To: Board of Commissioners
   Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 13, 2020

Re: CUP #419
   MRJ Holdings, LLC
   Parcel ID# 102322

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

REQUEST

The applicant is requesting a conditional use permit to fabricate stone for countertops and other uses in the I-G (General Industrial) district. Under the North American Industry Classification System, cut stone and stone product manufacturing is included in industry group 3279. Under the Lincoln County Unified Development Ordinance, any use classified under that group is a conditional use in the I-G district.

A site plan has been submitted as part of the application. It shows a proposed 12,000-square-foot building with a future 4,000-square-foot addition and two future buildings totaling 20,000 square feet.

SITE AREA AND DESCRIPTION

The 6.4-acre parcel is located at the end of Jameson Way about 500 feet north of Quarry Lane about 600 feet west of N.C. 16 Business in Catawba Springs Township. It is part of the planned Prestige Business Park. The subject property is surrounded by property zoned I-G. Land uses in this area include a landfill, a concrete plant and a quarry. The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.
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  MRJ Holdings, LLC

Applicant Address  2300 Distribution Street, Charlotte, NC  28203

Applicant Phone Number  336-262-4432

Property Owner Name  MRJ Holdings, LLC

Property Owner Address  2300 Distribution Street, Charlotte, NC  28203

Property Owner Phone Number  336-262-4432

PART II
Property Location  Jameson Way

Property ID (10 digits)  4607-08-5337  Property size  6.6 acres

Parcel # (5 digits)  102322  Deed Book(s)  2470  Page(s)  375

PART III
Existing Zoning District  I-G

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

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
Stone fabrication for counter tops.

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  
Date  2/20/20
APPLICANT’S PROPOSED FINDINGS OF FACT FOR A CONDITIONAL USE PERMIT

Application No.  CUP #419  Applicant  MRJ Holdings, LLC
Property location  Jameson Way  Parcel#  102322
Zoning District  I-G  Proposed Conditional Use  fabrication of stone for countertops and other uses

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

   The proposed development and operation will meet all applicable sedimentation control, stormwater and environmental regulations. The proposed buildings will be constructed to meet the state building code.

2. The use meets all required conditions and specifications.

   Fabrication of stone is a conditional use in the I-G district. The proposed location of the buildings meet the setback requirements of the Unified Development Ordinance.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

   This property is surrounded by property industrial. It is adjoined by properties that contain a landfill and a concrete plant.

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 subject property is located in an area that includes a landfill, a concrete plant, a quarry and a railroad. It is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center.
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Owner</th>
<th>Deed</th>
<th>Sale Price</th>
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<td>102322</td>
<td>BBC INDUSTRIAL LLC</td>
<td>2870375</td>
<td>$0</td>
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### Additional Information

- **Address**: 10200 TORRENCE CHAPEL RD SUITE 100
- **Mailing Address**: CORNELIUS, NC 28031
- **Last Transaction Date**: 02/19/2020
- **Lot**: 3
- **Subdivision**: PRESTIGE BUSINESS PARK MAP 1
- **Improvement Value**: Work in Progress
- **Total Value**: Work in Progress
- **Main Improvement Value**: Work in Progress
- **Description**: #3 PRESTIGE BUSINESS PARK
- **Address**: JAMESON WAY
- **Township**: CATAWBA SPRINGS
- **Tax District**: EAST LINCOLN
- **Main Improvement Value**: Work in Progress
- **Main Sq Feet**: 6.347
- **Zoning District Calculation Acres**: I-G 6.35
- **Watershed**: 6.35
- **Census County**: 109
- **Tract**: 071102
- **Block**: 1020
- **Flood Zone Description**: X NO FLOOD HAZARD
- **Zone Calculation Acres**: LW31 6.35
- **Sewer District**: 6.35
- **Parcel ID**: 3710460100 6.35

**Note**: All values for Tax Year 2020.