



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 28037

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 1377 Sq 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 Baygents
Applicant's Signature
God with me

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.

KTR Motorsports, Inc.

1 in. = 150 ft.



R-SF

B-N

REZONE
B-G CZ

**B-G
CU**

B-G

R-SF

B-N

B-N


B-G

N NC BUSINESS 16 HWY


BELLWOOD
LN

DANDELION
TR

County Residential District

 R-SF Residential Single-Family

County Business Districts

 B-N Business Neighborhood

 B-G Business General



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

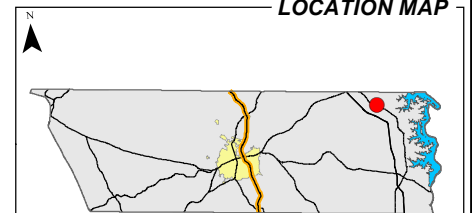
CONDITIONAL ZONING

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


 - Property Location(s)

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

LOCATION MAP



1:1,000,000

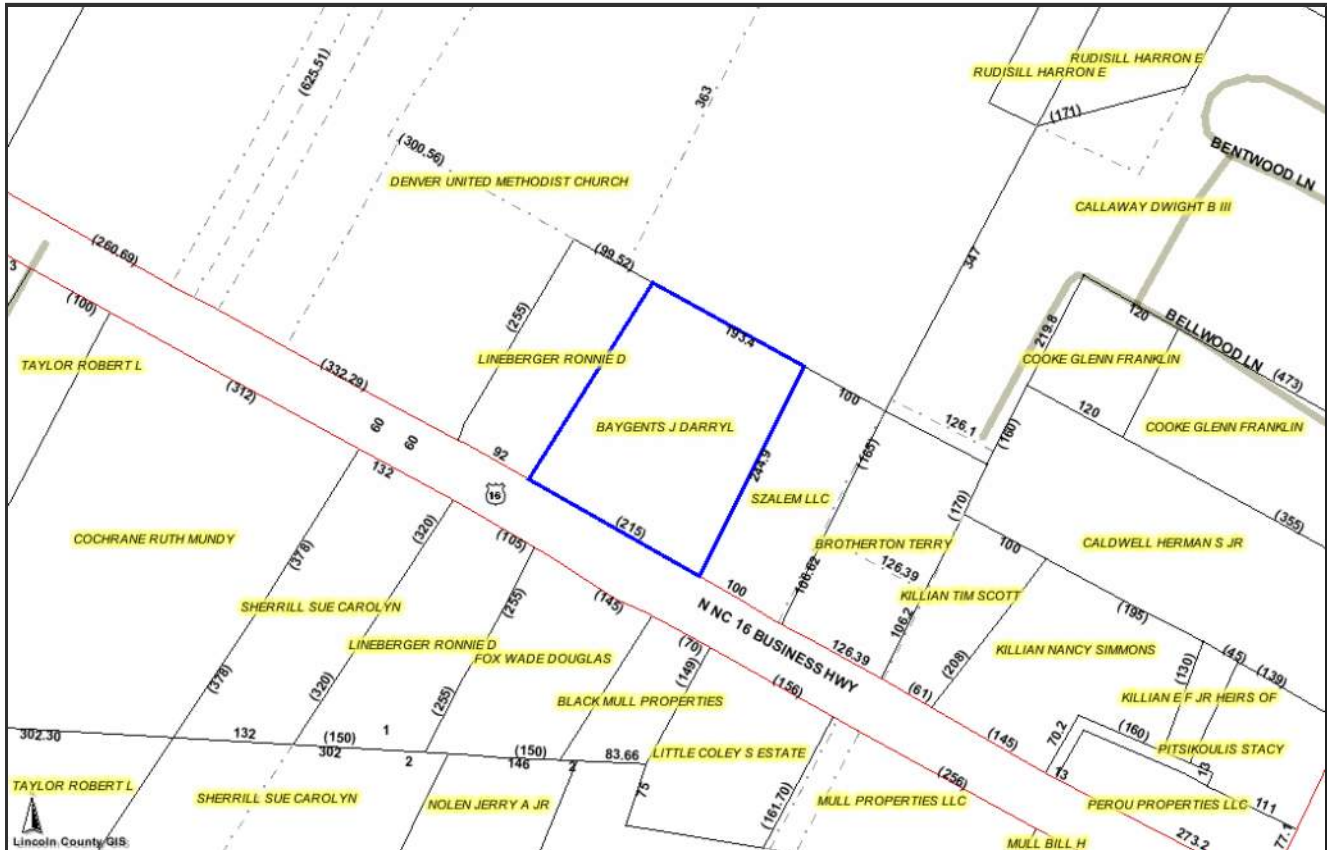
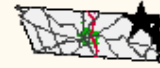
 Property Location(s)



