



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Joshua Grant, Division Manager

Date: November 12, 2024

Re: SUP #519
Kenny Hendrick, applicant
Parcel ID# 30840, 32037, and 32880

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on December 2nd, 2024.

Request

The applicant is requesting a special use permit to expand a vehicle sales lot in the Eastern Lincoln Development District (ELDD) overlay. Under the Unified Development Ordinance, a vehicles sales lot is a special use in the ELDD. The expansion of said use also requires approval by the Board of County Commissioners in the form of a public hearing.

Site Area and Description

The request involves a 2.95-acre site located at 1269 N.C. 16 Business Hwy. in Catawba Springs Township. The subject property is located in the B-G (General Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-G (General Business) on all sides. Land uses in this area include a number of commercial and other business uses. This property is located within an area that is designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



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Additional Information

In 2012, the property was entitled by the issuance of a Conditional Use Permit (CUP #309) for the establishment of a vehicle sales lot on the property. The new approval is necessitated by the ordinance requirements, which classify the expansion of the lot a major modification to the previously approved development permit.

The applicant has had to demonstrate compliance with the ordinance requirements by acquiring and agreeing to recombine additional property as well as reducing the footprint of certain portions of the business that were encroaching on the neighboring property to the north used as a bank.

The parcels included in this Special Use Permit will be recombined should approval be granted. A draft survey has been prepared and submitted to staff as well as an executed copy of the purchase agreement for the neighboring properties.



o. 704.736.8440



lincolncounty.org



115 W. Main St. | Lincolnton, NC 28092



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 Kenny Hendrick

Applicant Address 1269 N NC 16 Business Hwy Denver NC 28037

Applicant Phone Number 704 236 4605

Property Owner Name Lou Amico 1269 N NC16 / James Beam 1710 / 1716 Triangle

Property Owner Address 1269 N NC 16 / 1710 / 1716 Triangle Circle Denver

Property Owner Phone Number 704 560 6274 Lou / James Beam 704 281 4349

PART II

Property Location 1269 N NC 16 Bus Hwy / 1710 and 1716 Triangle Cir

Property ID (10 digits) 4603640565.4603641652 Property size 2.95

Parcel # (5 digits) 32037 Deed Book(s) 2745.1959 Page(s) 842,844,754

32880
30840

PART III Existing Zoning District Lincoln Co

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

Existing Independent Car Dealership , Sales ,Service ,Storage

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

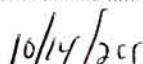
Expanding the Business to meet the required Impervious use of property under 75%

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

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #519**

Applicant **Kenny Hendrick**

Property Location **1269 N NC 16 Bus Hwy.** Parcel ID# **30840,32037, 32880**
1710 and 1716

Proposed Special Use **Expanded Use for Sales, Service, Fleet Leasing, Wash Bay**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The expansion of the current business use will not endanger public health or safety. The plan revisions developed herein act to ensure that public health and safety are not endangered.

2. The use meets all required conditions and specifications.

The use has gone through extensive review with staff and our design team to ensure that all conditions and specifications are known and will be met if developed according to the plan. Impervious Coverage limits of 75% are compliant with the proposed plan as submitted.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The expansion of the current business has brought to light areas along adjoining property lines that will be remedied by carrying out the proposed plan. Two areas encroaching onto the neighboring property to the north are being alleviated by the implementation of this plan. The current use will be reduced in these specific areas to be in compliance with ordinance standards.

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.

The use of the property as a vehicle dealership (vehicle sales) and associated uses accessory to the business are in harmony with the area in question. Modifications to property lines, the acquisition and recombination of property, and the reduction of the use in some areas are all in an attempt to be in keeping with ordinance requirements and conformity with the land use plan designation of suburban commercial.

