



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: July 19, 2011

Re: CUP #303
Bob Stilp, applicant
Parcel ID# 34680

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 1, 2011.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the B-G (General Business) district. The proposed site is an existing multi-tenant commercial development. A site plan has been submitted as part of the application. Under the plan, the number of vehicles displayed for sale would be limited to eight. The sale of vehicles is a conditional use in the B-G district.

SITE AREA AND DESCRIPTION

The 0.86-acre parcel is located at 4317 N. Hwy. 16, on the west side of Hwy. 16 about 200 feet south of Mundy Road. This property is located in the Eastern Lincoln Development District. It is adjoined by property zoned B-G and R-SF (Residential Single Family). Land uses in this area include business and residential. The NC 16 Corridor Vision Plan recommends that commercial activities be concentrated in nodes.

ORDINANCE STANDARDS

For property in the Eastern Lincoln Development District, Section 2.5.1.K of the Unified Development Ordinance requires that an outdoor sales area for vehicles be buffered from the road by trees and shrubs and a fence meeting certain standards. Vegetation must be provided at a rate of at least two canopy trees, two understory trees and 12 shrubs per 100 feet. The fence must be 3 to 6 feet in height and constructed of ornamental iron or other metal works, masonry columns of wood, decorative block or similar materials. Chain link, vinyl or wood fencing is not permitted.

Under the Unified Development Ordinance, the minimum parking requirement for this 5,520-square-foot development is 19 spaces (one space per 300 square feet of floor area). The development has 30 regular spaces. The development would still meet the parking requirement if eight spaces are used for vehicle display.



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name BOB H. STILP

Applicant Address 2474 GREEN POINT LANE

Applicant Phone Number 704 968 3244

Property Owner Name BOB H. STILP

Property Owner Address 2474 GREEN POINT LANE

Property Owner Phone Number 704 968 3244

PART II

Property Location 4317 UNIT E HWY 16 NORTH

Property ID (10 digits) 3695-17-6515 Property size .87 acres

Parcel # (5 digits) 34680 Deed Book(s) 1123 Page(s) 449

PART III

Existing Zoning District B-G

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

OFFICE, SERVICE, COMPLEX

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

VEHICLE SALES

\$750 APPLICATION FEE 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

Bob Stilp

6/13/11

APPLICANT'S PROPOSED FINDINGS OF FACT

Applicant's Name **Bob Stilp**

Applicant's Address **2474 Green Point Lane, Denver, N.C.**

Property Location **4317 Hwy. 16 North**

Existing Zoning **B-G**

Proposed Conditional Use **vehicle sales**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

This plan involves an existing building that was constructed to code and a driveway that was permitted by NCDOT. This use will not add significant traffic.

2. The use meets all required conditions and specifications.

The outdoor sales area will be screened by a Class A buffer and by a fence meeting the standards of the Unified Development Ordinance. With the number of vehicles displayed for sale limited to eight, the parking requirement for the commercial complex will still be met.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

This is an existing commercial complex. The outdoor sales area will be limited to eight vehicles and will be located on the side of the property adjoining property that's also zoned B-G.

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.

This property is part of an existing commercial area located at the intersection of Hwy. 16 and Mundy Road. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # CUP #303 Date August 1, 2011

Applicant Name Bob Stilp

Applicant 2474 Green Point Lane, Denver, NC 28037

Property Location 4317 N. Hwy. 16 Existing Zoning B-G

Proposed Conditional Use vehicle sales

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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____
FACTUAL REASON CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity
YES _____ NO _____
FACTUAL REASON CITED: _____

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 REASON CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

