



**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: December 17, 2014

Re: CUP #340  
Frank Greco, applicant  
Parcel ID# 77944

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 5, 2015.*

**REQUEST**

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. Vehicle sales is a conditional use in the I-G district.

**SITE AREA AND DESCRIPTION**

The 2.5-acre parcel is located at 6321 Denver Industrial Park Road, on the west side of Denver Industrial Park Road about 1,500 feet north of Sinclair Street. A 6,000-square-foot storage building is under construction on this parcel. A variance was approved by the Zoning Board of Adjustment to permit a portion of the building to extend into the road yard setback. This property is surrounded by property zoned I-G. Land uses in this area are primarily industrial. This property is part of an area designated by the Land Use Plan as industrial.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Frank Greco**

Application No. **CUP #340**

Property Location **6321 Denver Industrial Park Rd.**

Zoning District **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 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 Frank Greco

Applicant Address 941 N Golf Course Dr. Denver, NC 28037

Applicant Phone Number 704-307-5064

Property Owner Name Frank Greco

Property Owner Address Same

Property Owner Phone Number Same

### PART II

Property Location 10321 Denver Ind. Pk Rd.

Property ID (10 digits) 3695-38-2374 Property size 2.56 acres

Parcel # (5 digits) 77944 Deed Book(s) 1971 Page(s) 329

### PART III

Existing Zoning District I-6

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

60 x 100 Metal Bui. 16: (New. Bui. 16:)

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 Frank Greco

Date 11-19-14

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

Application No. **CUP #340**

Applicant **Frank Greco**

Property Location **6321 Denver Industrial Park Rd.**

Parcel ID# **77944**

Existing District **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.

**The sales office and an indoor storage area for vehicles will be located in a new building constructed to code. The use will not generate significant traffic.**

2. The use meets all required conditions and specifications.

**Vehicle sales is a conditional use in the I-G district. A variance was approved for the building's location.**

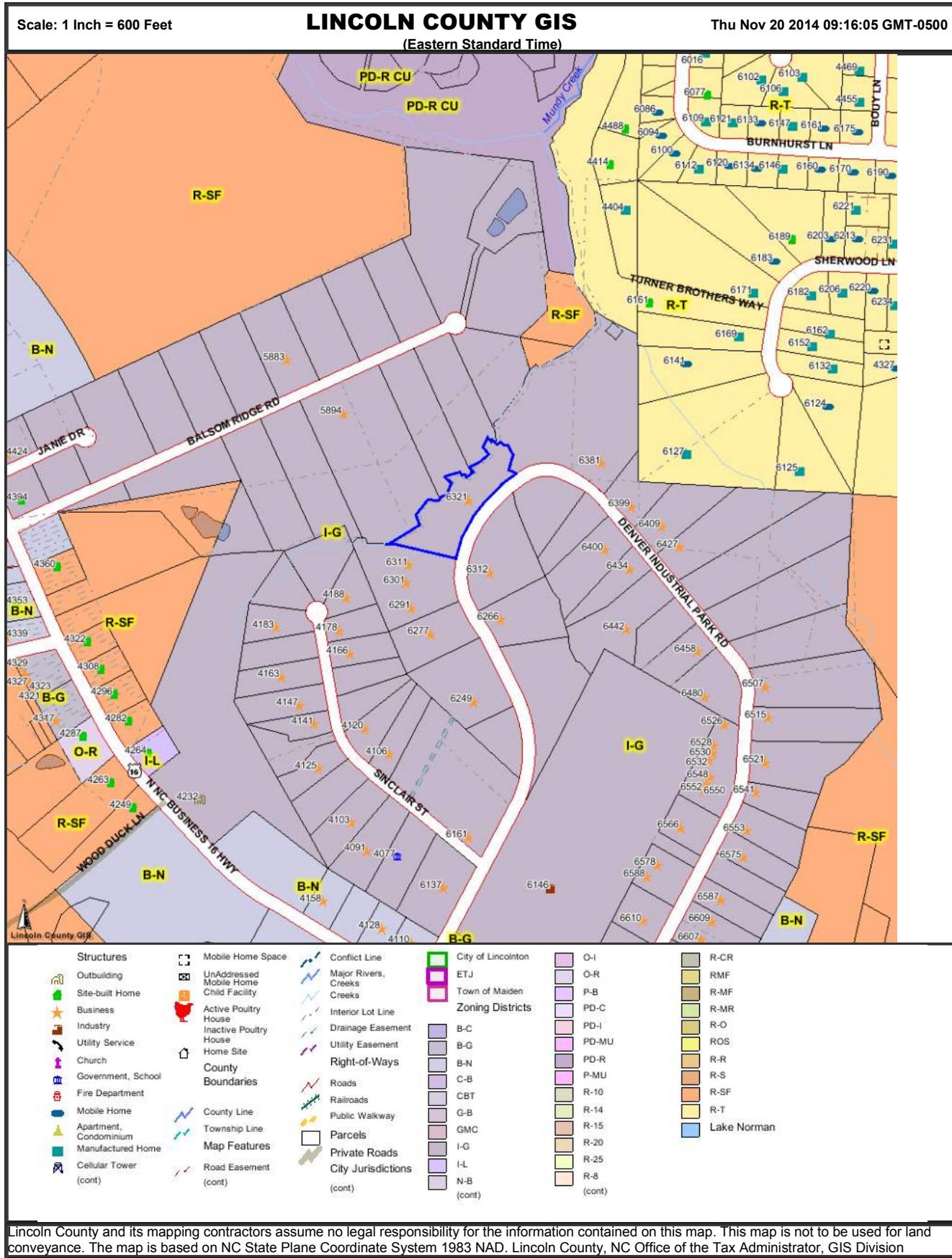
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

