



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: January 14, 2025

Re: ZMA #745
BVJ&J Investments, LLC, applicant
Parcel ID# 34654

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 3, 2025.

Request

The applicant is requesting the rezoning of 2.269 acres from R-SF (Residential Single Family) to B-G (General Business).

Site Area and Description

The subject property is located at 1781 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 R-SF (Residential Single-Family). Land uses in this area include are primarily residential uses.

Plan Conformance

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.



PLANNING & INSPECTIONS DEPARTMENT

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Additional Information

Permitted uses in current district

Site-built single-family home
Modular single-family home

Permitted uses in proposed district

school (Special Use)
child care center
contractor's office (Special Use in ELDD)
professional office
medical office
neighborhood retail
general retail (Special Use in ELDD)
fitness center (Special Use in ELDD)
event venue (Special Use)
gas station (Special Use in ELDD)
restaurant (Special Use in ELDD)
fast food restaurant (Special Use in ELDD)
veterinarian clinic (Special Use in ELDD)
self-storage facility (Special Use)
vehicle sales (Special Use)
vehicle service (Special Use in ELDD)
building materials sales (Special Use)
data center

This parcel is located within the WS-IV Protected Area of the Catawba/Mountain Island Lake Watershed, which limits the density of developments with single-family and two-family homes to 3.0 units per acre (or 2.0 units per acre if curb and gutter are installed). All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 36% of the project area (or 24% if curb and gutter are installed). However, under the 10/70 option, 10 percent of the acreage in the watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners.

Staff's Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.



**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #745**
Applicant **BVJ&J Investments, LLC**
Parcel ID# **34654**
Location **1781 S N.C. 16 Business**
Proposed amendment **Rezone 2.269 acres from R-SF (Residential Single Family) to B-G (General Business)**

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 Land Use Plan as Suburban Commercial, which is suitable for a variety of commercial uses near high volume roads and key intersections to serve some of the daily needs of the surrounding residential neighborhoods. This Suburban Commercial Center is adjacent to an area for which the N.C. 16 / Woodcock Farms Small Area Plan was adopted; that small area plan was designed around a future interchange on N.C. 16 with a road network that connects to N.C. 16 Business through or adjacent to this property.

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

While there are not many existing commercial uses in the surrounding area, this property is adjacent to an area for which the adopted N.C. 16 / Woodcock Farms Small Area Plan calls for corporate business uses. That small area plan was designed around a future interchange on N.C. 16 with a road network that connects to N.C. 16 Business through or adjacent to this property.



Zoning Map Amendment Application

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

Part I

Applicant Name BVJ & J Investments, LLC (Jimmy Hua / Managing Member)

Applicant Address 7917 Bay Pointe Road, Denver, NC 28037

Applicant Phone Number (704) 779-0655 (Jimmy Hua)

Property Owner's Name BVJ & J Investments, LLC

Property Owner's Address 7917 Bay Pointe Road, NC 28037

Property Owner's Phone Number (704) 779-0655

Part II

Property Location NC Highway 16 Business South

Property ID # (10 digits) # 4600079992 Property Size 2.269 AC.

Parcel # (5 digits) # 34654 Deed Book(s) 3069 Page(s) 118

Part III

Existing Zoning District ELDD R-SF Proposed Zoning District ELDD B-G

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


The parcel is currently being used as a rental residential property. There are two units consisting of a double wide manufactured home and a single wide mobile home.

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

The proposed General Business Development will include two buildings for the Main Use as Contractor Office Space and additional limited Self Storage Units.

