



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 7941 N GOLF COURSE DR. DENVER, N.C. 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 6321 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 Building (New Building)

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

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.

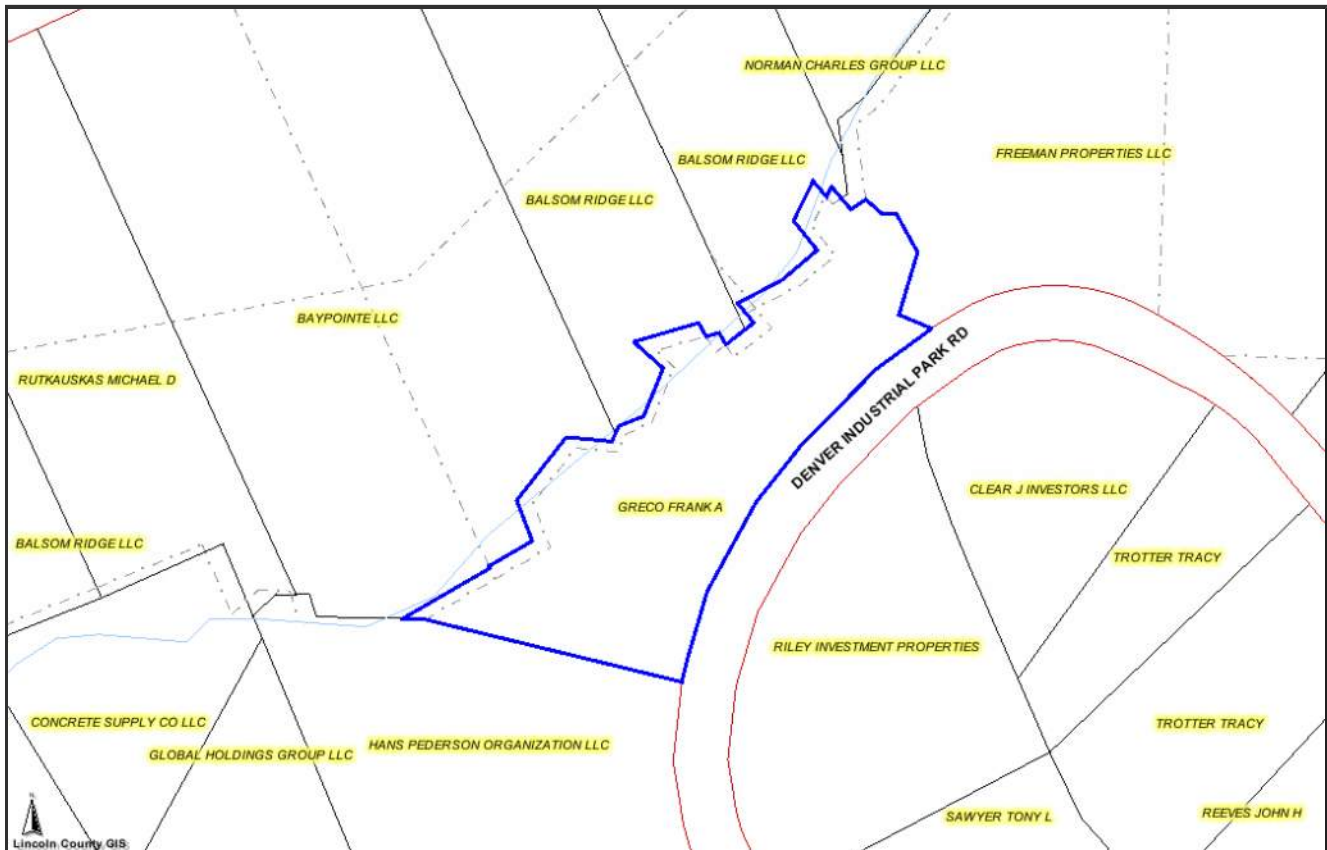
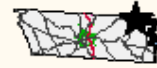
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

