



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: July 15, 2024

Re: SUP #512
Dent Source, Inc., applicant
Parcel ID# 70468

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on August 5, 2024.

Request

The applicant is requesting a special use permit for vehicle sales in the I-G (Industrial General) district.

Site Area and Description

The request involves a 1.84-acre parcel located at 173 Joshua Ct, about 500 feet north of N.C. 27 in Ironton Township. The subject property is adjoined by property zoned I-G (Industrial General) and R-S (Residential Suburban). Land uses in this area include industrial, business, and residential uses. This property is located within an area that is designated by the Lincoln County Land Use Plan as Industrial Center, suitable for a variety of manufacturing, warehousing, and distribution uses.

Additional Information

See the specific use standards in the Lincoln County Unified Development Ordinance for vehicle sales on the following page.

- F. The storage of impounded vehicles shall not be permitted.

§4.4.23 Vehicle Sales

- A. A Class C buffer (see §3.4) shall be established along any side of the property adjacent to a residential use.
- B. Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach within ten feet of the right-of-way.
- C. The outdoor overnight storage of vehicles under repair may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).
- D. Vehicle sales displayed for rental or sale visible from the public road shall provide a parking buffer as set forth in §3.4.6.B.2.

§4.4.24 Vehicle Service

- A. A Class C buffer (see §3.4) shall be established along any side of the property adjacent to a residential use.
- B. All pair or service operations, excluding washing, shall be conducted entirely within a fully-enclosed building. The term fully-enclosed building shall not be construed to limit open bay doors during hours of operation.
- C. Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach within ten feet of the right-of-way.
- D. The outdoor overnight storage of vehicles may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).
- E. There shall be no dismantling of vehicles for salvage.
- F. The storage of impounded vehicles shall not be permitted.

§4.4.25 Veterinarian, Animal Hospital

- A. All animal boarding shall occur indoors. All pens, kennels and runs shall be located within an enclosed structure.
- B. Outdoor runs may be permitted subject to Board of Commissioners approval (see §9.11, Special Use Review).

§4.4.26 Winery

- A. Minimum Lot Area: ten acres
- B. The facility must be operated in association with a vineyard located on the same property or on adjoining properties under the same ownership. Permitted accessory uses may include but shall not be limited to a tasting/sampling room, gift shop, dining and catering facilities and meeting rooms.
- C. All structures and storage areas associated with the winery must be located a minimum of 100 feet from all property lines or road right-of-ways.



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 DSI Dent Source, Inc.

Applicant Address 173 Joshua Ct. Lincolnton, NC 28092

Applicant Phone Number 704.240.9991

Property Owner Name Carolina Property + Development

Property Owner Address 171 Joshua Ct. Lincolnton, NC 28092

Property Owner Phone Number 704.913.5408

PART II

Property Location Lot # 14 Ross Industrial Park

Property ID (10 digits) 3653059350 Property size 1.8 Acre

Parcel # (5 digits) 70468 Deed Book(s) 1930 Page(s) 73

PART III

Existing Zoning District I-6

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

Contractor's office (AR Byrd) and vehicle repair (DSI)

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

Addition of vehicle sales to the vehicle repair business

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

Date

6.17.24

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #512**

Applicant **Dent Source, Inc.**

Property Location **173 Joshua Ct**

Parcel ID# **70468**

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 on a state-maintained road.

2. The use meets all required conditions and specifications.

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, and the existing wooded area behind the fenced storage lot on this parcel will remain as a buffer between the industrial uses on this parcel and the residential uses behind it.

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.