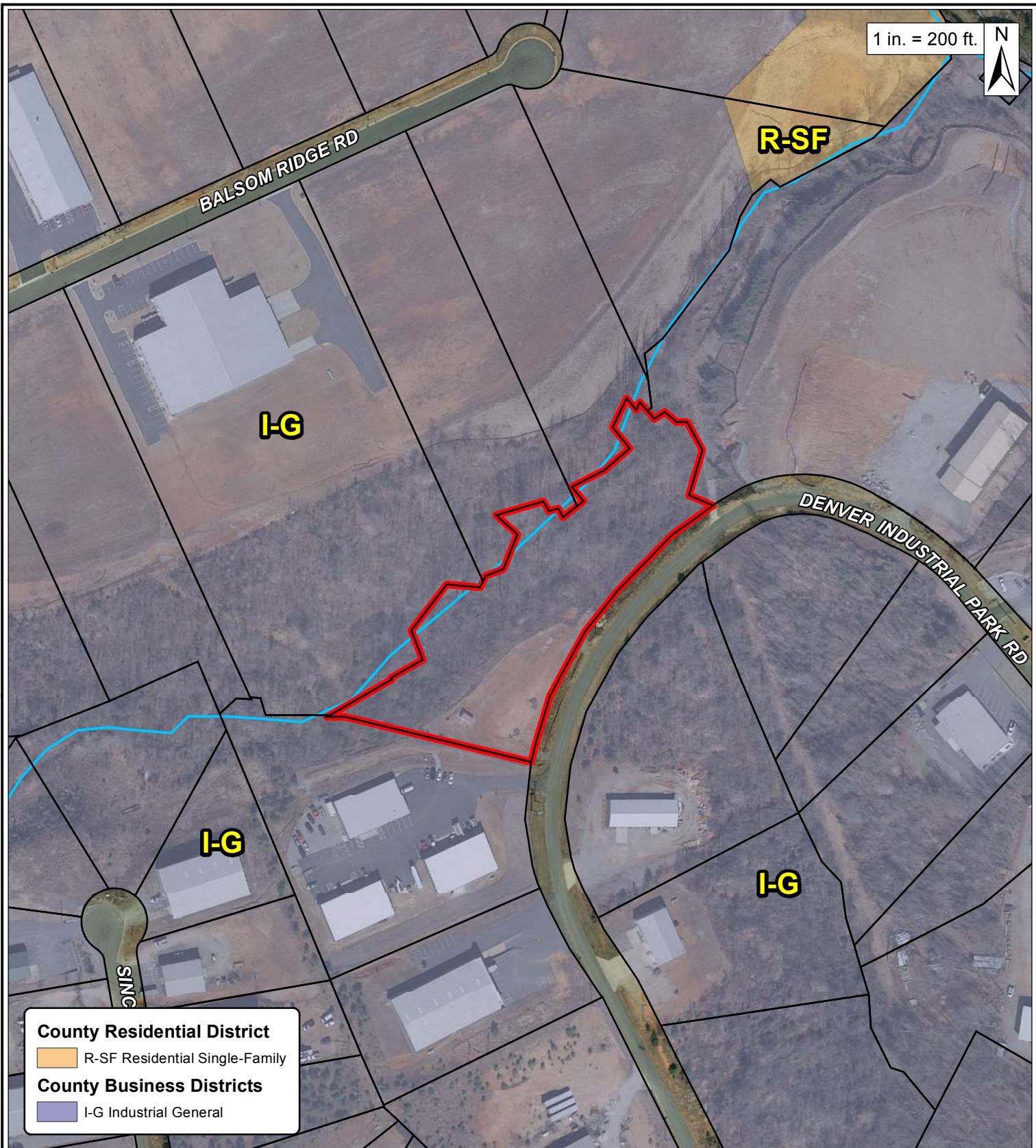
**This property is surrounded by property zoned industrial.**

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.