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



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: 11/20/2014 Scale: 1 Inch = 200 Feet



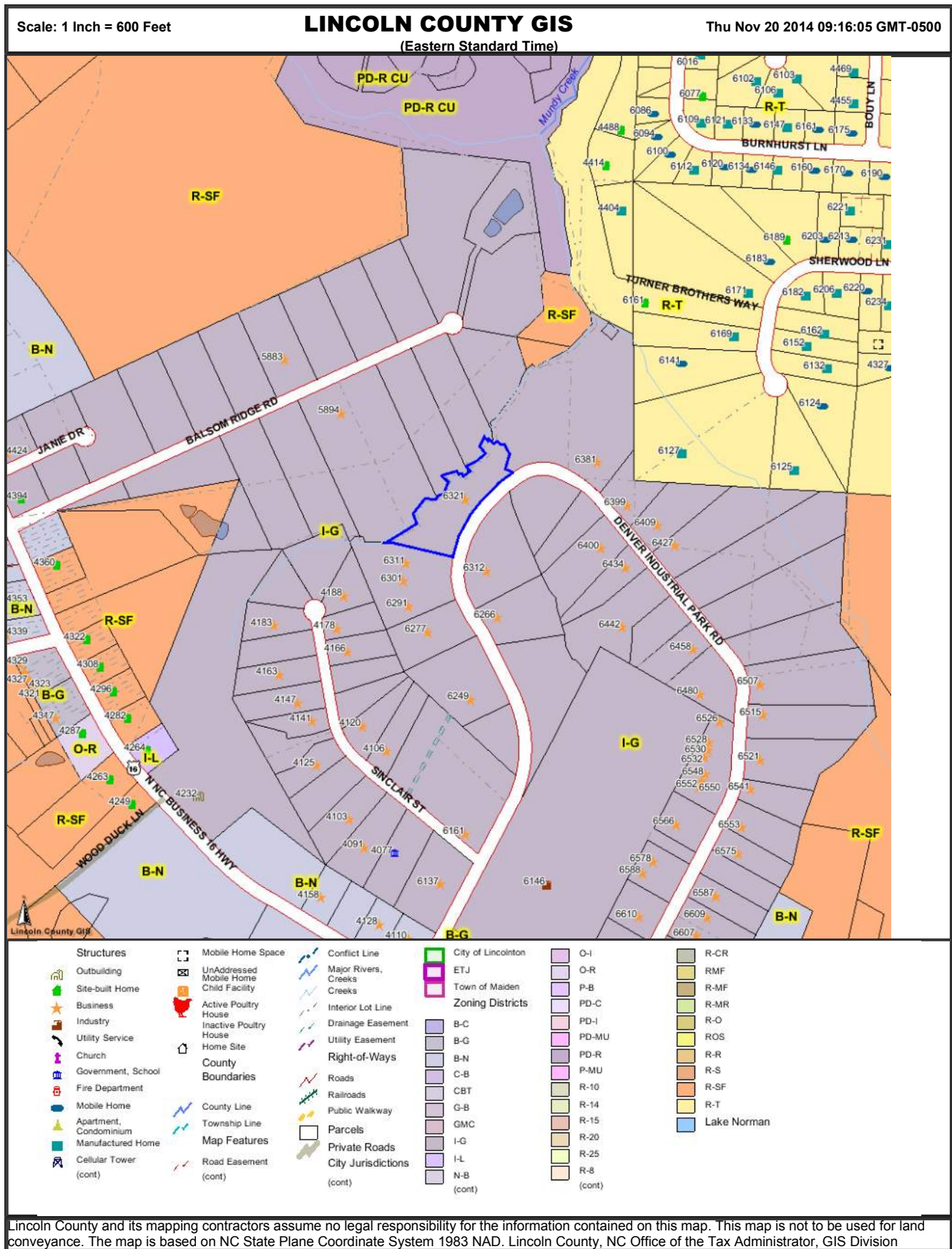
PHOTOS

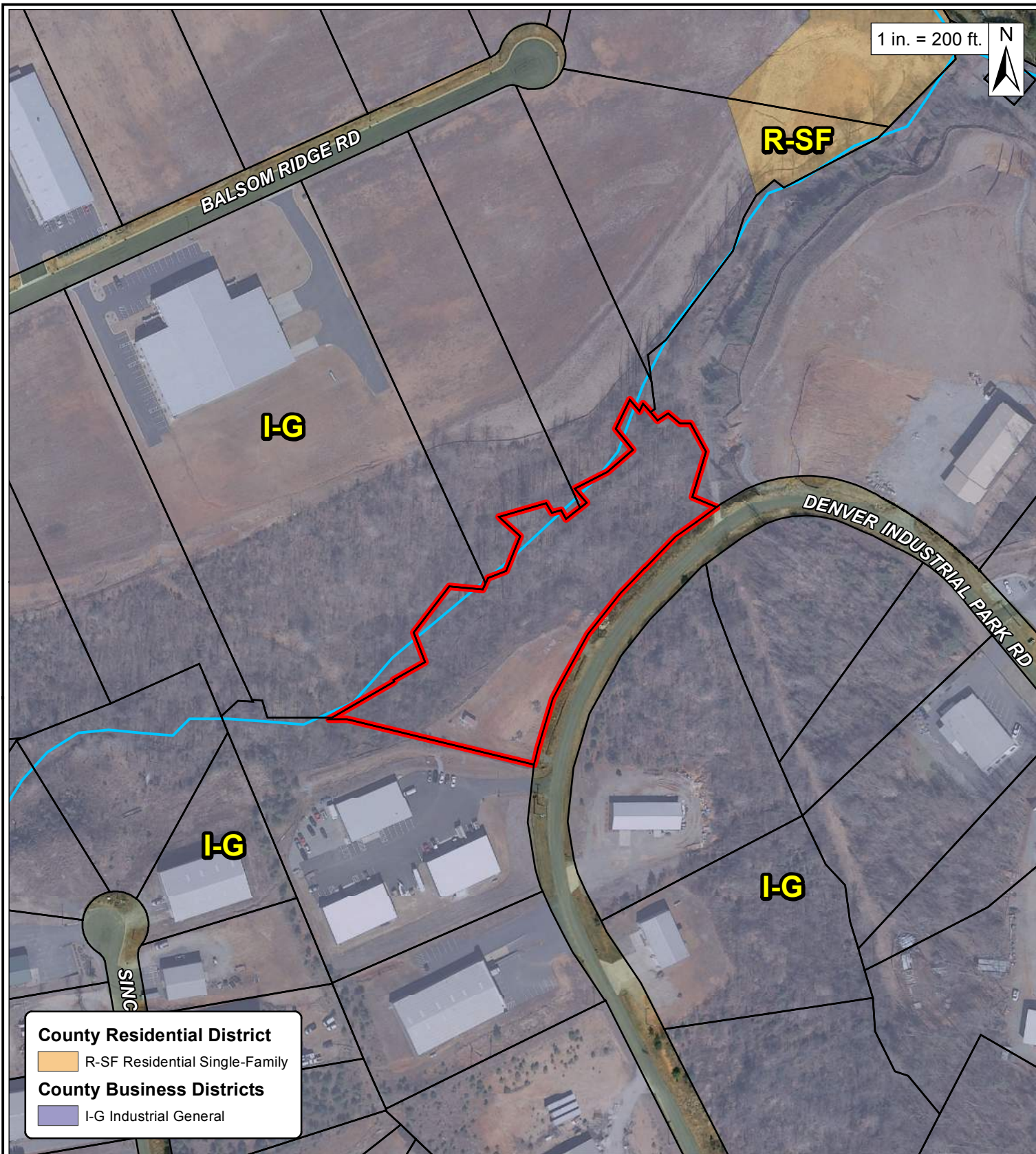


77944

PARCEL INFORMATION FOR 3695-38-2374

Parcel ID	77944	Owner	GRECO FRANK A
Map	3695-06	Mailing	7941 GOLF COURSE DR N
Account	0169409	Address	DENVER NC 28037-9172
Deed	1971-329	Recorded	10/1/2007
Land Value	\$66,006	Total Value	\$66,006
