



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: March 8, 2024

Re: ZMA #731  
G & G Smiley Investments, LLC, applicant  
Parcel ID# 29699

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 1, 2024.*

Request

The applicant is requesting the rezoning of a 3.6-acre parcel from B-N (Neighborhood Business) and R-SF (Residential Single Family) to B-G (General Business). The stated purpose of the request is to expand an existing contractor's office, subject to approval of a special use permit, for which a concurrent hearing (SUP #504) is scheduled.

Site Area and Description

The subject property is located at 1578 S. N.C. 16 Business Hwy. in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business), R-T (Transitional Residential), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, and residential uses.

Plan Conformance

This property is located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.



**PLANNING & INSPECTIONS DEPARTMENT**

Joshua L. Grant, Manager

Additional Information

Permitted uses under current zoning: continued use of existing contractor's office without any expansion or additional buildings for the use, professional or medical office, retail, fitness center (Special Use in the ELDD), gas station (Special Use), restaurant (Special Use in the ELDD), veterinarian clinic (Special Use in the ELDD), vehicle service (Special Use)

Permitted uses under proposed zoning: contractor's office (Special Use in the ELDD), professional office, medical office, retail, fitness center (Special Use in the ELDD), gas station (Special Use in the ELDD), restaurant (Special Use in the ELDD), veterinarian clinic (Special Use in the ELDD), self-storage facility (Special Use), vehicle sales (Special Use), vehicle service (Special Use in the 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 #731**

Applicant **G & G Smiley Investments, LLC**

Parcel ID# **29699**

Location **1578 S. N.C. 16 Business Hwy.**

Proposed amendment **Rezone 3.6-acre parcel from B-N (Neighborhood Business) and R-SF (Residential Single Family) to B-G (General Business)**

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

**This property is located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes. The B-G district does not permit single-family homes.**

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

**The existing use of this property is a business use; approval of this request would facilitate the potential expansion of the existing business. The adjoining parcel to the south is zoned B-G, and uses in the immediate area include contractor's offices, a building supply company, and a restaurant.**



### **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 JEFF SMILEY

Applicant Address PO BOX 350 DENVER, NC 28037

Applicant Phone Number (704) 201-8907

Property Owner's Name G & G SMILEY INVESTMENTS, LLC

Property Owner's Address SAME AS APPLICANT

Property Owner's Phone Number SAME AS APPLICANT

**Part II** PARCEL 29699  
Property Location 1578 S NC 16 BUSINESS HWY, DENVER, NC 28037

Property ID # (10 digits) 4600093865 Property Size 3.6

Parcel # (5 digits) 29699 Deed Book(s) 2533 Page(s) 50

**Part III** Existing Zoning District B-N & R-SF Proposed Zoning District B-G

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

THE PROPERTY CURRENTLY HAS THREE BUILDINGS THAT ARE BEING  
USED TO RUN THE DENVER AIR COMPANY.

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

REZONE B-N TO B-G TO BRING CURRENT USE AS CONTRACTOR OFFICE INTO COMPLIANCE  
AND TO EXPAND WITH ANOTHER BUILDING WITH THE CONTRACTOR OFFICE USE.

