



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: May 9, 2025

Re: SUP #523
Bryan Moore, applicant
Parcel ID# 32705

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

Request

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

Site Area and Description

The request involves a 0.87-acre parcel located at 3012 N. N.C. 16 Business Hwy. in Catawba Springs Township. The subject property is currently located in a conditional zoning district that was approved for a vehicle sales lot in 2002, but the applicant has submitted a request (ZMA #751) to rezone the parcel to I-G (Industrial General). Vehicle sales is a special use in the I-G district, and vehicle repair is a permitted use in the I-G district. Land uses in this area include industrial, business, and residential 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

A portion of this parcel is located within the WS-IV Critical Area of the Catawba/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.

Specific Use Standards

§4.4.22 Vehicle Repair

- A. A Class C buffer (see §3.4) shall be established along any side of the property adjacent to a residential use.
- B. All repair or service operations, excluding washing, shall be conducted entirely within a fully-enclosed building. The term fully-enclosed building shall not be construed to limit open bay doors during hours of operation.
- C. Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site and in no case shall a parked vehicle encroach within 10 feet of the right-of-way.
- D. The outdoor overnight storage of vehicles may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).
- E. There shall be no dismantling of vehicles for salvage.
- F. The storage of impounded vehicles shall not be permitted.

§4.4.23 Vehicle Sales

- A. A Class C buffer (see §3.4) shall be established along any side of the property adjacent to a residential use.
- B. Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach within ten feet of the right-of-way.
- C. The outdoor overnight storage of vehicles under repair may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).
- D. Vehicle sales displayed for rental or sale visible from the public road shall provide a parking buffer as set forth in §3.4.6.B.2.



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 Bryan Moore

Applicant Address 3012 N NC 16 Business Hwy Denver NC 28037

Applicant Phone Number 704-957-6855

Property Owner Name Moore Shine Detailing LLC, DBA Top Shelf

Auto Sales and Repair, LLC

Property Owner Address 3012 N NC 16 Business Hwy Denver NC
28037 Property Owner Phone Number 704-957-6855

PART II

Property Location 3012 N NC 16 Business Hwy Denver, NC 28037

Property ID (10 digits) 460 46052047792 Property size .99

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

PART III

Existing Zoning District eldd b-n cu

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

Briefly explain the proposed use and/or structure which would require a Special Use Permit.
auto sales, auto repair, auto body. new building 40x90

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

Bryan L Moore

Date 4.17.2025

Application # _____ Date 4.17.2025

Applicant's Name Bryan Moore

Applicant's Address 3012 n nc 16 business hwy denver nc 28037

Property Location 3012 N NC 16 Business Hwy Denver NC 28037 Existing Zoning eldd b-n

Proposed Special Use Auto Sales Auto Repair Autobody

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 proposed commercial building will not materially endanger public health or safety, as it complies with all applicable building codes, zoning regulations, and safety standards.

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

FACTUAL REASONS CITED: The proposed use meets all required conditions and specifications as outlined in the applicable zoning ordinances and land development regulations. The site plan adheres to the required setbacks, parking, landscaping, storm water requirements. All, utilities will be provided in accordance with local and state codes.

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: The proposed commercial use is consistent with surrounding land uses and zoning designations, The development plan includes professional design, landscaped buffers and traffic flow considerations to ensure compatibility with the neighborhood. Additionally, no evidence has been presented showing a 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 proposed use aligns with the intent of the area's Land Use Plan, which encourages compatible commercial development in designated growth corridors. The project's design incorporates architectural elements, landscaping, and access management strategies that reflect the character of nearby developments. The site's location on a main road with existing commercial activity supports its compatibility, and the proposed use will enhance local services without disrupting residential areas.

