



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: March 17, 2025

Re: SUP #522
Auto Beat, Inc., applicant
Parcel ID# 50221

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on April 7, 2025.

Request

The applicant is requesting a special use permit for vehicle sales and vehicle repair in the I-G zoning district and the Eastern Lincoln Development District (ELDD) overlay.

Site Area and Description

The request involves a 0.28-acre parcel located at 6661 Denver Industrial Park Rd. in Catawba Springs Township. The subject property is located in the I-G (Industrial General) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned I-G and B-G (General Business). Land uses in this area include industrial, business, residential, and civic 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

This parcel is located within the WS-IV Protected Area of the Catawba River/Lake Norman Watershed; the applicant is not proposing to expand the existing building or the existing impervious areas used for parking.



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 AUTO BEAT INC
Applicant Address 6661 DENVER INDUSTRIAL PARK RD, DENVER, NC
Applicant Phone Number 980 339 2527
Property Owner Name R.C.R. PROPERTY INVESTMENTS LLC
Property Owner Address 5214 WICKFORD LN, DENVER, NC, 28037
Property Owner Phone Number 860 777 5459

PART II

Property Location 6661 DENVER INDUSTRIAL PARK RD, DENVER, NC
Property ID (10 digits) 3695462072 Property size 0.288 acre
Parcel # (5 digits) 50221 Deed Book(s) 3324-440 Page(s) 440

PART III

Existing Zoning District ELPD1-G

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

THE PROPERTY IS ZONED IG AND REMAINS UNCHANGED IN STRUCTURE AND USE. IT HAS BEEN UTILIZED FOR COMMERCIAL/INDUSTRIAL PURPOSES. THE EXISTING BUILDING WILL CONTINUE TO BE USED FOR VEHICLE SALES AND DEALERSHIP-OWNED VEHICLE REPAIRS, WITH NO MODIFICATION TO THE PROPERTY LAYOUT.

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

THE BUSINESS WILL SELL PRE-OWNED VEHICLES AND REPAIR DEALERSHIP-OWNED VEHICLES IN FULLY ENCLOSED BUILDING. VEHICLE DISPLAY AND PARKING WILL MEET ZONING REQUIREMENTS. NO STRUCTURAL CHANGES ARE PROPOSED. THE BUSINESS WILL SUPPORT THE LOCAL ECONOMY BY CREATING JOBS AND MAINTAINING PROFESSIONAL OPERATION.

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

02/19/2025

Application # _____ Date 02/19/2025

Applicant's Name AUTO BEAT INC

Applicant's Address 6661 DENVER INDUSTRIAL PARK RD, DENVER, NC

Property Location 6661 DENVER INDUSTRIAL PARK RD Existing Zoning IG

Proposed Special Use VEHICLE SALES, VEHICLE REPAIR

PROPOSED FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES ☒ NO ☐

FACTUAL REASONS CITED: THE BUSINESS COMPLIES WITH ALL SAFETY CODES, TRAFFIC REGULATIONS, AND ENVIRONMENTAL LAWS.

2. The use meets all required conditions and specifications. YES ☒ NO ☐

FACTUAL REASONS CITED: THE DEALERSHIP MEETS ZONING, PARKING, AND ENCLOSED BUILDING REQUIREMENTS

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES ☒ NO ☐

FACTUAL REASONS CITED: PROPER SITE MAINTANANCE, BUFFERS, AND LANDSCAPING WILL PREVENT NEGATIVE IMPACT

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. YES ☒ NO ☐

FACTUAL REASONS CITED: THE BUSINESS ALIGNS WITH COMMERCIAL ZONING AND SUPPORTS LOCAL ECONOMIC GROWTH.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 3/17/2025 Scale: 1 Inch = 100 Feet



50221

Parcel ID	50221	Owner	R C R PROPERTY INVESTMENTS LLC	
Map	3695	Mailing	5214 WICKFORD LN	
Account	303954	Address	DENVER, NC 28037	
Deed	3324 440	Last Transaction Date	05/14/2024	Sale Price \$300,000
Plat		Subdivision	DENVER INDUSTRIAL PARK	Lot 2B
Land Value	\$22,809	Improvement Value	\$130,934	Total Value \$153,743

