



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.



## PLANNING & INSPECTIONS DEPARTMENT

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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.



## **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  
Applicant

Bryan Moore



4/17/2025  
Date

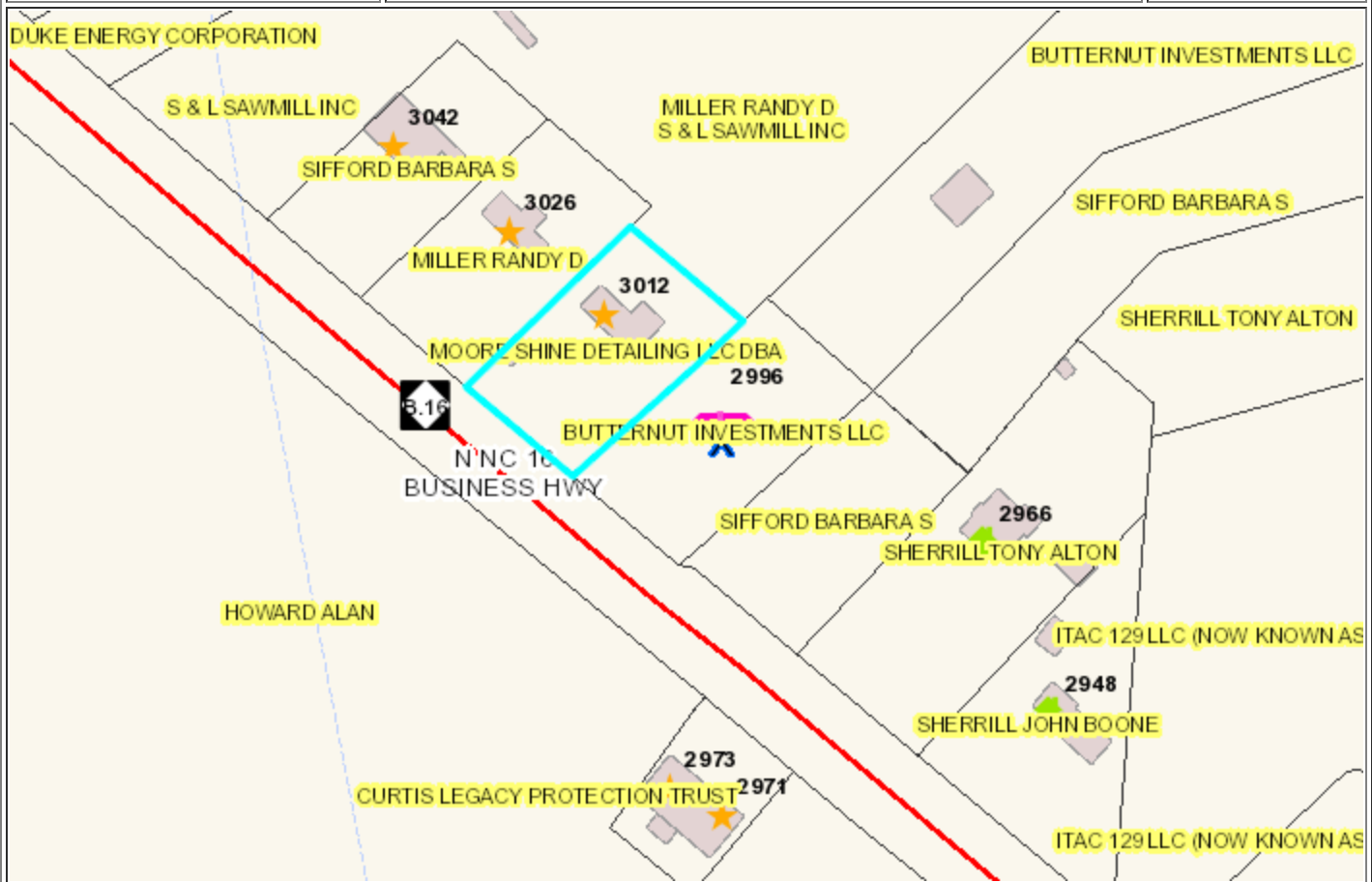


## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

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



<b>Parcel ID</b>	32705	<b>Owner</b>	MOORE SHINE DETAILING LLC DBA TOP SHELF AUTO SALES & REPAIR LLC	
<b>Map</b>	4605	<b>Mailing</b>	2027 TURNBERRY DR	
<b>Account</b>	0309025	<b>Address</b>	MONROE, NC 28112	
<b>Deed</b>	3388 500	<b>Last Transaction Date</b>	02/27/2025	<b>Sale Price</b> \$445,000
<b>Plat</b>		<b>Subdivision</b>		<b>Lot</b>
<b>Land Value</b>	\$218,750	<b>Improvement Value</b>	\$140,706	<b>Total Value</b> \$359,456
<b>Previous Parcel</b>				