**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.*

Applicant

*Jeff Smiley Investments 1/17/24  
LLC Date*

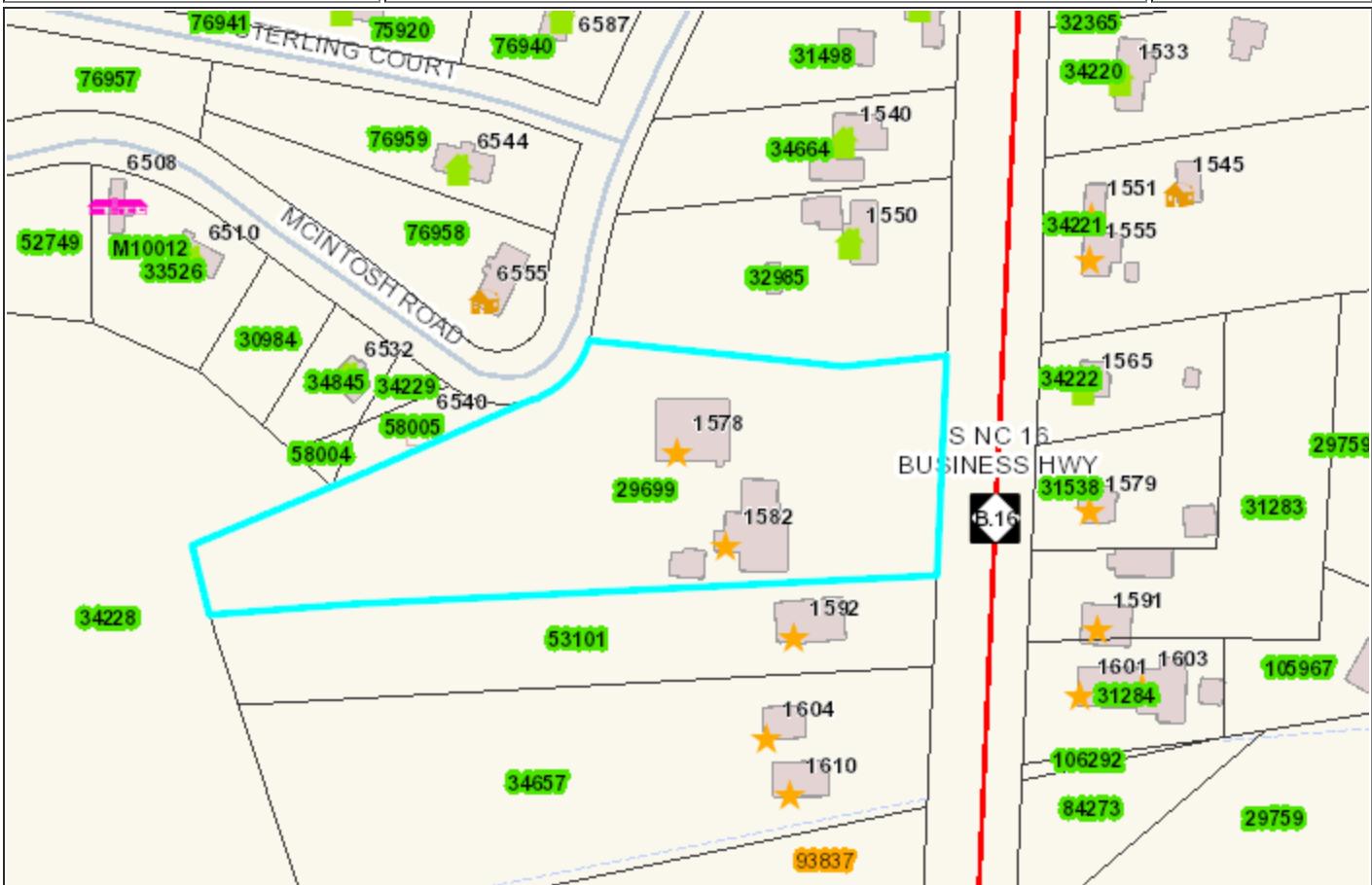
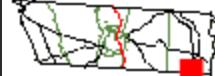


## Lincoln County, NC

### 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: 3/7/2024      Scale: 1 Inch = 200 Feet



29699

<b>Parcel ID</b>	29699	<b>Owner</b>	G & G SMILEY INVESTMENTS LLC
<b>Map</b>	4600	<b>Mailing</b>	P O BOX 350
<b>Account</b>	0200550	<b>Address</b>	DENVER, NC 28037
<b>Deed</b>	2533 50	<b>Last Transaction Date</b>	07/23/2015
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$282,875	<b>Improvement Value</b>	\$538,206
<b>Previous Parcel</b>			
<b>-----All values for Tax Year 2024 -----</b>			
<b>Description</b>	JOE MORRISON VAC H16	<b>Deed Acres</b>	3.78
<b>Address</b>	1578 S NC 16 BUSINESS HWY	<b>Tax Acres</b>	3.6
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>	RETAIL	<b>Value</b>	\$226,944
<b>Main Sq Feet</b>	6656	<b>Year Built</b>	1982
<b>Zoning District Calc Acres</b>			
B-N	3.4	<b>Voting Precinct Calc Acres</b>	
R-SF	0.2	LW31	3.6
<b>Watershed</b>			
	1.98		3.6
	1.61		
<b>Census County</b>			
109		<b>Tract</b>	
		071102	3.6
<b>Flood</b>			
X	NO FLOOD HAZARD	<b>Panel</b>	0.03
X	NO FLOOD HAZARD		3.38

R-T

6415 6441 6467 6479

6430 6442 6466 6505

6413 6440 6451 6508 6510

MCINTOSH ROAD

6440

R-T

STERLING COURT

6581 6587

6544 1540

1550 1555

1492 1526

1523 1533

1545 1565

1579 1591

1603 1604 1610

1627 1643

1659 1677

1689 1698

1712 2447 2458

2448 1715 1712

1684 6585 6580

6570 6626

6599

1445 1455 1467

1485 1507

1526 1540

1550 1555

1565 1579 1591

1603 1604 1610

1627 1643

1659 1677

1689 1698

1712 2447 2458

2448 1715 1712

1684 6585 6580

6570 6626

1495 1523 1533

1545 1565 1579

1591 1603 1627

1643 1659 1677

1689 1698 1712

1715 1712 1715

1684 1689 1698

1715 1712 1715

1684 1689 1698

1715 1712 1715

1684 1689 1698

1715 1712 1715

1684 1689 1698

1715 1712 1715

1507 1523 1533

1545 1565 1579

1591 1603 1627

1643 1659 1677

1689 1698 1712

1715 1712 1715

1684 1689 1698

1715 1712 1715

1684 1689 1698

1715 1712 1715

1684 1689 1698

1715 1712 1715

1684 1689 1698

1715 1712 1715

S NC-16 BUSINESS HWY

B-N

B-G

R-SF

OREGON TRAIL

R-T

R-T

R-T

R-T

R-T

R-T



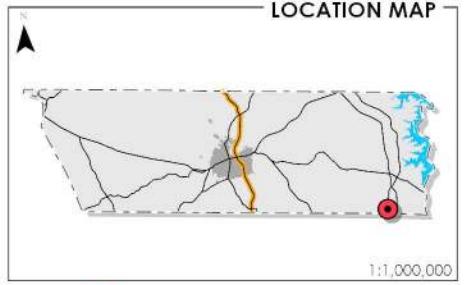
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 29699

