



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: August 21, 2023

Re: SUP #489
Bryan Moore, applicant
Parcel ID# 50213

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on September 11, 2023.

Request

The applicant is requesting a special use permit to sell vehicles in the I-G (General Industrial) district. The applicant submitted a site plan as part of the application, which indicates an area in front of each of the existing buildings for the display of no more than 10 vehicles at a time.

Site Area and Description

The request involves a 1.64-acre parcel located at 6609 Denver Industrial Park Rd in Catawba Springs Township. The subject property is located in the I-G (General Industrial) district and is adjoined by property zoned I-G and B-N (Neighborhood Business). Land uses in this area include industrial, business, residential, and civic uses. This property is located in an area designated by the Lincoln County Land Use Plan as Industrial Center.



Special 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

Bryan Moore

Applicant Address

5117 Devonshire Rd Denver NC 28037

Applicant Phone Number

704-957-6855

Property Owner Name

SDM of Southport INC

Property Owner Address

4510 Long Beach Rd SE Southport, NC 28461

Property Owner Phone Number

910-477-0620

PART II

Property Location

6601 Denver Industrial Park Rd Denver, NC 28037

Property ID (10 digits)

Property size

Parcel # (5 digits)

50213

Deed Book(s)

Page(s)

PART III

Existing Zoning District

1-G

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

Auto Repair shop and ~~Per~~ Storage

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

We would like to be able to sell vehicles as a dealership.

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

07/18/2023

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #489**

Applicant **Bryan Moore**

Property Location **6609 Denver Industrial Park Rd**

Parcel ID# **50213**

Proposed Special Use **vehicle sales in I-G**

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. A maximum of ten vehicles will be displayed outdoors for sale.

2. The use meets all required conditions and specifications.

This property is zoned I-G. Vehicle sales is a special use in the I-G district. Adequate parking will be provided on site.

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 area. This property is adjoined by properties zoned industrial. It is well-buffered from the business property to the rear.

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, including vehicle sales, 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: 7/25/2023 Scale: 1 Inch = 100 Feet

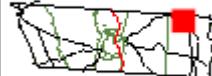
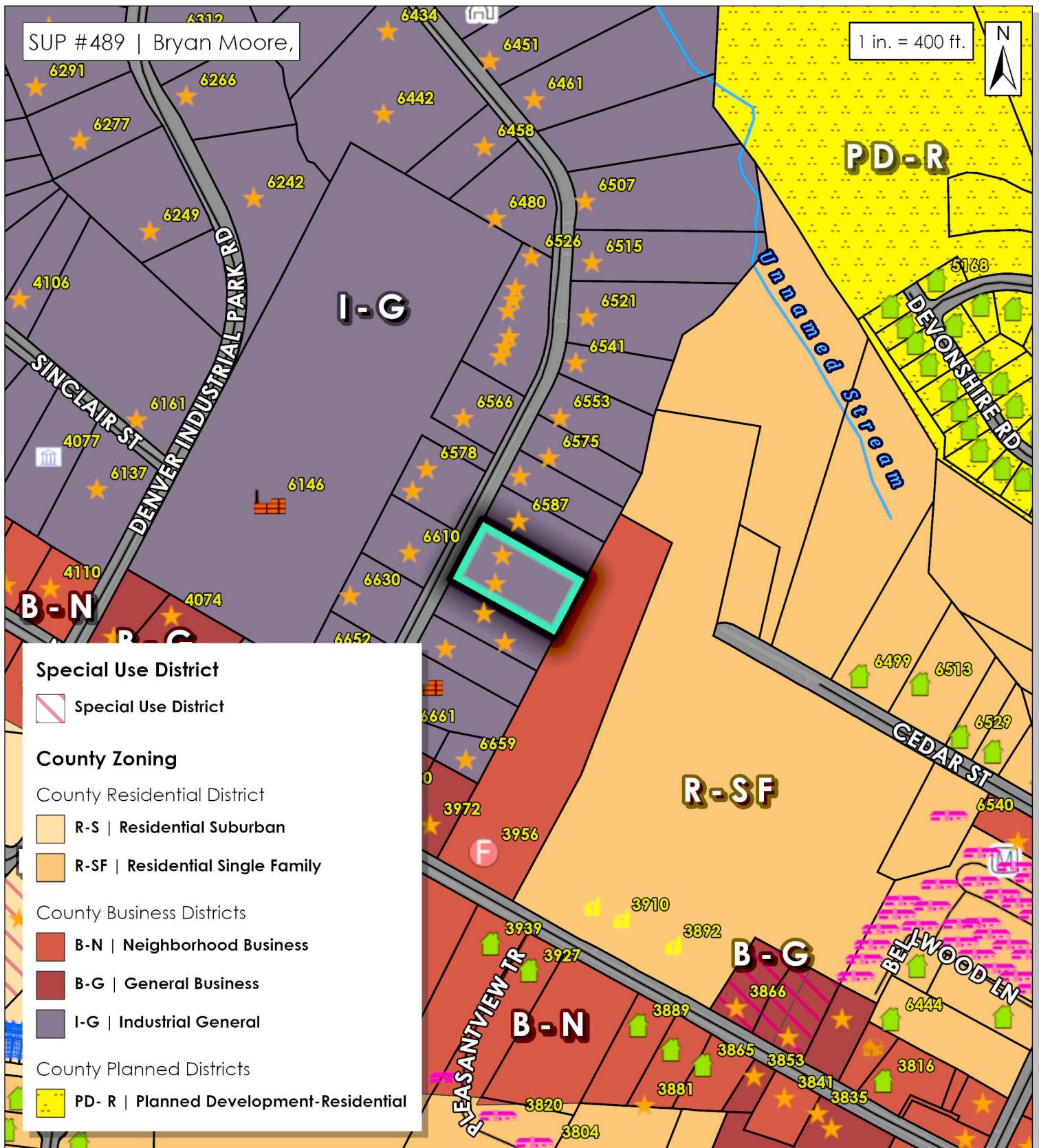


