



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: May 9, 2025

Re: ZMA #751
Bryan Moore, applicant
Parcel ID# 32705

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 2, 2025.

Request

The applicant is requesting the rezoning of a 0.87-acre parcel from CZ B-N (Conditional Zoning Neighborhood Business) to I-G (Industrial General).

Site Area and Description

The subject property is located at 3012 N. N.C. 16 Business Hwy. in Catawba Springs Township. The property is located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), I-L (Industrial Light), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, and residential uses.

Plan Conformance

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.



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Additional Information

Permitted uses in current district

Vehicle sales, subject to plan that was approved for PCUR #84 by the Board of Commissioners in 2002

Examples of permitted uses in proposed district

Cabinet shop (Special Use in ELDD)
Contractor's office (Special Use in ELDD)
Contractor's yard (Special Use in ELDD)
Convenience store (Special Use in ELDD)
Gas station (Special Use)
Professional office
Medical office
Self-storage facility (Special Use in ELDD)
Vehicle sales (Special Use)
Vehicle service (Special Use in ELDD)
Vehicle repair (Special Use in ELDD)
Manufacturing (some types require Special Use Permit)
Warehousing (Special Use in ELDD)
Freight trucking (Special Use in ELDD)
Building materials sales (Special Use in ELDD)

A portion of this parcel is located within the WS-IV Critical Area of the Catawba River/Lake Norman Watershed, which limits nonresidential developments to a maximum impervious coverage of 24% of the project area. However, under the High Density Option, the maximum impervious coverage may be increased to 50% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners and compliance with the standards in §7.3.9 of the Unified Development Ordinance for the design, installation, inspection, and maintenance of the engineered stormwater control structure(s) that will control and treat the runoff from the developed site.

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. **ZMA #751**

Applicant **Bryan Moore**

Parcel ID# **32705**

Location **3012 N. N.C. 16 Business Hwy**

Proposed amendment **Rezone a 0.87-acre parcel from CZ B-N (Conditional Zoning Neighborhood Business) to I-G (Industrial General)**

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

The I-G district aligns with the Lincoln County Land Use Plan's Industrial Center recommendation for this area.

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

This property is adjoined by parcels that are located in industrial districts and are developed for uses that are only permitted in industrial districts.



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 Bryan Moore

Applicant Address 6004 rockwell drive indian trail nc 28079

Applicant Phone Number 704-957-6855

Property Owner's Name Moore Shine Detailing LLC, DBA Top Shelf Auto Sales & Repair LLC.

Property Owner's Address 3012 n nc 16 business hwy denver nc 28037

Property Owner's Phone Number 704-957-6855

Part II

Property Location 3012 n nc 16 business hwy denver nc 28037

Property ID # (10 digits) 4605204792 Property Size .99

Parcel # (5 digits) 32705 Deed Book(s) 3388 Page(s) 500

Part III

Existing Zoning District eldd b-n cu Proposed Zoning District i-q ELDD

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

auto sales 1600 sq ft house with a garage dettached 24x36

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

auto sales, auto repair, auto body new building 40x90

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.