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

<b>Description</b>	CONVERSION HM HWY16		<b>Deed Acres</b>	0
<b>Address</b>	3012 N NC 16 BUSINESS HWY		<b>Tax Acres</b>	0.875
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>	OFFICE CONVERSION		<b>Value</b>	\$125,564
<b>Main Sq Feet</b>	1608	<b>Stories</b>	1	<b>Year Built</b> 1968

<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
B-N	CU	0.88	DN29	0.88

<b>Watershed</b>	<b>Sewer District</b>
0.35	SEWER
0.52	0.88

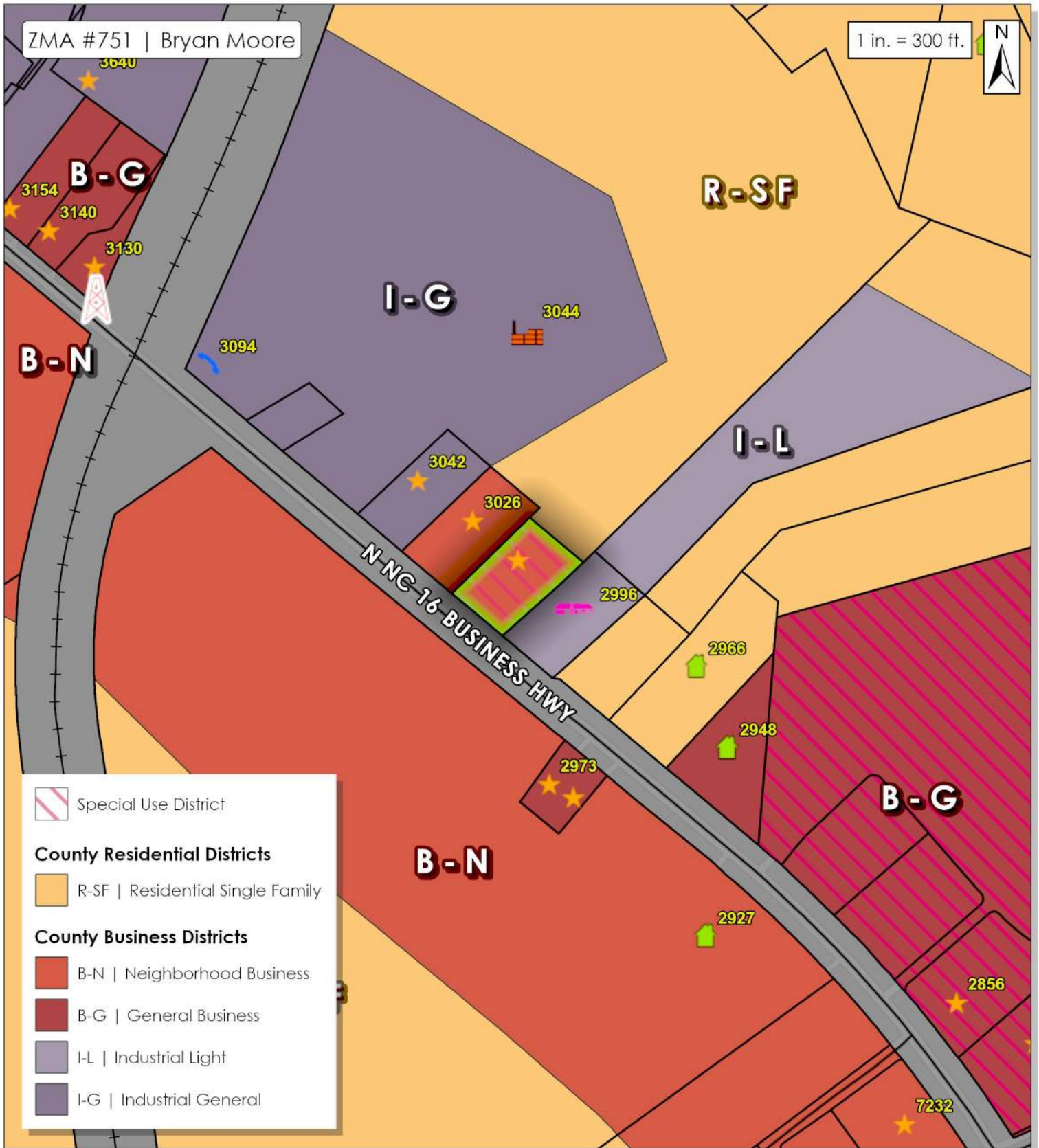
<b>Census County</b>	<b>Tract</b>	<b>Block</b>
109	071203	1059
		0.88

<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>
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ZMA #751 | Bryan Moore

1 in. = 300 ft.



