



## 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

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?

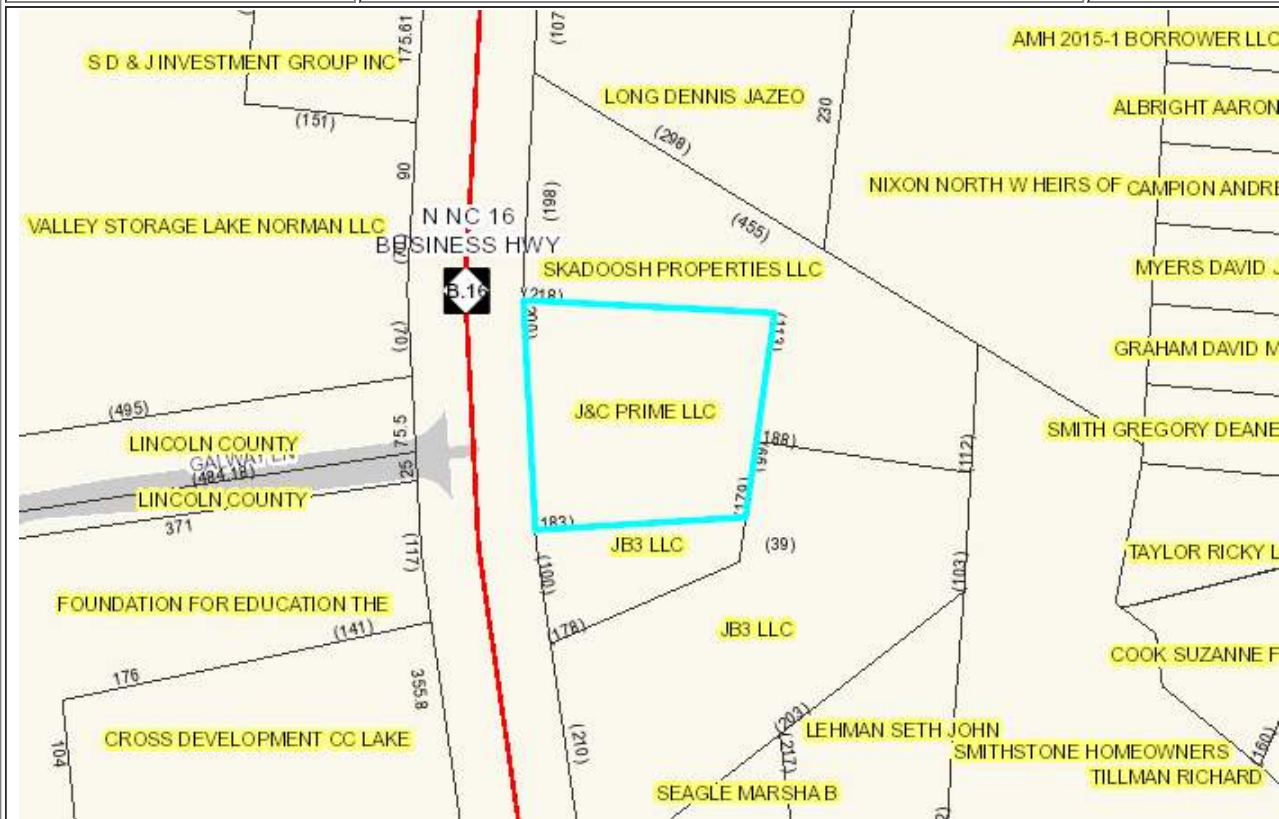
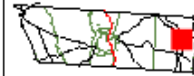
Answer: Signage will be installed on the building, permitted and approved by the county first.  
We will not be putting a sign near the road.