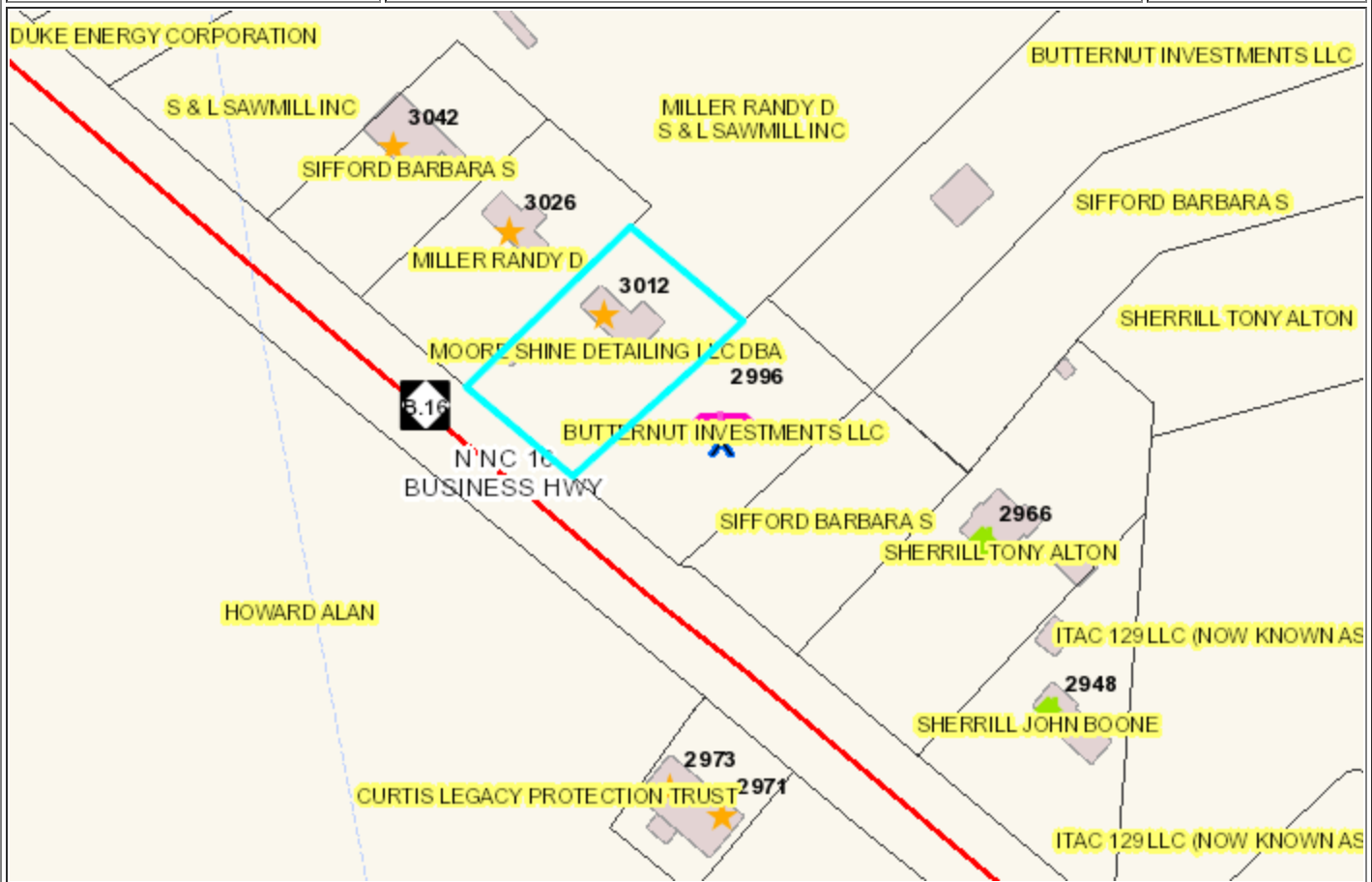


Lincoln County, NC

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 TURNBERRY DR		
Account	0309025	Address	MONROE, NC 28112		
Deed	3388 500	Last Transaction Date	02/27/2025	Sale Price	\$445,000
Plat		Subdivision		Lot	
Land Value	\$218,750	Improvement Value	\$140,706	Total Value	\$359,456
Previous Parcel					