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



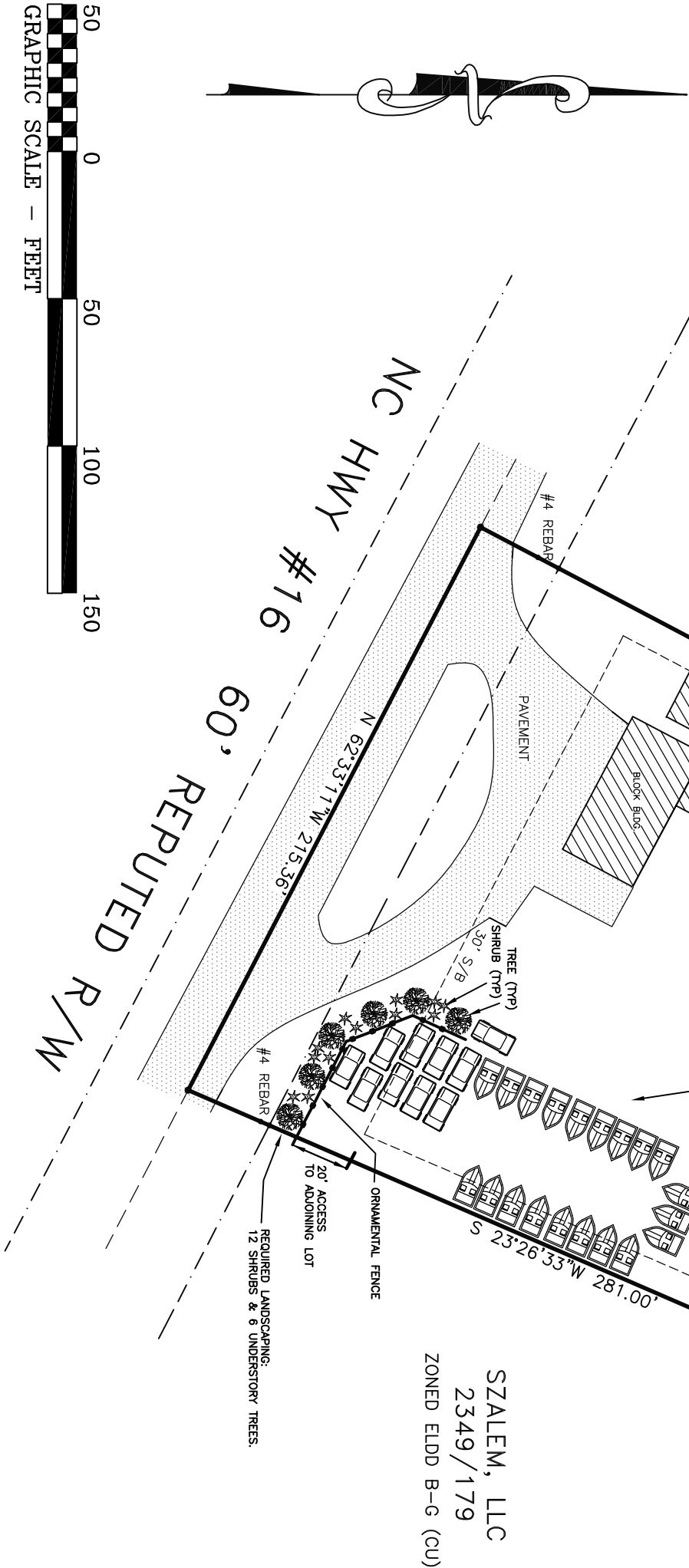
34015

PARCEL INFORMATION FOR 3695-55-3216

Parcel ID	34015	Owner	BAYGENTS J DARRYL	Sale Price	\$210,000
Map	3695-11	Mailing	3866 N HWY 16	Previous Parcel	
Account	0218864	Address	DENVER NC 28037		
Deed	2111-655	Recorded	4/17/2009		
Land Value	\$165,300	Total Value	\$234,656		
----- All values are for tax year 2015. -----					
Description	SMITH LD-CLEANER H16		Deed Acres	1.5	
Address	3866 N NC 16 BUSINESS HWY		Tax Acres	1.2	
Township	CATAWBA SPRINGS		Tax/Fire District	DENVER / EL SEWER	
Main Improvement	OFFICE		Value	\$67,837	
Main Sq Feet	1377	Stories	1	Year Built	1972
Zoning District	Calculated Acres		Voting Precinct	Calculated Acres	
	B-N		DENVER (DN29)	0.7	
			DENVER WEST (DW28)	0.5	
Watershed Class			Sewer District		
WS-IVP	1.2		In the sewer District	1.2	
2000 Census County			Tract	Block	
37109			071100	1003	1.2
Flood	Zone Description		Panel		
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.



SITE PLAN
FOR

KTR MOTORSPORTS

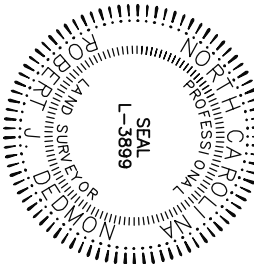
3866 N. NC BUSINESS HWY 16 – DENVER, NC

CATAMBA SPRINGS TOWNSHIP, LINCOLN COUNTY, NC

SCALE: 1" = 40'

DEDMON SURVEYS

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
WWW.DEDMONSURVEYS.COM



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
PROFESSIONAL LAND SURVEYOR LICENSE NO. 3899

SURV. BY: CP	DRAWN: RD	JOB# X15CLEAN
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VICINITY MAP

