



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 20, 2015

Re: CUP #342
Lakeside Paint and Body, LLC, applicant
Parcel ID# 53811

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 6, 2015.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. Under the Unified Development Ordinance, vehicle sales is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The proposed site is a 1.85-acre parcel located at 7831 S. Little Egypt Rd., on the north side of South Little Egypt Road about 700 feet west of N.C. 16 Business. The property is adjoined by property zoned I-G, B-G (General Business) and PD-MU (Planned Development Mixed Use). Land uses in this area include business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as Regional Business.



County Of Lincoln, North Carolina

Planning Board

Applicant **Lakeside Paint and Body, LLC**

Application No. **CUP #342**

Parcel ID# **53811**

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 Lake Side Paint + Body LLC.
Applicant Address 7831 South Little Egypt Rd Stanley NC 28164
Applicant Phone Number 704. 907. 1516
Property Owner Name Genesis Capital Group
Property Owner Address 8095 Waterford Dr Stanley NC 28164
Property Owner Phone Number 704. 806. 1227

PART II

Property Location 7831 South Little Egypt Rd Stanley NC 28164
Property ID (10 digits) 4602-32-8313 Property size 1.85 AC
Parcel # (5 digits) 53811 Deed Book(s) 2405 Page(s) 0568

PART III

Existing Zoning District _____

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

Property is currently being used as an Auto Body Shop and
has 4 existing structures

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

One office in the Brick Building will be designated as a
NC DMV Dealership sales room.

\$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.

[Signature]
Applicant's Signature

2/11/15
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #342**

Applicant **Lakeside Paint and Body, LLC**

Property Location **7831 S. Little Egypt Rd.** Parcel ID# **53811**

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 use will not generate significant traffic. The sales office will be located in an existing office building.

2. The use meets all required conditions and specifications.

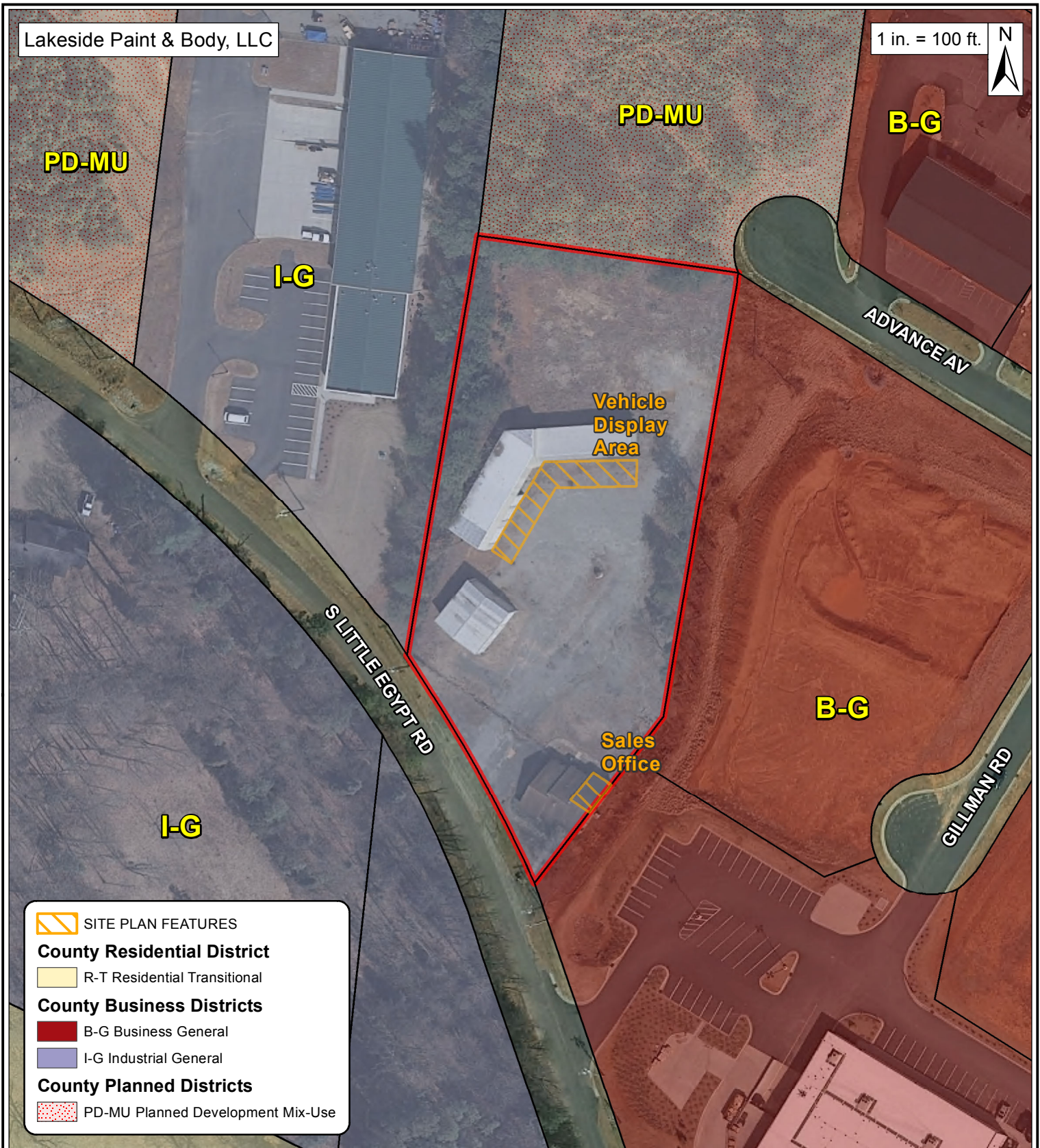
Vehicle sales is a conditional use in the I-G district.

