



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-6

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.

By Me

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:

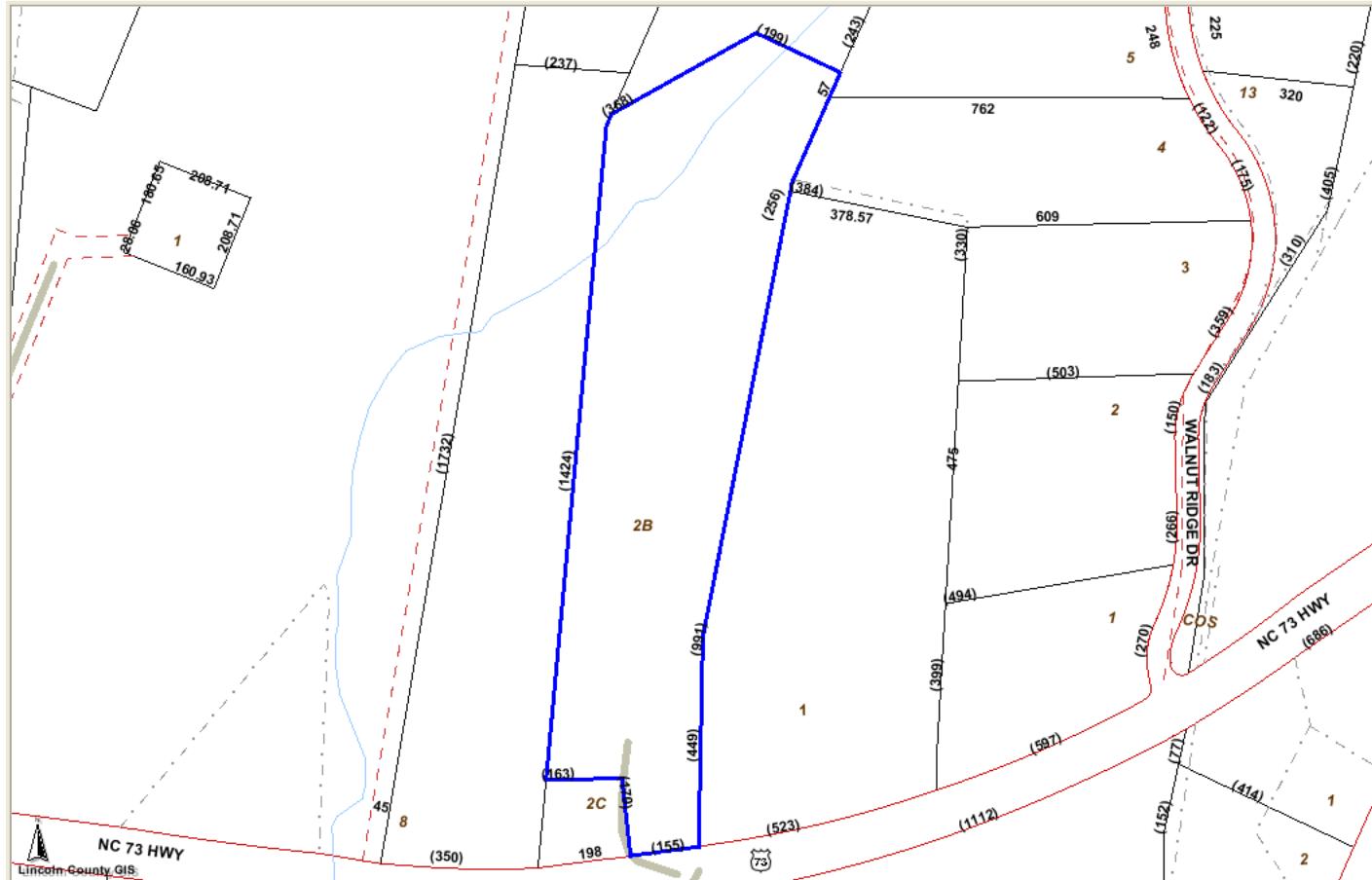
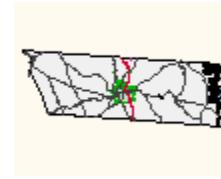
In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:

