



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 14, 2014

Re: CUP #334
American Marine Liquidators, Inc., applicant
Parcel ID# 31266

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 7, 2014.

REQUEST

The applicant is requesting a conditional use permit to sell boats and cars in the I-G (General Industrial) district in the Eastern Lincoln Development District (ELDD). Vehicle sales, a classification that includes boat sales, is a conditional use in the I-G and ELDD districts. The ELDD regulations require that all outdoor sales areas for vehicles that front a public road be separated from the right-of-way by a Class A buffer and a fence constructed of ornamental metal or masonry columns.

SITE AREA AND DESCRIPTION

The 16-acre parcel is located at 4879 N. NC 16 Hwy., on the south side of N.C. 16 Business and west side of Burnwood Trail. It is adjoined on the sides and rear by property zoned I-G. The property on the opposite side of N.C 16 is zoned R-S (Residential Suburban). Land uses in this area included industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.



County Of Lincoln, North Carolina

Planning Board

Applicant **American Marine Liquidators, Inc.**

Application No. **CUP #334**

Property Location **4879 N. NC 16 Hwy.**

Zoning District **I-G, ELDD**

Proposed Conditional Use **boat and car 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 REASONS CITED: _____

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

FACTUAL REASONS 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 REASONS 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 REASONS 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, the following conditions were recommended by the Lincoln County Planning Board:



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 American marine Liquidators Inc
Applicant Address 6118 NC Hwy 16 S Denver NC 28037
Applicant Phone Number 704 483 8144
Property Owner Name Janice E. Robinson
Property Owner Address 4879 NC 16 Hwy Denver NC 28037
Property Owner Phone Number _____

PART II

Property Location 4879 N Carolina Hwy 16 Denver NC 28037
Property ID (10 digits) 3686717054 Property size 16 acres / 480 x 1530
Parcel # (5 digits) 31266 Deed Book(s) 493 Page(s) 143

PART III

Existing Zoning District 0586D

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

existing office building 60x25

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

Used Boat Sales, used auto 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.

Angela Salter American marine Liquidators Inc 2-21-14
Applicant's Signature Date

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #334**

Applicants **American Marine Liquidators, Inc.**

Property location **4879 N. NC 16 Hwy. (Parcel# 31266)** Zoning District **I-G, ELDD**

Proposed Conditional Use **boat and car 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 is an existing commercial property. The future building will be built to code.

2. The use meets all required conditions and specifications.

Boat and car sales are a conditional use in the I-G and ELDD districts. The plan shows the road buffer and fence requirements for boat and car sales will be met.

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

This property is located in an industrial area. It is adjoined on both sides and the rear by property zoned industrial.