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

This property is adjoined by property zoned industrial and business. Vehicle sales will be conducted in conjunction with an auto body shop that is already in operation.

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.

This is an existing business area. This property is part of an area designated by the Land Use Plan as Regional Business.



CONDITIONAL USE PERMIT

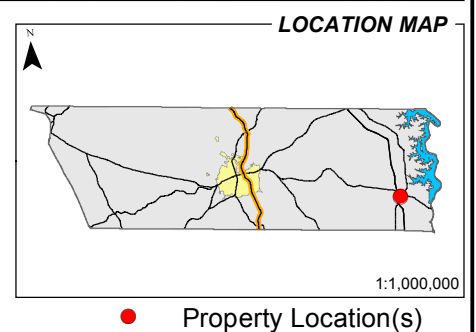
Application	CUP #342
NCPIN#	4602-32-8313
PID#	53811

 - Property Location(s)

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



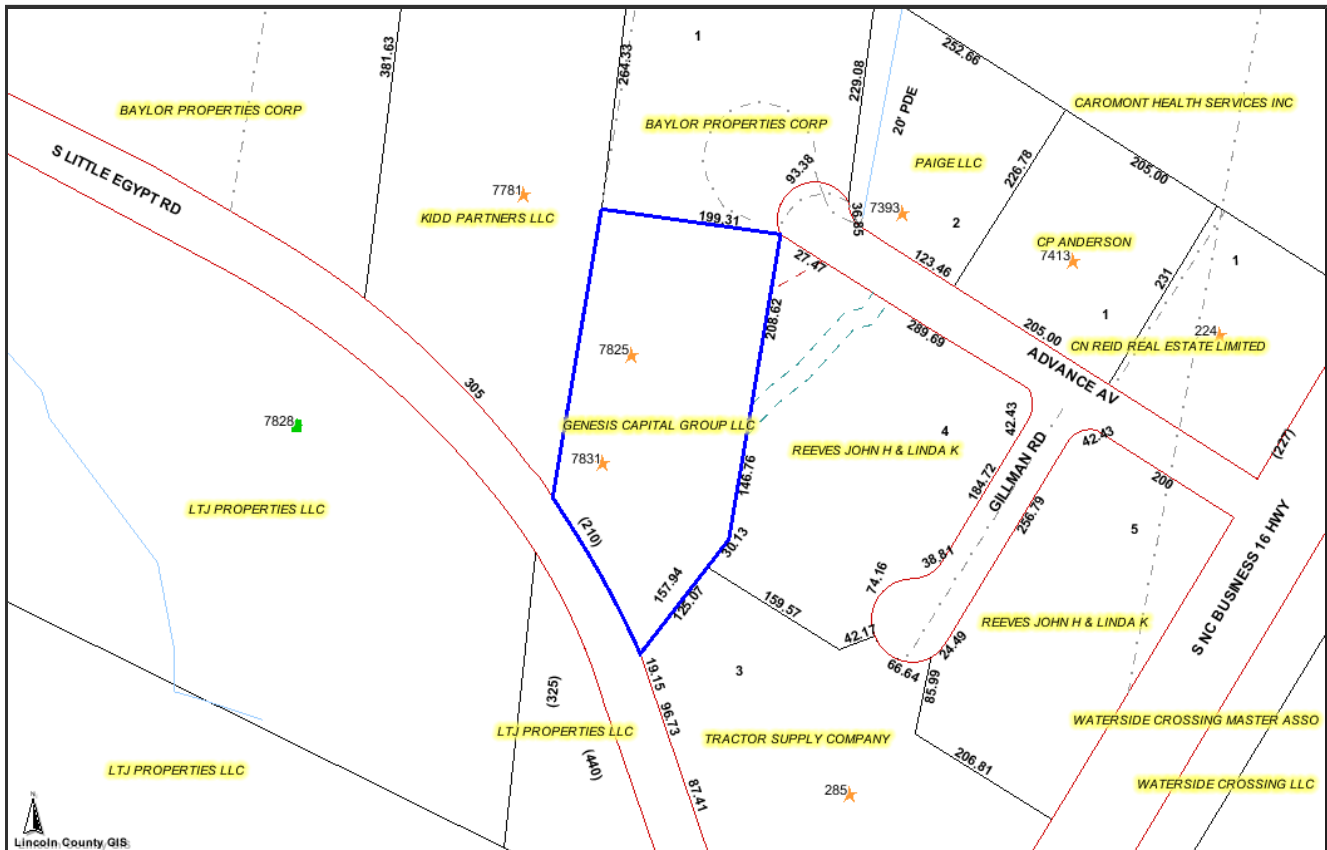
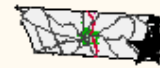
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092





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: 2/20/2015 Scale: 1 Inch = 200 Feet



PHOTOS



53811



53811

PARCEL INFORMATION FOR 4602-32-8313

Parcel ID	53811	Owner	GENESIS CAPITAL GROUP LLC
Map	4602-00	Mailing	8095 WATERFORD DR
Account	0247540	Address	STANLEY NC 28164
Deed	2405-568	Recorded	7/2/2013
Land Value	\$184,160	Total Value	\$315,957
----- All values are for tax year 2014. -----			
Description	LAND & BLDG RD 1386	Sale Price	\$290,000
Address	7831 S LITTLE EGYPT RD	Deed Acres	0
Township	CATAWBA SPRINGS	Tax Acres	1.85
Main Improvement	OFFICE	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Sq Feet	2128	Stories	1
Year Built	1986	Value	\$85,183
Zoning District	I-G	Calculated Acres	1.85
Voting Precinct	LOWESVILLE (LW31)	Calculated Acres	1.85
Watershed Class	Not in a watershed	Sewer District	In the sewer District
2000 Census County	37109	Tract	071100
Flood	X	Block	3012
Zone Description	NO FLOOD HAZARD	Panel	3710460200
			1.85