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

12/9/2024
Date

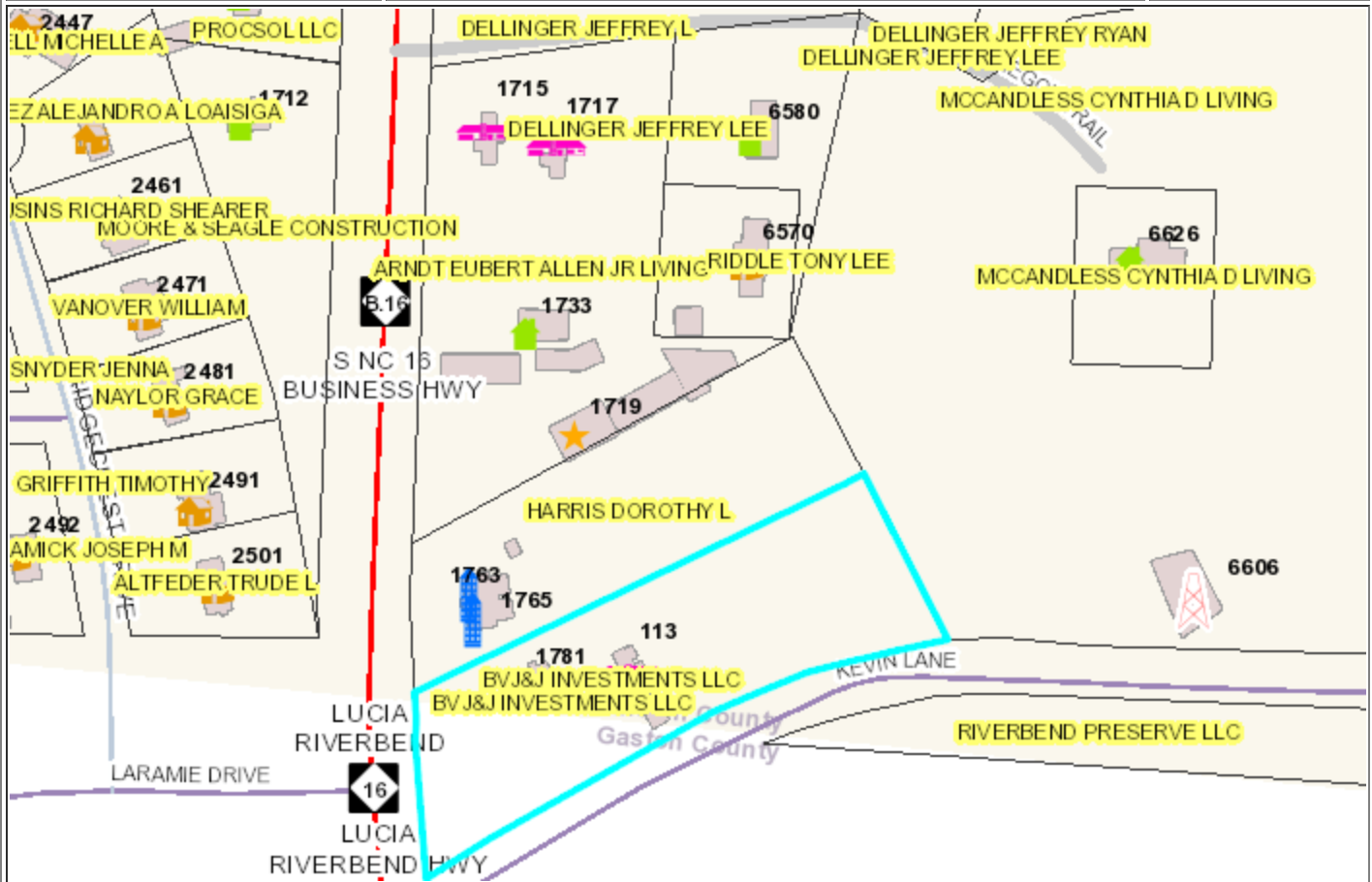
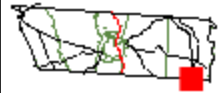