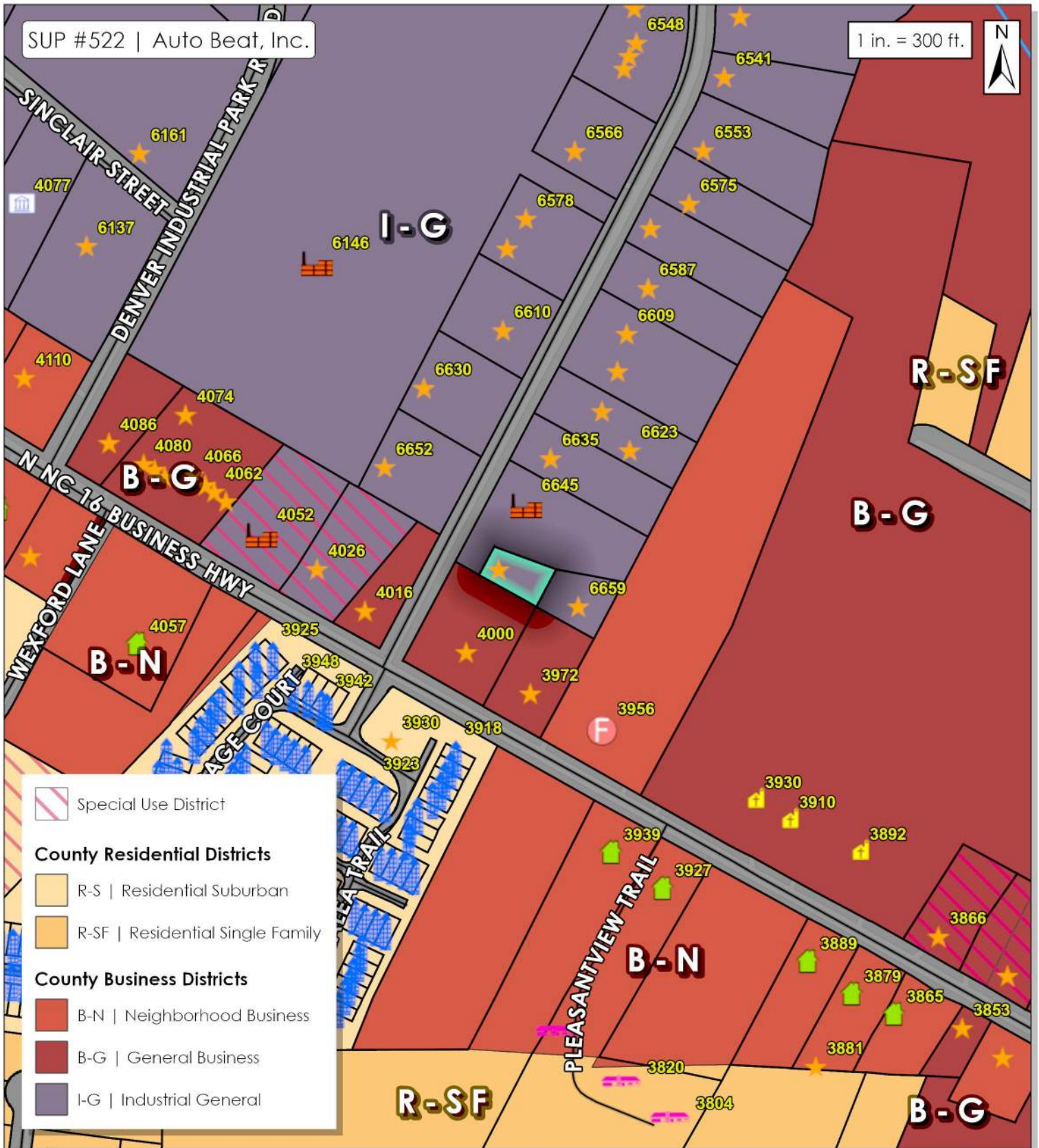
Previous Parcel

-----All values for Tax Year 2025 -----

Description	DENVER IND. PARK R16			Deed Acres	0.3
Address	6661 DENVER INDUSTRIAL PARK RD			Tax Acres	0.288
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement	FLEX WAREHOUSE			Value	\$120,837
Main Sq Feet	2000	Stories	1	Year Built	1985
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	
I-G		0.29	DN29	0.29	
Watershed	0.29	Sewer District	SEWER	0.29	
Census County	109	Tract	071101	Block	1005
					0.29
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710369500		0.29	

SUP #522 | Auto Beat, Inc.

1 in. = 300 ft.



Parcel ID # 50221

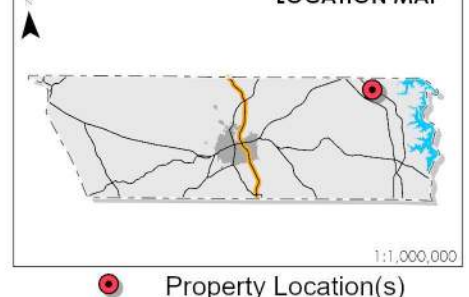
 - Property Location(s)


See Attached Application for Parcel Information



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

LOCATION MAP



 Property Location(s)

SUP #522 | Auto Beat, Inc.

1 in. = 300 ft.



Land Use Plan

- Industrial Center (IC)
- Large Lot Residential (LLR)
- Multifamily Neighborhood (MFN)
- Suburban Commercial (SC)
- Single-Family Neighborhood (SFN)

Parcel ID # 50221

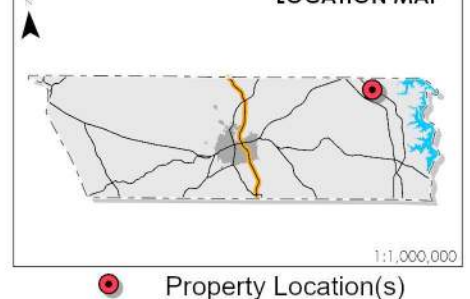
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Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP





Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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February 10, 2025



0 40 80 Feet

A scale bar showing distances of 0, 40, and 80 feet.