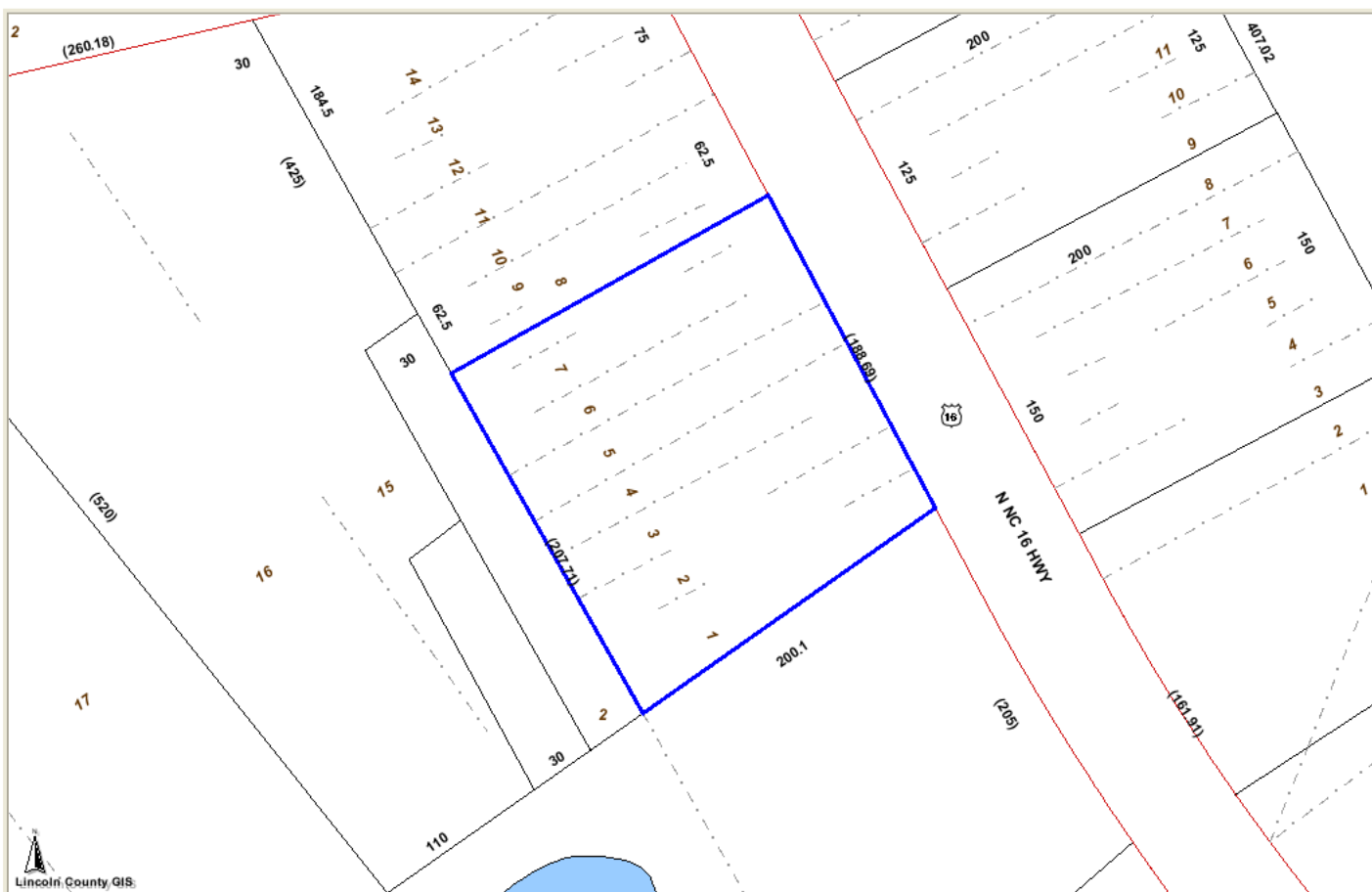
In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

