



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.



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

Property Location PARCEL 29699
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

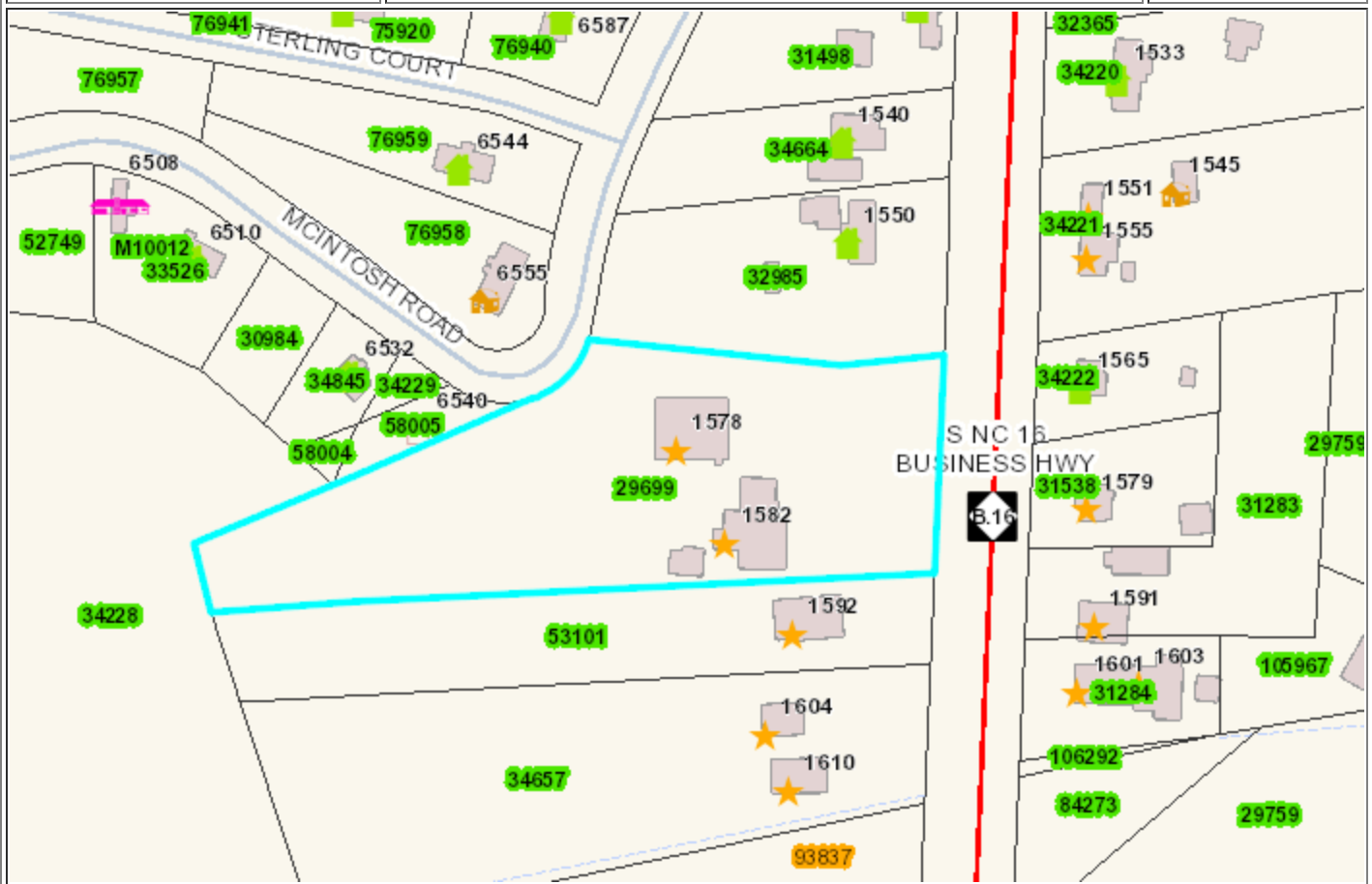
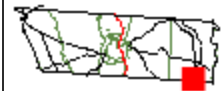
Greg Smiley Investments 1/17/24
wc Date



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

Parcel ID	29699	Owner	G & G SMILEY INVESTMENTS LLC
Map	4600	Mailing	P O BOX 350
Account	0200550	Address	DENVER, NC 28037
Deed	2533 50	Last Transaction Date	07/23/2015
Plat		Subdivision	
Land Value	\$282,875	Improvement Value	\$538,206
Previous Parcel		Total Value	\$821,081

-----All values for Tax Year 2024 -----

Description	JOE MORRISON VAC H16	Deed Acres	3.78
Address	1578 S NC 16 BUSINESS HWY	Tax Acres	3.6
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	RETAIL	Value	\$226,944
Main Sq Feet	6656	Stories	2
		Year Built	1982