**The location is in an industrial park. The Land Use Plan designates this area as industrial.**







### CONDITIONAL USE PERMIT

Application	CUP #340
NCPIN#	3695-38-2374
PID#	77944

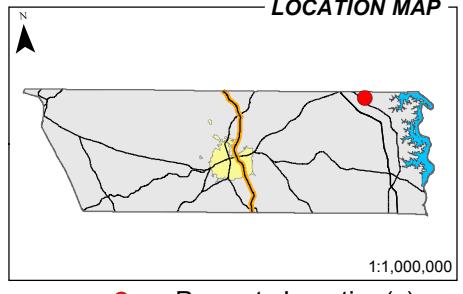
- Property Location(s)

See Attached Application for Parcel Information  
Property Location(s) Outlined in Red



Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

### LOCATION MAP



NOTES:

- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OFWAYS OR EASEMENTS NOT OBSERVED.
- PROPERTY IS SHOWN AS IS. VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- ALL AREAS SHOWN NERONE WERE DETERMINED BY COORDINATE COMPUTATION.
- THIS PROPERTY DOES NOT LY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SETBACKS SHOWN ARE PER PBI 1D-410.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N25° 41' 21"E	22.21'	L11	N37° 39' 25"W	41.72'
L2	N89° 36' 55"E	29.67'	L12	N27° 23' 22"E	48.76'
L3	N23° 05' 34"E	67.49'	L13	S39° 23' 08"E	33.39'
L4	N47° 04' 00"W	27.17'	L14	N86° 52' 18"S	19.85'
L5	N74° 57' 18"E	72.83'	L15	S47° 35' 43"E	23.67'
L6	S28° 30' 01"E	32.08'	L16	S89° 52' 39"E	15.79'
L7	N53° 08' 57"E	53.80'	L17	S27° 52' 45"E	49.99'
L8	N38° 42' 44"W	28.01'	L18	S17° 37' 29"W	72.00'
L9	N63° 30' 33"E	55.87'	L19	S86° 20' 19"E	51.81'
L10	N50° 49' 07"E	50.74'	L20	S41° 32' 00"W	18.95'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	205.20'	1055.02'	S47° 08' 00"W	204.1
C2	280.30'	456.88'	S25° 10' 33"W	256.1

NORTH BASED ON PB. 10-41

LDT 15  
BAYPOINTE LLC  
DB: 1997-297  
PB: 14-211

LDT 14  
BAYPOINTE LL  
DB: 1997-29  
PB: 14-211

LDT 13  
BALSAM RIDGE LLC  
DB: 1B4D-09B  
PB: 14-211

LDT 12  
BALSAM RIDGE LLC  
DB: 1840-098  
PB: 14-212

110

LOT 23  
2.48 ACRES +-

**LEGEND:**

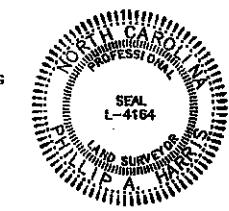
- - - - - BOUNDARY LINE  
 ~~~~~ OVERHEAD UTILITIES  
 - - - - - FENCE (TYPE NOTED)  
 CP = COMPUTED POINT (UNMARKED)  
 R/W = RIGHT-OF-WAY  
 E/P = EDGE OF PAVEMENT  
 C/L = CENTERLINE  
 -o- = UTILITY POLE  
 PDE = PERMANENT DRAINAGE EASEMENT

LOT 22  
HANS PEDERSON LLC  
ORGANIZATION LLC  
DB: 1941-845  
PB: 10-410

0 40' 80'

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN  
ACTUAL FIELD SURVEY AND MEETS THE REQUIREMENTS  
OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING  
IN NORTH CAROLINA (21 NCAC 56.1600).  
THE RATIO OF PRECISION EXCEEDS 1:10,000.

THE RATIO OF PRECISION EXCEEDS 1:10,000.  
*Philip G. Harris* 4164  
PROFESSIONAL LAND SURVEYOR LICENSE NO.



FRANK A. GRECO  
BEING ALL OF LOT 23 OF DENVER INDUSTRIAL PARK PHASE FOUR  
DE: 1971-329, PB: 10-410  
PHYSICAL SURVEY & SITE PLAN  
FOR

**FRANK A. GRECO**  
**PHYSICAL SURVEY & SITE PLAN**  
**FOR**

DRAWN BY:  
PAH  
DRAWING FILE NAME:  
5552.DIFP23.DWG  
PROJECT NO:  
5552.0114SD  
PROPERTY ADDRESS:  
DENVER INDUSTRIAL  
PARK DRIVE  
DENVER, NC 28037  
DATE:  
JANUARY 29, 2014  
SCALE: 1=40'  
TOWNSHIP & COUNTY:  
CATAWBA SPRINGS TWP  
LINCOLN COUNTY, NC

SHEET NUMBER: