



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Joshua Grant, Division Manager

Date: December 12, 2024

Re: CZ #2022-5A
Sawyer's Towing and Transport, LLC, applicant
Parcel ID# 91011

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 6th, 2025.

Request

The applicant is requesting the modification of a conditional zoning district to add a bar and outdoor entertainment areas as permitted uses and to remove the condition imposed by the current permit to only host private events. A site plan has been submitted as part of the rezoning application. Since this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use(s) in accordance with the approved site plan. Also included in this packet is a summary of the community involvement meeting held on December 3rd, 2024.

Site Area and Description

The subject property is 0.76 acres and is located at 3592 Gastonia Highway in Ironton Township. The property is adjoined by property zoned B-G (General Business) and CZ I-G Conditional Zoning Industrial General). Land uses in this area include industrial, business, and residential.



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Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Suburban Commercial Center (SC), suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.

Additional Information

A conditional zoning district was approved on this property in May 2022 for the establishment of a private event venue.

Permitted uses in current district

Event Venue

Permitted uses in proposed district

Event Venue

Bar

Outdoor Recreation

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. **CZ #2022-5A**
Applicant **Sawyer's Towing and Transport, LLC**
Parcel ID# **91011**
Location **3592 Gastonia Hwy**
Proposed amendment **Modify existing 0.76 acre CZ-BG district to add bar and outdoor entertainment areas as uses**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for general commercial services including bar and outdoor entertainment.

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

The property is located in an existing business area with both commercial and industrial uses. It is adjoined by properties zoned Business General (B-G) where commercial uses are permitted.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name Sawyer's Towing & Transport, LLC
Applicant Address 3592 GASTONIA HWY Lincolnton, NC 28092
Applicant Phone Number 704 827 6005
Property Owner Name Sawyer's Towing & Transport, LLC & TERESA Sawyer
Property Owner Address 3592 GASTONIA HWY Lincolnton, NC 28092
Property Owner Phone Number 704 827 6005

PART II

Property Location 3592 GASTONIA HWY Lincolnton, NC 28092
Property ID (10 digits) 3641330450 Property size _____
Parcel # (5 digits) 91011 Deed Book(s) 3331 Page(s) 580-582

PART III

Existing Zoning District CZ BG Proposed Zoning District CZ BG

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

Event Space

List the proposed use or uses of the property.

Public BAR & Event Space

APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)
And SITE PLAN 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.

Sawyer
Applicant's Signature

11-11-24
Date

#####

Community Meeting for Sawyer's Towing & Transport, llc

Attendees of Meeting:

Joshua Grant
Teresa Sawyer
Julia Mostellar
Maegan Rhoades
Anonymous

Anonymous join the meeting.

Joshua Grant asked for the person's name

The person would not state name nor would they speak. Communicated by chat.

The person had to give thumbs up to stay on the meeting.

Joshua Grant gave a summary of the meeting. Stating the parcel was being rezoned to be opened to the public and to indicate new add on to the parcel that was recorded on the new map.

Teresa Sawyer spoke regarding the new changes. Stating that the purpose behind rezoning was to be able to be open to the public as a Bar/Public Event Space. To add the stage, outside sitting areas, walkin cooler, & an ice machine outside under a lean to.

Joshua Grant asked if anyone had any questions.

Only the anonymous person had questions.

1. What would be the hours of operation?

Teresa stated, as of now that has not been decided but however could possibly be 7 days a week.

2. What would be the closing time?

Teresa stated, potentially 12am/2am depending on day and if there were an event .

3. What about the noise levels?

Teresa stated, that there have been around 3 noise complaints in the last 2 years. Each time the Lincoln County Police have came out but could not indicate who was the person that called in the complaint. They wanted to stay anonymous. Teresa continue to state that each time the officers had came out she had the renter of the space to turn down their entertainment immediately. And officers did not have to come back out.

4. Outside event noise?

Teresa, outside events will be shut down by 11pm.

5. Has there been any noise complaints with the current bar?

The space is currently being rent out for events.

6. Are you still going to be a wrecker service also?

Yes, the wrecker service is on a different parcel and doesn't have anything to do with the parcel that is being rezoned.

7. Are there going to be any noise barriers put up to help keep noise contained from neighbors?

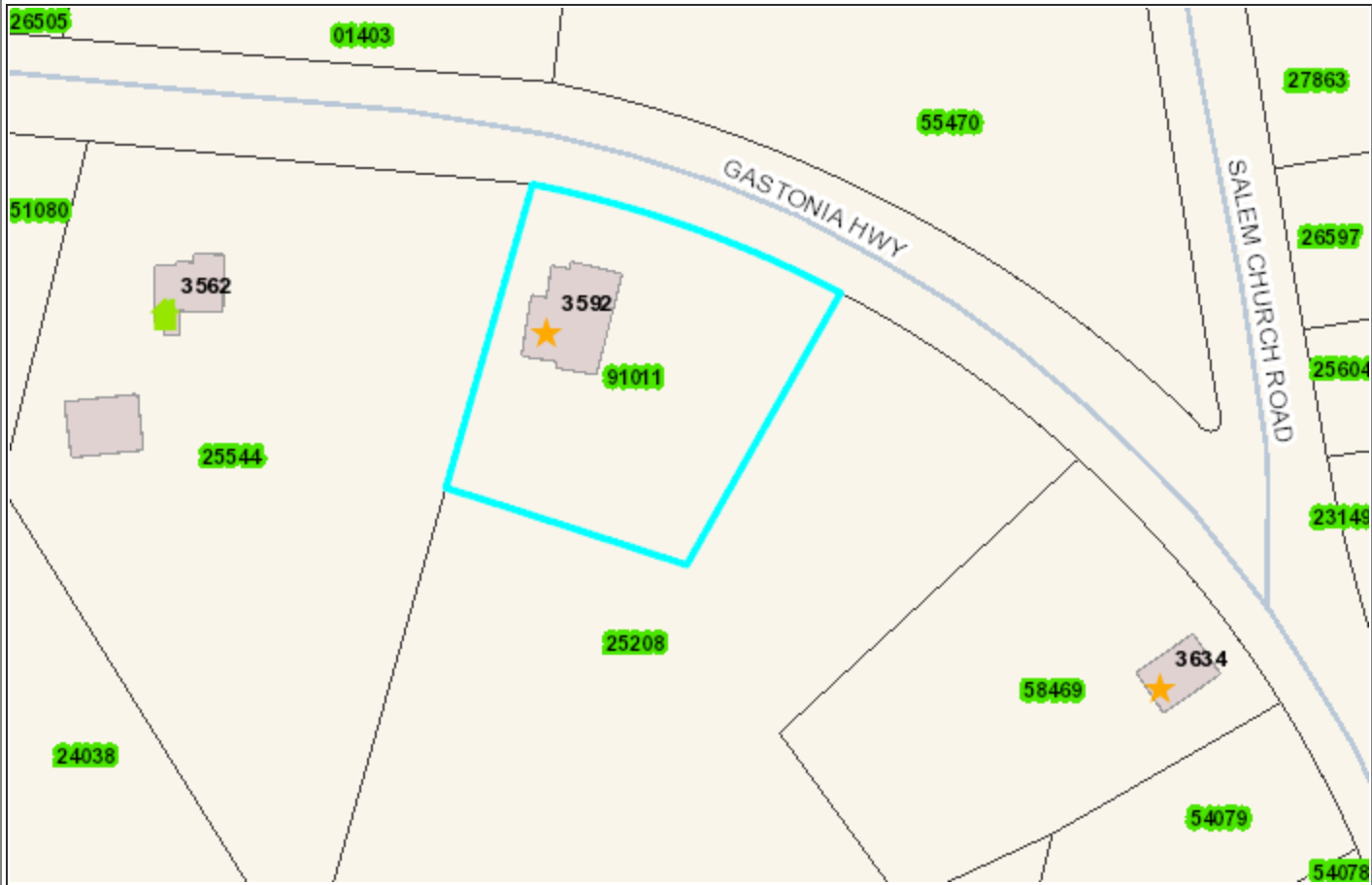
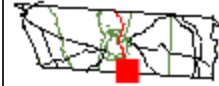
It has been discussed. However, not able to put up barriers at this time because we do not know where to put up barriers to eliminate noise. The complaint wants to stay anonymous and because of that we do not know which way the noise is traveling.