# 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: 11/25/2020 Scale: 1 Inch = 150 Feet



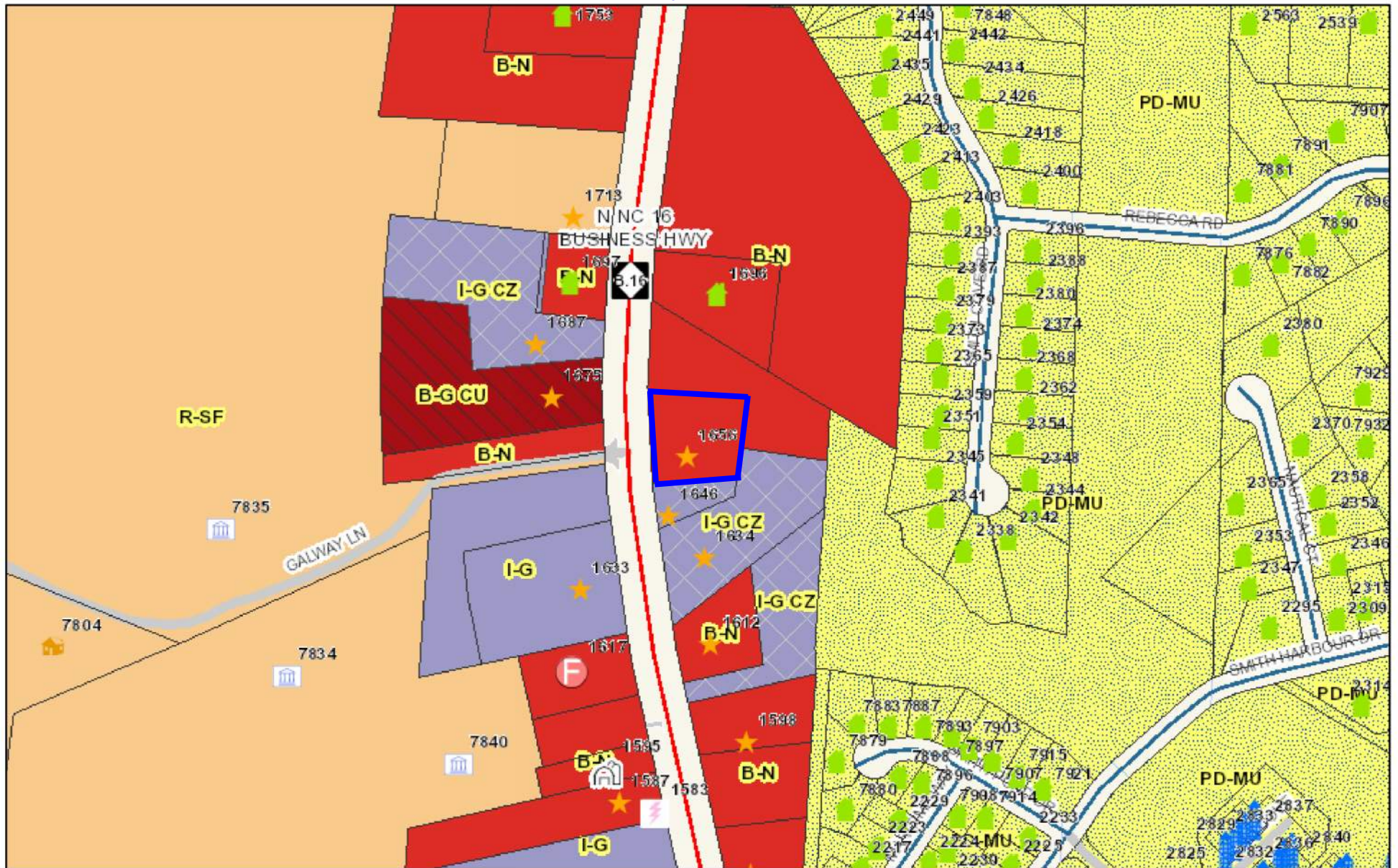
<b>Parcel ID</b>	02291	<b>Owner</b>	J&C PRIME LLC
<b>Map</b>	4603	<b>Mailing</b>	8046 WESTCAPE DRIVE
<b>Account</b>	0268452	<b>Address</b>	DENVER, NC 28037
<b>Deed</b>	2754 399	<b>Last Transaction Date</b>	07/03/2018
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$173,200	<b>Improvement Value</b>	\$34,554
<b>Previous Parcel</b>		<b>Total Value</b>	\$207,754