----- All values are for tax year 2014. -----			
Subdivision	Lot 23 DENVER INDUSTRIAL PARK	Plat	10-410
Description	#23 LOT DENVER IND PARK	Deed Acres	2.48
Address	6321 DENVER INDUSTRIAL PARK RD	Tax Acres	2.56
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER
Improvement	No Improvements		
Zoning	Calculated	Voting Precinct	Calculated Acres
District	Acres	DENVER (DN29)	2.56
I-G	2.56		
Watershed Class		Sewer District	
WS-IVP	2.56	In the sewer District	2.56
2000 Census County		Tract	Block
37109		071100	1003
37109		071100	1017
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	2.56





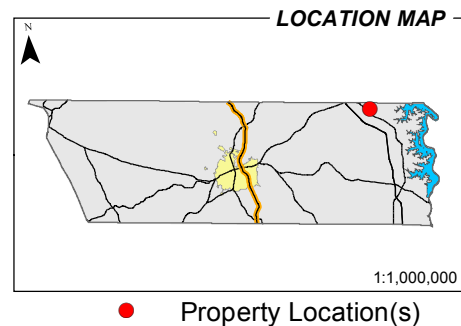
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

CONDITIONAL USE PERMIT

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

- Property Location(s)

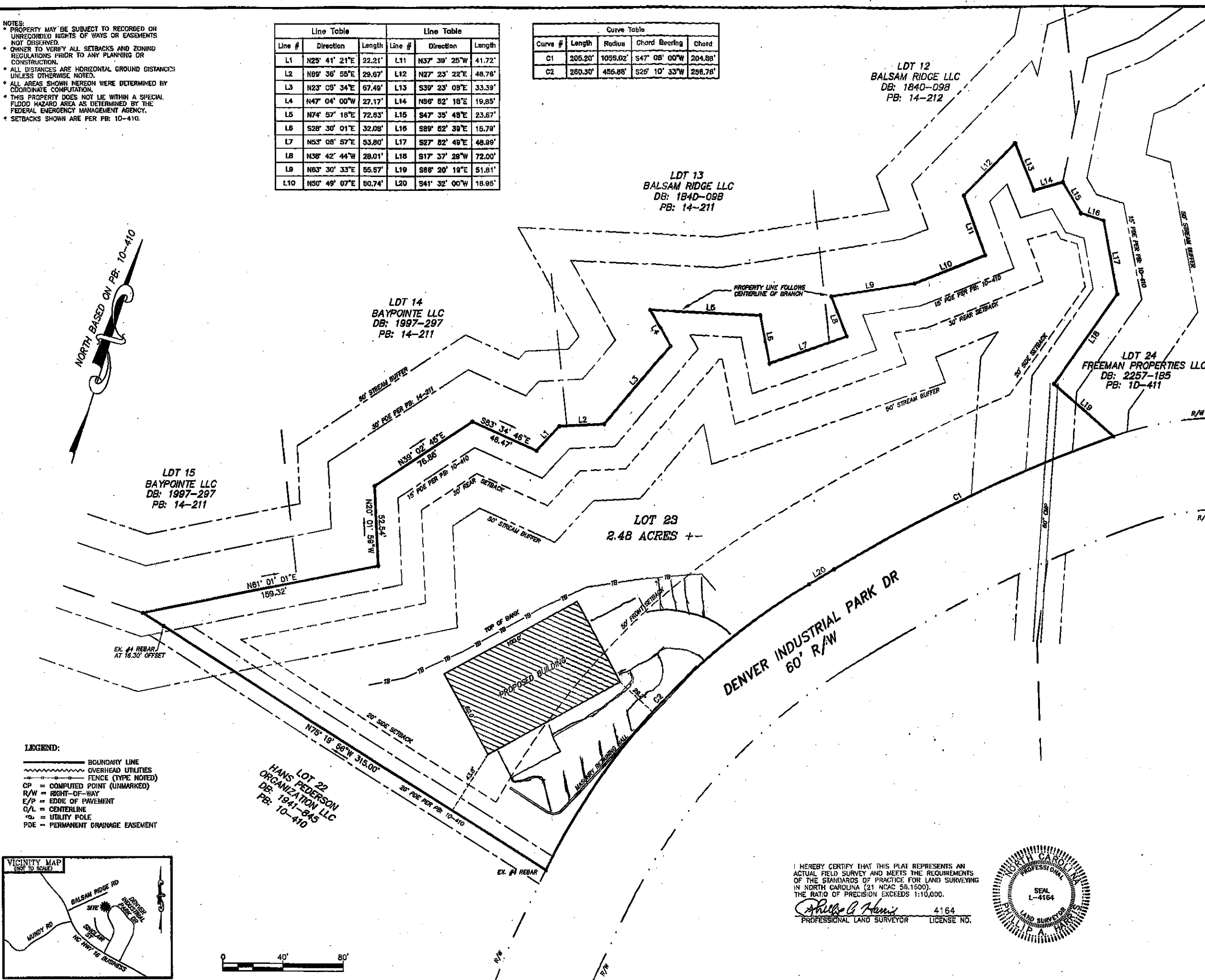
See Attached Application for Parcel Information
Property Location(s) Outlined in Red