 Special Use District

#### County Residential Districts

 R-SF | Residential Single Family

#### County Business Districts

 B-N | Neighborhood Business

 B-G | General Business

 I-L | Industrial Light

 I-G | Industrial General

Parcel ID # 32705

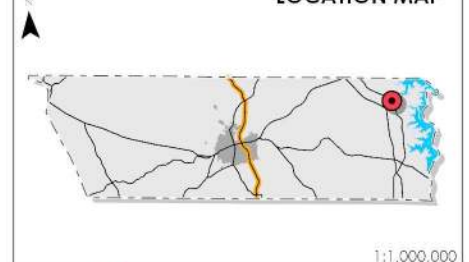
 - Property Location(s)


See Attached Application for Parcel Information



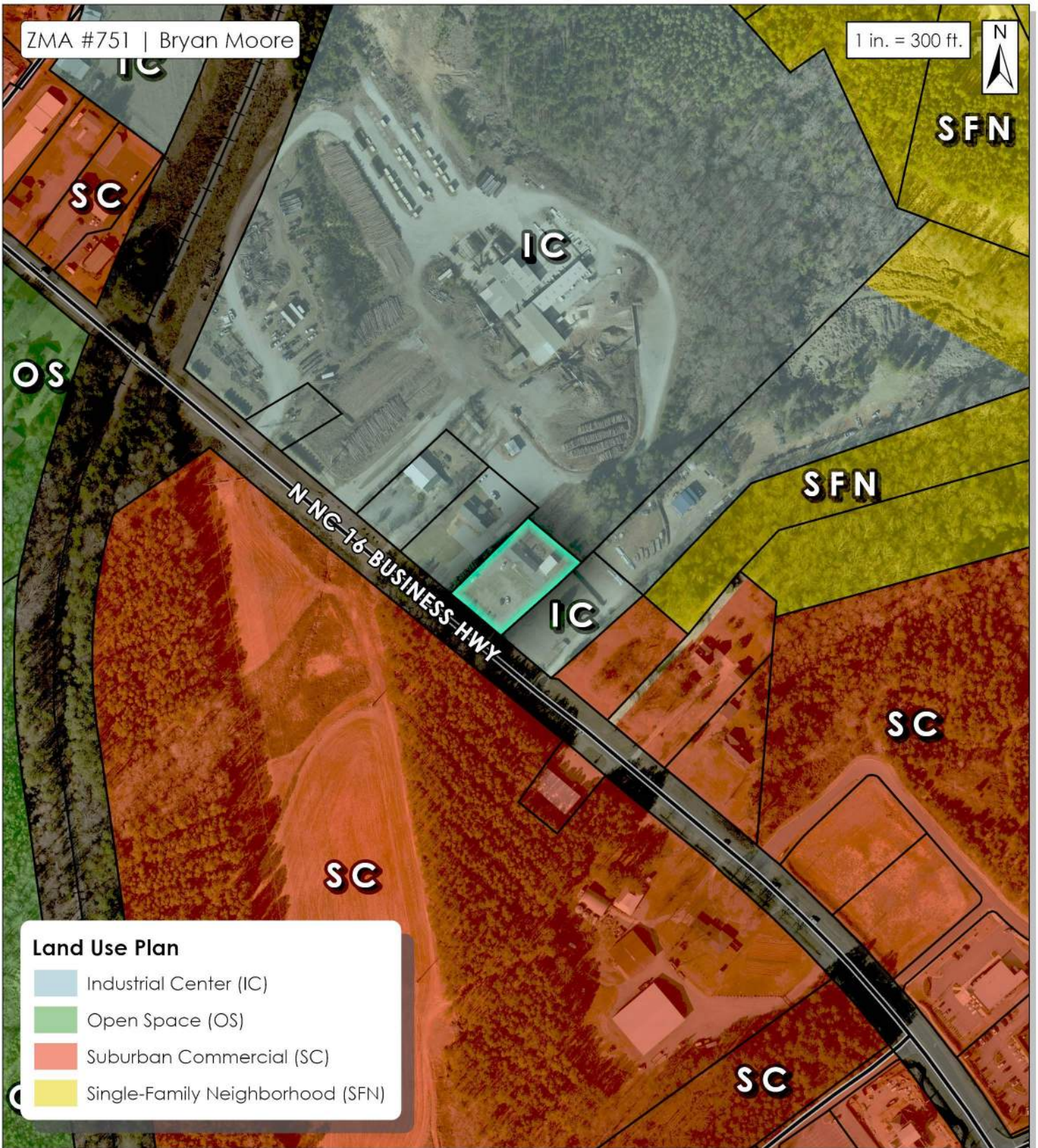
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

LOCATION MAP



 Property Location(s)





**Land Use Plan**

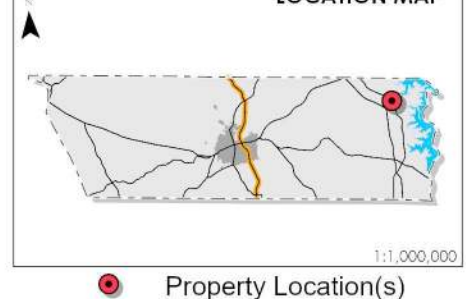
-  Industrial Center (IC)
-  Open Space (OS)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

**Parcel ID # 32705**

 - Property Location(s)

See Attached Application for Parcel Information

**LOCATION MAP**



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