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

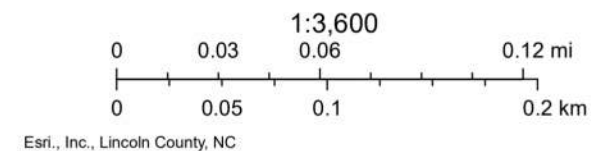
<b>Description</b>	CAR WASH	<b>Deed Acres</b>	1.102
<b>Address</b>	1656 N NC 16 BUSINESS HWY	<b>Tax Acres</b>	0.866
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>	SERVICE GARAGE	<b>Value</b>	\$32,022
<b>Main Sq Feet</b>	2040	<b>Stories</b>	1
		<b>Year Built</b>	1972
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
B-N	0.87	WP32	0.87
<b>Watershed</b>	0.87	<b>Sewer District</b>	
		SEWER	0.87
<b>Census County</b>	109	<b>Tract</b>	071202
		<b>Block</b>	2023
			0.87
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460300	0.87



CZ #2021-1  
subject property is outlined in blue

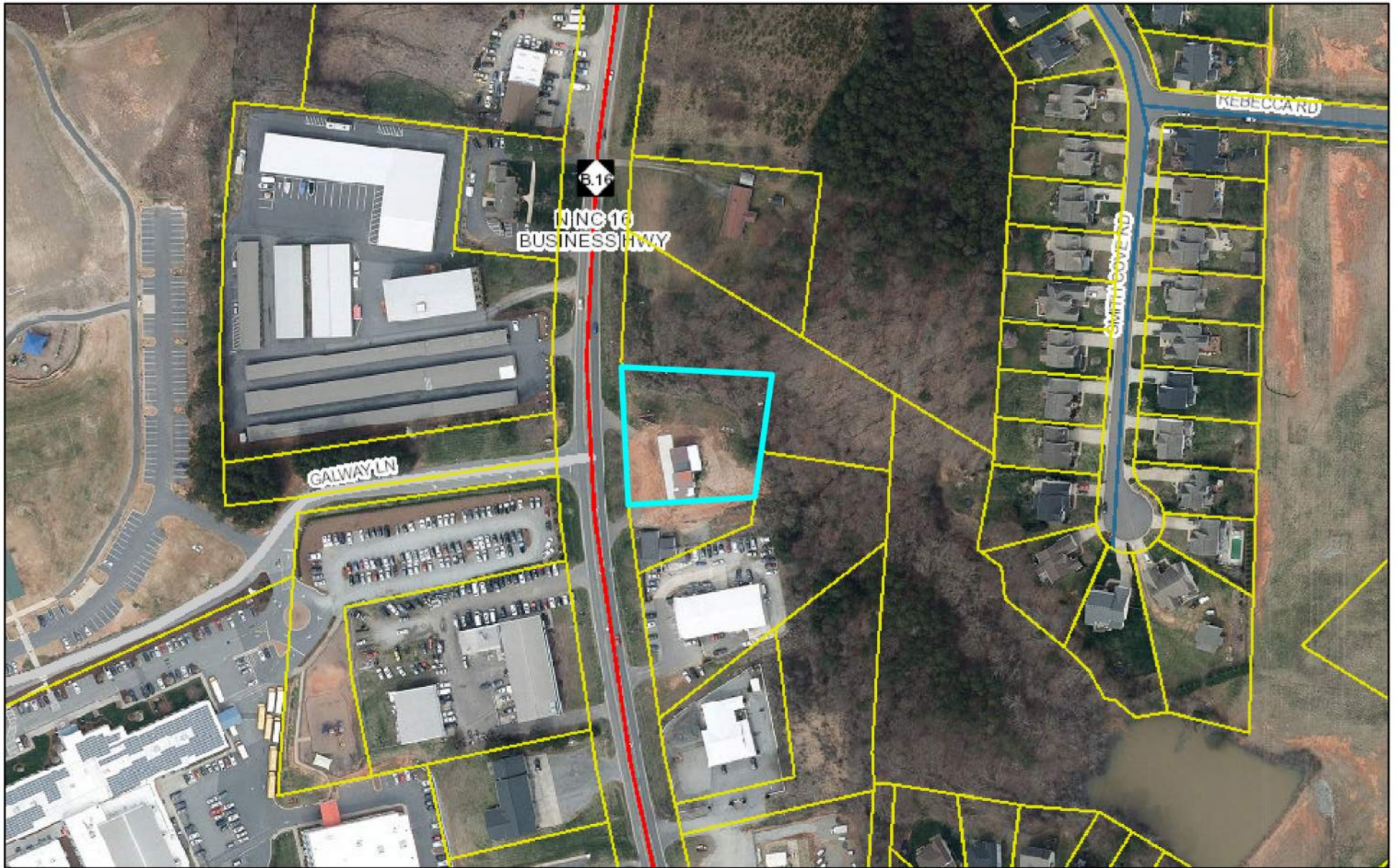


November 25, 2020

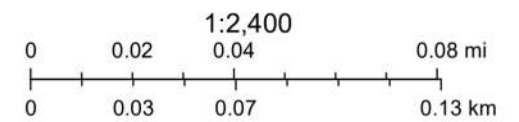




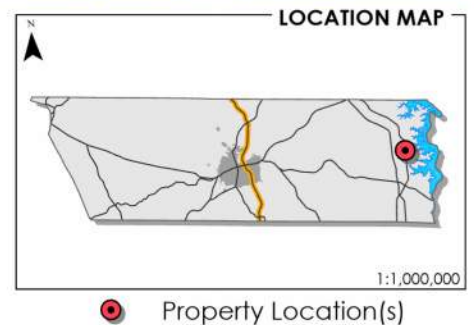
CZ #2021-1  
aerial view of subject property and surrounding area



November 25, 2020



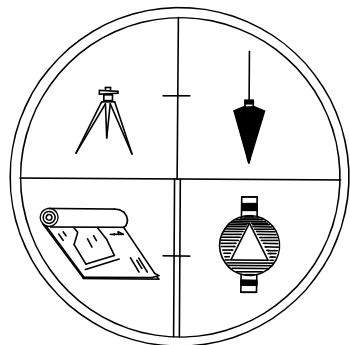






LEGEND:

