



## 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: January 18, 2012

Re: CUP #305  
Iron Station Thunder, Inc., applicant  
Parcel ID# 78416

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 6, 2012.*

### REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. The proposed site is an existing business that services and repairs vehicles. The sale of vehicles is a conditional use in the I-G district. As part of the request, the applicant is proposing a condition that calls for a maximum of four vehicles to be displayed near the highway (see attachment to application).

### SITE AREA AND DESCRIPTION

The 13.3-acre parcel is located at 123 Major Lane, on the north side of Hwy. 73 about midway between its intersections with Reinhardt Circle, in Ironton Township. It is adjoined by property zoned I-G and R-T (Transitional Residential.) Land uses in this area are primarily residential and agricultural. The Land Use Plan designates this area as Suburban Residential.

## ORDINANCE STANDARDS

As a standard for vehicle sales, Section 4.4.22 of the Unified Development Ordinance requires that the display area be buffered from the highway by a berm, a hedgerow or a decorative masonry wall.

## ADDITIONAL INFORMATION

### **Adjoining zoning and uses**

East: Zoned R-T, undeveloped tract (owned by applicant Bryan McClure).

South (opposite side of Hwy. 73): Zoned R-T, residential uses.

West: Larger parcel zoned I-G with industrial building, smaller parcel zoned R-T with duplex (owned and occupied by applicant).

North: Zoned R-T, undeveloped property (owned by applicant).

### **Traffic**

The average daily traffic count on Hwy. 73 in this area is approximately 7,000 vehicles, according to 2010 figures.



## **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 Iron Station Thunder  
Applicant Address 123 Major Lane Iron Station NC 28080  
Applicant Phone Number 704 201 0165  
Property Owner Name Bryan McClure  
Property Owner Address 119 Major Lane Iron Station  
Property Owner Phone Number 704 201 0165

### **PART II**

Property Location 123 Major Lane  
Property ID (10 digits) 3663-62-2390 Property size 13.3  
Parcel # (5 digits) 78416 Deed Book(s) 1130 Page(s) 532

### **PART III**

Existing Zoning District I-G

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

300 sq. ft. Building that is used for motorcycle and car repair service.

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.

Bryan McClure  
Applicant's Signature

12/22/11  
Date

**CUP #305**  
**Iron Station Thunder, Inc.**

**Applicant's proposed conditions:**

- 1) No more than four (4) vehicles shall be displayed near the highway. All other vehicles shall be located at least 150 feet from the edge of the road right-of-way.
- 2) A hedgerow shall be planted along the edge of the road right-of-way to provide a parking buffer in compliance with Section 3.4.6.B.2 of the Unified Development Ordinance.

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Applicant **Iron Station Thunder Inc.**

Applicant's Address **123 Major Lane, Iron Station, N.C.**

Property Location **123 Major Lane**

Existing Zoning **I-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 use involves an existing business and an existing building that was constructed in compliance with the state building code. This use will not add significant traffic.**

2. The use meets all required conditions and specifications.

**Vehicle sales are permitted as a conditional use in the I-G district. The vehicle display area will be separated from the road by a parking buffer in compliance with Sections 4.4.21.D and 3.4.6.B.2 of the Unified Development Ordinance.**

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 business that services and repairs vehicles. The outdoor display area near the road will be limited to four vehicles.**

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.

**Although the Land Use Plan designates this area as residential, this property is part of an existing industrial/commercial zone, and this use will not expand that area. The use will be in general conformity with Guiding Principle 6 of the Land Use Plan, which cautions against allowing commercial growth to spread out along highway corridors beyond designated nodes.**

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

Application # CUP #305 Date February 6, 2012

Applicant Name Iron Station Thunder, Inc.

Applicant 123 Major Lane, Iron Sation, NC 28080

Property Location 123 Major Lane Existing Zoning I-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:

