



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.



PLANNING & INSPECTIONS DEPARTMENT

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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.



PLANNING & INSPECTIONS DEPARTMENT
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:

Applicant Name: Joshua Pardue
Title: Managing Partner

08/09/2023

Date

THE JONAS LAW FIRM

A Professional Limited Liability Company

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.*[†]
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
†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

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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

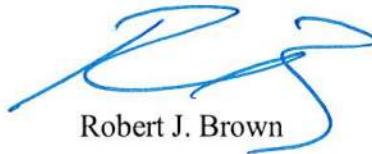
To Whom it May Concern:

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

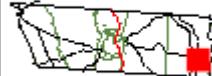
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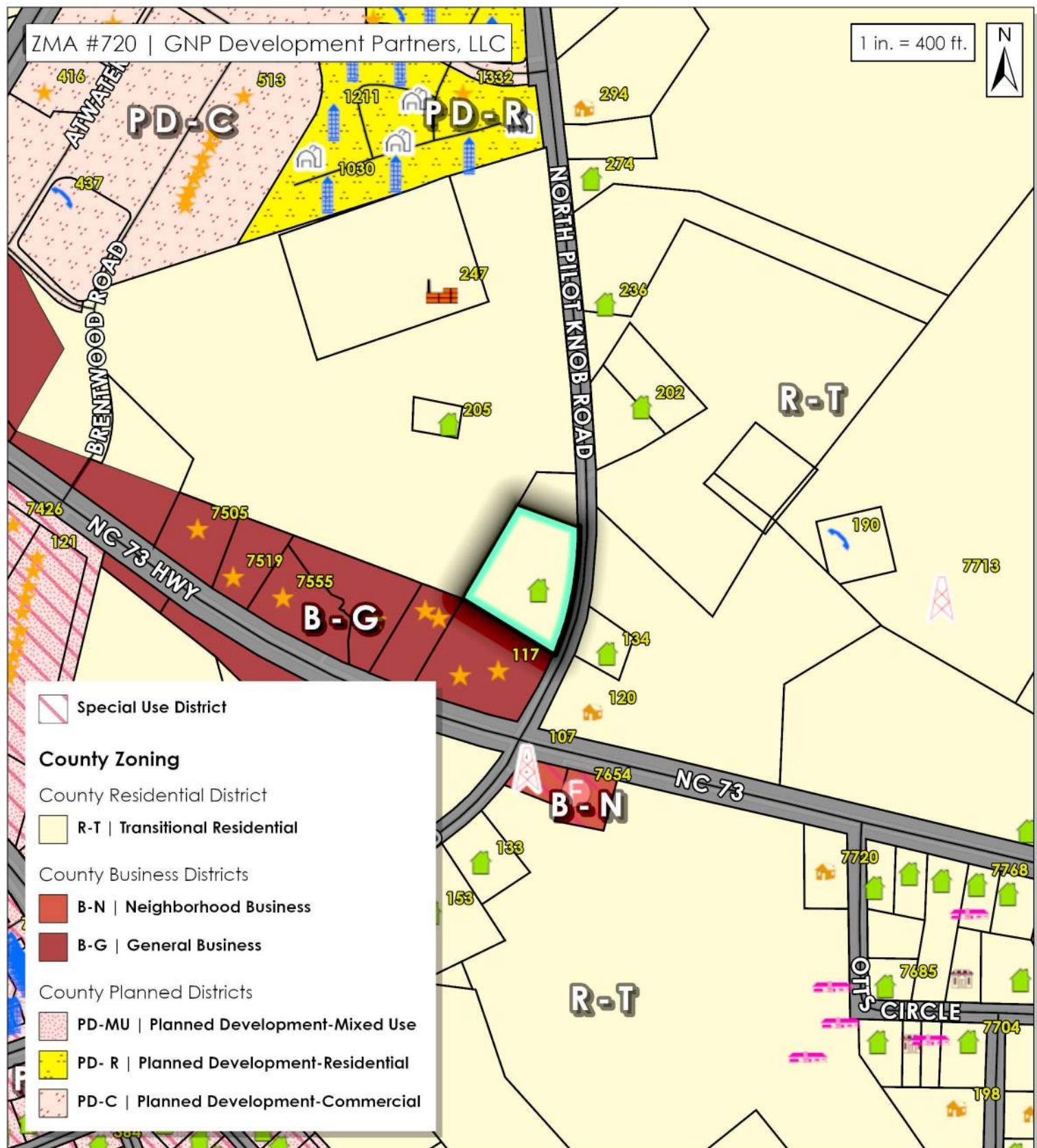
Lincoln County, NC

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



 30819	Parcel ID	30819	Owner	TIM NORMAN PROPERTIES LLC		
	Map	4602	Mailing	8059 ST ANDREWS LANE		
	Account	0280004	Address	STANLEY, NC 28164		
	Deed	2943 466	Last Transaction Date	08/26/2020	Sale Price	\$0
	Plat		Subdivision		Lot	
	Land Value	\$78,056	Improvement Value	\$211,844	Total Value	\$289,900
	Previous Parcel					
	-----All values for Tax Year 2023-----					
	Description	DUCKWORTH LD RD 1394			Deed Acres	2.399
	Address	151 N PILOT KNOB RD			Tax Acres	2.169
	Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN
	Main Improvement	RANCH			Value	\$193,025
	Main Sq Feet	1625	Stories	1	Year Built	1965
	Zoning District	Calc Acres		Voting Precinct	Calc Acres	
	R-T	2.17		CF19	2.17	
	Watershed			Sewer District		
		1.93			2.17	
		0.24				
	Census County		Tract		Block	
	109		071102		2006	2.17
	Flood	Zone Description		Panel		
	X	NO FLOOD HAZARD		3710460200		2.17