Zoning District Calc Acres

B-N	3.4
R-SF	0.2

Voting Precinct Calc Acres

LW31	3.6
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Watershed

1.98
1.61

Sewer District

3.6

Census County

109

Tract

071102

Block

1080

3.6

Flood

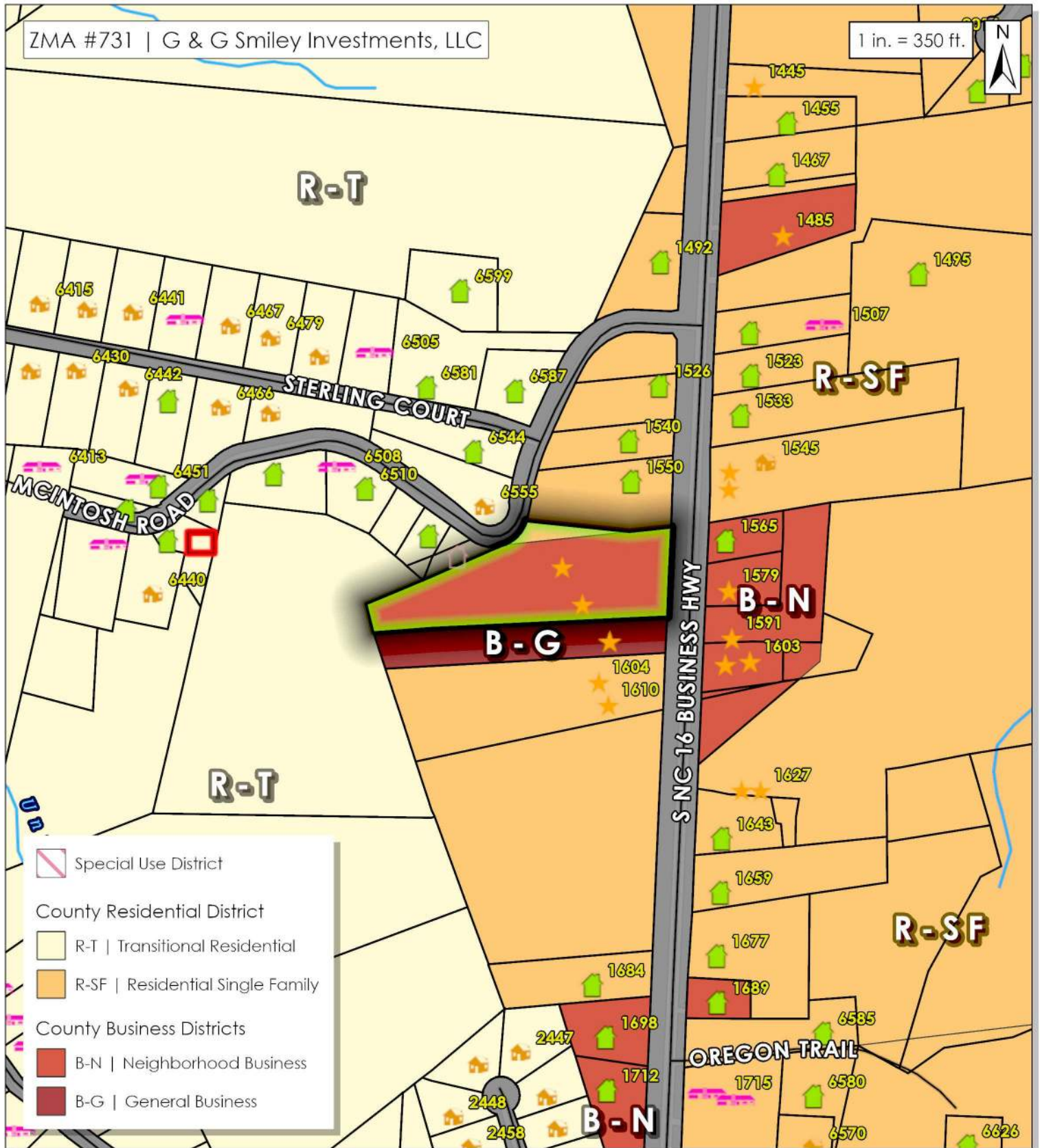
X	NO FLOOD HAZARD
X	NO FLOOD HAZARD

Panel

3710460100	0.03
3710460000	3.38

ZMA #731 | G & G Smiley Investments, LLC

1 in. = 350 ft.



