



**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: October 16, 2015

Re: CUP #347  
Michael Rogers, applicant  
Parcel ID# 76547

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 2, 2015.*

**REQUEST**

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

**SITE AREA AND DESCRIPTION**

The proposed site is a 0.65-acre parcel located at 7911 Commerce Drive in Catawba Springs Township. The property is adjoined by property zoned I-G and B-G (General Business). Land uses in this area include business and industrial. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

**ORDINANCE REQUIREMENTS**

The ELDD standards require that any outdoor sales area for vehicles 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. In this case, the applicant has stipulated that there will be no outdoor sales area.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Michael Rogers**

Application No. **CUP #347**

Parcel ID# **76547**

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 Michael A. Rogers

Applicant Address 1407 Airport Rd. Monroe, NC 28110

Applicant Phone Number 704-634-7333

Property Owner Name Cade Capital Investments, L.L.C.

Property Owner Address 1407 Airport Rd. Monroe, NC 28110

Property Owner Phone Number 704-634-7333

### PART II

Property Location 7911 Commerce Dr. Denver, N.C.

Property ID (10 digits) 4603-57-7297 Property size .65 acres

Parcel # (5 digits) 76547 Deed Book(s) 2448 Page(s) 485

### PART III

Existing Zoning District EL 00/1-G

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

Was once used as a branch office for Killingsworth Environmental.  
Now houses a private car collection for Mike Rogers

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

6000 sq. ft. building to house a retail auto dealer  
w/ indoor showroom only that specializes in  
collector cars

**\$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

9/8/15

Date

## SITE PLAN

Applicant	Michael Rogers
Application	CUP # 347
NCPIN#	4603-57-7299
PID#	76547



1 in. = 40 ft.



Parcels



CUP #347



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



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

Application No. **CUP #347**

Applicant **Michael Rogers**

Property Location **7911 Commerce Dr.**

Parcel ID# **76547**

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 vehicle display area and office will be located in an existing building that was built to code.**

2. The use meets all required conditions and specifications.

**Vehicle sales is a conditional use in the I-G district and in the Eastern Lincoln Development District. Because no outdoor sales area for vehicles is proposed, a Class A buffer with a decorative fence is not required under the ELDD regulations.**

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 is located in an existing business area.**