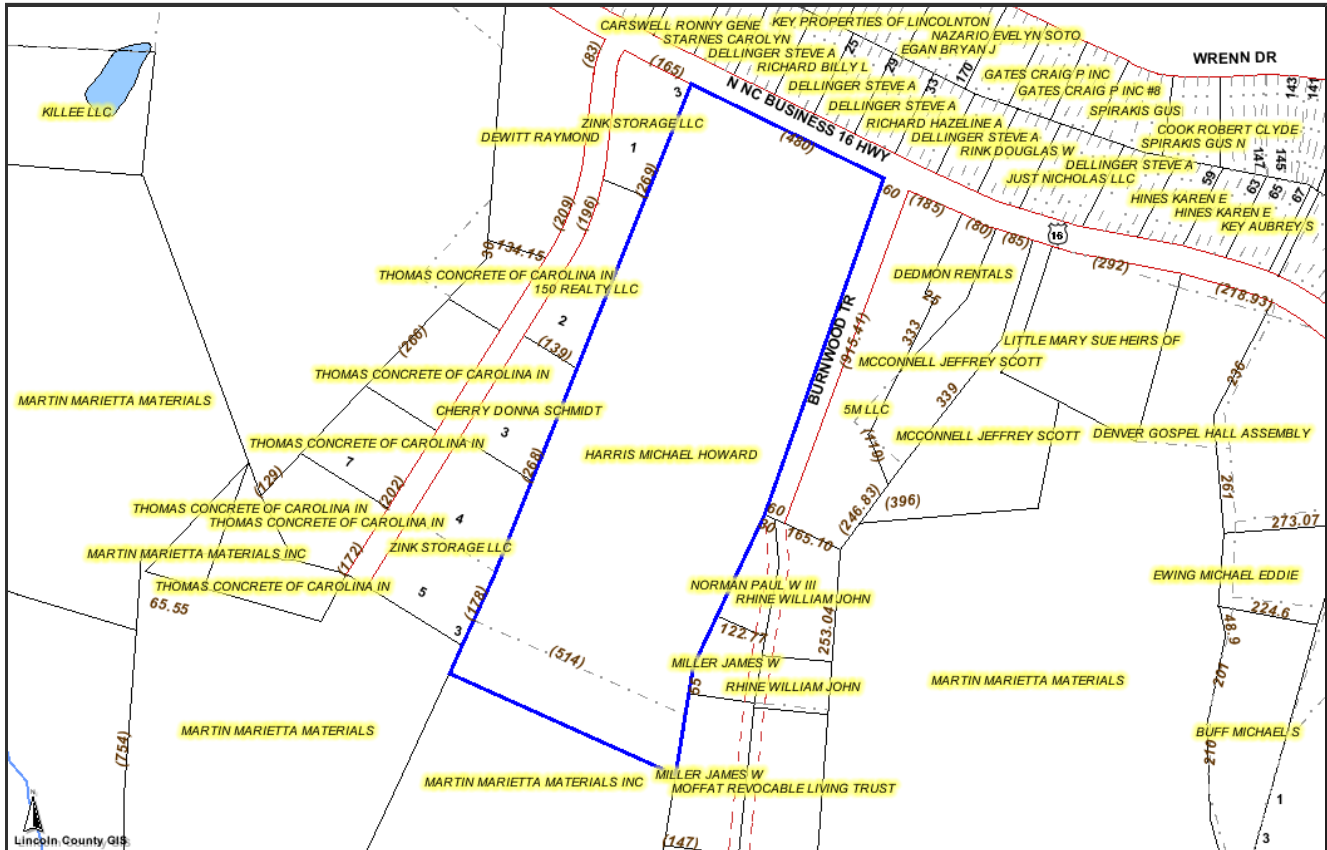
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

Other businesses are located along this side of the road. The Land Use Plan designates this area as industrial.



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: 2/25/2014 Scale: 1 Inch = 400 Feet



PHOTOS



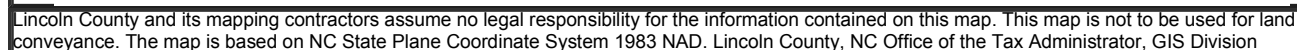
31266



31266

PARCEL INFORMATION FOR 3686-71-7054

Parcel ID	31266	Owner	HARRIS MICHAEL HOWARD MOSCA LESA HARRIS ROBINSON ROBERT AND C/O MIKE HARRIS 2575 PENNY ROAD HIGH POINT NC 27265
Map Account	3686-04 0246906	Mailing Address	2575 PENNY ROAD HIGH POINT NC 27265
Deed	13E-306	Recorded	6/4/2013
Land Value	\$406,841	Total Value	\$569,728
----- All values are for tax year 2014. -----			
Description	ROBINSON LD V HWY 16		Deed Acres 16
Address	4879 N NC 16 HWY		Tax Acres 15.96
Township	CATAWBA SPRINGS		Tax/Fire District DENVER
Main Improvement	MODULAR OFFICE		Value \$137,574
Main Sq Feet	2128	Stories	1 Year Built 1998
Zoning District	I-G		Calculated Acres 14.38
	I-G CU		Calculated Acres 1.58
Watershed Class	Not in a watershed		Calculated Acres 13.04
	WS-IVP		Calculated Acres 2.92
2000 Census County	37109		Tract 071100
Flood	X		Block 1007
Zone Description	NO FLOOD HAZARD		Panel 3710368600
			Calculated Acres 15.96



Lincoln County, NC
ROBINSON LD V HWY 16
Address 4879 N NC 16 HWY
Parcel 31266 15.96 Acres
Tax/Fire District: DENVER
Zoning ELDD I-G

