



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: September 8, 2023

Re: ZMA #720  
GNP Development Partners, LLC, applicant  
Parcel ID# 30819

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 2, 2023.*

### Request

The applicant is requesting the rezoning of a 2.17-acre parcel from R-T (Transitional Residential) to B-G (General Business).

### Site Area and Description

The subject property is located at 151 N. Pilot Knob Rd., about 300 feet north of the intersection of N.C. 73 and N. Pilot Knob Road in Catawba Springs Township. The property is located in the Eastern Lincoln Development District (ELDD) overlay. The property is adjoined by property zoned R-T and B-G. Land uses in this area include business, residential, and civic uses.

### Plan Conformance

This property is designated by the Lincoln County Land Use Plan as Walkable Activity Center, suitable for commercial uses where buildings are located on small blocks with streets designed to encourage pedestrian activities.



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### Additional Information

Permitted uses under current zoning: single-family home, two-family home, manufactured home

Permitted uses under proposed zoning: office, neighborhood retail, general retail (special use in ELDD), gas station with convenience retail (special use in ELDD), restaurant (special use in ELDD), service (special use in ELDD), veterinarian (special use in ELDD), vehicle service (special use in ELDD), contractor's office (special use in ELDD)

### Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



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Joshua L. Grant, Manager

**Zoning Amendment**  
**Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #720**  
Applicant **GNP Development Partners, LLC**  
Parcel ID# **30819**  
Location **151 N. Pilot Knob Rd.**  
Proposed amendment **Rezone a 2.17-acre parcel from R-T (Transitional Residential) to B-G (General Business)**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**The Walkable Activity Center community type calls for commercial uses that are consistent with those permitted in the B-G district.**

This proposed amendment **is reasonable** in that:

**Rezoning this property to B-G sets it up for potential integration with the future uses envisioned in this Walkable Activity Center area.**



## **Zoning Map Amendment Application**

Lincoln County Planning and Inspections Department  
Zoning Administrator  
302 N. Academy St., Lincolnton, NC 28092  
Phone: (704) 736-8440 Fax: (704) 732-9010

### **Part I**

Applicant Name GNP Development Partners, LLC - represented by Rob Brown, The Jonas Law Firm

101 S. 12 Street, Suite 102, Tampa, FL 33602

Applicant Address The Jonas Law Firm, 1258 NC-16 Business, Denver NC 28037

Applicant Phone Number GNP: 407-616-3248 Rob Brown: 704-483-2016

Property Owner's Name Tim Norman Properties, LLC

Property Owner's Address 8059 St Andrews Ln, Stanley, NC 28164

Property Owner's Phone Number 980-253-1459

### **Part II**

Property Location 151 N Pilot Knob Rd, Denver, NC 28037

Property ID # (10 digits) 4602723614 Property Size 2.17 acres

Parcel # (5 digits) 30819 Deed Book(s) 2943 Page(s) 466

### **Part III**

Existing Zoning District R-T Proposed Zoning District B-G

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

single family dwelling and accessory structure

currently being used as a residential rental property

Briefly explain the proposed use and/or structure which would require a rezoning.

specialty 24/7 emergency veterinary clinic

**APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)**

**MUST BE RECEIVED BEFORE PROCESSING.**

*I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.*

GNP Development Partners, LLC

By: Joshua Pardue

Applicant Name: Joshua Pardue

Title: Managing Partner

08/09/2023

Date

# THE JONAS LAW FIRM

A Professional Limited Liability Company

[www.jonaslaw.com](http://www.jonaslaw.com)

## LINCOLNTON

210 EAST MAIN STREET  
POST OFFICE BOX 38  
LINCOLNTON, N.C. 28093-0038  
TELEPHONE (704) 735-1423  
TELEFACSIMILE (704) 735-1490

CHARLES A. JONAS (1876-1955)  
CHARLES R. JONAS (1904-1988)  
JEREMY S. WILSON (1978-2011)  
HARVEY A. JONAS, JR. (1919-2018)

JOHNATHAN L. RHYNE, JR.\*<sup>‡</sup>  
REBECCA J. POMEROY  
ROBERT J. BROWN (Denver Office)  
REBECCA J. YODER\*