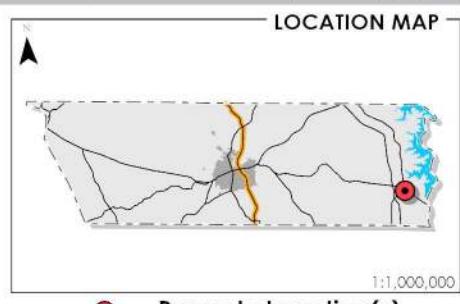


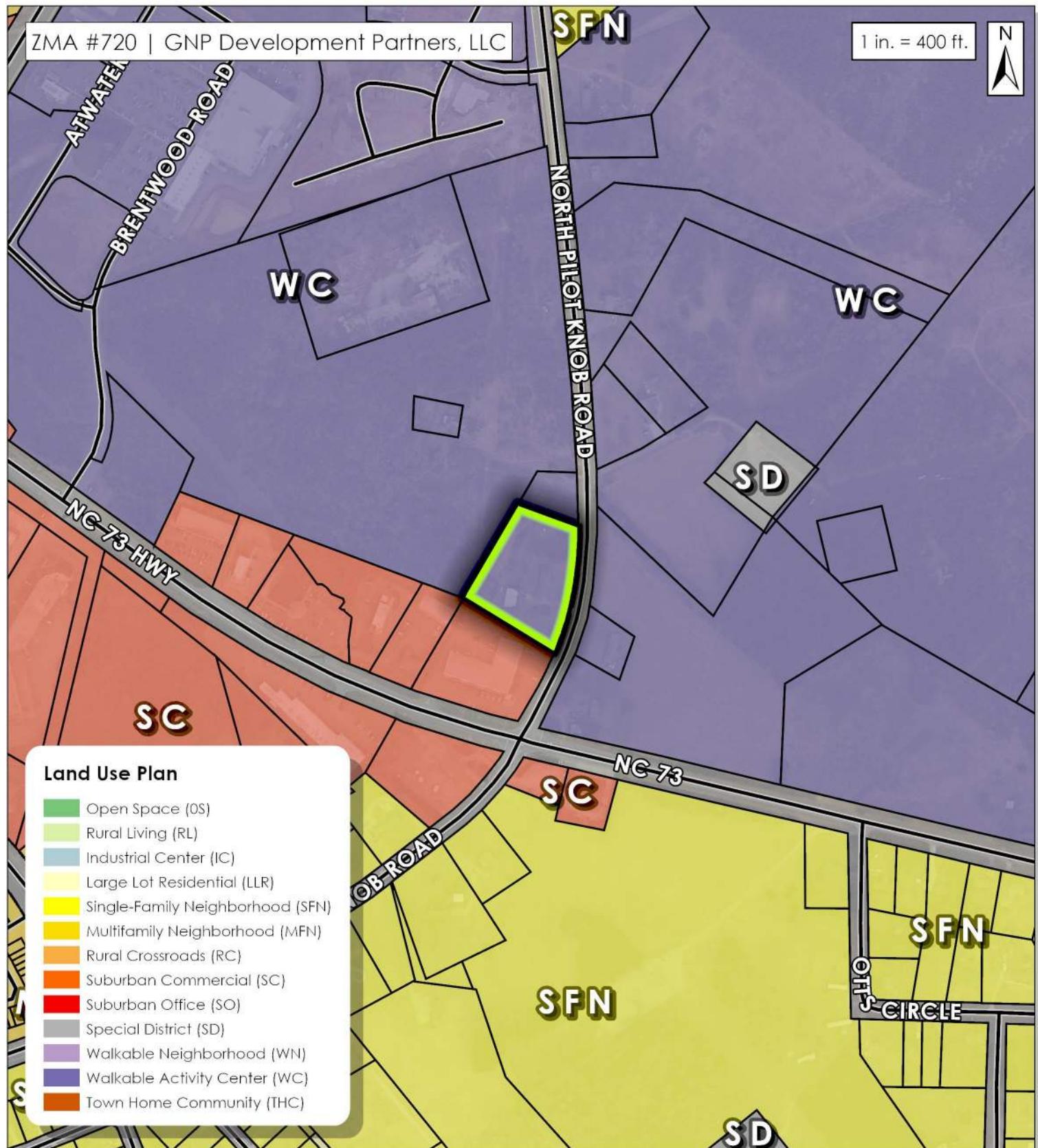
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 30819

- Property Location(s)

See Attached Application for Parcel Information





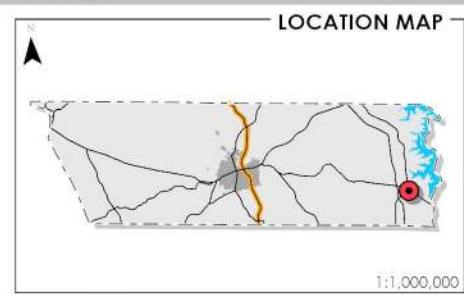
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Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



Property Location(s)