



**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: July 17, 2015

Re: CZ #2015-1  
KTR Motorsports, Inc., applicant  
Parcel ID# 34015

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 3, 2015.*

**Request**

The applicant is requesting the rezoning of a 1.2-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit vehicle and boat sales. KTR Motorsports currently operates a vehicle and boat dealership and provides boat service on the adjoining parcel to the east. The requested rezoning would allow a portion of the subject property to be used to display no more than 10 cars and no more than 20 boats (see site plan). Vehicle and boat sales are a conditional use in the B-G district and in the Eastern Lincoln Development District. The rezoning is requested for the entire parcel because the Unified Development Ordinance requires that, if a rezoning boundary stops short of a property line, it must be possible to subdivide the property. If a portion of the subject lot were to be rezoned to CZ B-G, it would not be possible to subdivide the lot.

**Site Area & Description**

The property is located at 3866 N. NC 16 Hwy., on the north side of N.C. 16 Business about 800 feet west of Campground Road. The site contains a building that formerly housed a dry cleaning business and now serves as the property owner's office. The adjoining parcel to the east was rezoned from B-N to CU B-G (Conditional Use General Business) in 2012 to permit vehicle and boat service and sales. The subject property is adjoined on other sides by property zoned R-SF (Residential Single-Family) and B-N. Land uses in this area include business, residential and institutional (church). This property is located in an area identified by the NC 16 Corridor Vision Plan as the "Downtown" Denver community center, a service area for the neighborhoods in the surrounding area.

## Ordinance Requirements

This property is located in the Eastern Lincoln Development District. The ELDD standards require that any outdoor sales area for vehicles and boats be separated from the edge of the road right-of-way by a Class A vegetative buffer and a fence constructed of ornamental iron or other metal works.

## Additional Information

### **Permitted uses**

Under current zoning: retail sales, offices, personal services, restaurant, etc.

Under proposed zoning: display area for vehicle and boat sales.

### **Adjoining zoning and uses**

East: zoned CU B-G, boat service, boat and vehicle sales.

South (opposite site of N.C. 16 Business): zoned B-N and B-G, residence, wrecker service and garage building.

West: zoned R-SF, residence.

North: zoned R-SF, church ballfield.

## Planning Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page for rationale.



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**Zoning Amendment**  
**Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **CZ #2015-1**

Applicant **KTR Motorsports, Inc.**

Parcel ID# **34015**

Location **3866 N. NC 16 Hwy.**

Proposed amendment **Rezone from B-N to CZ B-G to permit vehicle and boat sales**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **This property is located in an area designated by the NC 16 Corridor Vision Plan as the “Downtown” Denver community center, a service area for the neighborhoods in the surrounding area.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is located in an existing commercial area and is adjoined by property zoned B-G. Because this is a rezoning to a conditional zoning district, the use of the property will be limited to the approved plan.**



## Conditional Zoning District 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 KTR Motorsports Inc

Applicant Address 3840 Hwy 16N Denver, NC 28037

Applicant Phone Number 828.312-1743

Property Owner Name Darryl J Baygents

Property Owner Address 3866 N Hwy 16 Denver, NC, 28077

Property Owner Phone Number 704-489-4040

### PART II

Property Location 3866 N Hwy 16 Denver, NC 28037

Property ID (10 digits) 3710369500 Property size 1.2

Parcel # (5 digits) 34015 Deed Book(s) 2111 Page(s) 655

### PART III

Existing Zoning District B-11 Proposed Zoning District C-Z B-6

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

Open Field with office building of 1327 68 Feet

List the proposed use or uses of the property.

To permit Vehicle and boat Sales

**\$1,000 APPLICATION FEE\* MUST BE RECEIVED BEFORE PROCESSING.**

**\*SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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.

Darryl J Baygents  
Applicant's Signature

Notarized with Notary

6-17-15

Date

## **Community Involvement Meeting report**

CZ #2015-1

KTR Motorsports, Inc., applicant

A community involvement meeting on this rezoning request was held on July 14, 2015, at KTR Motorsports. On hand were owner/operator Todd Reynolds and his wife Kim, Planning Board chair Christine Poinsette and Zoning Administrator Randy Hawkins. No members of the community turned out for the meeting.



R-SF

B-N

REZONE  
B-G CZB-G  
CU B-G

R-SF

B-N

B-N

B-G

N NC BUSINESS 16 HWY

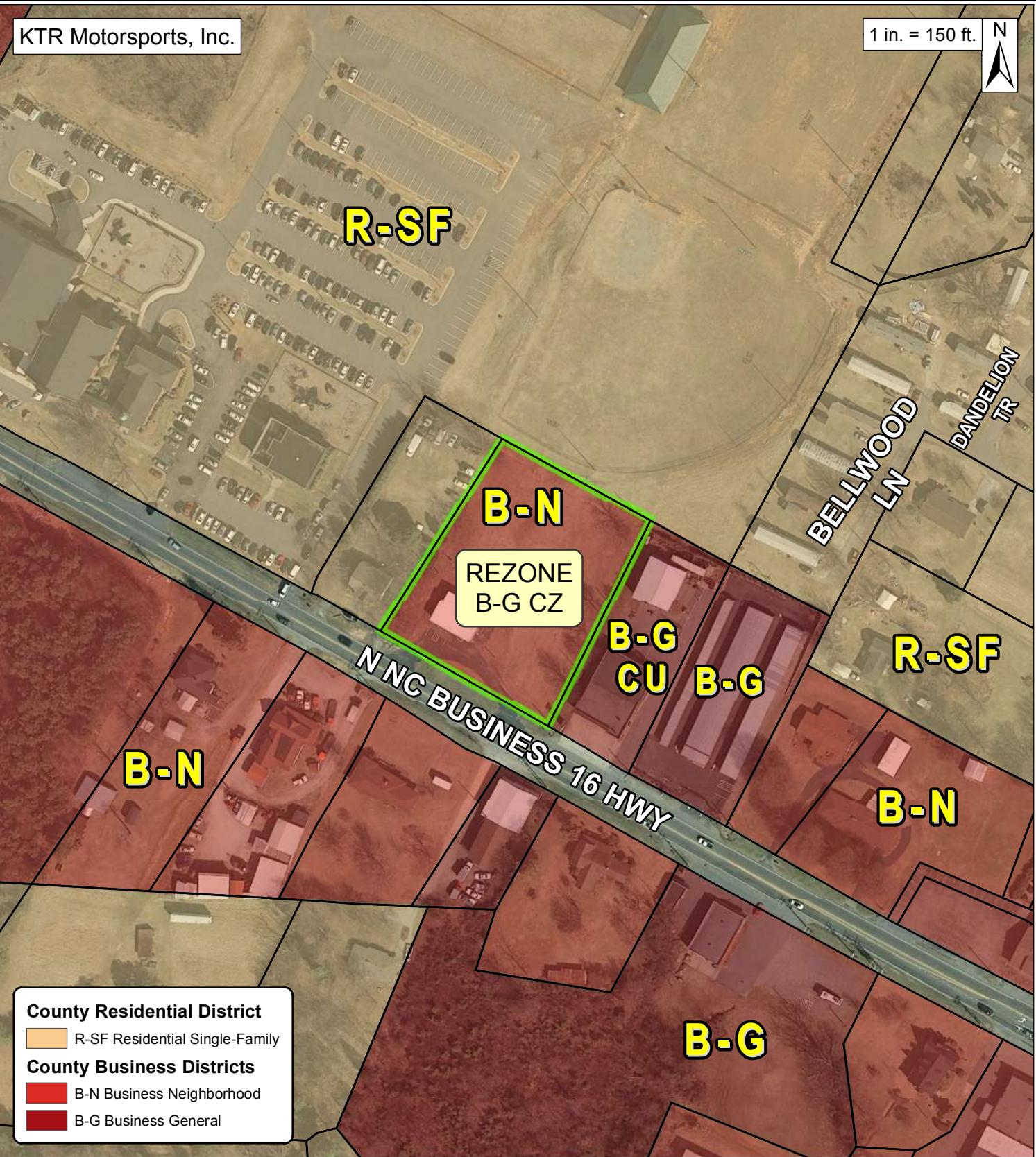
## County Residential District

R-SF Residential Single-Family

## County Business Districts

B-N Business Neighborhood

B-G Business General



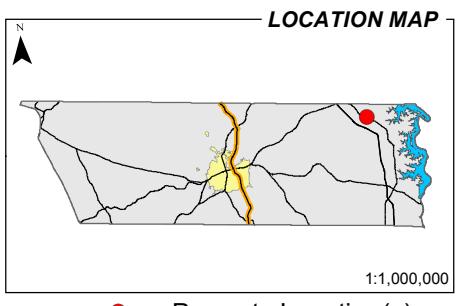
## CONDITIONAL ZONING

Application	CZ #2015-1
NCPIN#	3695-55-3216
PID#	34015



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

## LOCATION MAP



■ - Property Location(s)

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

● Property Location(s)

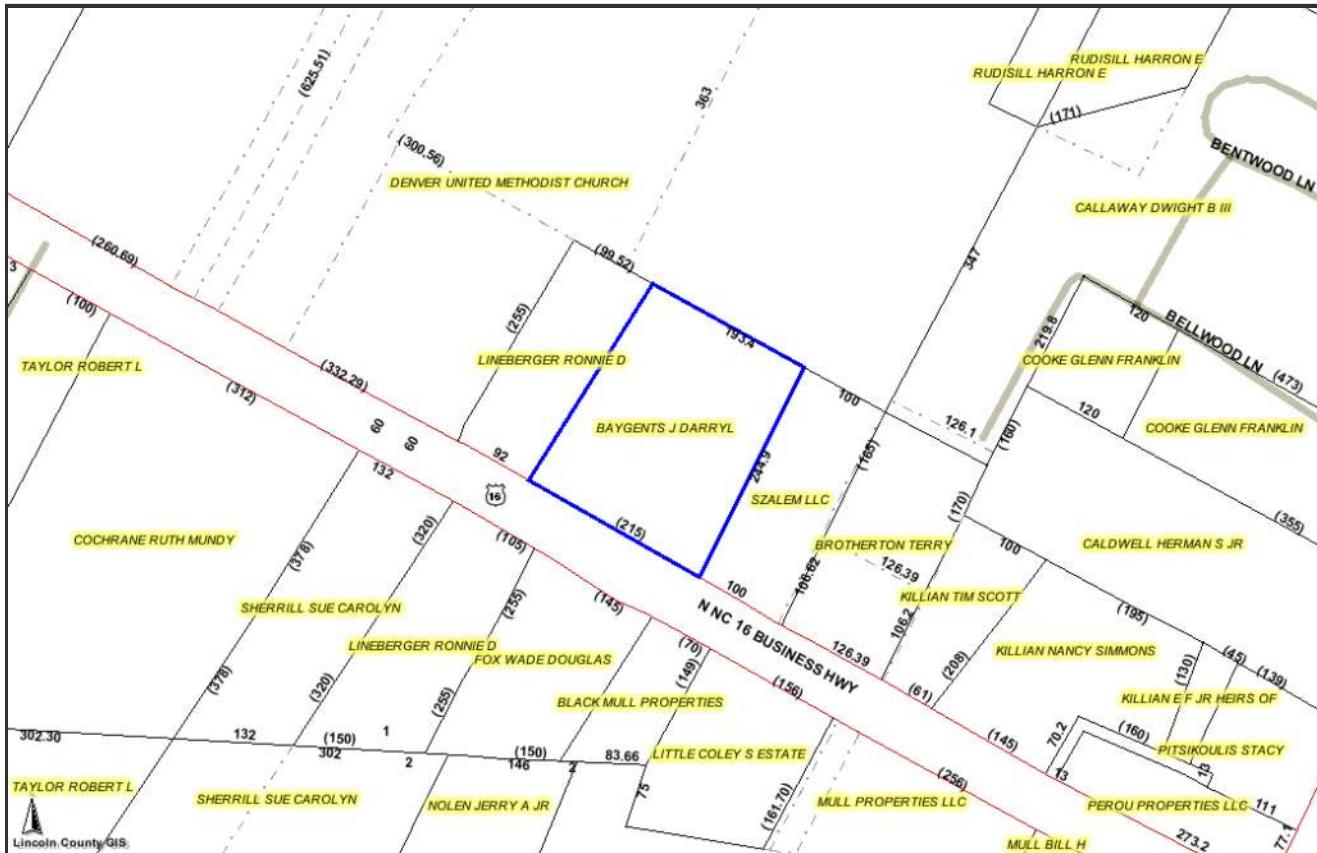


## **Lincoln County, NC**

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