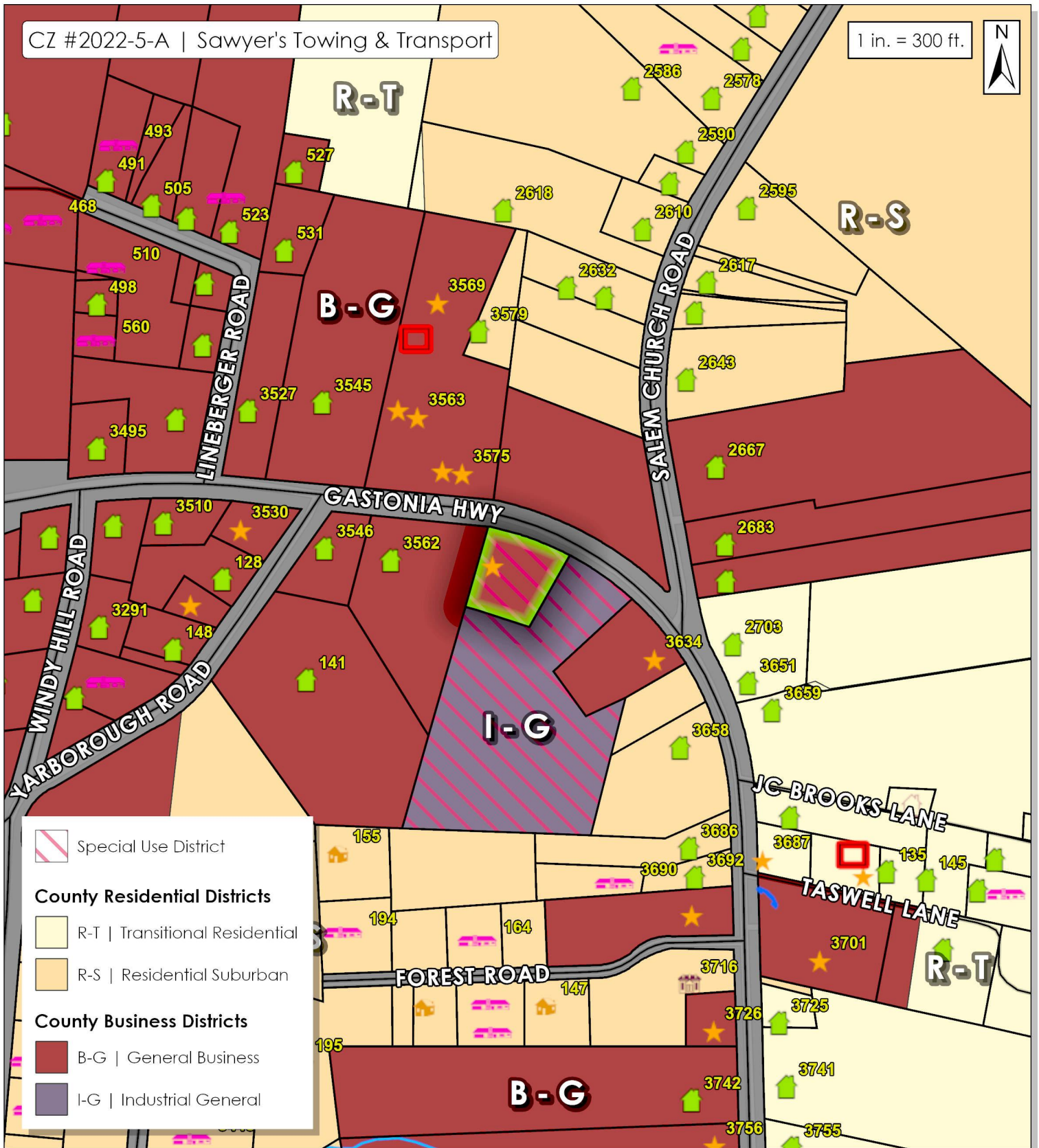
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 12/13/2024