-----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	1	Year Built	1968

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
B-N	CU	0.88	DN29	0.88

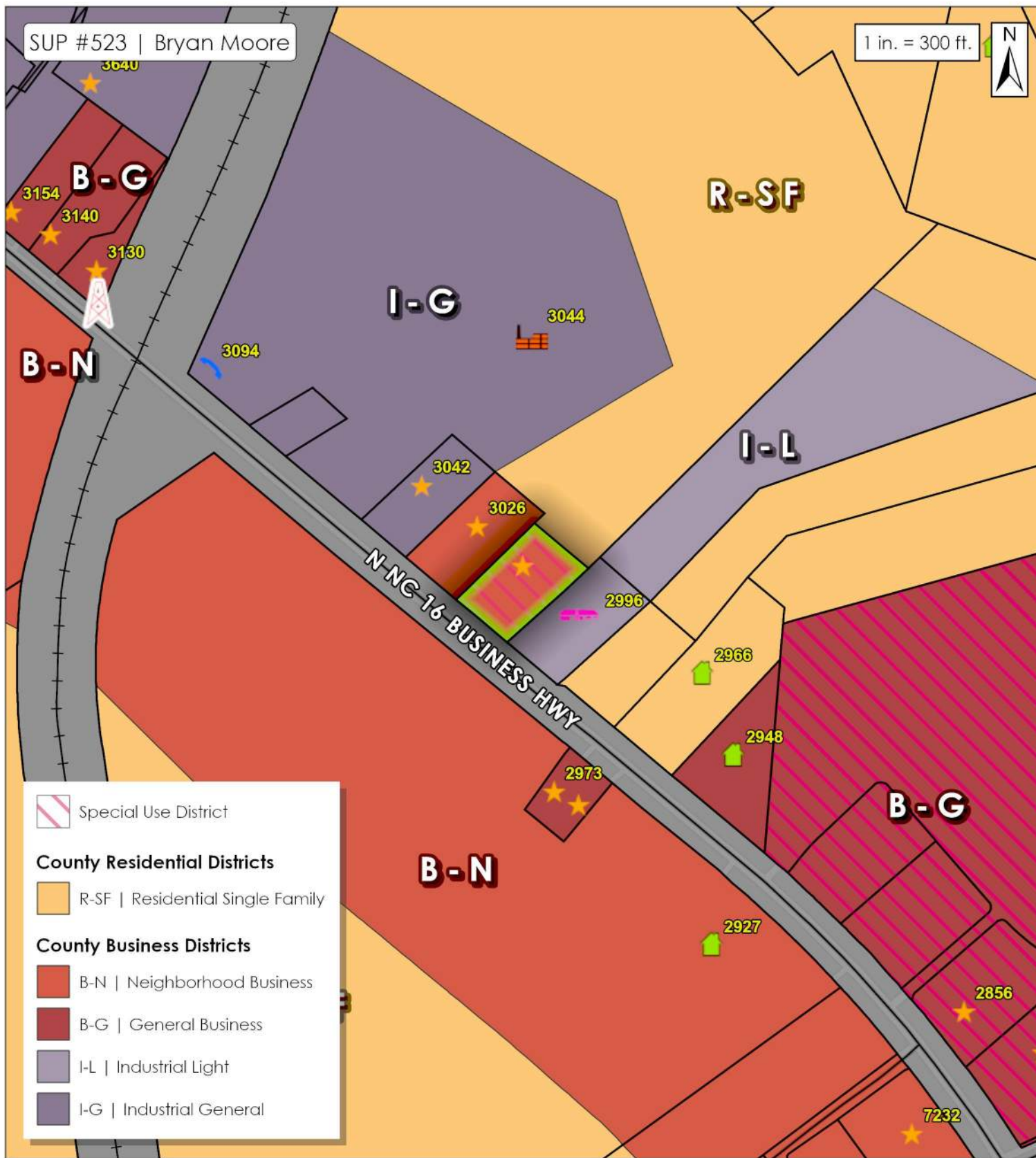
Watershed	Sewer District
0.35	SEWER
0.52	0.88