Project Reviews

Lincoln County

Project Number: **ZONE24-00163**

Description: **SUP #519 Kenny Hendrick**

Applied: **7/26/2024**

Approved:

Site Address: **1269 NC 16 BUSINESS HWY**

Closed:

Expired:

City, State Zip Code: **UNINCORPORATED, NC**

Status: **UNDER REVIEW**

Applicant: **Kenny Hendrick**

Parent Project:

Owner: **RYAN AMICO MANAGEMENT LLC**

Contractor: **<NONE>**

Details:

see **ZONE24-00209** for payment of \$500 application fee

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: TRC PRE-APPLICATION						
7/26/2024	7/29/2024	8/2/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	APPROVED	
Notes: Any vehicle gates shall have Knox entry All driving surfaces shall be able to withstand 75,000 lbs. All gravel surfaces shall withstand 75,000 lbs and be maintained						
7/26/2024	8/30/2024	8/2/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes: Minor land disturbance proposed to complete landscaping buffer. Landscaping under 1 acre with no building permits does not require an EC permit or plan to be submitted. Keep sediment out of the roadway and neighbors property.						
7/26/2024		8/2/2024	NC DOT PRE-APPLICATION	Michael Watson		
Notes:						
7/26/2024	8/1/2024	8/2/2024	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
Notes: 1) Parcel 32037 has water and sewer, parcel 30840 has water only. Any combination of these parcels will require all parcels to fully use sewer or septic. If sewer is desired it will need to be added to the water only account. 2) To add sewer to the water only account a application for sewer application and fees will need to be submitted prior to any building permit approval or combination of parcels. 3) If a new tap is desired the developer will be responsible for hiring a licensed utility contractor to make the tap on the county's gravity sewer system.						

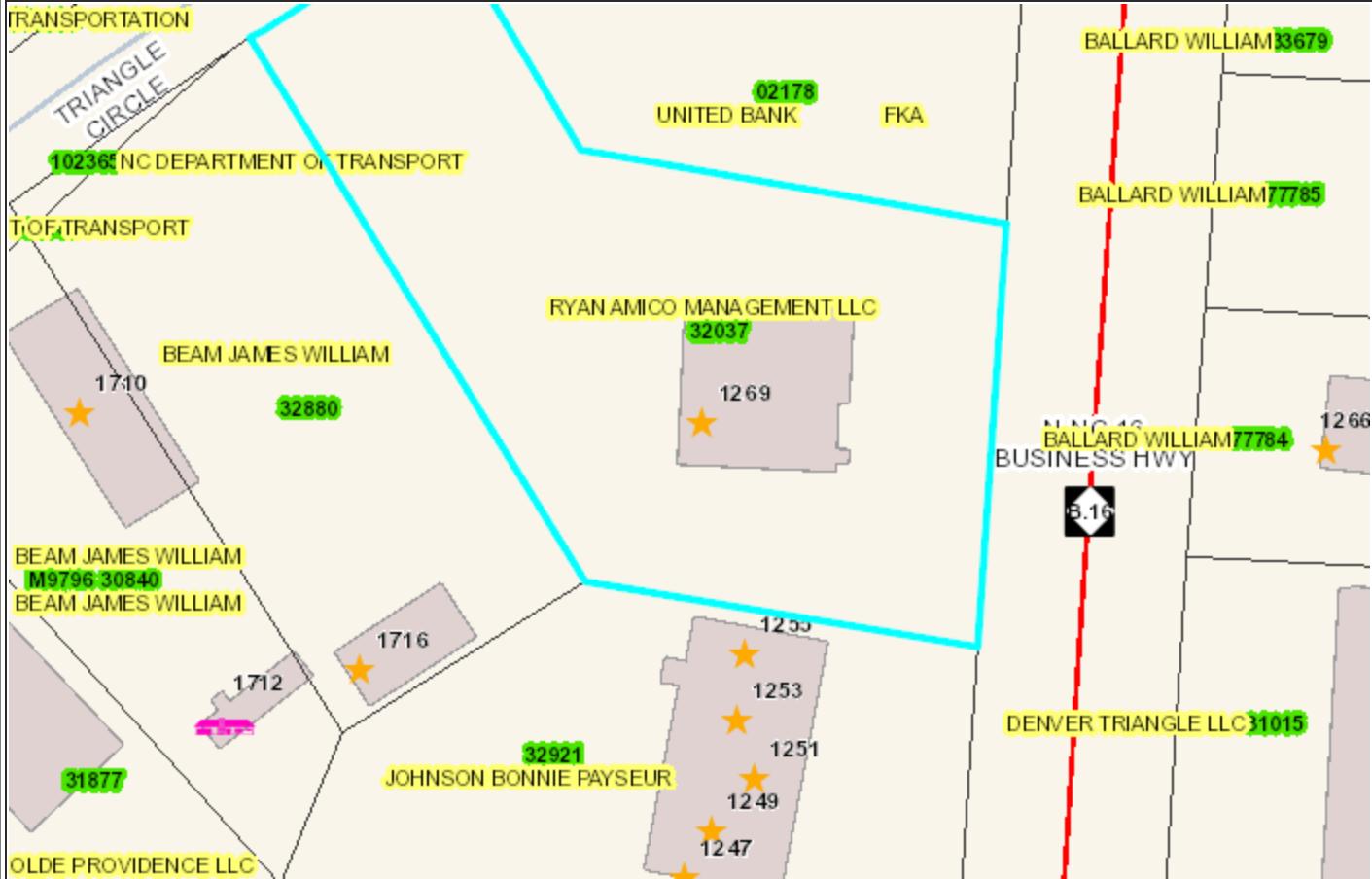
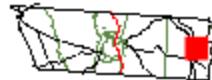