.**

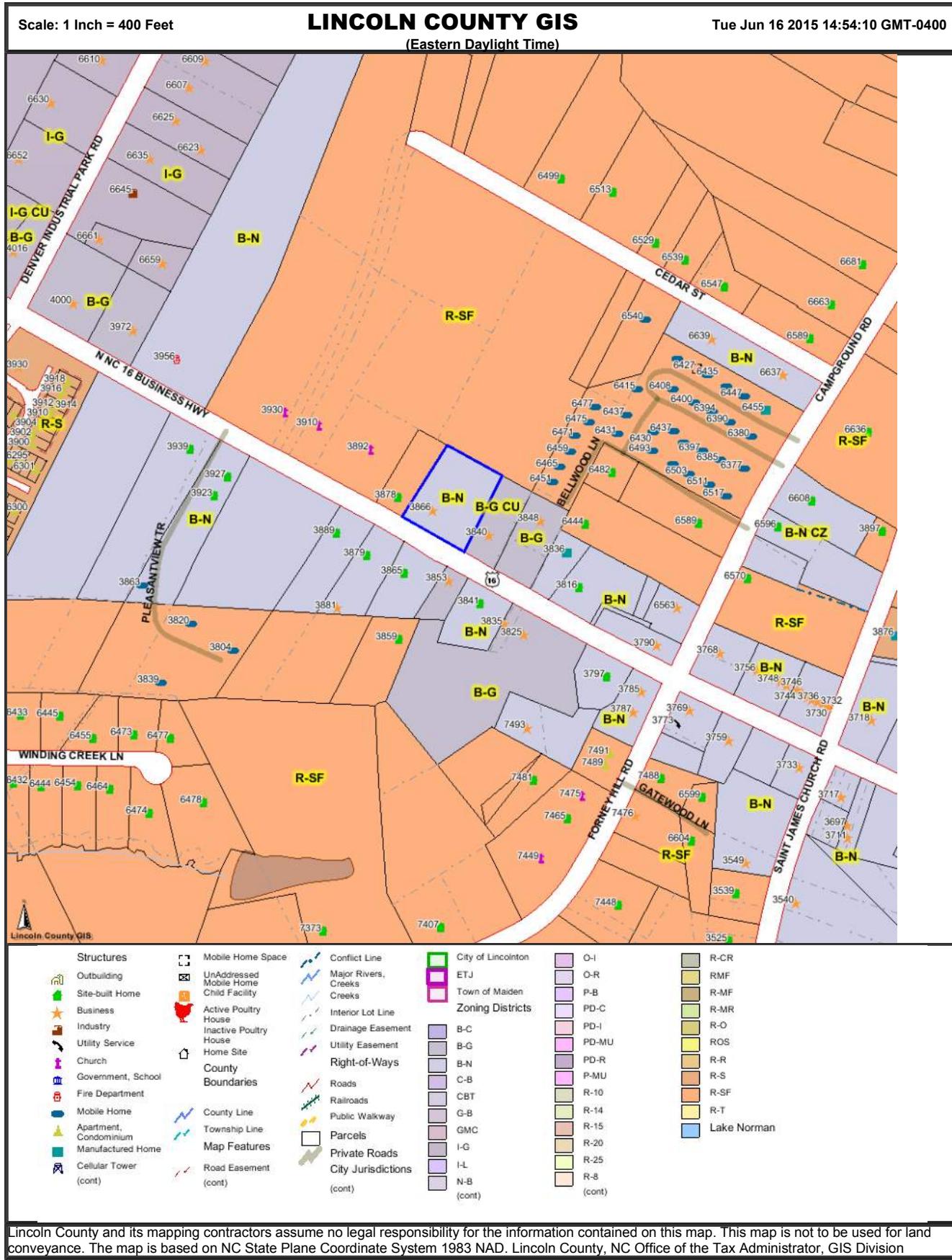
Date: 6/16/2015 Scale: 1 Inch = 200 Feet