Census County	Tract	Block
109	071203	1059
		0.88

Flood	Zone Description	Panel
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SUP #523 | 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

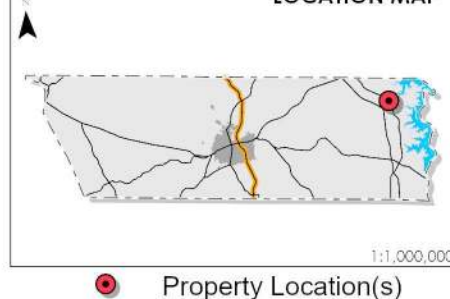
 I-G | Industrial General

Parcel ID # 32705

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



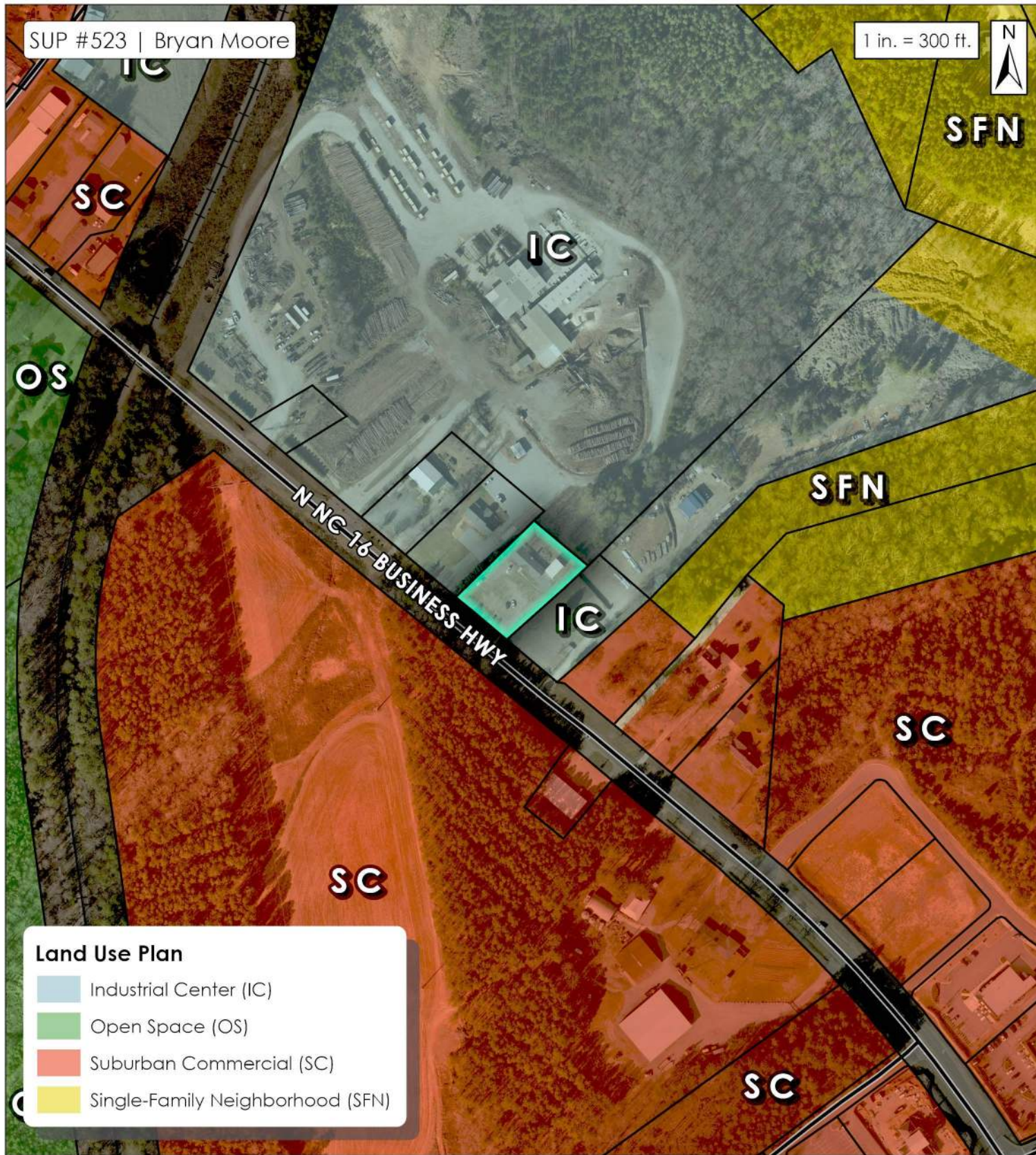
 Property Location(s)