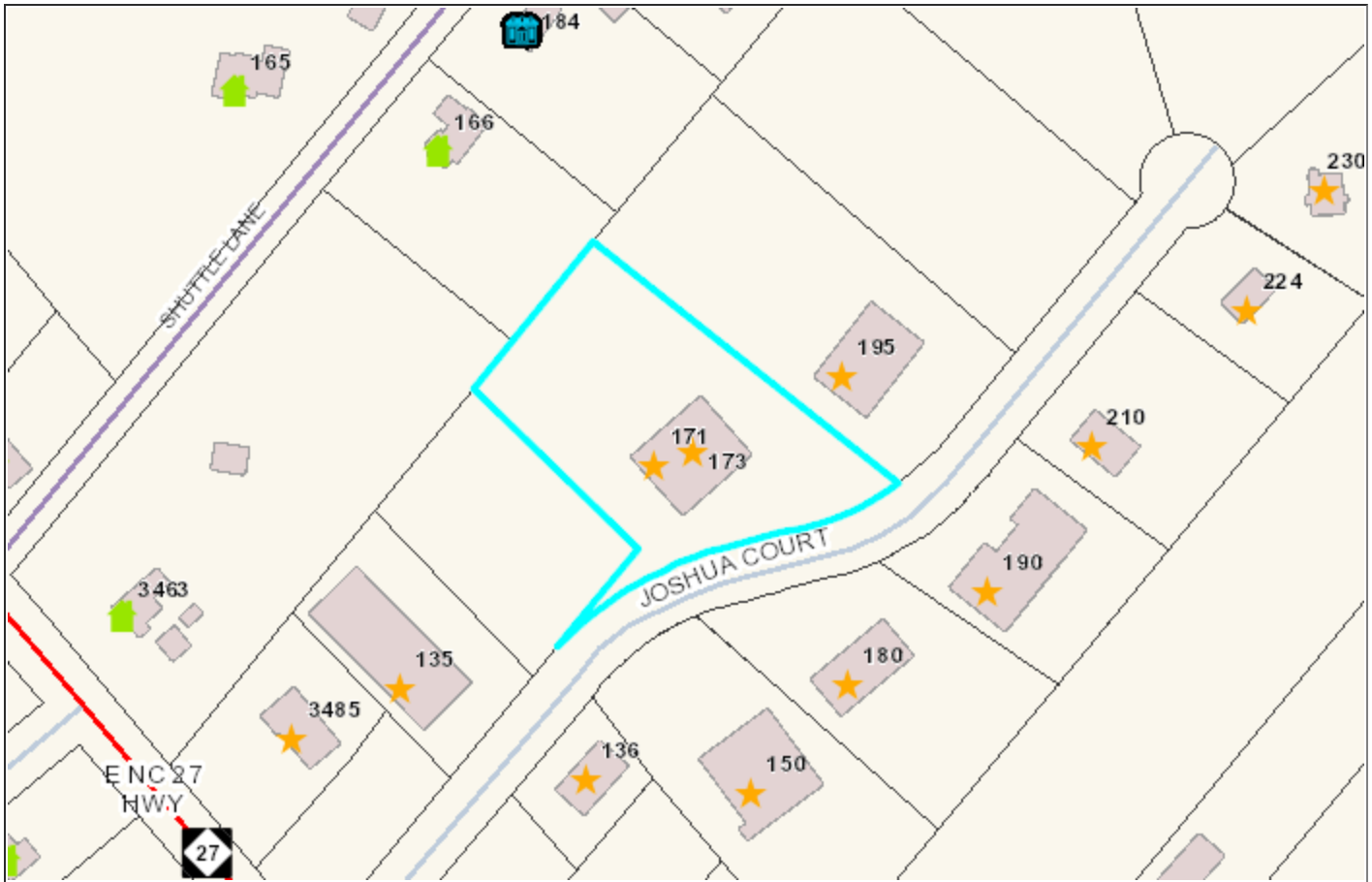
Several other automotive businesses, including vehicle repair shops and vehicle parts suppliers, are located on Joshua Court. The Land Use Plan designates this property as part of an Industrial Center.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