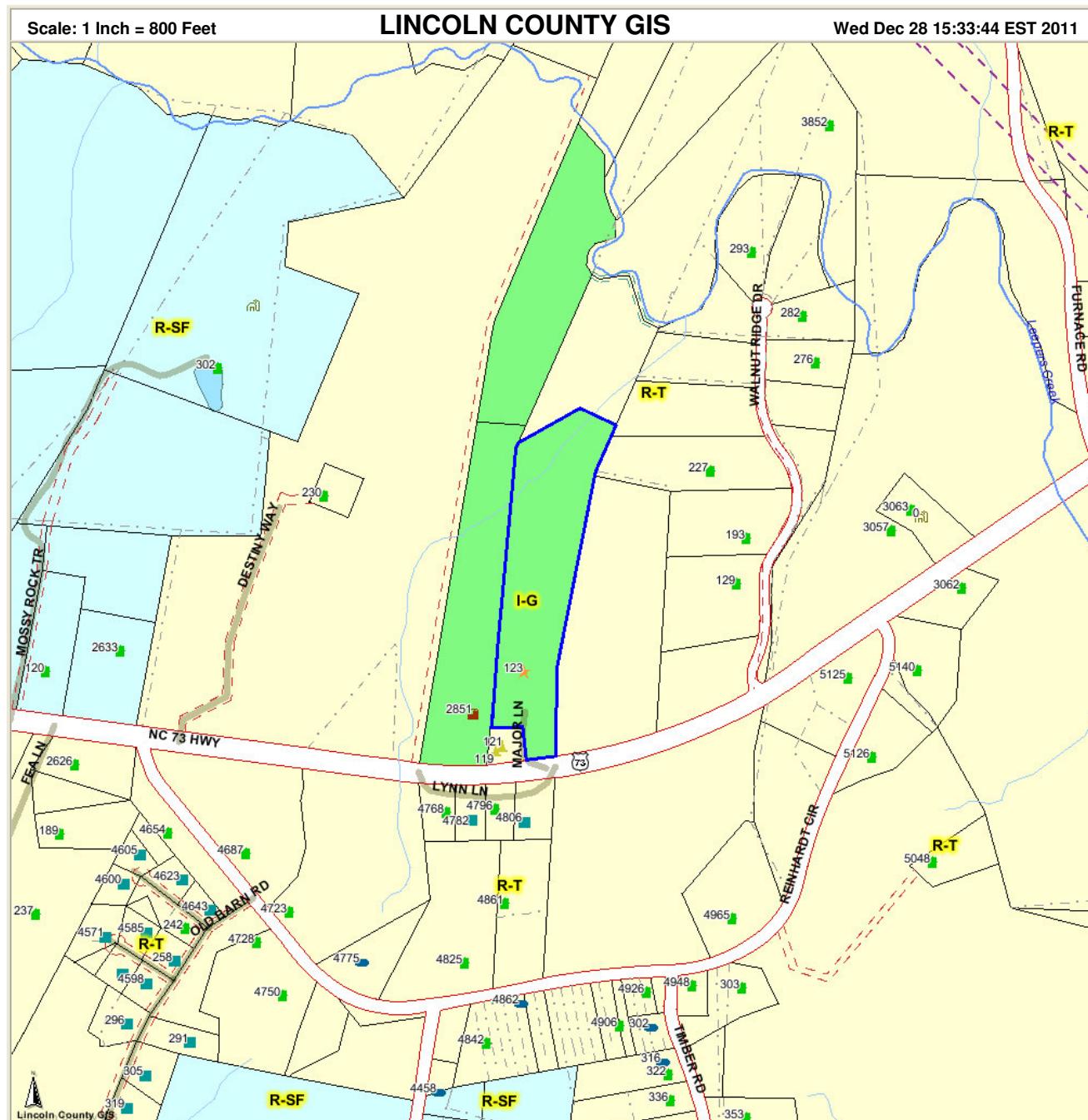


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
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 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

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





Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower (cont)

- Mobile Home Space
- Unaddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Conflict Line
- Road Easement
- Major Rivers, Creeks (cont)

- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions

- Creeks
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions

- Town of Maiden Zoning Districts
- ELDD
- B-G
- B-N
- I-G
- I-L
- P-MU
- PD-C
- PD-I
- PD-MU
- PD-R
- ETJ (cont)

- R-CR
- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-SF
- R-T
- C-B
- CBT
- G-B
- GMC
- P-R (cont)

- O-I
- P-B
- R-10
- R-15
- R-25
- R-8
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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