| | | | | | | |
|---|--------------------------|-----------------------|------------------------------------|-------------|------------|-----------|
| Parcel ID | 91011 | Owner | SAWYERS TOWING & TRANSPORT LLC | | | |
| Map | 3641 | Mailing | 3401 LINWOOD ROAD | | | |
| Account | 0280701 | Address | GASTONIA, NC 28052 | | | |
| Deed | 2962 | Last Transaction Date | 07/09/2024 | Sale Price | \$0 | |
| | 632 | | | | | |
| Plat | | Subdivision | MRS CLAUDE KEENER EST (UNRECORDED) | | Lot | |
| Land Value | \$80,744 | Improvement Value | \$144,196 | Total Value | \$224,940 | |
| Previous Parcel | | | | | | |
| -----All values for Tax Year 2024 ----- | | | | | | |
| Description | SAWYERS TOWING&TRANSPORT | | | | Deed Acres | 0 |
| Address | 3592 GASTONIA HWY | | | | Tax Acres | 0.764 |
| Township | IRONTON | | Tax/Fire District | | SOUTH FORK | |
| Main Improvement | COMMUNITY BUILDING | | | | Value | \$140,446 |
| Main Sq Feet | 2040 | Stories | 1 | Year Built | 1994 | |
| Zoning District | Conditional Use | Calc Acres | Voting Precinct | Calc Acres | | |
| B-G | CZ | 0.76 | SL24 | 0.76 | | |
| Watershed | 0.76 | | Sewer District | | 0.76 | |
| Census County | 109 | | Tract | Block | | |
| | | | 070400 | 4044 | 0.76 | |
| Flood | Zone Description | | | Panel | | |
| X | NO FLOOD HAZARD | | | 3710364100 | | 0.76 |



Special Use District

County Residential Districts

R-T | Transitional Residential

R-S | Residential Suburban

County Business Districts

B-G | General Business

I-G | Industrial General

Parcel ID # 91011

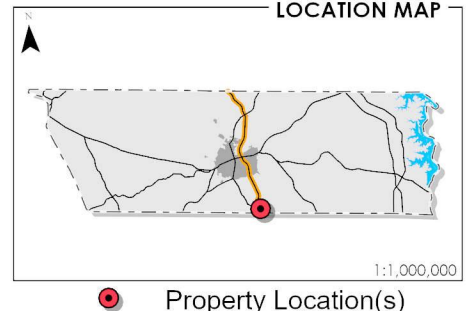
 - Property Location(s)