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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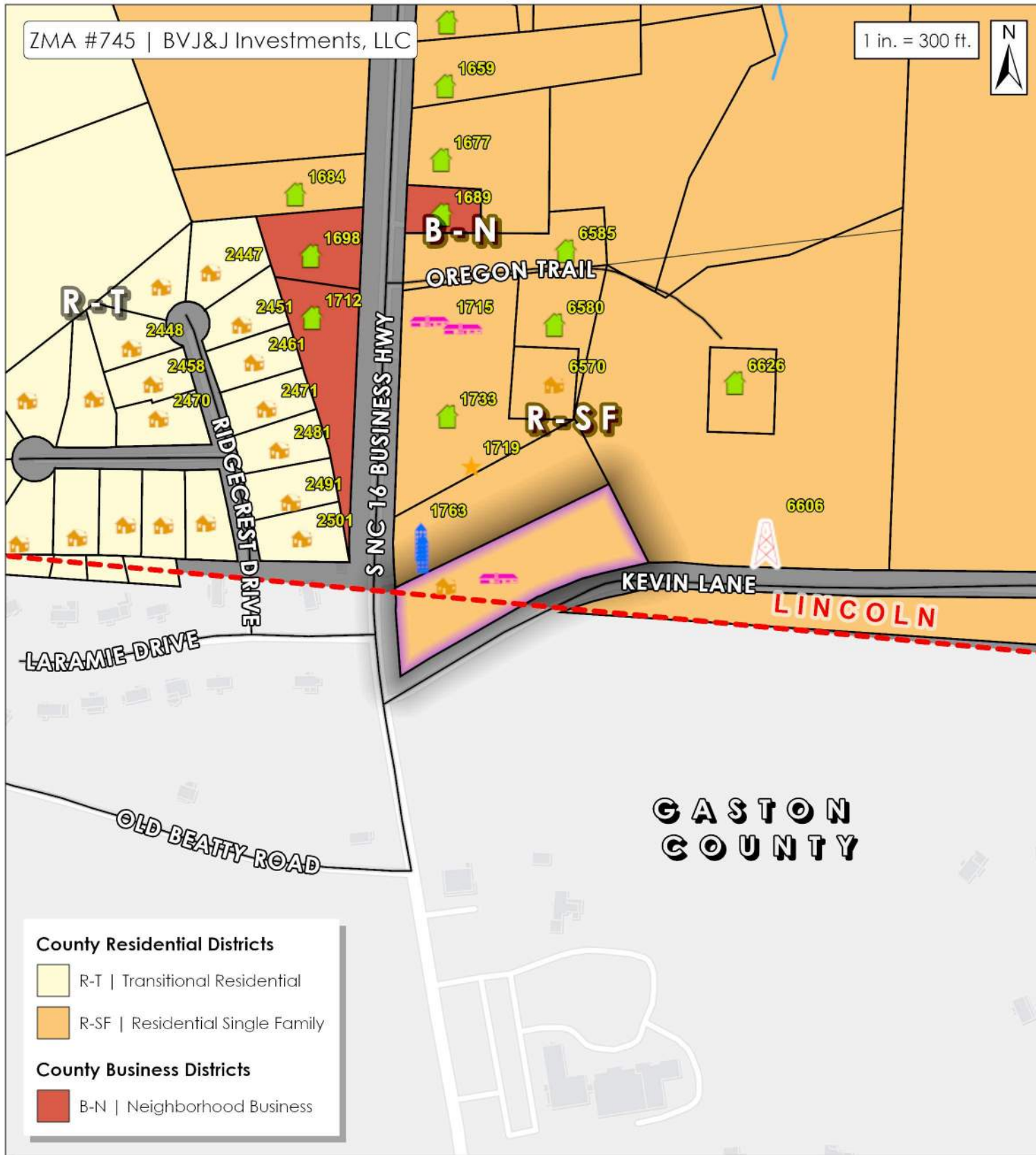
Date: 1/14/2025 Scale: 1 Inch = 200 Feet



Parcel ID	34654	Owner	BVJ&J INVESTMENTS LLC
Map	4600	Mailing	C/O JIMMY H HUA 7917 BAY POINT DR DENVER, NC 28037
Account	0286012	Address	
Deed	3069 118	Last Transaction Date	08/03/2021
Plat		Subdivision	
Land Value	\$71,608	Improvement Value	\$87,106
Total Value			\$158,714
Previous Parcel			

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

Description	LAND HWY 16	Deed Acres	3
Address	1781 S NC 16 BUSINESS HWY	Tax Acres	2.269
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	MANUFACTURED HOME	Value	\$87,106
Main Sq Feet	1456	Stories	1
		Year Built	1993
Zoning District	Conditional Use	Calc Acres	0.42
	R-SF		2.27
Watershed	2.27	Sewer District	2.27
Census County		Tract	
	109	071102	1065
Flood	X	Panel	3710460000
Zone Description	NO FLOOD HAZARD		1.64



**GASTON
COUNTY**

County Residential Districts

- R-T | Transitional Residential
- R-SF | Residential Single Family

County Business Districts

- B-N | Neighborhood Business

Parcel ID # 34654

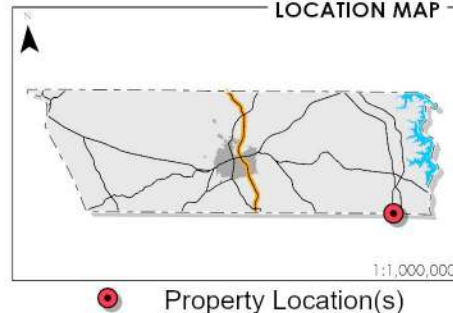
- Property Location(s)