Photo Not Available

Parcel ID	50213	Owner	SDM OF SOUTHPORT INC
Map	3695	Mailing	4510 LONG BEACH RD SE
Account	0293995	Address	SOUTHPORT, NC 28461
Deed	3210 553	Last Transaction Date	11/10/2022
Plat		Subdivision	DENVER INDUSTRIAL PARK
Land Value	\$102,080	Improvement Value	\$522,308
Previous Parcel	50213		Total Value \$624,388
-----All values for Tax Year 2023-----			
Description	5&6 KILLIAN		Deed Acres 1.639
Address	6609 DENVER INDUSTRIAL PARK RD		Tax Acres 1.64
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement			Value
Main Sq Feet		Stories	Year Built
Zoning District	Calc Acres	Voting Precinct	
I-G	1.64	DN29	1.64
Watershed		Sewer District	
	1.64		0.66
		SEWER	0.98
Census County		Tract	
109		071101	1005
Flood	Zone Description	Block	
X	NO FLOOD HAZARD		1.64
		Panel	
		3710369500	1.64



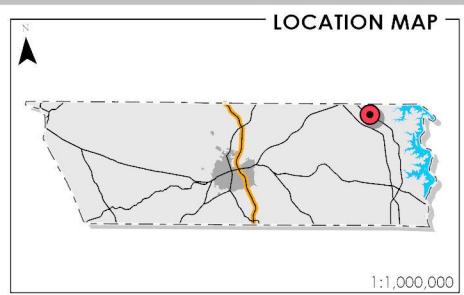
Parcel ID # 50213

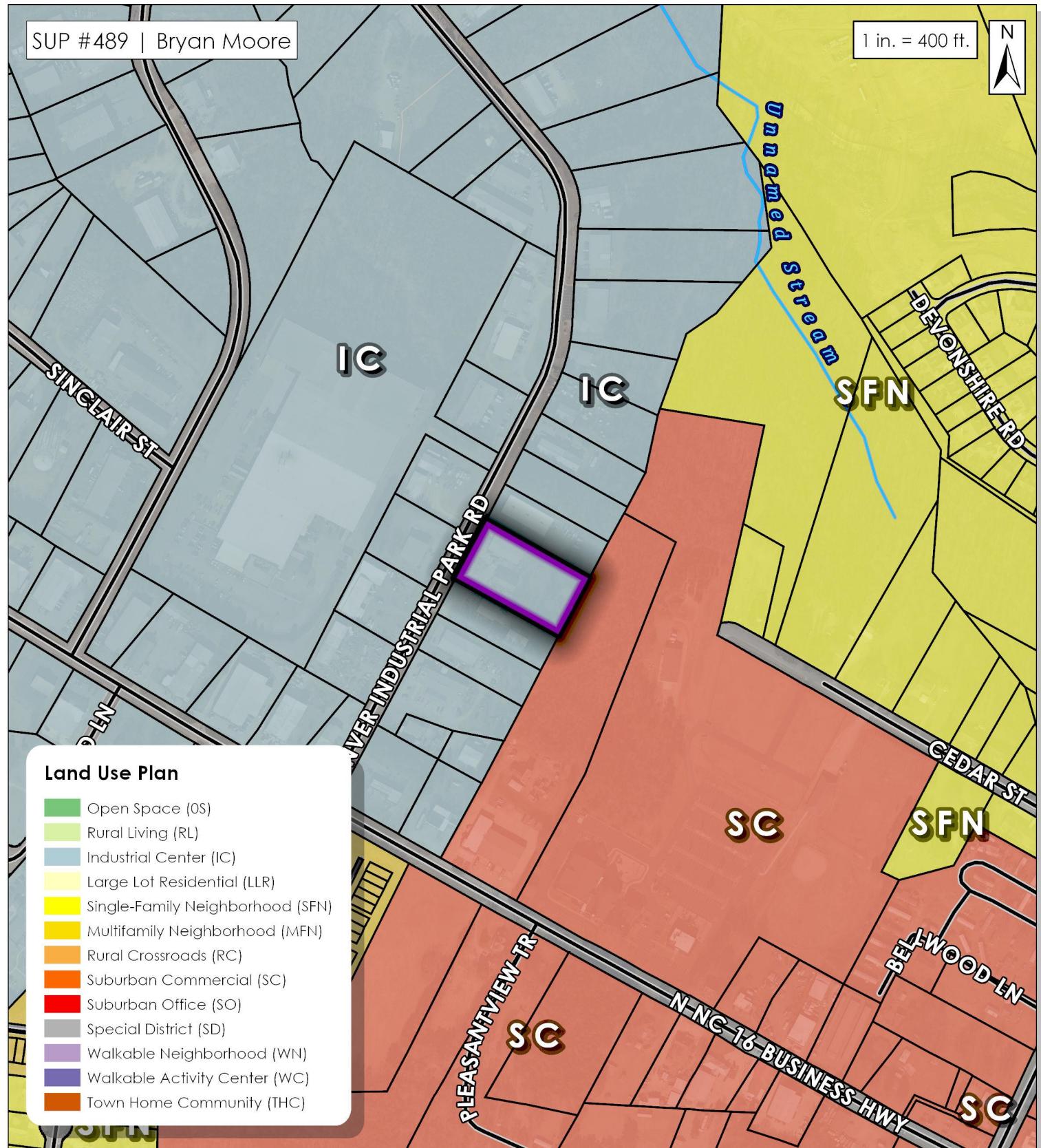
 - Property Location(s)

See Attached Application for Parcel Information



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





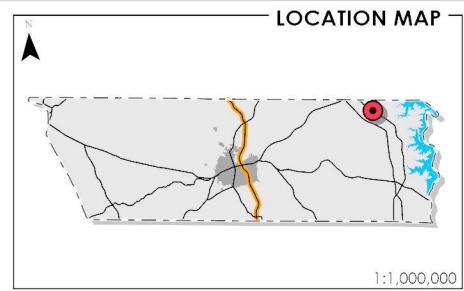
Parcel ID # 50213

- Property Location(s)

See Attached Application for Parcel Information



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





August 21, 2023

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.

0 100 200

1 inch = 60 feet