See Attached Application for Parcel Information

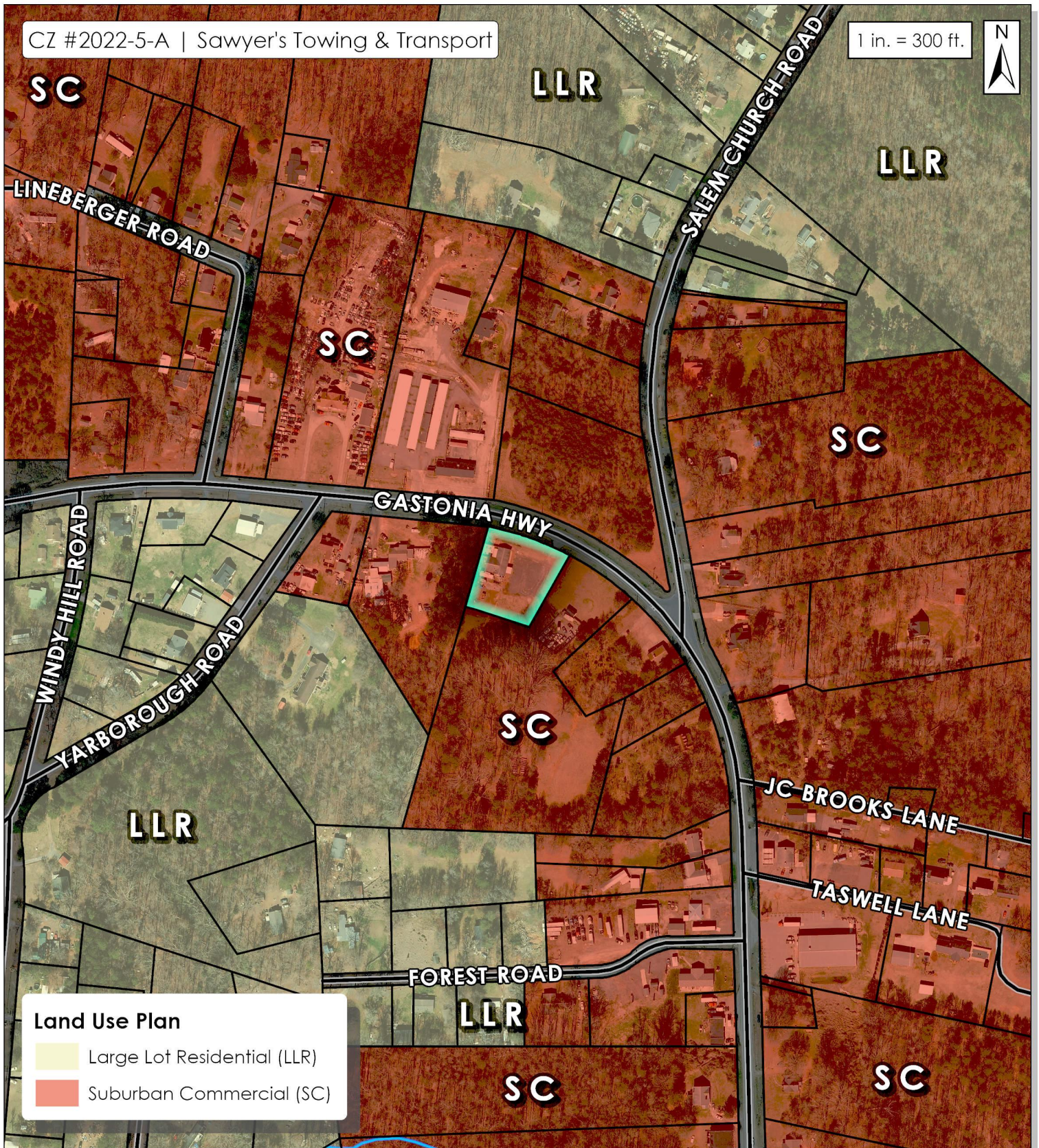


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



 Property Location(s)



Land Use Plan

-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)