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

SUP #523 | Bryan Moore

1 in. = 300 ft.



Land Use Plan

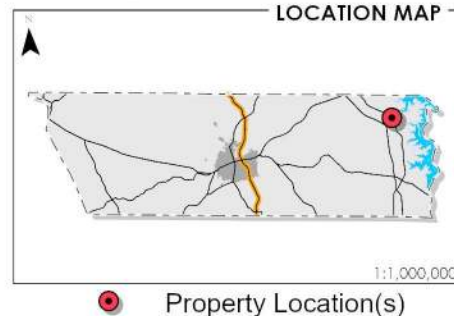
-  Industrial Center (IC)
-  Open Space (OS)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

Parcel ID # 32705

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



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



Lincoln County Project Reviews

Project Number: **ZONE25-00097**

Description: **SUP #523 Bryan Moore**

Project Type: **ZONING CASE**

Parcel ID: **32705**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **Bryan Moore**

Applied: **3/19/2025**

Approved:

Owner: **MOORE SHINE DETAILING LLC DBA**

Status: **UNDER REVIEW**

Balance: **\$ 250.00**

Surveyor: **<NONE>**

Details:

ZMA #751 must be approved before this SUP can be approved

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: TRC						
3/20/2025	4/1/2025	4/9/2025	ENVIRONMENTAL HEALTH ON - SITE	Jonathan Harris	COMPLETE	
Notes: Please contact Environmental Health for their comments jonathan.harris@lincolncountync.gov						
3/20/2025	3/28/2025	4/9/2025	FIRE MARSHAL - COUNTY	Burl Shrum	COMPLETE	
Notes: I have no problem with the zoning There shall be min. 20 ft. access road for emergency vehicles to get to the side of the building and to allow sufficient access to the back and around the main structure. The turning radius in the parking lot shall have sufficient area to allow emergency vehicles to travel around the ends of the isles The surface shall be of approved material to support 75,000 lb. vehicles in all weather						
3/20/2025	3/27/2025	4/9/2025	PUBLIC WORKS - COUNTY	Jonathan Drazenovich	RESUBMITTAL REQUIRED	See notes
Notes: 1) This parcel has existing County water service. Sewer service is available but this parcel only has 240 gpd of allocated flow. The low pressure sewer system that serves the property is at capacity no additional allocation will be granted. Per the exiting shop location 6609 Denver industrial Park Rd the average daily usage is around 85 gpd. 2) The property owner will be responsible for hiring a licensed utility contractor to make the tap to the 2.5 inch low pressure sewer system at their expense. 3) All taps shall be done in accordance with all state and local standards. 4) The property owner will be responsible for installing an approved grinder pump. The approved grinder pump list can be found on the Public Utilities website. 5) Prior to any building permit being approved by Public Utilities the water account must be transferred into the owners name, an application for sewer service must be submitted and all applicable fees paid. 6) If there are any drains or sinks in the car maintenance area a 1000 gallon oil/water separator will be required. 7) The Civil plans will need to show all existing County water and sewer facilities. 8) A RPZ backflow preventer will need to be installed behind the existing water meter. 9) A three party NCDOT encroachment will need to be done for any new taps.						