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Date: 11/12/2024



32037

Parcel ID	32037	Owner	RYAN AMICO MANAGEMENT LLC	
Map	4603	Mailing	8131 BAY POINTE DR	
Account	0205724	Address	DENVER, NC 28037	
Deed	1959 754	Last Transaction Date	08/23/2007	Sale Price \$525,000
Plat	D 94	Subdivision	ROBT NIXON EST PROPERTY MAP 1	Lot PT 1 & 15
Land Value	\$482,398	Improvement Value	\$536,392	Total Value \$1,018,790
Previous Parcel				
-----All values for Tax Year 2024 -----				
Description	18&15 ROBERT NIXON EST			Deed Acres 0
Address	1269 N NC 16 BUSINESS HWY			Tax Acres 1.462
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Main Improvement	OFFICE			Value \$513,292
Main Sq Feet	3800	Stories	1	Year Built 1986
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
B-G		1.46	TA37	1.46
Watershed			Sewer District	
	1.46		SEWER	1.46
Census County		Tract	Block	
109		071101	3017	1.46
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710460300	1.46



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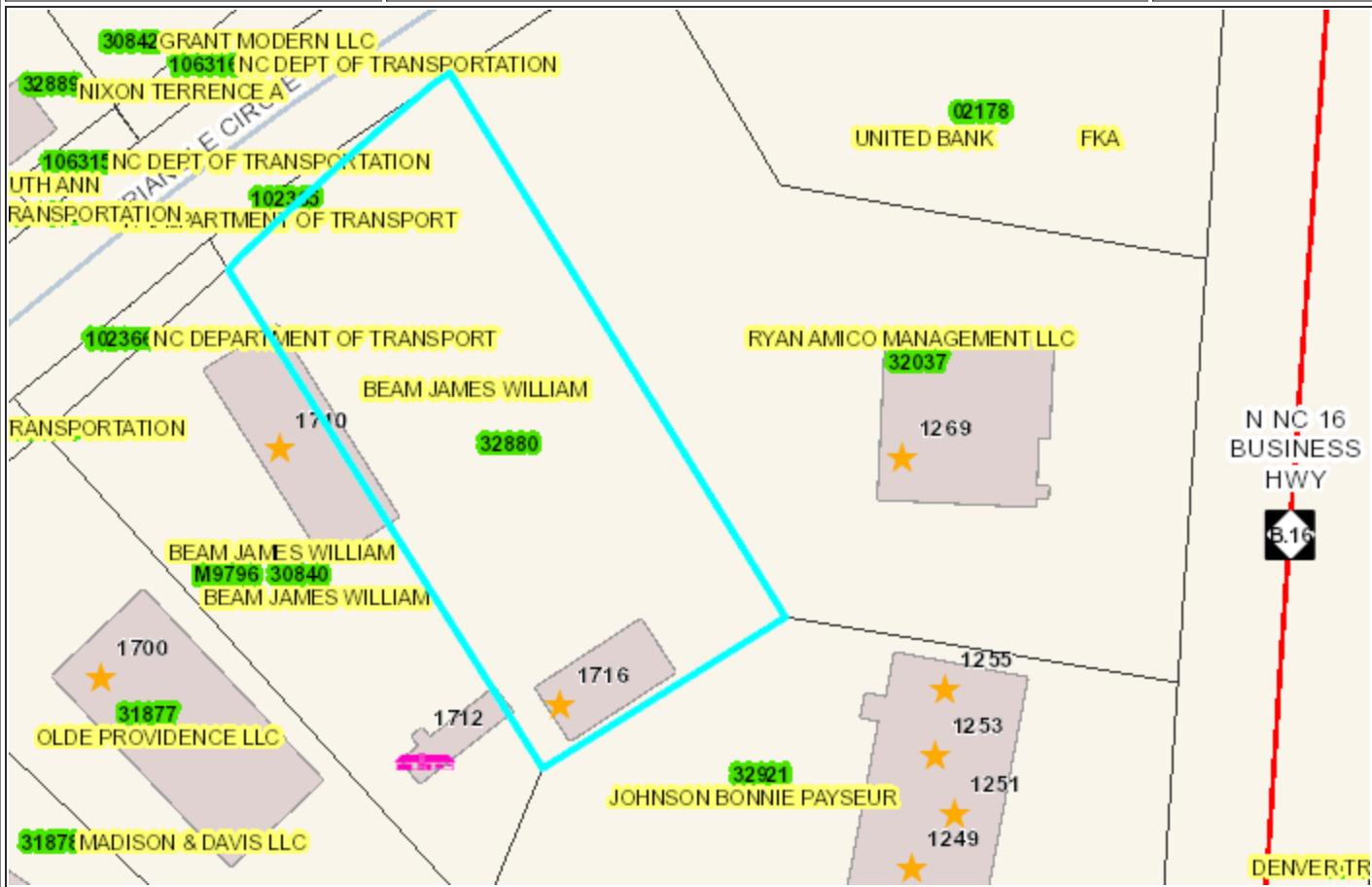
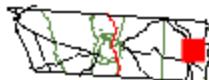


Photo Not Available

Parcel ID	32880	Owner	BEAM JAMES WILLIAM			
Map	4603	Mailing Address	PO BOX 1651 DENVER, NC 28037-0000			
Account	0197441	Last Transaction Date	03/06/2020			
Deed	MECKCO DC	Subdivision	Sale Price \$0			
Plat			Lot			
Land Value	\$132,328	Improvement Value	\$34,091			
Total Value	\$166,419					
Previous Parcel						
-----All values for Tax Year 2024 -----						
Description	J. BLACK RD 1387	Deed Acres	0			
Address	1716 TRIANGLE CIR	Tax Acres	0.941			
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN			
Main Improvement						
Main Sq Feet		Value				
Stories		Year Built				
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres			
B-G		0.94	TA37 0.94			
Watershed						
	0.94	Sewer District				
		SEWER	0.94			
Census County						
109		Tract	Block			
		071101	3017			
Flood	Zone Description	Panel				
X	NO FLOOD HAZARD	3710460300	0.94			