Parcel ID # 91011

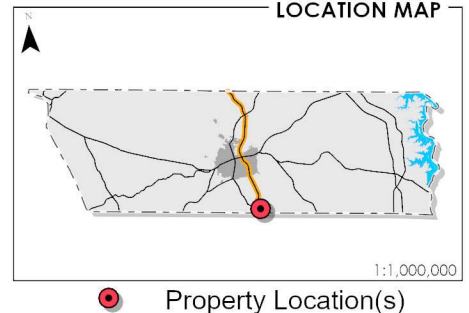
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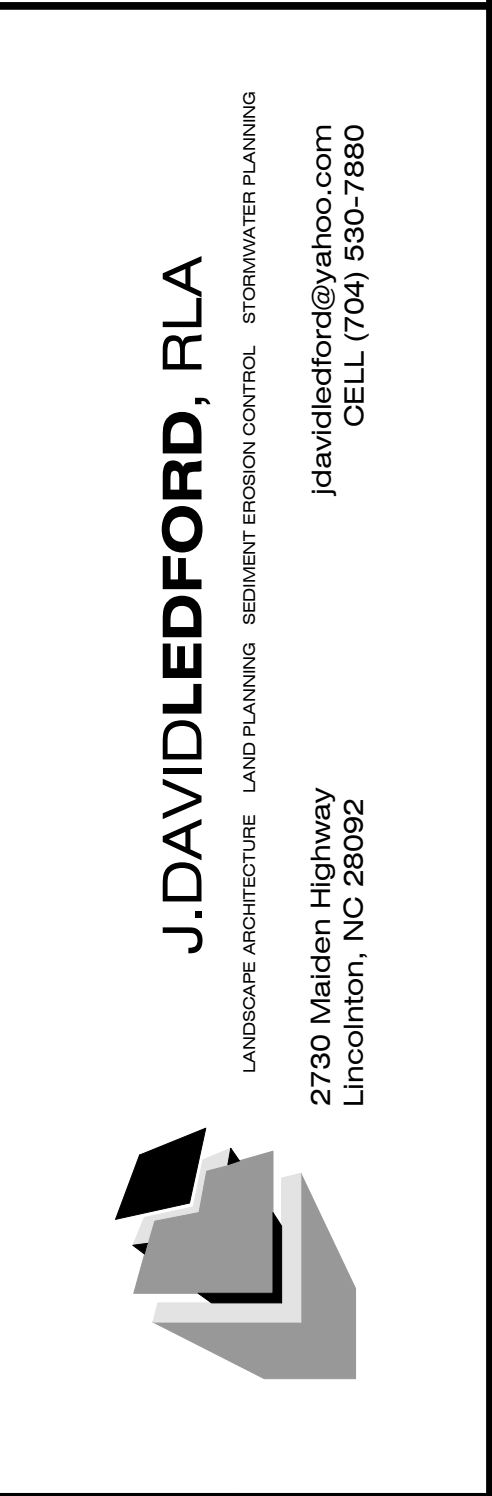
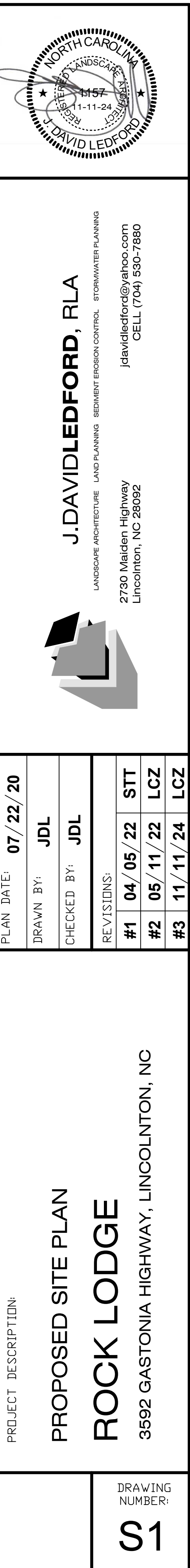
See Attached Application for Parcel Information



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

LOCATION MAP





| | | |
|-------------|----------|-----|
| PLAN DATE: | 07/22/20 | |
| DRAWN BY: | JDL | |
| CHECKED BY: | JDL | |
| REVISONS: | | |
| #1 | 04/05/22 | STT |
| #2 | 05/11/22 | LCZ |
| #3 | 11/11/24 | LCZ |

PROJECT DESCRIPTION

PROPOSED SITE PLAN

ROCK LODGE

3592 GASTONIA HIGHWAY, LINCOLNTON, NC

DRAWING
NUMBER:
S1