Date: 6/14/2011 Scale: 1 Inch = 100 Feet



PHOTOS



34680

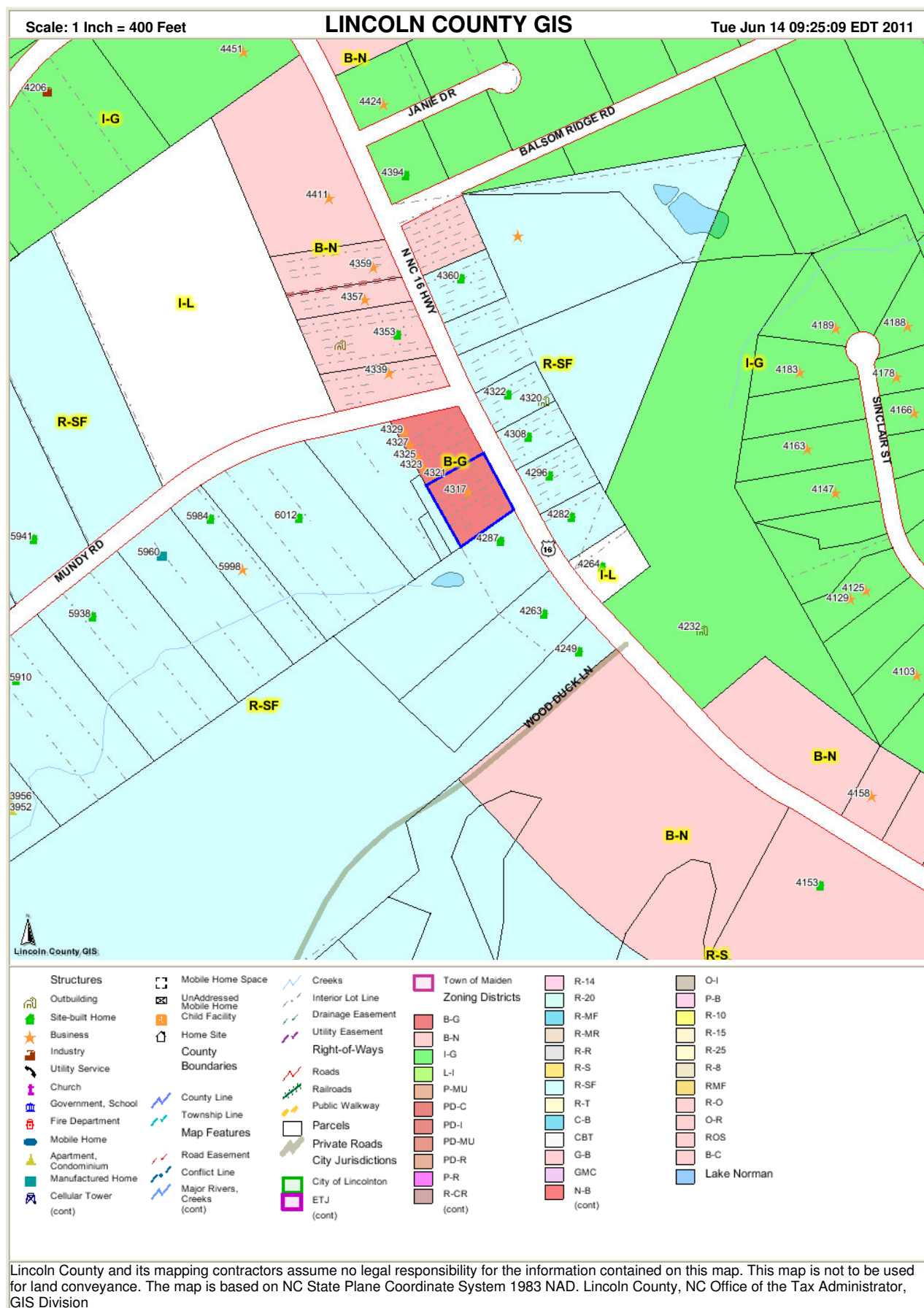


34680

PARCEL INFORMATION FOR 3695-17-6515

Parcel ID	34680	Owner	STILP BOB H STILP MARSHA A
Map	3695-01	Mailing	1524 SOUTHBAY DR
Account	0137648	Address	OSPNEY FL 34229-9125
Deed	1123-449	Recorded	7/8/1999
Land Value	\$227,382	Total Value	\$502,490
----- All values are for tax year 2011. -----			
Subdivision	Lot 1-7 & PT 8 R O MUNDY EST	Plat	C-54
Description	RO MUNDY #1-7, 1/2 #8A	Deed Acres	0.86
Address	4317 N NC 16 HWY	Tax Acres	0.86
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	COMMUNITY SHOPS	Value	\$261,945
Main Sq Feet	5520	Stories	1
Year Built	2006		
Zoning District	B-G	Calculated Acres	0.87
Watershed Class	Not in a watershed		
WS-IVP	0.66		
	0.21		
2000 Census County	37109	Tract	071100
Flood	X	Block	1016
Zone Description	NO FLOOD HAZARD	Panel	3695
			0.87





5' TYPE "C" BUFFER
(6) LARGE TREES AND
20 SHRUBS PER 100'

R-SF

S28°32'11"E 159.79'

S61°27'49.2"W 30.0'

S28°32'11"E 41'

S56°02'14"W 260.47'

-SF

ELECTRICAL SERVICE

1" WATER LINE

5400SF TYPE VB
NON SEPARATED
USES

SEPTIC TANK

SEPTIC FIELD

30' POLE DOWN LIGHT

UT WITH APRON

" BUFFER
TREES AND
PER 100'

HIGH DUMPSTER
SCREEN

vehicle sales area
8 spaces

CONSTRUCTION ENTRANCE

existing crepe myrtles

TE DATA
S TOTAL
>1 ACRE
ING B-G
ACK 50'
ACK 15'
ACK 30'
ACK 25'
PARCELS
17-5661
17-6512

Additional plantings to be provided:
1 canopy tree plus 5 shrubs
Ornamental metal fence to be provided

CUP #303 site plan