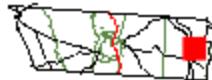


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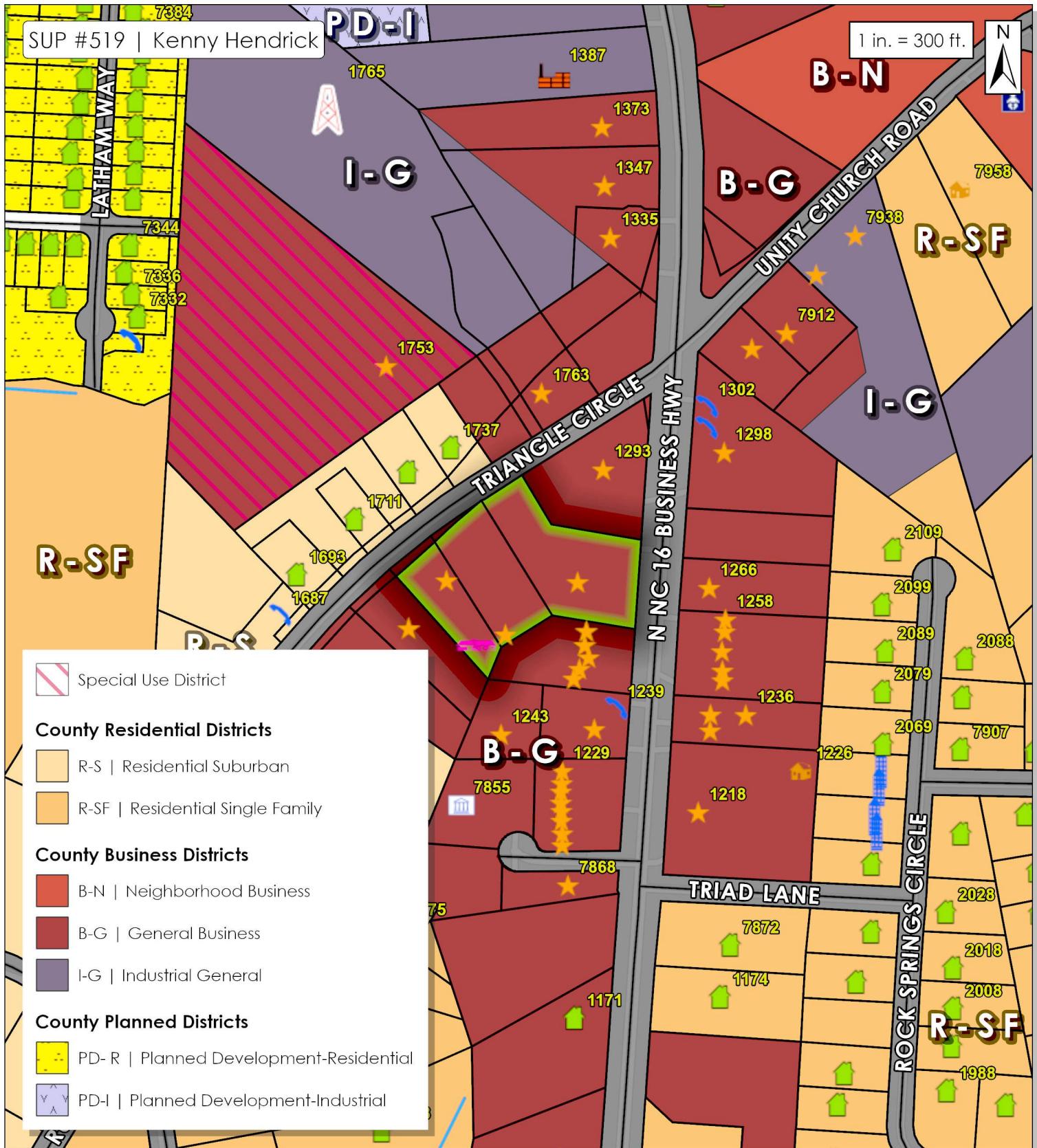
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Date: 11/12/2024



	Parcel ID	30840	Owner	BEAM JAMES WILLIAM	
	Map	4603	Mailing	PO BOX 1651	
	Account	0197441	Address	DENVER, NC 28037-0000	
	Deed	MECKCO DC	Last Transaction Date	03/06/2020	Sale Price \$0
	Plat	D 94	Subdivision	ROBT NIXON EST PROPERTY MAP 1	Lot PT 2
	Land Value	\$88,734	Improvement Value	\$100,046	Total Value \$188,780
	Previous Parcel				
	-----All values for Tax Year 2024 -----				
	Description	PT#2 ROBERT NIXON ESTATE			Deed Acres 0
	Address	1710 TRIANGLE CIR			Tax Acres 0.631
	Township	CATAWBA SPRINGS			EAST LINCOLN
	Main Improvement	SERVICE SHOP			Value \$99,092
	Main Sq Feet	4160	Stories	1	Year Built 1979
	Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres	
	B-G		0.63	TA37 0.63	
	Watershed			Sewer District	
		0.63		SEWER 0.63	
	Census County		Tract	Block	
	109		071101	3017	0.63
	Flood	Zone Description	Panel		
	X	NO FLOOD HAZARD	3710460300	0.63	