Lincoln County Project Reviews



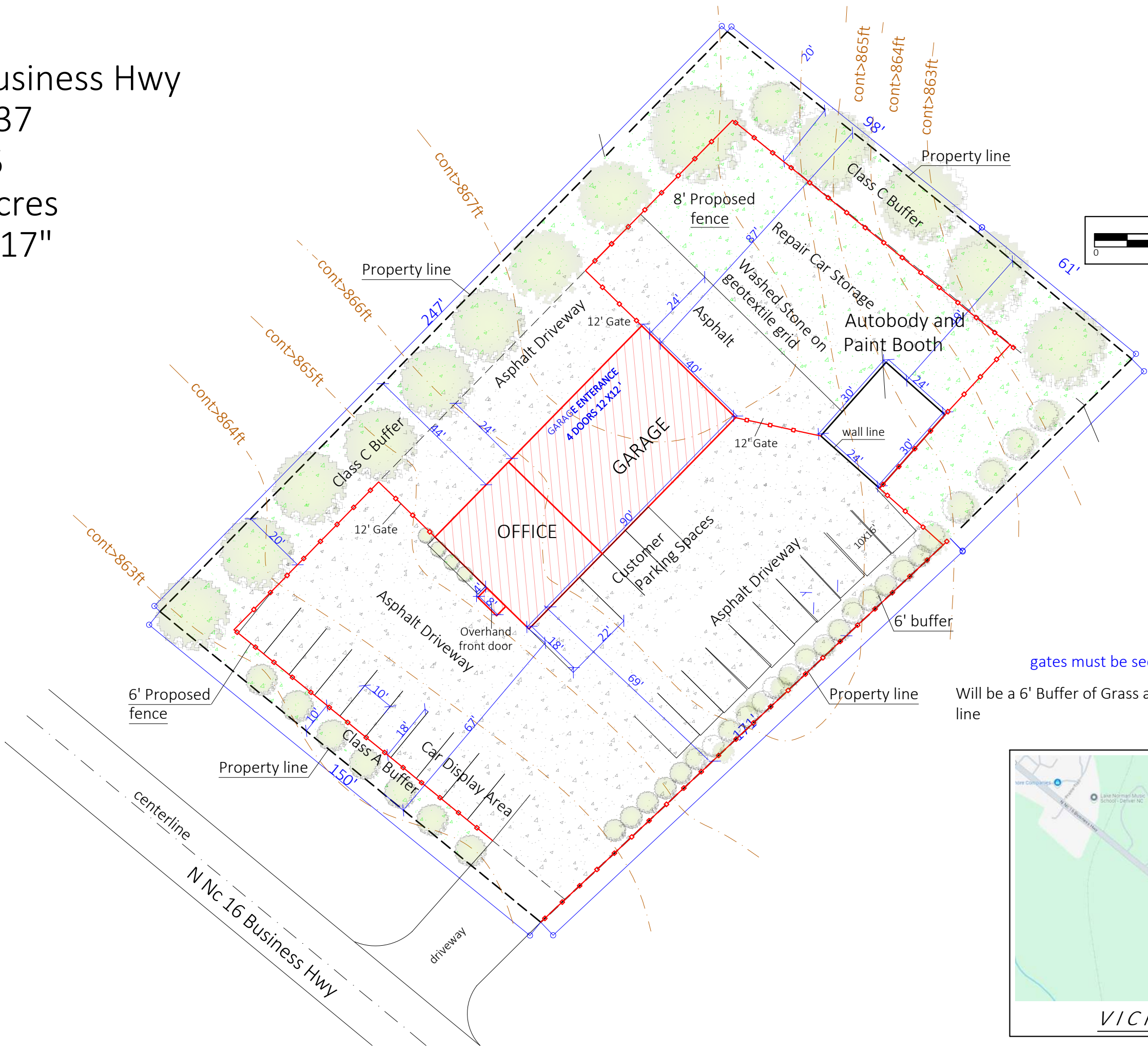
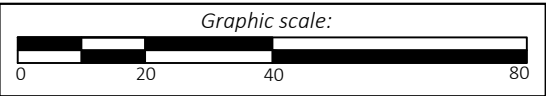
3/20/2025	3/26/2025	4/9/2025	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	See Notes
<p>Notes:</p> <p>Site plan shows proposed structure but there is an existing brick building being used for auto sales currently. Will this be demo'ed and rebuilt? If so provide EC plan if disturbance is 20k sqft or more and if less than 20k sqft submit a Single Lot EC permit.</p>						
3/20/2025	3/27/2025	4/9/2025	ZONING - COUNTY	Jeremiah Combs	RESUBMITTAL REQUIRED	
<p>Notes:</p> <p>1) Label the use(s) for each building. 2) Label the outdoor storage area for vehicles awaiting repair; the Outdoor Storage standards in UDO Section 3.10 will apply. This area will need to be surfaced with asphalt, concrete, or similar dustless material (be aware of the impervious surface limitations in the water supply watershed). 3) Label the vehicle sales area and the customer parking area. 4) Label the additional proposed driveways around the structures. 5) Foundation plantings inside of a 5-foot planting bed are required along the front of the new building. 6) Widen all emergency drive aisles to 24 feet. 7) Label the proposed surface (asphalt, concrete, etc.) for the parking areas and drive aisles. 8) A Class C buffer is required along the side property line abutting the B-N district and along the rear property line abutting the R-SF district. 9) A Class A buffer is required along the front property line with a wall or fence, and the following plantings: 2 canopy trees, 2 understory trees, and 12 shrubs every 100 linear feet.</p>						
3/20/2025	3/28/2025	3/31/2025	NCDOT	Michael Watson	COMPLETE	
<p>Notes:</p> <p>driveway permit required, minimum dimensions are 20' width, 20' radii. Include scaled site plan with overall site layout (driveway dimensions, parking areas, structures, fences, etc) along with any necessary drainage pipe extension (size/type). Note the typical driveway slope of 2% away from the NC16B on plans. Note the removal of existing sign and posts from R/W. Driveway improvement should remain within the property boundary.</p>						