RICHARD E. JONAS - Of Counsel  
MARTHA C. RHYNE - Of Counsel  
ELLEN B. FICHTELMAN - Senior Associate (Denver Office)  
ERICA MILLER TALLENT - Associate

\*Board Certified Specialist in Family Law  
<sup>‡</sup>DRC - Certified Family Financial Mediator

## DENVER

1258 NORTH N.C. 16 BUSINESS  
POST OFFICE BOX 1594  
DENVER, N.C. 28037-1594  
TELEPHONE (704) 483-2016  
TELEFACSIMILE (704) 483-2019

### Writer:

Robert J. Brown  
[rbrown@jonaslaw.com](mailto:rbrown@jonaslaw.com)

### Assistant:

Crissy Anthony Gaus  
[cgaus@jonaslaw.com](mailto:cgaus@jonaslaw.com)

PLEASE REPLY TO DENVER PO BOX

August 14, 2023

Lincoln County Planning & Inspections Department  
Attn: Zoning Administrator  
302 N. Academy St  
Lincolnton, NC 28092

RE: Property: 151 N Pilot Knob Rd, Denver, NC - Parcel ID 30819  
Applicant: GNP Development Partners, LLC  
Owner: Tim Norman Properties, LLC

To Whom it May Concern:

In regards to the above referenced property, please find enclosed a Zoning Map Amendment Application, Owner Authorization, and our firm's check in the amount of \$400.

I represent the applicant (the contract purchaser of the property) and the current owner, and I will be the primary point of contact on this rezoning matter.

Please let me know if you have any questions or need additional information. I look forward to working with you.

Very Truly Yours,

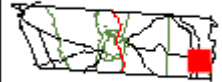


Robert J. Brown

RJB/cag  
Encl:



