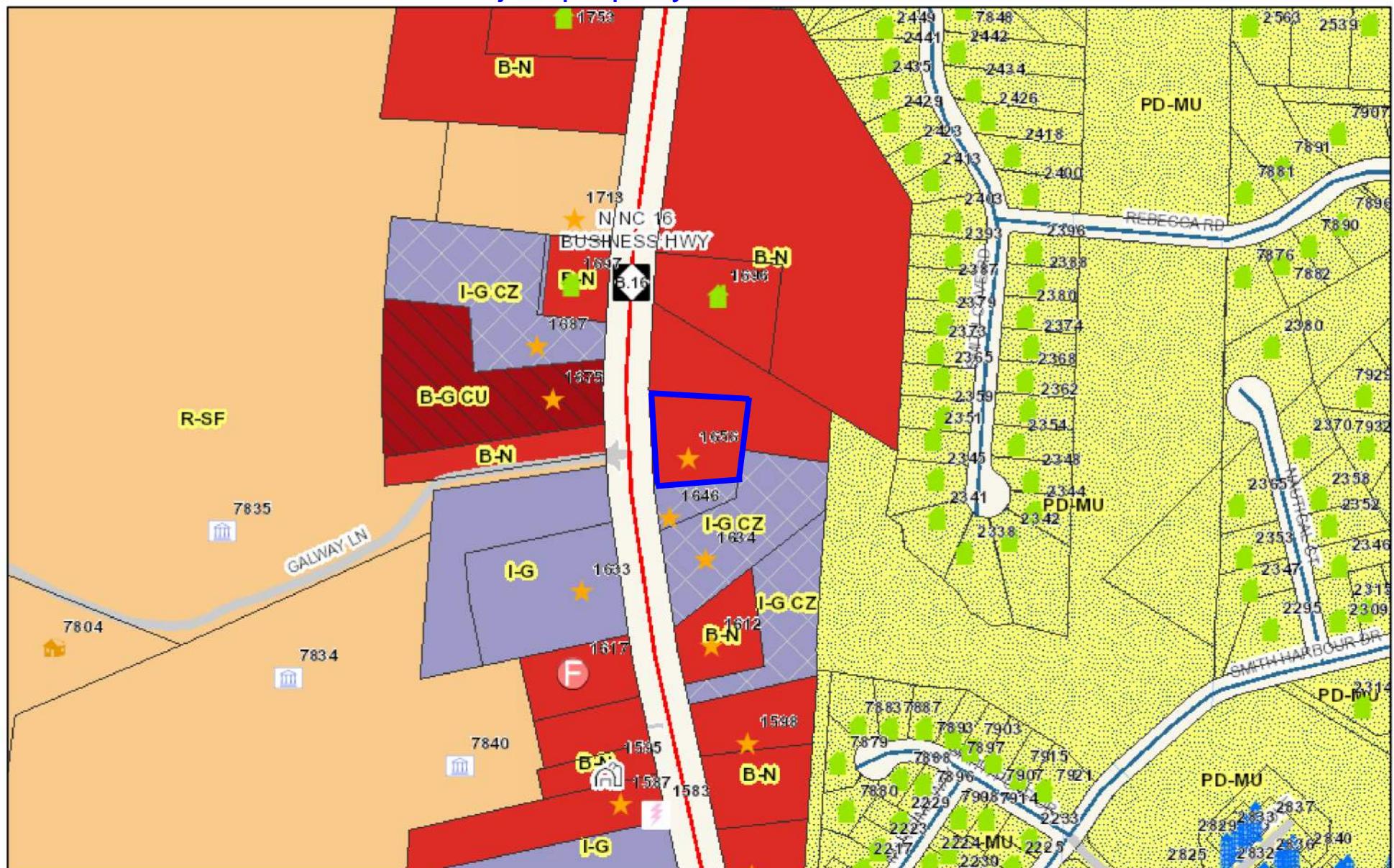
Answer: We will be selling 5-10 year-old vehicles .

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 #2021-1
subject property is outlined in blue



November 25, 2020

1:3,600

A number line starting at 0 and ending at 0.2 km. The line is divided into six equal segments by tick marks. The labels are 0, 0.03, 0.06, 0.1, 0.12 mi, and 0.2 km. The segments between 0 and 0.03, 0.03 and 0.06, 0.06 and 0.1, and 0.1 and 0.12 mi are each 0.03 units long. The segments between 0.12 mi and 0.2 km are each 0.06 units long.

Esri, Inc., Lincoln County, NC

CZ #2021-1
aerial view of subject property and surrounding area



November 25, 2020

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

CZ #2021-1 John and Carolyn Prime

1 in. = 250 ft.



SD



SC

N NC 16
BUSINESS HWY

GALWAY LN

SD

SC

SC

SFN

REBECCA RD

SMITH COVE RD

SMITH POND DR

SFN

SMITH HARBOUR DR
MARITIME WAY

MFN

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)

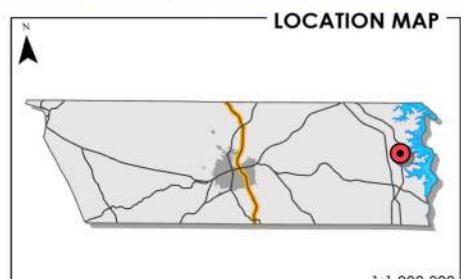
See Attached Application for Parcel Information

Property Location(s) Outlined in Green.



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

LOCATION MAP



1:1,000,000

Property Location(s)