S I T E P L A N
3012 N Nc 16 Business Hwy
Denver, NC 28037
Parcel ID: 32705
Lot area: 0.88 Acres
Paper Size: 11"x17"



scale 1"=30'

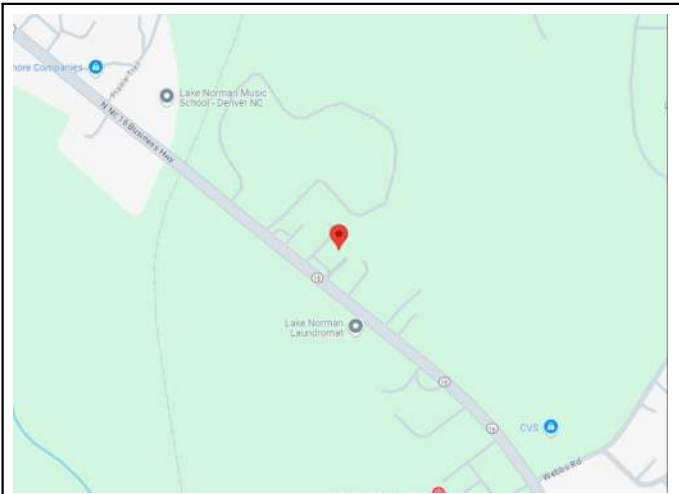


8' Foot Fence
with Black
Screening

NOTE:
Impervious coverage
will not exceed the
low density option
cap of 24%

gates must be secured with a KNOX device

Will be a 6' Buffer of Grass and Shrubs along property
line



VICINITY MAP

Disclaimer
This is not a Legal Survey, not is it intended to
be or replace one.
These measurements are approximate and are
for illustrative purposes only.
This work product represents only generalized
location of features, objects or boundaries and
should not be relied upon as being legally
authoritative for the precise location of any
feature, objects or boundary.