**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: 9/5/2023 Scale: 1 Inch = 100 Feet

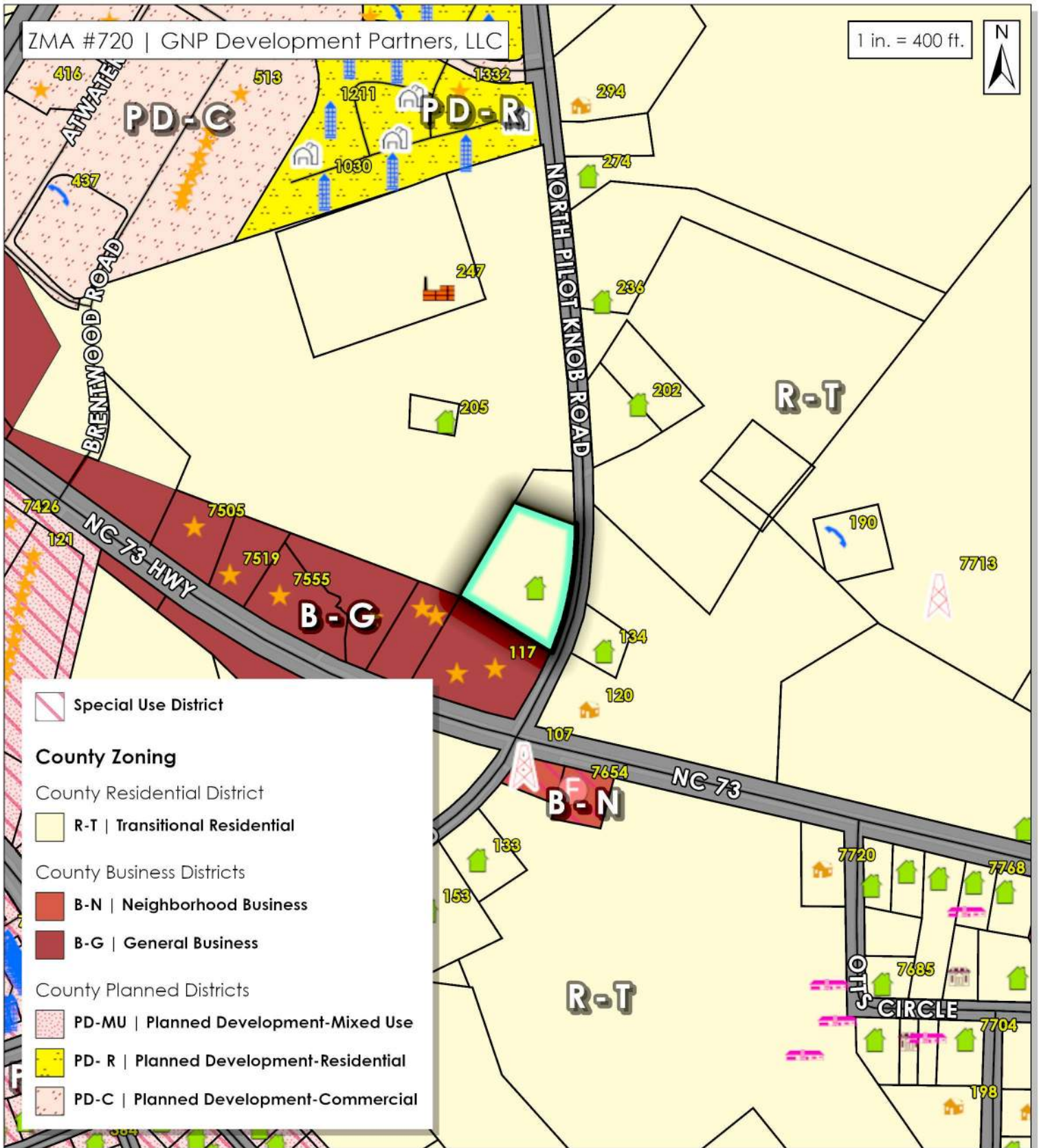


|                        |          |                              |                           |
|------------------------|----------|------------------------------|---------------------------|
| <b>Parcel ID</b>       | 30819    | <b>Owner</b>                 | TIM NORMAN PROPERTIES LLC |
| <b>Map</b>             | 4602     | <b>Mailing</b>               | 8059 ST ANDREWS LANE      |
| <b>Account</b>         | 0280004  | <b>Address</b>               | STANLEY, NC 28164         |
| <b>Deed</b>            | 2943 466 | <b>Last Transaction Date</b> | 08/26/2020                |
| <b>Plat</b>            |          | <b>Subdivision</b>           |                           |
| <b>Land Value</b>      | \$78,056 | <b>Improvement Value</b>     | \$211,844                 |
| <b>Previous Parcel</b> |          | <b>Total Value</b>           | \$289,900                 |

-----All values for Tax Year 2023 -----

|                         |                         |                          |              |
|-------------------------|-------------------------|--------------------------|--------------|
| <b>Description</b>      | DUCKWORTH LD RD 1394    | <b>Deed Acres</b>        | 2.399        |
| <b>Address</b>          | 151 N PILOT KNOB RD     | <b>Tax Acres</b>         | 2.169        |
| <b>Township</b>         | CATAWBA SPRINGS         | <b>Tax/Fire District</b> | EAST LINCOLN |
| <b>Main Improvement</b> | RANCH                   | <b>Value</b>             | \$193,025    |
| <b>Main Sq Feet</b>     | 1625                    | <b>Stories</b>           | 1            |
|                         |                         | <b>Year Built</b>        | 1965         |
| <b>Zoning District</b>  | Calc Acres              | <b>Voting Precinct</b>   | Calc Acres   |
| R-T                     | 2.17                    | CF19                     | 2.17         |
| <b>Watershed</b>        |                         | <b>Sewer District</b>    |              |
|                         | 1.93                    |                          | 2.17         |
|                         | 0.24                    |                          |              |
| <b>Census County</b>    |                         | <b>Tract</b>             | <b>Block</b> |
| 109                     |                         | 071102                   | 2006         |
|                         |                         |                          | 2.17         |
| <b>Flood</b>            | <b>Zone Description</b> | <b>Panel</b>             |              |
| X                       | NO FLOOD HAZARD         | 3710460200               | 2.17         |