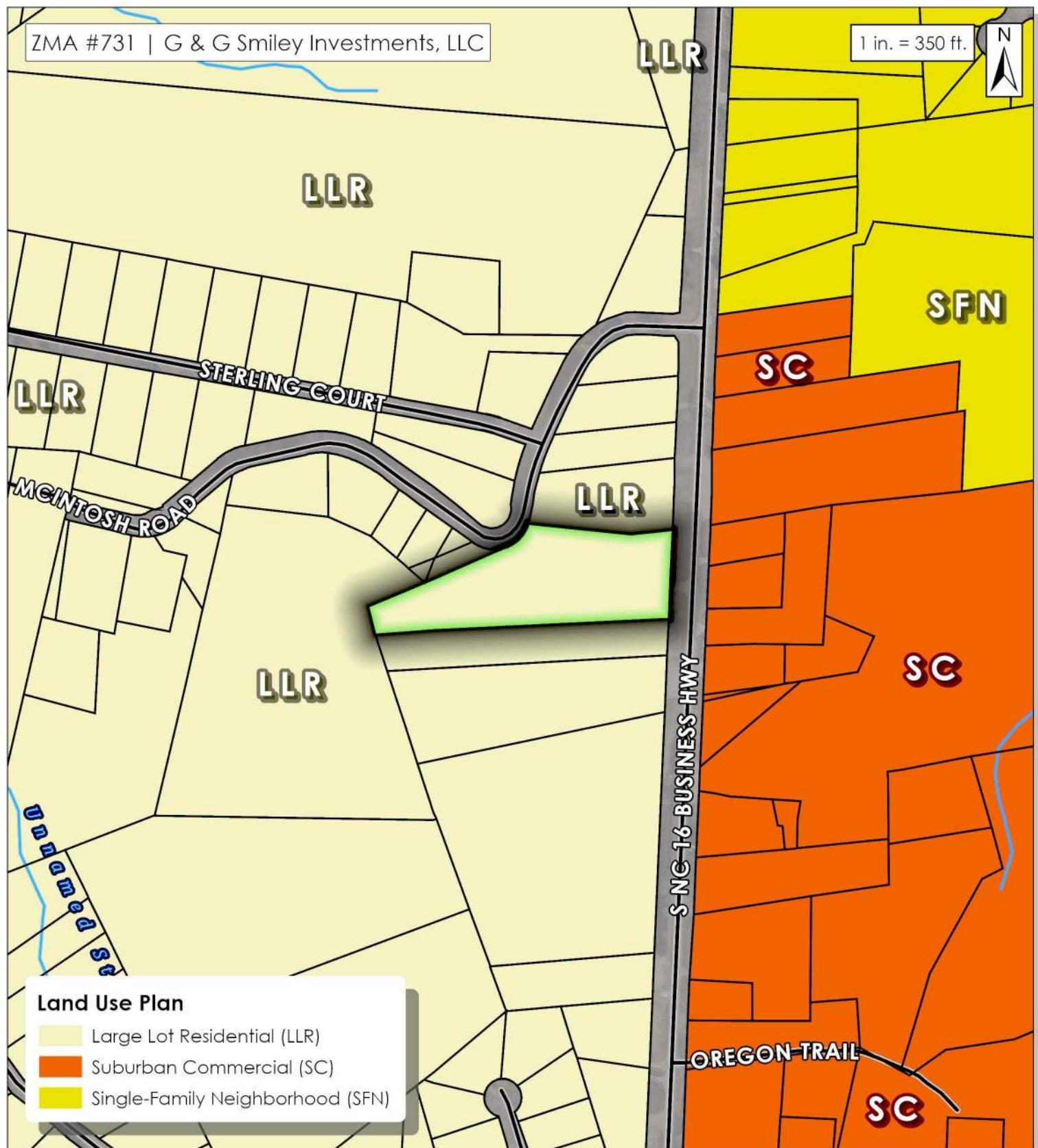
□ - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



● Property Location(s)

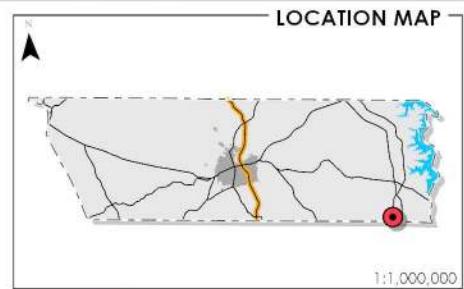


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 29699

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)