\_\_\_\_\_

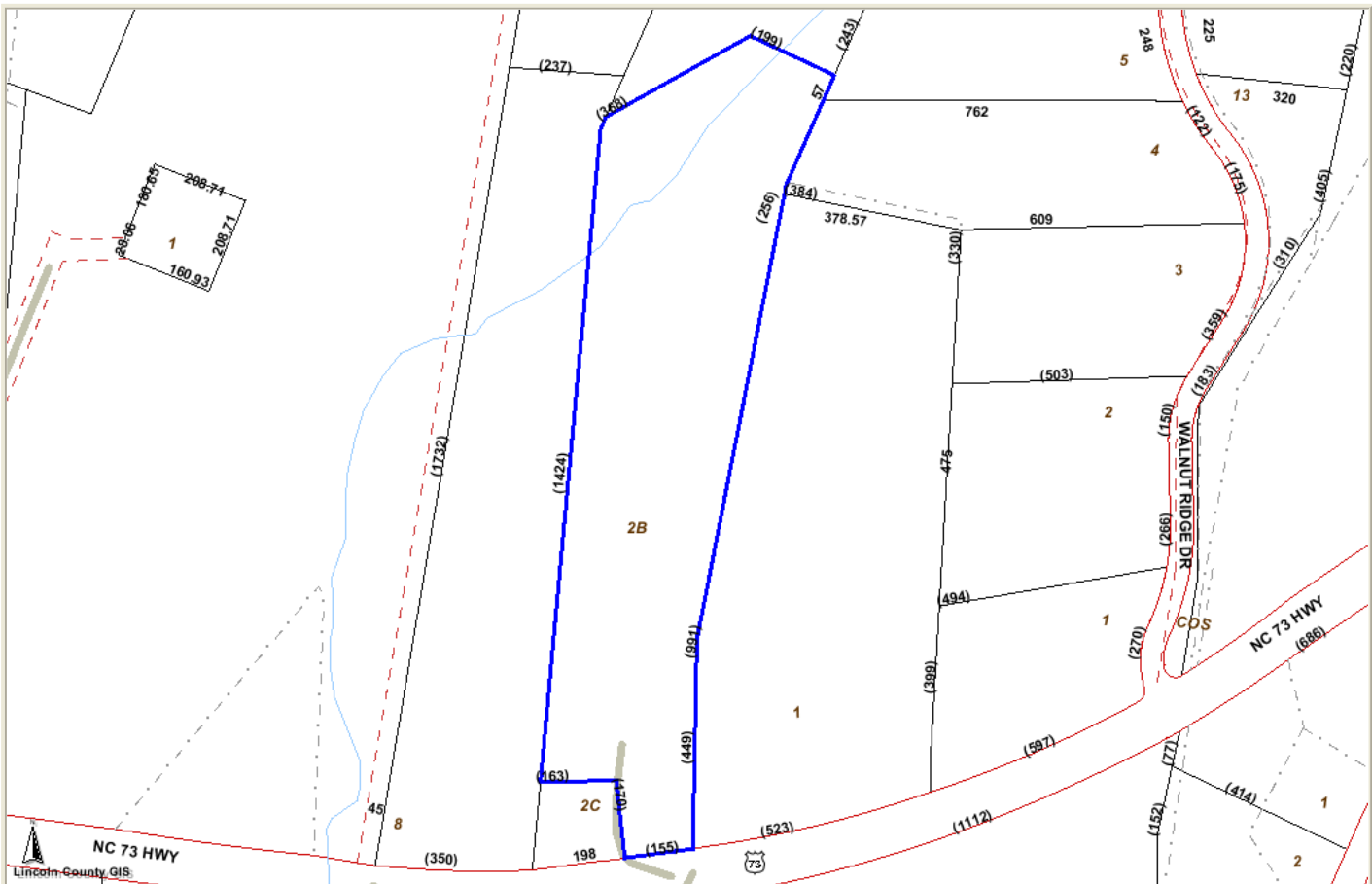
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**Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
Date: 12/28/2011    Scale: 1 Inch = 400 Feet**

**Date: 12/28/2011      Scale: 1 Inch = 400 Feet**



### PARCEL INFORMATION FOR 3663-62-2390



<b>Parcel ID</b>	<b>78416</b>	<b>Owner</b>	MCCLURE BRYAN D MCCLURE THERESA J		
<b>Map</b>	<b>3663-00</b>	<b>Mailing</b>	119 MAJOR LN		
<b>Account</b>	0103851	<b>Address</b>	IRON STATION NC 28080-6727		
<b>Deed</b>	1130-532	<b>Recorded</b>	8/18/1999	<b>Sale Price</b>	0
<b>Land Value</b>	\$114,194	<b>Total Value</b>	\$220,420	<b>Previous Parcel</b>	52538
----- All values are for tax year 2011. -----					
<b>Subdivision</b>	Lot 2B BRIAN & THERESA MCCLURE			<b>Plat</b>	11-6
<b>Description</b>	#2B LOT BRIAN MCCLURE SUB			<b>Deed Acres</b>	13.99
<b>Address</b>	123 MAJOR LN			<b>Tax Acres</b>	13.32
<b>Township</b>	IRONTON			<b>Tax/Fire District</b>	BOGER CITY
<b>Main Improvement</b>	SERVICE SHOP			<b>Value</b>	\$106,226
<b>Main Sq Feet</b>	3200	<b>Stories</b>	1	<b>Year Built</b>	2005
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>			<b>Calculated Acres</b>
I-G	13.33	IRON STATION (IS23)			13.33
<b>Watershed Class</b>		<b>Sewer District</b>			
Not in a watershed	13.33	Not in the sewer district			13.33
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		070900	4005	13.33	
<b>FloodZone Description</b>					<b>Panel</b>
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR				3710366200 1.72
X	NO FLOOD HAZARD				371036620011.61