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 industrial.**



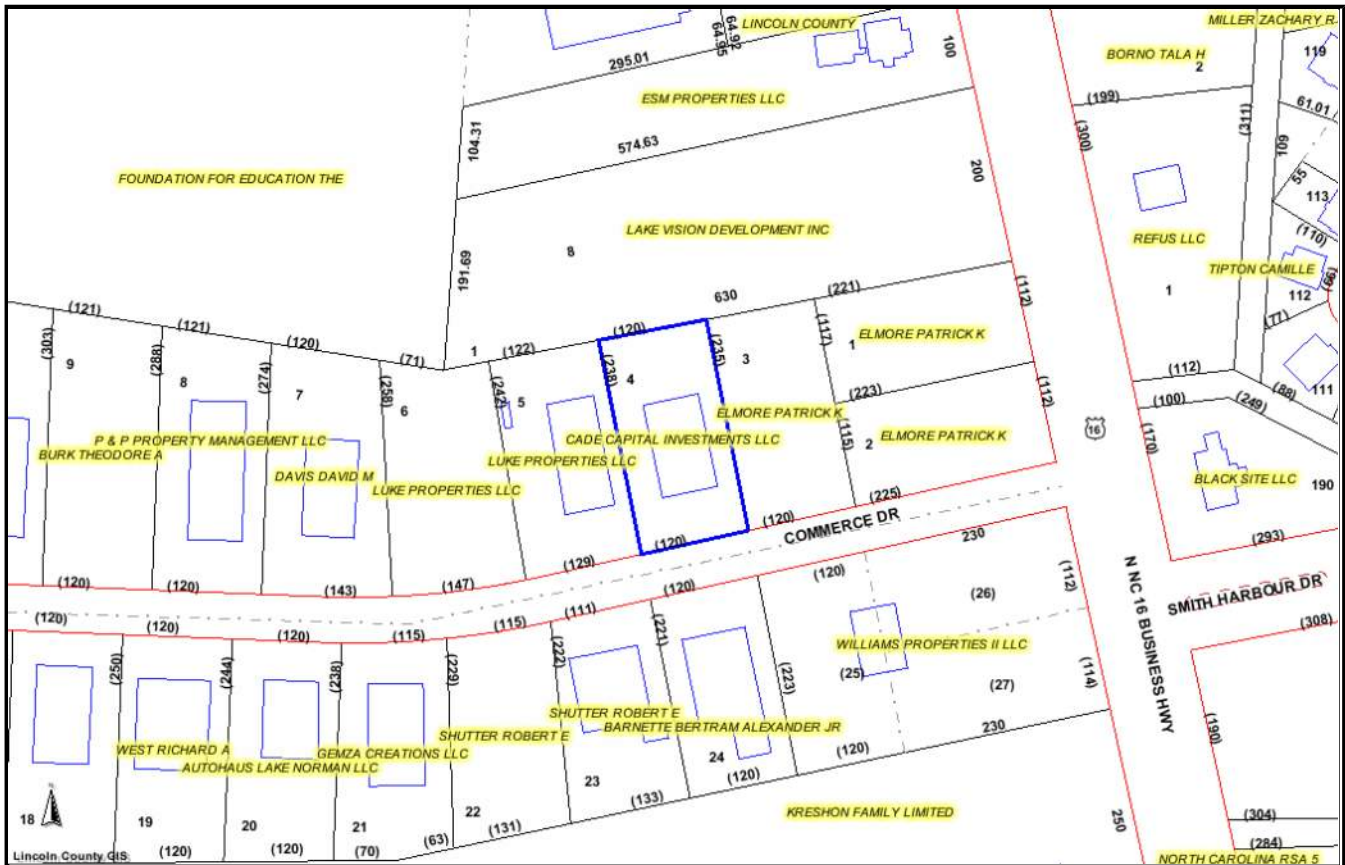


## Lincoln County, NC

### 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: 9/24/2015 Scale: 1 Inch = 200 Feet

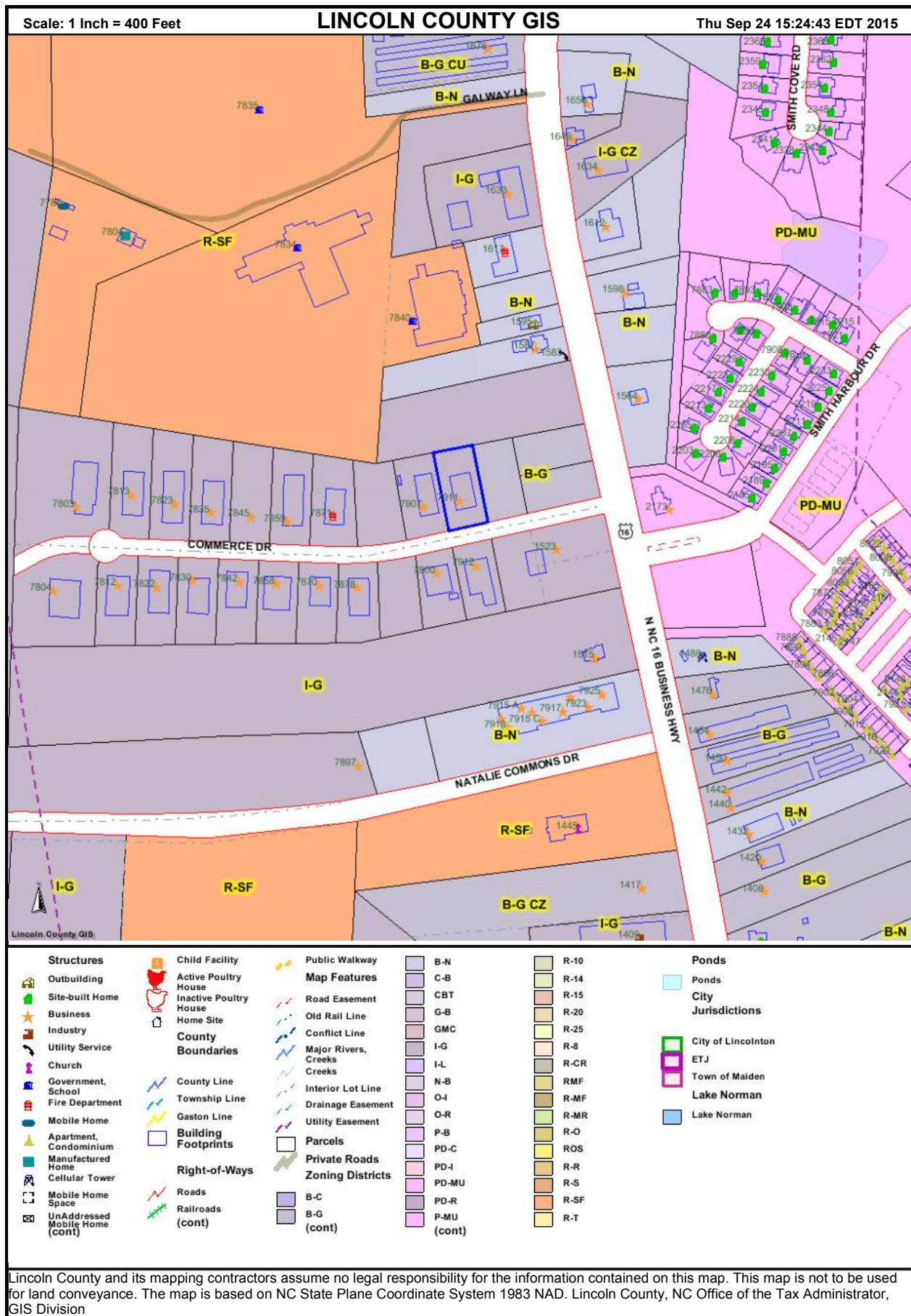


#### PHOTOS



#### PARCEL INFORMATION FOR 4603-57-7299

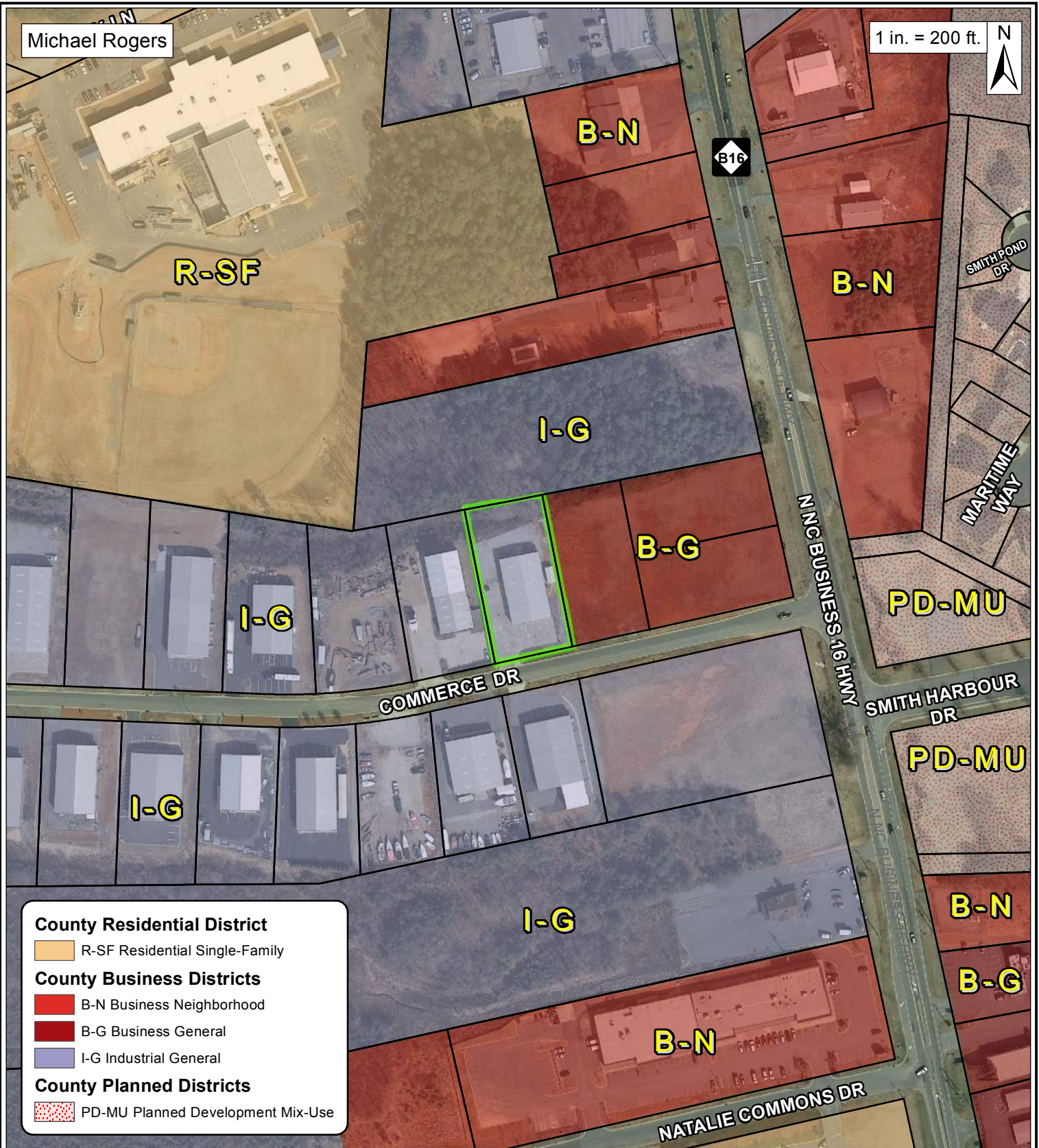
Parcel ID	76547	Owner	CADE CAPITAL INVESTMENTS LLC		
Map	4603-02	Mailing Address	1407 AIRPORT ROAD		
Account	0249449	Address	MONROE NC 28110		
Deed	2448-485	Recorded	3/31/2014	Sale Price	0
Land Value	\$71,720	Total Value	\$380,551	Previous Parcel	