bryan moore

Bryan Moore



Applicant

4/17/2025

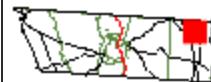
Date



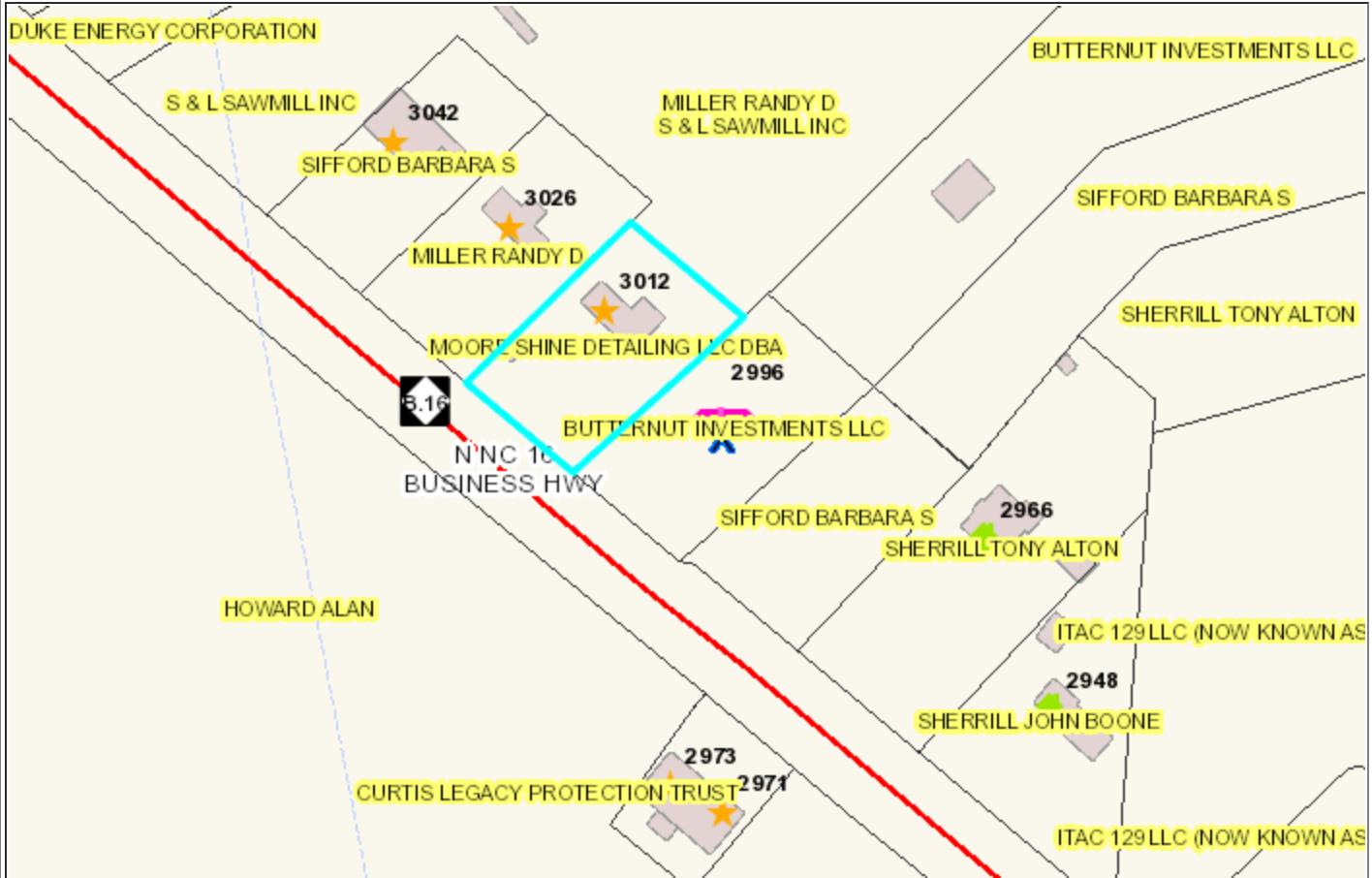
Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 5/9/2025 Scale: 1 Inch = 200 Feet



Parcel ID	32705	Owner	MOORE SHINE DETAILING LLC DBA TOP SHELF AUTO SALES & REPAIR LLC
Map	4605	Mailing	2027 TURNSBERRY DR
Account	0309025	Address	MONROE, NC 28112
Deed	3388 500	Last Transaction Date	02/27/2025
Plat		Subdivision	Sale Price \$445,000
Land Value	\$218,750	Improvement Value	Lot \$140,706
Previous Parcel			Total Value \$359,456
-----All values for Tax Year 2025 -----			
Description	CONVERSION HM HWY16	Deed Acres	0
Address	3012 N NC 16 BUSINESS HWY	Tax Acres	0.875
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	OFFICE CONVERSION	Value	\$125,564
Main Sq Feet	1608	Stories	Year Built 1968
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
B-N	CU	0.88	DN29 0.88
Watershed			
	0.35	Sewer District	
	0.52	SEWER	0.88
Census County		Tract	Block
109		071203	1059 0.88
Flood	Zone Description		Panel

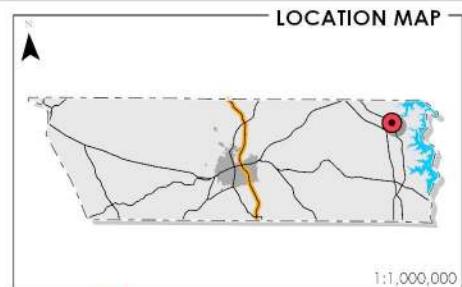


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 32705

- Property Location(s)

See Attached Application for Parcel Information





SFN

SC

OS

IC

SFN

IC

SC

SC

Land Use Plan

Industrial Center (IC)

Open Space (OS)

Suburban Commercial (SC)

Single-Family Neighborhood (SFN)

Parcel ID # 32705

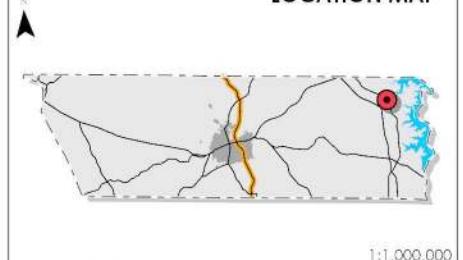
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LOCATION MAP



Property Location(s)