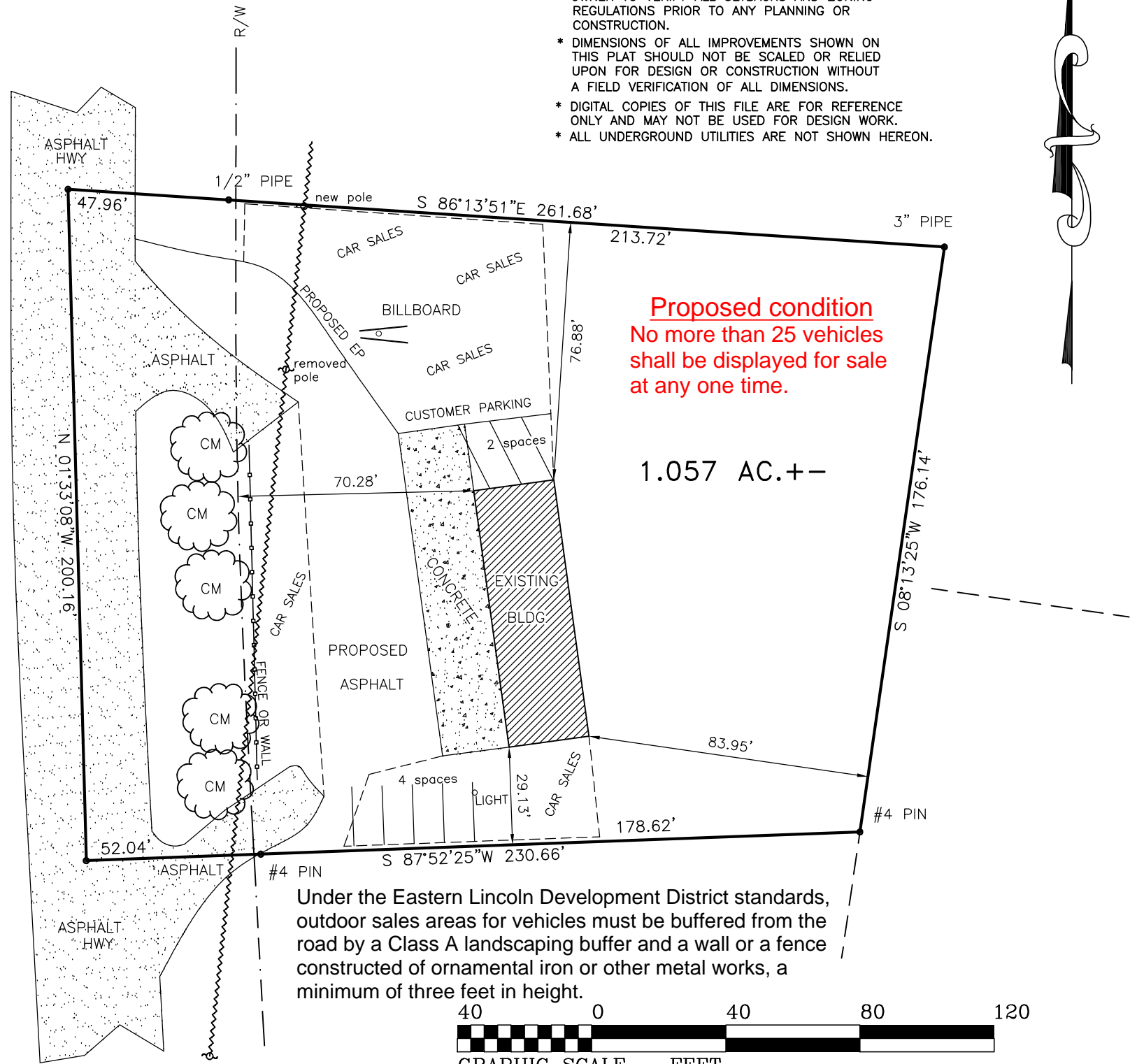
- BOUNDARY LINE
- SANITARY SEWER LINE
- NATURAL GAS LINE
- UNDERGROUND POWER
- OVERHEAD UTILITIES
- UNDERGROUND TELEPHONE
- WATER LINE
- FENCE (TYPE NOTED)
- CP = COMPUTED POINT (UNMARKED)
- R/W = RIGHT-OF-WAY
- E/P = EDGE OF PAVEMENT
- C/L = CENTERLINE
- Ø = UTILITY POLE
- CM - CREPE MYRTLE



DEDMON SURVEYS

N NC 16 BUS HWY 100' REPUTED R/W

R/W



SITE PLAN  
FOR  
J & C  
PRIME, LLC

PARCEL #02291  
1656 N NC 16 HWY - DENVER, NC

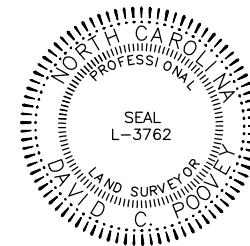
CATAWBA SPRINGS TOWNSHIP - LINCOLN COUNTY

SCALE: 1" = 40'

DEDMON SURVEYS

CHUCK POOVEY, PLS #3762  
ROBERT DEDMON, PLS #3899  
3704 NC HIGHWAY #16 NORTH  
P.O. BOX 494 - DENVER, NC 28037  
PHONE: 704/483/4908  
FAX: 704/483/2170

WWW.DEDMONSURVEYS.COM



I, DAVID C. POOVEY, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 2754, PG 399)(PB, PG); THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 5 DAY OF MARCH, AD 2020.

*David C. Poovey*

L-3762  
PROFESSIONAL LAND SURVEYOR LICENSE NO.

SURV. BY: HL DRAWN: CP JOB# CAR16

VICINITY MAP