----- All values are for tax year 2015. -----					
Subdivision	Lot 4 TRIANGLE INDUSTRIAL PARK			Plat	10-93
Description	LOT #4 TRIANGLE IND PARK			Deed Acres	0.64
Address	7911 COMMERCE DR			Tax Acres	0.65
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN / EL SEWER	
Main Improvement	FLEX WAREHOUSE		Value	\$303,468	
Main Sq Feet	6000	Stories	1	Year Built	2004
Zoning District	Calculated Acres		Voting Precinct		Calculated Acres
I-G	0.65		WESTPORT (WP32)		0.65
Watershed Class	Not in a watershed		Sewer District		
2000 Census County	0.65		In the sewer District		0.65
37109			Tract	Block	
			071100	2007	0.65
Flood X	Zone Description		Panel		
	NO FLOOD HAZARD		3710460300		
			0.65		






Michael Rogers


1 in. = 200 ft.





**County Residential District**

 R-SF Residential Single-Family


**County Business Districts**

 B-N Business Neighborhood

 B-G Business General

 I-G Industrial General

**County Planned Districts**

 PD-MU Planned Development Mix-Use



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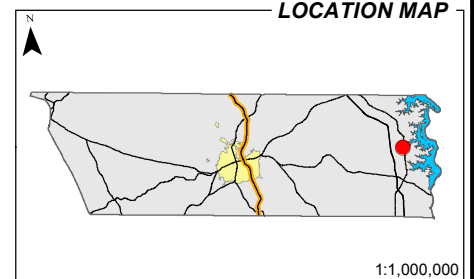
**CONDITIONAL USE PERMIT**


Application	<b>CUP #347</b>
NCPIN#	4603-57-7299
PID#	76547

 - Property Location(s)

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

**LOCATION MAP**



 Location of Properties