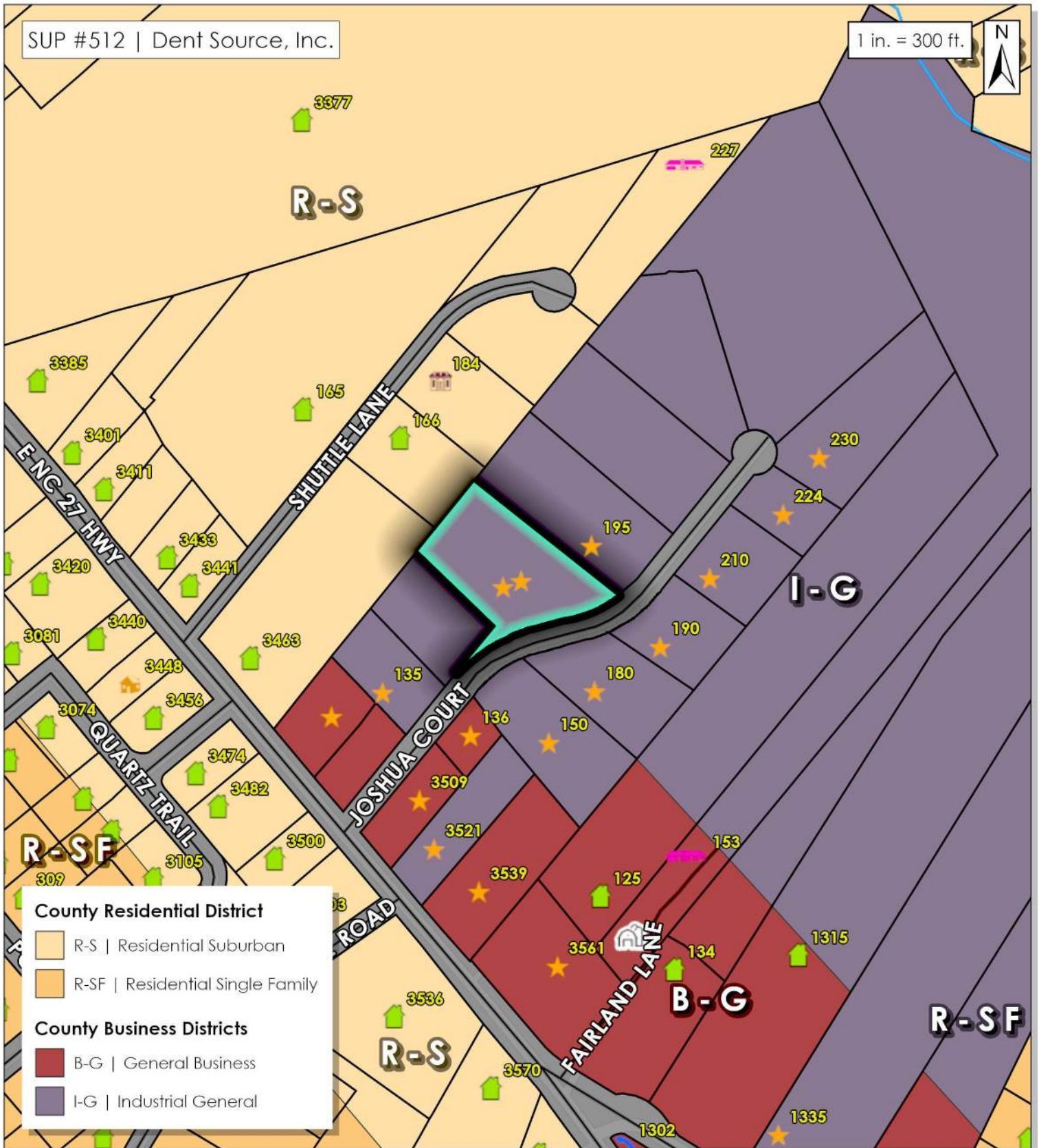
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 7/17/2024 Scale: 1 Inch = 200 Feet



Parcel ID	70468	Owner	CAROLINA PROPERTY & DEVELOPING LLC
Map	3653	Mailing	171 JOSHUA COURT
Account	0182945	Address	LINCOLNTON, NC 28092
Deed	1930 73	Last Transaction Date	05/22/2007
Plat	G 259	Subdivision	ROSS INDUSTRIAL PARK
Land Value	\$89,935	Improvement Value	\$414,815
Previous Parcel	55205	Lot	14
		Total Value	\$504,750

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

Description	# 14 ROSS INDUSTRIAL PARK	Deed Acres	1.802
Address	171 173 JOSHUA CT	Tax Acres	1.842
Township	IRONTON	Tax/Fire District	BOGER CITY
Main Improvement	RSF SHOP	Value	\$392,315
Main Sq Feet	8000	Stories	1
Year Built	2002		
Zoning District	I-G	Calc Acres	1.84
Voting Precinct	IS23	Calc Acres	1.84
Watershed		Sewer District	1.84
Census County	109	Tract	070902
		Block	3016
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710365300
			1.84



County Residential District

- R-S | Residential Suburban
- R-SF | Residential Single Family

County Business Districts

- B-G | General Business
- I-G | Industrial General

Parcel ID # 70468

- Property Location(s)