See Attached Application for Parcel Information

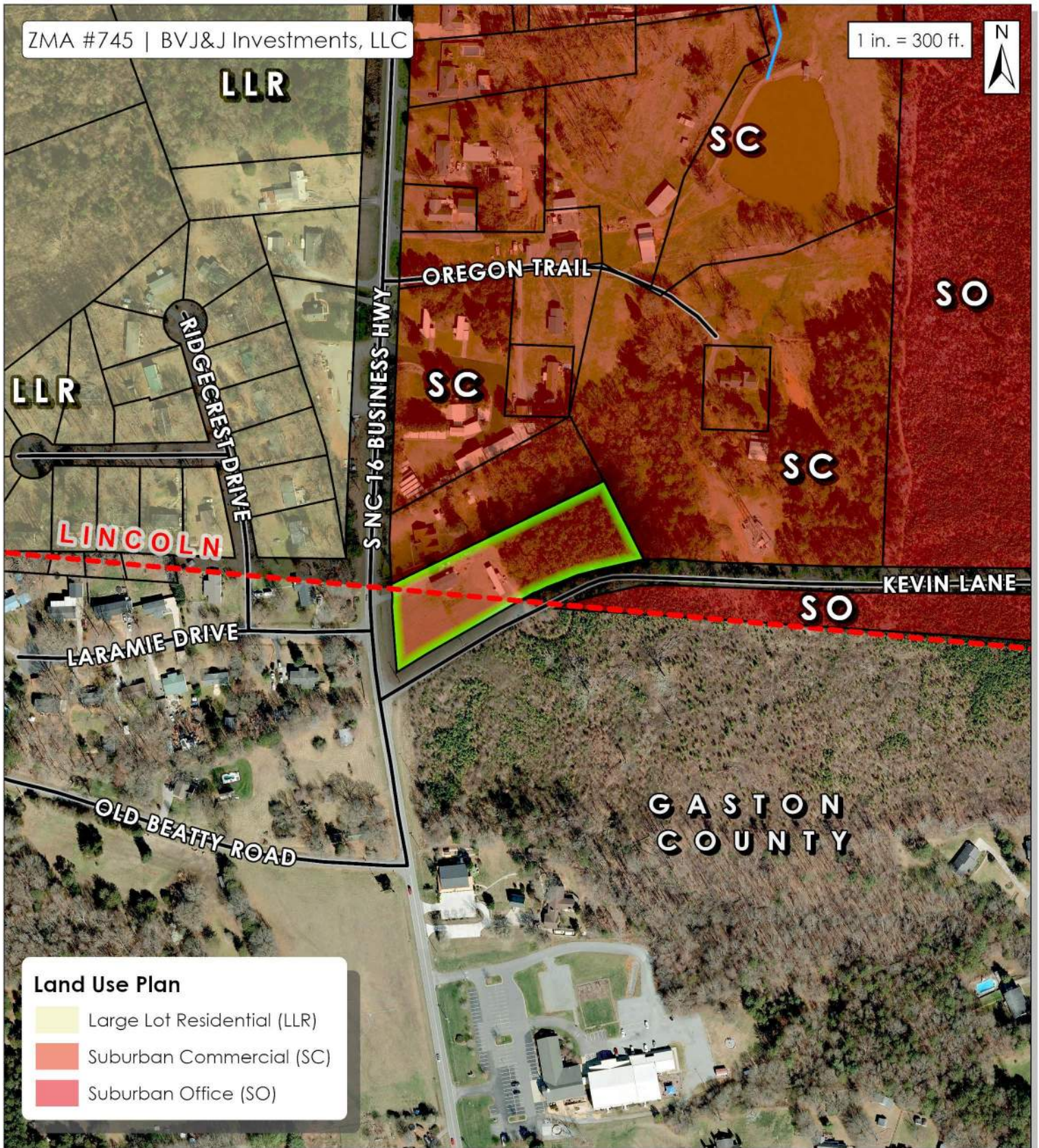


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



Property Location(s)



Land Use Plan

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

Parcel ID # 34654

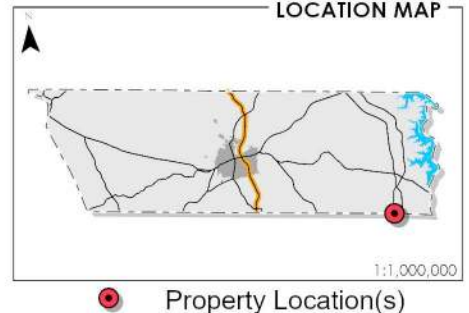
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