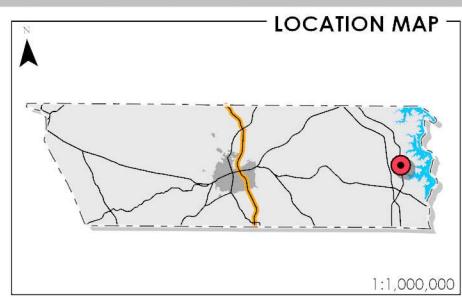


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3rd Floor
Lincolnton, NC 28092

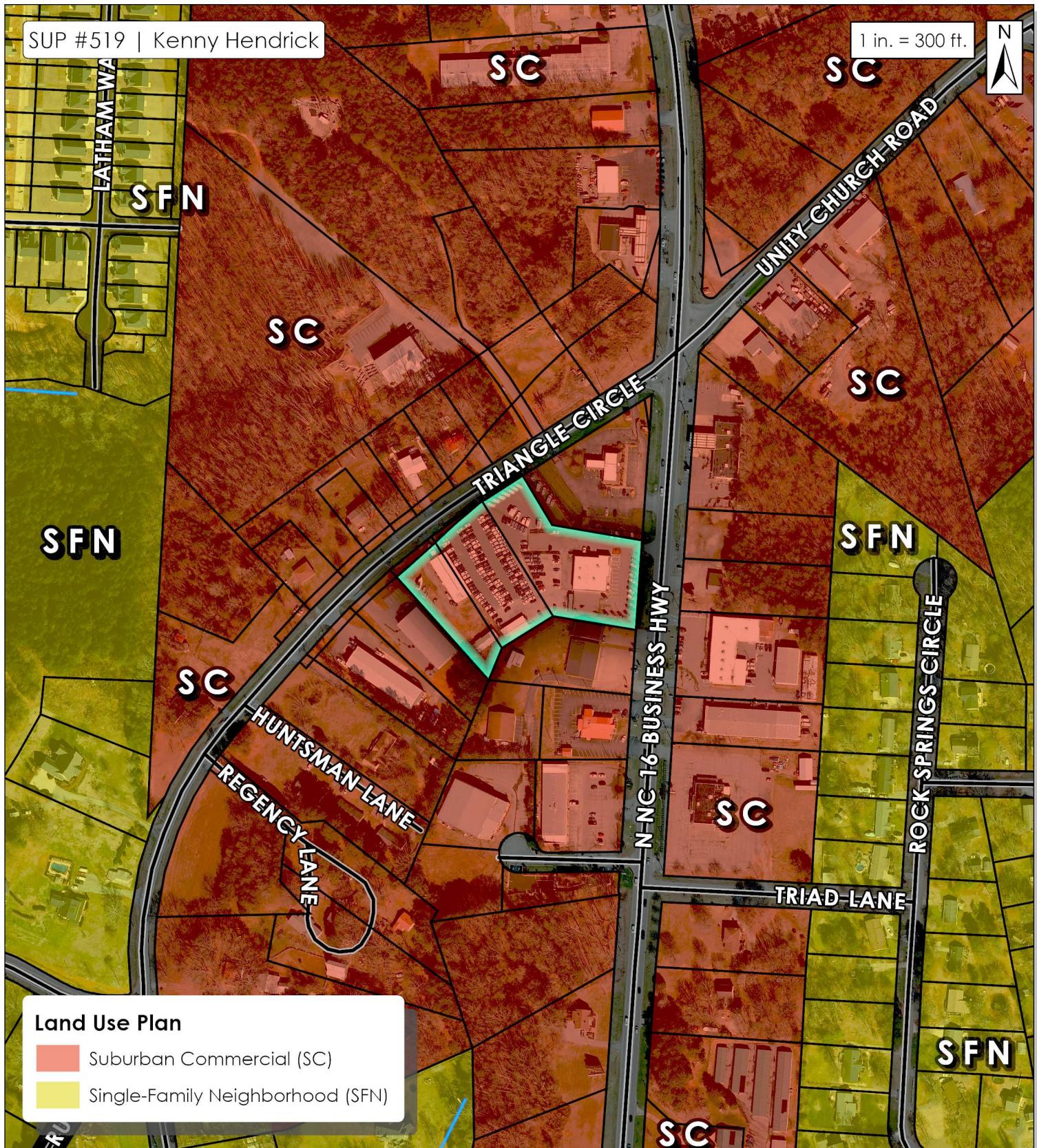
Parcel ID # 30840, 32037, 32880

- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)

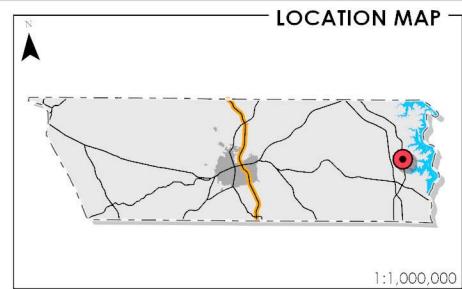


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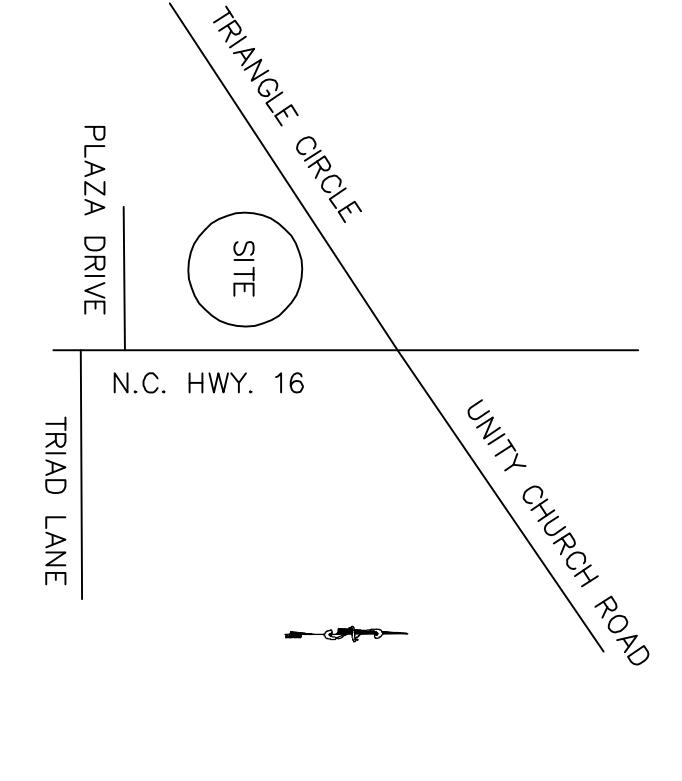
- Property Location(s)

See Attached Application for Parcel Information



Property Location(s)

Curve Table				
Curve #	CHORD	DISTANCE	Radius	Length
C1	S59° 24' 05"W	2.05	2510.15	2.05
C2	N50° 26' 00"E	132.30	2090.00	132.32
C3	N53° 28' 50"E	89.98	2090.00	89.99
C4	S53° 52' 38"W	35.30	1200.00	35.30



EXISTING GRAVEL TO BE REMOVED
AND LANDSCAPED PER CLASS "C"
BUFFER REQUIREMENTS

PARCEL 31877

2888/488

PARCEL 31878

2888/488

UNITED BANK
PARCEL 02178

PARCEL 31879

2888/730

PARCEL 33048

ALFRED D. JOHNSON
567/82

PARCEL 51518

GEORGE BAGRUVIS
2022/510

PARCEL 34779

MADISON & DAVIS LLC
2827/730

PARCEL 34780

ALFRED D. JOHNSON
567/82

PARCEL 34781

ALFRED E. JOHNSON
521/782

PARCEL 34782

ALFRED E. JOHNSON
521/782

PARCEL 34783

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PARCEL 34784

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