- Special Use District
- County Residential District
 - R-T | Transitional Residential
 - R-SF | Residential Single Family
- County Business Districts
 - B-N | Neighborhood Business
 - B-G | General Business

Parcel ID # 29699

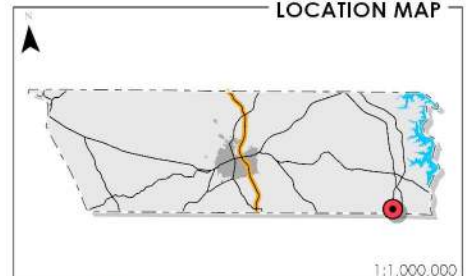
- Property Location(s)

See Attached Application for Parcel Information



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

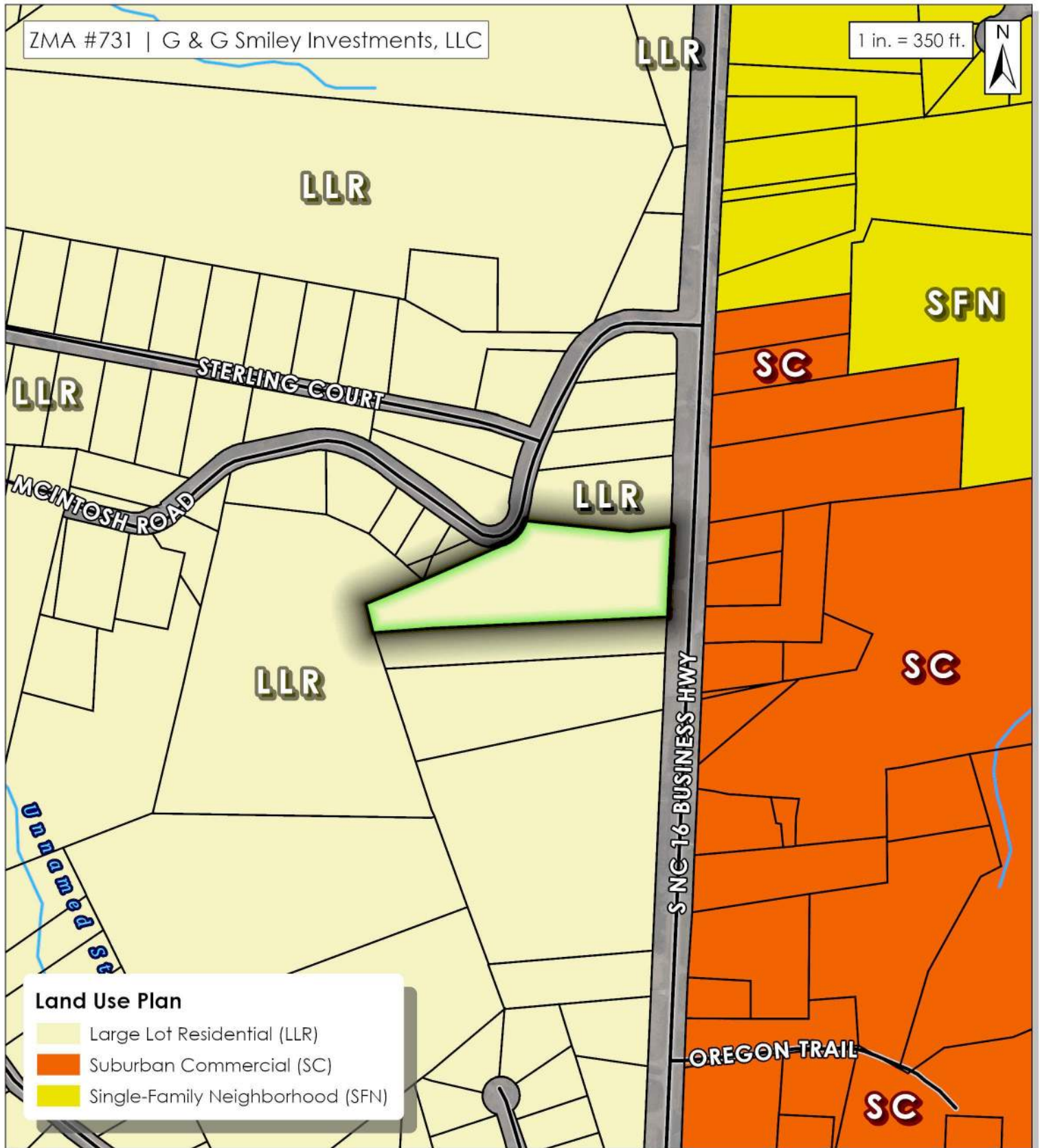
LOCATION MAP



Property Location(s)

ZMA #731 | G & G Smiley Investments, LLC

1 in. = 350 ft.



Land Use Plan

-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

Parcel ID # 29699

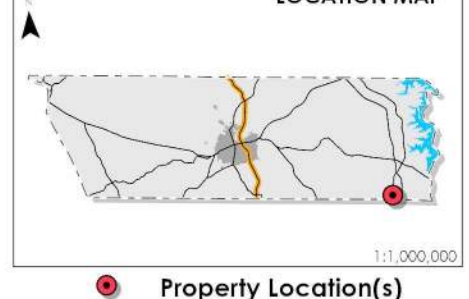
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LOCATION MAP



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