## PHOTOS

## PARCEL INFORMATION FOR 3695-55-3216

<b>Parcel ID</b>	<b>34015</b>	<b>Owner</b>	BAYGENTS J DARRYL		
<b>Map</b>	<b>3695-11</b>	<b>Mailing</b>	3866 N HWY 16		
<b>Account</b>	0218864	<b>Address</b>	DENVER NC 28037		
<b>Deed</b>	2111-655	<b>Recorded</b>	4/17/2009	<b>Sale Price</b>	\$210,000
<b>Land Value</b>	\$165,300	<b>Total Value</b>	\$234,656	<b>Previous Parcel</b>	
<b>----- All values are for tax year 2015. -----</b>					
<b>Description</b>	SMITH LD-CLEANER H16			<b>Deed Acres</b>	1.5
<b>Address</b>	3866 N NC 16 BUSINESS HWY			<b>Tax Acres</b>	1.2
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	
DENVER / EL SEWER					
<b>Main Improvement</b>	OFFICE		<b>Value</b>	\$67,837	
<b>Main Sq Feet</b>	1377	<b>Stories</b>	<b>1 Year Built</b>	1972	
<b>Zoning District</b>	<b>Calculated Acres</b>		<b>Voting Precinct</b>	<b>Calculated Acres</b>	
B-N	1.2		DENVER (DN29)	0.7	
<b>Watershed Class</b>			DENVER WEST (DW28)	0.5	
WS-IVP	1.2		<b>Sewer District</b>		
In the sewer District					
<b>2000 Census County</b>			<b>Tract</b>	<b>Block</b>	
37109	071100		1003	1.2	
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>	
X	NO FLOOD HAZARD			3710369500	1.2



## NOTES:

\* PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED  
 \* OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.  
 \* DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.  
 \* DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.

PARCEL NO. 3695553216

RONNIE LINEBERGER  
 1118/673  
 ZONED R-SF

PARCEL NO. 3695553216

DENVER UNITED  
 METHODIST CHURCH  
 1557/160  
 ZONED R-SF

SITE PLAN  
 FOR  
**KTR MOTORSPORTS**  
 3866 N. NC BUSINESS HWY 16 – DENVER, NC  
 CATAWBA SPRINGS TOWNSHIP, LINCOLN COUNTY, NC  
 SCALE: 1" = 40'  
[www.dedmonsurveys.com](http://www.dedmonsurveys.com)

CHUCK POOVEY, PLS #3762  
 ROBERT DEDMON, PLS #3899  
 3704 NC HIGHWAY #16 NORTH  
 P.O. BOX 494 - DENVER, NC 28037  
 PHONE: 704/483/4908  
 FAX: 704/483/2170

ROBERT J. DEDMON, PLS #3899  
 ROBERT J. DEDMON, SURVEYOR  
 NORTH Carolina  
 PROFESSIONAL  
 SURVEYOR  
 DEDMON SURVEYING  
 3704 NC HIGHWAY #16 NORTH  
 DENVER, NC 28037  
 PHONE: 704/483/4908  
 FAX: 704/483/2170  
 E-MAIL: [robert.dedmon@comcast.net](mailto:robert.dedmon@comcast.net)

I, ROBERT J. DEDMON, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 2111, PG 655)(PB, PG); THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, JUNE 24, 2015.

*Robert J. Dedmon*  
 3899

PROFESSIONAL LAND SURVEYOR LICENSE NO.

SURV. BY: CP DRAWN: RD JOB# X15CLEAN

## VICINITY MAP

SITE

50  
 0  
 50  
 100  
 150  
 GRAPHIC SCALE – FEET