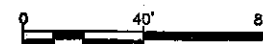
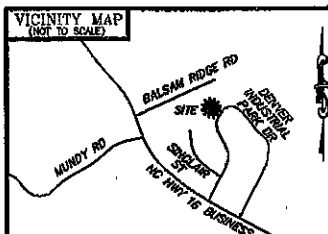
NOTES:
 * PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAY OR EASEMENTS NOT SHOWN.
 * OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
 * ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 * ALL AREAS SHOWN HEREON WERE DETERMINED BY COORDINATE COMPUTATION.
 * THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 * SETBACKS SHOWN ARE PER PB: 10-410.

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	48.78'
L3	N23° 05' 34"E	67.49'	L13	S39° 23' 08"E	33.39'
L4	N47° 04' 00"W	27.17'	L14	N56° 52' 18"E	19.85'
L5	N74° 57' 18"E	72.63'	L15	S47° 35' 49"E	23.67'
L6	S28° 30' 01"E	32.08'	L16	S89° 52' 39"E	15.78'
L7	N53° 08' 57"E	53.80'	L17	S27° 52' 49"E	49.99'
L8	N38° 42' 44"W	28.01'	L18	S17° 37' 29"W	72.00'
L9	N63° 30' 33"E	55.57'	L19	S68° 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	204.88'
C2	260.30'	456.88'	S26° 10' 53"W	258.78'



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
 U = UTILITY POLE
 PDE = PERMANENT DRAINAGE EASEMENT



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 58.1500). THE RATIO OF PRECISION EXCEEDS 1:10,000.
Philip L. Ham
 PROFESSIONAL LAND SURVEYOR LICENSE NO. 4164



DATE	REVISION	BY

CES GROUP ENGINEERS, LLP
 FIRM LICENSE # E-1240
 274 N. W. 13th St.
 DENVER, CO 80202

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

DRAWN BY: PAH
 DRAWING FILE NAME: 6552.D/P23.DWG
 PROJECT NO: 6552.0145D
 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:
 1 of 1