



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: August 24, 2018

Re: CUP #382
Christopher Pence, applicant
Parcel ID# 70464

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 10, 2018.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. The applicant operates a towing business with a vehicle storage area on the proposed site. Vehicle sales is proposed as an additional use. Under the Unified Development Ordinance, vehicle sales is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The 1.85-acre parcel is located at 230 Joshua Court, about 1,300 feet east of N.C. 27, in Ironton Township. The property is part of the Ross Industrial Park. It is adjoined on all sides by property zoned I-G. Land uses in this area include industrial, business and residential. The subject property is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center.



County Of Lincoln, North Carolina

Planning Board

Applicants **Christopher Pence Jr.**

Application No. **CUP #382**

Property Location **230 Joshua Court**

Parcel ID# **70464**

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 Christopher Pence JR
Applicant Address 230 Joshua Ct, Lincolnton, NC 28092
Applicant Phone Number (828) 446-6731
Property Owner Name Christopher Pence JR
Property Owner Address 7581 Bluff Point LN, Denver, NC 28037
Property Owner Phone Number (828) 446-6731

PART II

Property Location 230 Joshua Ct, Lincolnton, NC 28092
Property ID (10 digits) 3653-15-7548 Property size 1.85 acres
Parcel # (5 digits) 2464 Deed Book(s) 2027 Page(s) 547

PART III

Existing Zoning District I-6

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

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
Used Car Lot Retail, Wholesale, Buy here pay here, and Lease

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
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 Christopher Pence Jr Date 7-10-2018

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #382**

Applicant **Christopher Pence Jr.**

Property Location **230 Joshua Court** Parcel ID# **70464**

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 will be located in an existing commercial building that was built to code. The use will not generate significant traffic.

2. The use meets all required conditions and specifications.


This property is zoned I-G. 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.

A vehicle towing/repossession business has offices and stores vehicles on this property. This property is adjoined on all sides 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 property as part of an Industrial Center.




Lincoln County, NC

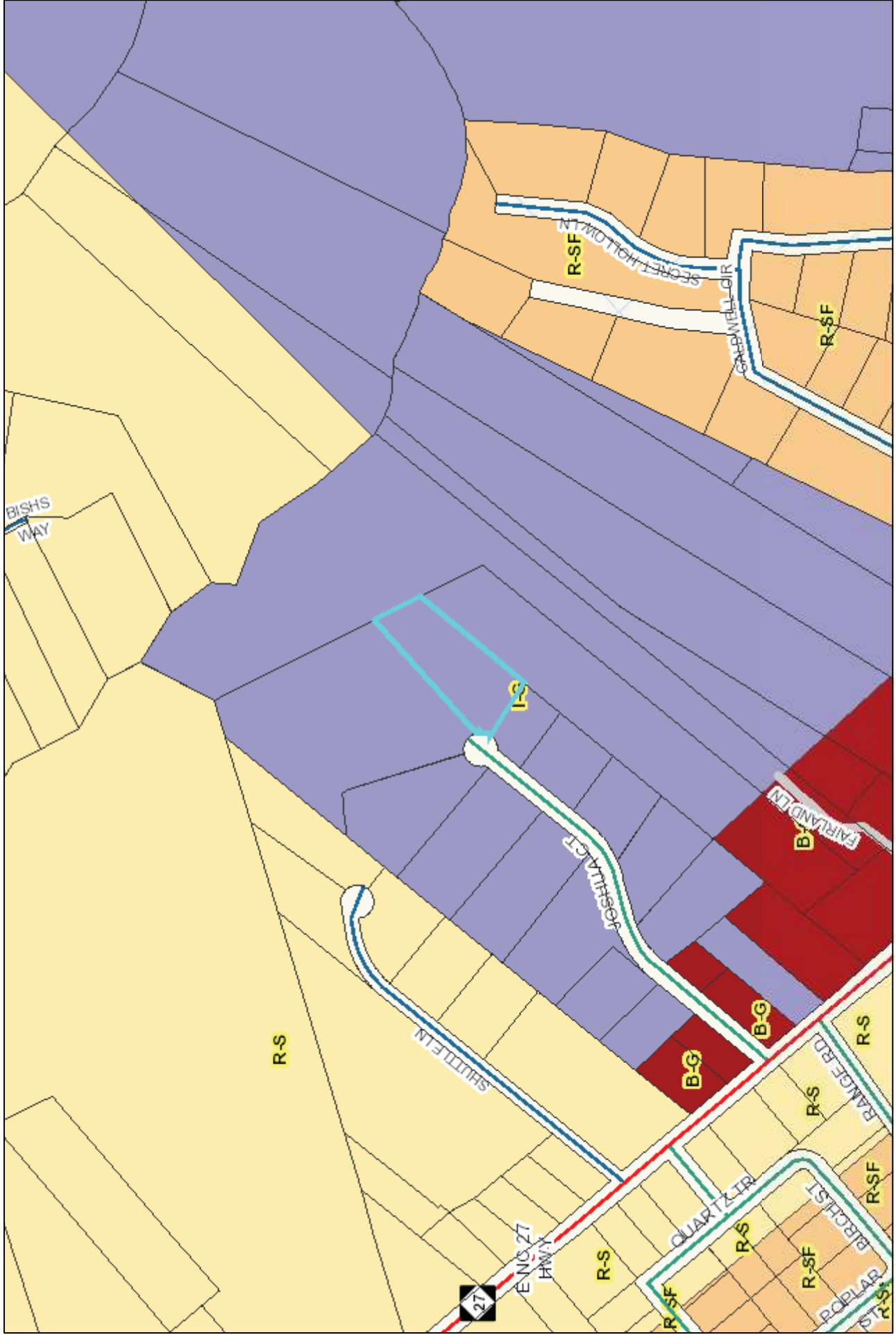
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 7/13/2018 Scale: 1 Inch = 200 Feet



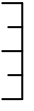


	Parcel ID	70464	Owner	BLUE LAKE INVESTMENTS LLC		
	Map	3653	Mailing	230 JOSHUA CT		
	Account	0211522	Address	LINCOLNTON, NC 28092		
	Deed	2027 547	Last Transaction Date	04/17/2008	Sale Price	\$0
	Plat	G 259	Subdivision	ROSS INDUSTRIAL PARK	Lot	10
	Land Value	\$99,645	Improvement Value	\$95,551	Total Value	\$195,196
	Previous Parcel					
	-----All values for Tax Year 2018 -----					
	Description	#10 ROSS INDUSTRIAL PARK			Deed Acres	1.836
	Address	230 JOSHUA CT			Tax Acres	1.847
Township	IRONTON			Tax/Fire District	BOGER CITY	
Main Improvement	OFFICE			Value	\$87,788	
Main Sq Feet	1280	Stories	1	Year Built	2007	
Zoning District	Calc Acres	Voting Precinct		Calc Acres		
I-G	1.85	IS23	1.85			
Watershed	1.85		Sewer District	1.85		
Census County	109	Tract	070902	Block	3016 1.85	
Flood	Zone Description	Panel	3710365300 1.85			
X	NO FLOOD HAZARD					

Conditional Use Permit #382
subject property is outlined in blue



0 100 200 Feet



1 inch = 400 feet

July 13, 2018

Esri, Inc., Lincoln County, NC



July 13, 2018

0 100 200 Feet

1 inch = 100 feet