



**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 60 x 25

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.**

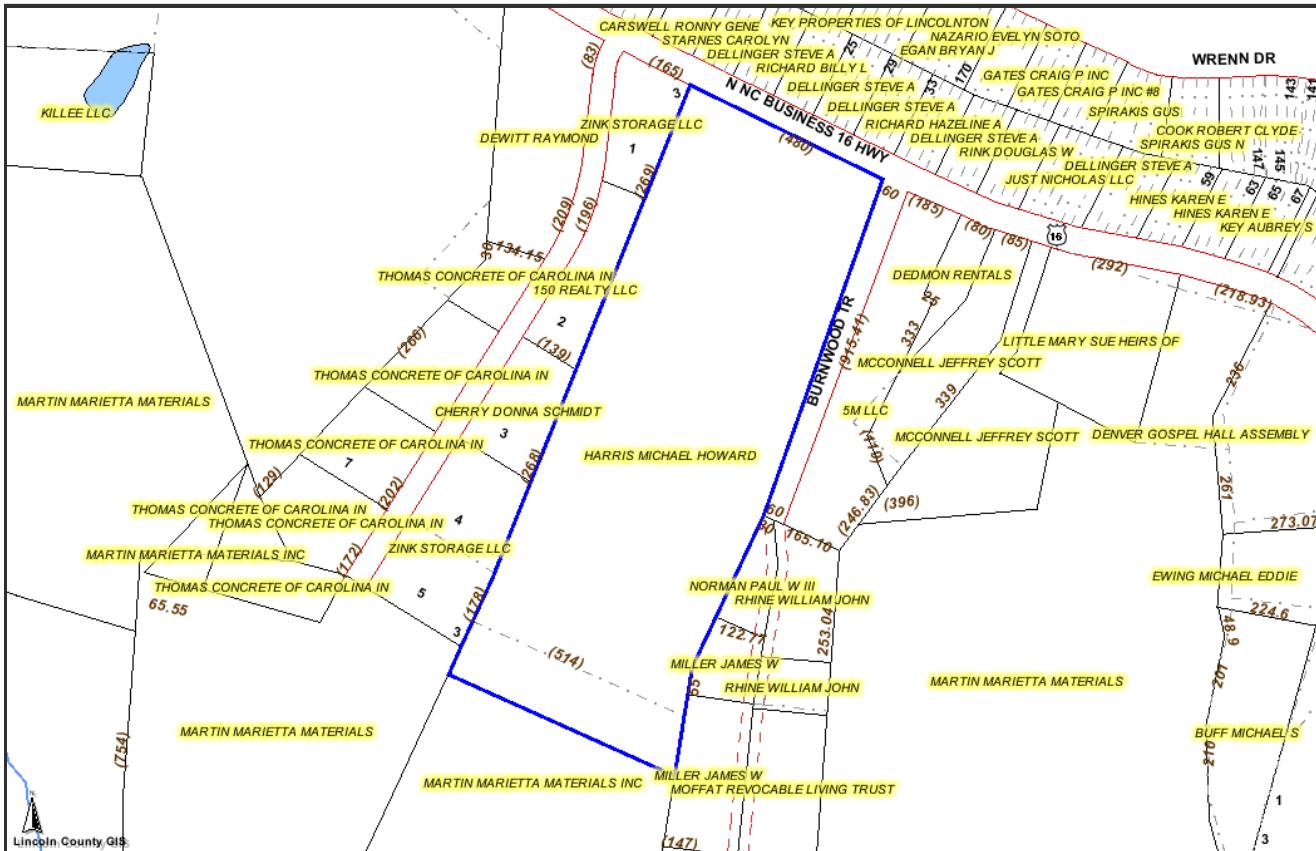


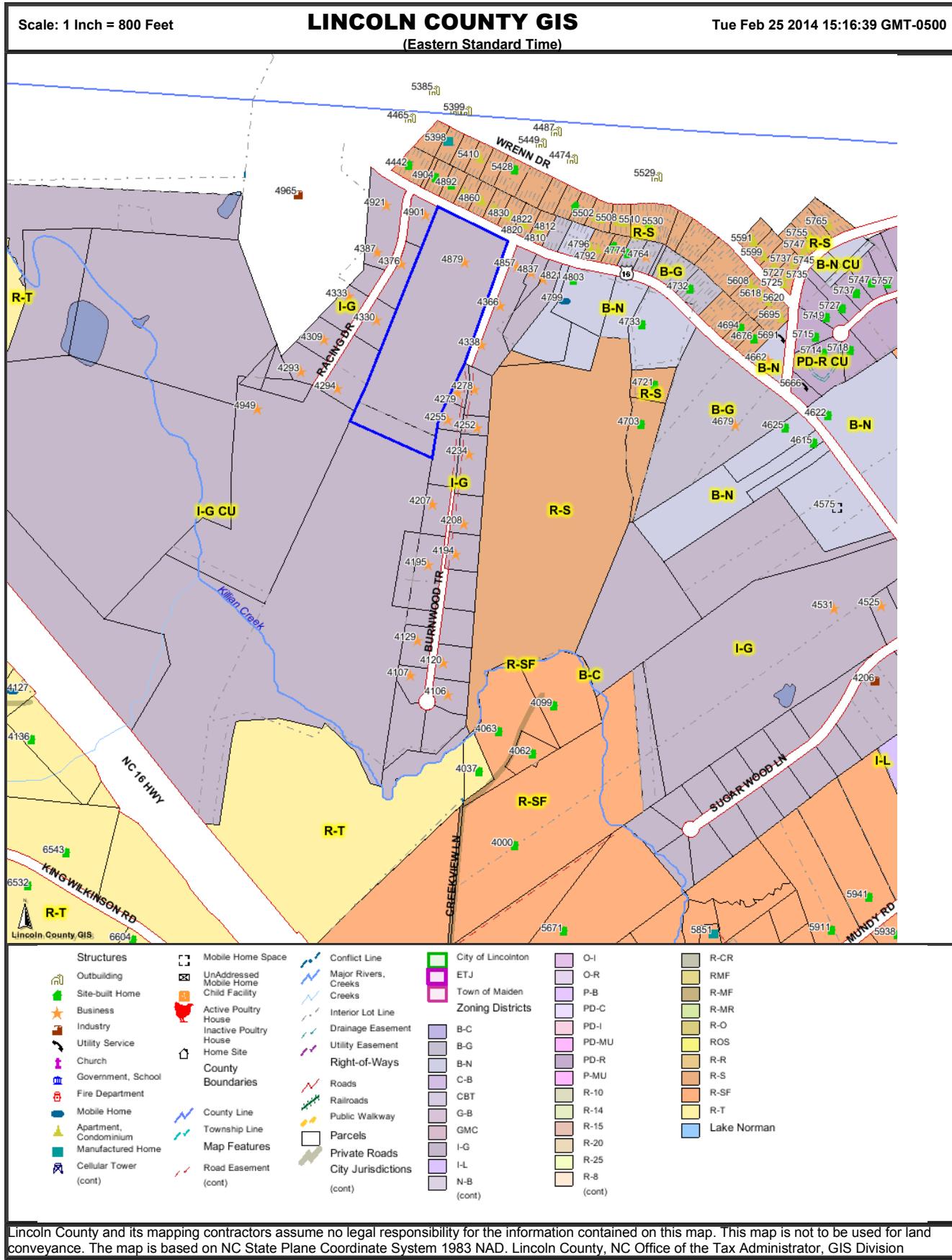
## **Lincoln County, NC**

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





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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

