To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 13, 2020

Re: CZ #2020-3
John and Carolyn Prime, applicants
Parcel ID# 02291

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 6, 2020.

Request

The applicants are requesting the rezoning of a 0.87-acre lot from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit vehicle sales in addition to vehicle service, which is already permitted as an existing use. The sales office would be located in an existing commercial building, which features a two-bay garage.

Vehicle sales is not permitted in the B-N district and is a conditional use in the B-G district and in the Eastern Lincoln Development District (ELDD), in which this property is located.

A site plan has been submitted as part of the application. It shows proposed vehicle display areas at the front of the property and on the sides. Also included with the application are minutes from a March 10 community involvement meeting.

Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified uses in accordance with the approved site plan. Any major modification or change in use would require approval by the Board of Commissioners through a public hearing process.

Site Area & Description

The subject property is located at 1656 N. NC 16 Business Hwy., on the east side of N.C. 16 Business at Galway Lane. It is adjoined by property zoned B-N, I-G (General Industrial), CZ I-G and CU B-G (Conditional Use B-G) Land uses in this area include business, industrial, educational and residential. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for general commercial services.


**Additional Information**

**Permitted uses**
Under current B-N zoning: vehicle service, retail sales, offices, personal services, etc.
Under proposed zoning: vehicle sales and vehicle service.

**Adjoining zoning and uses**
East: zoned B-N and CZ I-G, undeveloped lot and undeveloped portion of tract containing body shop.
South: zoned CZ I-G, body shop.
North: zoned B-N, undeveloped lot.

**Staff’s Recommendation**

Staff recommends approval of the rezoning request. See proposed statement on following page.
Zoning Amendment
Staff’s Proposed Statement of Consistency and Reasonableness

Case No.    CZ #2020-3
Applicant    John and Carolyn Prime
Parcel ID#    02291
Location    1656 NC 16 Business Hwy.
Proposed amendment    Rezone from B-N to CZ B-G to permit vehicle sales in addition to vehicle service

This proposed amendment is consistent with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for general commercial services.

This proposed amendment is reasonable and in the public interest in that:

This property is located in an existing business area. It is adjoined by properties zoned business. Because this is a conditional rezoning, the use of the property will be limited to vehicle sales and vehicle service. Other automotive businesses are located in this area. The vehicle display areas are limited in size and will be buffered from the road.
Conditional Zoning District Application
Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I
Applicant Name  JOHN & CAROLYN PRIME
Applicant Address  1656 N HWY 16
Applicant Phone Number  203 509 5096
Property Owner Name  J & C PRIME LLC.
Property Owner Address  8046 WESTCAPE DR. DENVER NC 28037
Property Owner Phone Number  203 509 5096

PART II
Property Location  1656 N HWY 16
Property ID (10 digits)  4603-68-1591  Property size  .866
Parcel # (5 digits)  02291  Deed Book(s)  2754  Page(s)  399

PART III
Existing Zoning District  B-N  Proposed Zoning District  CZ B-G

Briefly describe how the property is being used and any existing structures.
EXISTING VEHICLE SERVICE GARAGE

List the proposed use or uses of the property.
VEHICLE SERVICE & VEHICLE SALES

APPLICATION FEE (less than 2 acres $400, 2-5 acres $800, 5+ acre $1,200)
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
Date  2-5-2020
**Date:** Tuesday, March 10, 2020.

**Location of subject property:** 1656 N. NC 16 Business Hwy., Denver, N.C.

**Purpose:** community involvement meeting for proposed auto sales for J&C Prime, LLC

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**Introduction**

John, Carolyn and Joe Prime introduced themselves for Prime Automotive, LLC, and Prime Shine Mobile Detailing, LLC.

They presented a site plan and discussed their intention for use of the property.

**Open Discussion**

**Question:** How many cars will be displayed at any one time?

**Answer:** We informed them 25-35 vehicles.

**Question:** Will there be any storage of vehicles behind the building?

**Answer:** We explained there would be no storage of vehicles in the back of the building.

**Question:** What will be the business hours?

**Answer:** 8:30 a.m. to 6 p.m. Monday-Thursday, Friday 8:30 a.m. to 5:00 p.m., and Saturday 8:30 a.m. to noon.

**Question:** How will the inventory be delivered?

**Answer:** We explained mostly driven in.

**Question:** What price range will the vehicles be?

**Answer:** The price range will be $8,000-$35,000.

**Question:** What model years would you sell?

**Answer:** We will be selling 5-10 year-old vehicles.

**Question:** What kind of sign will be displayed?

**Answer:** Signage will be installed on the building, permitted and approved by the county first. We will not be putting a sign near the road.
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<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone #</th>
<th>E-Mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evan Moore</td>
<td>7998 Ridgehaven Dr. E</td>
<td>704-233-0874</td>
<td><a href="mailto:emo0060pc@gmail.com">emo0060pc@gmail.com</a></td>
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<td>Jan Dean</td>
<td>772 Bermuda Dr.</td>
<td></td>
<td><a href="mailto:jn22156@gmail.com">jn22156@gmail.com</a></td>
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<tr>
<td>Rob Permenter</td>
<td>4509 Rustling Woods Dr</td>
<td></td>
<td><a href="mailto:rpermenter@lincolncounty.org">rpermenter@lincolncounty.org</a></td>
</tr>
<tr>
<td>Dennis Long</td>
<td></td>
<td>704-483-2378</td>
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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: 3/12/2020 Scale: 1 Inch = 100 Feet

Parcel ID 02291 Owner J&C PRIME LLC
Map 4603 Mailing 8046 WESTCAPE DRIVE
Account 0268452 Address DENVER, NC 28037
Deed 2754 399 Last Transaction Date 07/03/2018 Sale Price $210,000
Plat Subdivision Lot
Land Value $173,200 Improvement Value $34,554 Total Value $207,754
Previous Parcel

Description CAR WASH Deed Acres 1.102
Address 1656 N NC 16 BUSINESS HWY Tax Acres 0.866
Township CATAWBA SPRINGS Tax/Fire District EAST LINCOLN
Main Improvement SERVICE GARAGE Value $32,022
Main Sq Feet 2040 Stories 1 Year Built 1972
Zoning District Calc Acres B-N 0.87
Watershed 0.87 Voting Precinct Calc Acres WP32 0.87
Census County 109 Tract 071202
Flood X Zone Description NO FLOOD HAZARD Panel 3710460300 0.87
CZ #2020-3
subject property is outlined in blue