Special Use District

### County Zoning

County Residential District

R-T | Transitional Residential

County Business Districts

B-N | Neighborhood Business

B-G | General Business

County Planned Districts

PD-MU | Planned Development-Mixed Use

PD-R | Planned Development-Residential

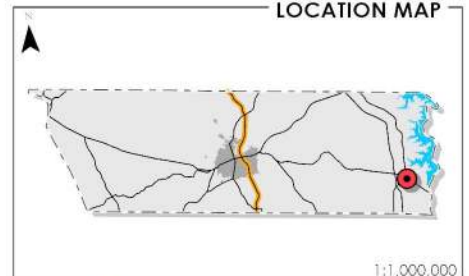
PD-C | Planned Development-Commercial

Parcel ID # 30819

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP

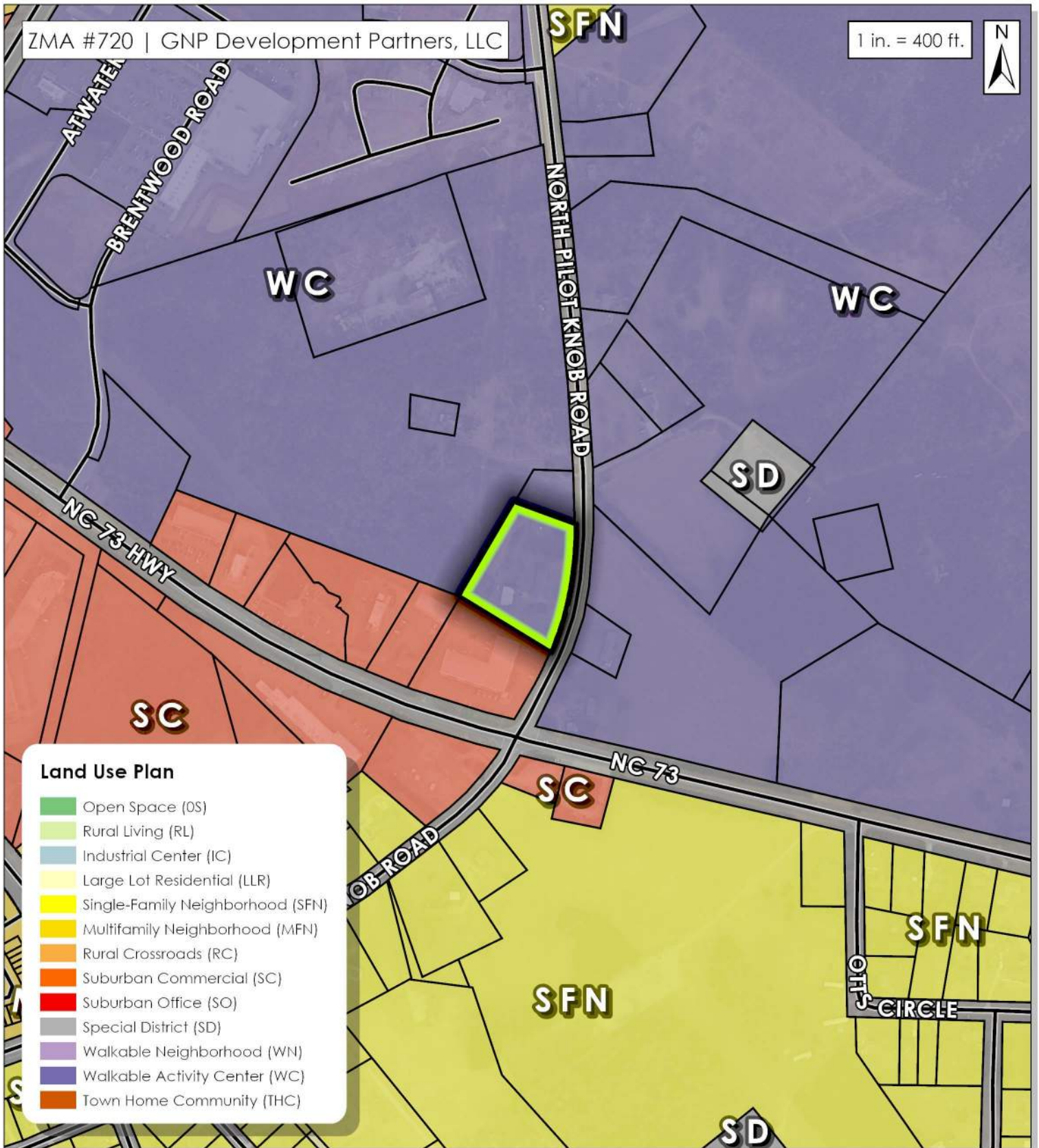


Property Location(s)



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





Parcel ID # 30819

 - Property Location(s)

See Attached Application for Parcel Information



Lincoln County  
Planning & Inspections  
115 W. Main St  
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LOCATION MAP