See Attached Application for Parcel Information

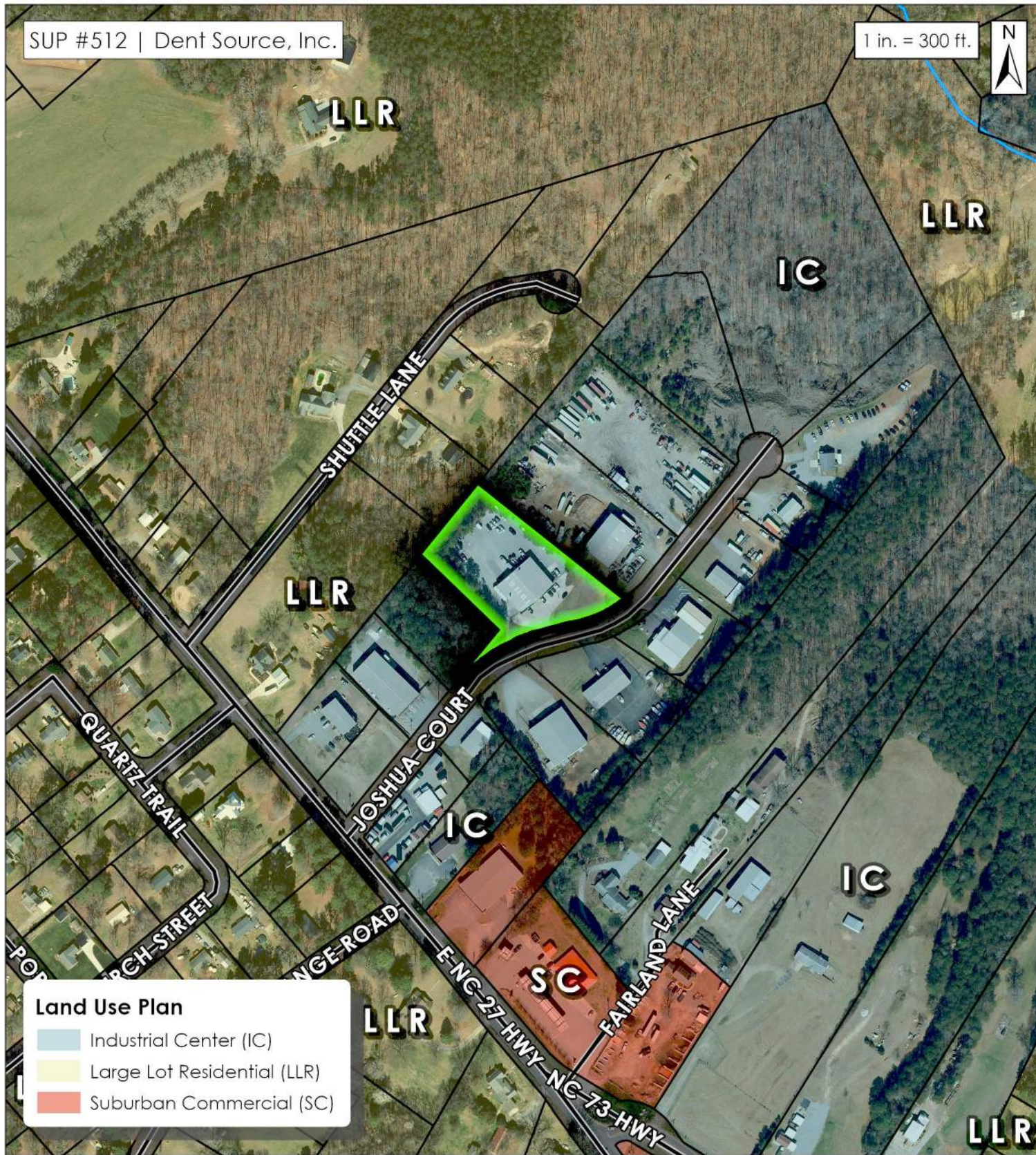


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



● Property Location(s)



Land Use Plan

- Industrial Center (IC)
- Large Lot Residential (LLR)
- Suburban Commercial (SC)

Parcel ID # 70468

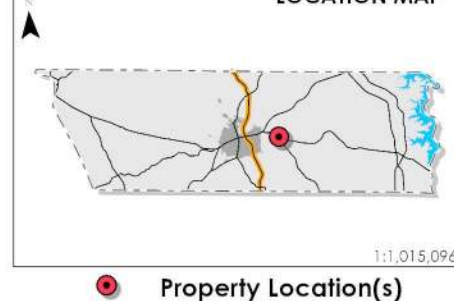
- Property Location(s)

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LOCATION MAP



Property Location(s)



July 17, 2024