



**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 12, 2013

Re: PCUR #160  
Jeff Wilkinson, applicant  
Parcel ID# 23338

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2013.*

#### REQUEST

The applicant is requesting a parallel conditional use rezoning of 0.9 acre from R-S (Residential Suburban) to CU B-G (Conditional Use General Business) to permit additional parking for a car dealership. Vehicle sales is a conditional use in the B-G district. If the rezoning request is approved, the development and use of the property would be subject to the approved site plan and any conditions mutually approved by the county and the applicant.

#### SITE AREA AND DESCRIPTION

The property is located on the east side of James Street about 300 feet north of N.C. 27 in Ironton Township. It is adjoined by property zoned R-S and B-N (Neighborhood Business). Land uses in this area include business, residential and institutional. This property is located in an area designated by the Lincoln County Land Use Plan as Mixed Residential/Commercial.

## ADDITIONAL INFORMATION

### **Permitted uses**

Under current zoning: Single-family dwelling, duplex, church.

Under requested zoning: additional parking for car dealership.

### **Adjoining zoning and uses**

East: zoned R-S, residence and vacant commercial building.

South: zoned B-N, car dealership.

West (opposite side of James Street): zoned R-S, vacant lot.

North: zoned R-S, duplex.

### **Required buffers if rezoned**

Class C buffer along rear and side line abutting residential district

Parking buffer along road right-of-way

## STAFF 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.       **PCUR #160**  
Applicant      **Jeff Wilkinson**  
Parcel ID#     **23338**  
Location       **east side of James Street, 300 feet north of N.C. 27.**  
Proposed amendment     **Rezone from R-S to C-U B-G to permit additional parking for car dealership**

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 Mixed Residential/Commercial, suitable for small-scale office and retail uses as well as higher-density residential uses.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is adjoined by property zoned business and by a nonconforming commercial property. Because this is a parallel conditional use rezoning, the use of this property will be limited to parking.**



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Jeff Wilkinson**

Application No. **PCUR #160**

Property Location **James Street**

Proposed Zoning District **CU B-G**

Proposed Conditional Use **vehicle sales (additional parking for existing dealership)**

### 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:

\_\_\_\_\_  
\_\_\_\_\_



**Parallel Conditional Use Rezoning Application**  
 Lincoln County Planning and Inspections Department  
 Zoning Administrator  
 302 N. Academy St., Lincolnton, NC 28092  
 Phone: (704)736-8440 FAX: (704)732-9010

**PART I**

Applicant Name Jeff Wilkinson

Applicant Address 3081 East Hwy 27 Lincolnton NC 28092

Applicant Phone Number 704-735-1212 cell 704-688-0372

Property Owner Name SAME

Property Owner Address \_\_\_\_\_

Property Owner Phone Number \_\_\_\_\_

**PART II**

Property Location JAMES ST.

Property ID (10 digits) 3643-77-4547 Property size .91

Parcel # (5 digits) 23338 Deed Book(s) 2323 Page(s) 749

**PART III**

Existing Zoning District R-S Proposed Zoning District CU B-G

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

Briefly explain the proposed use and/or structure which would require a rezoning.  
Additional Parking for Car Dealership

**\$750 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.

**APPLICANT'S PROPOSED FINDINGS OF FACT**  
**FOR A CONDITIONAL USE PERMIT**

Application No. **PCUR 160**

Applicant **Jeff Wilkinson**

Property Location: **James Street**

Parcel ID# **23338**

Proposed Conditional Use **additional parking for car dealership**

**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 be limited to parking. A driveway permit must be obtained from NCDOT for access to James Street.**

2. The use meets all required conditions and specifications.

**Vehicle sales is a conditional use in the B-G district. A Class C buffer will be provided along the rear and the side of the property abutting a residential buffer, and a parking buffer will be provided along the edge of the road right-of-way.**

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

**Because this is a parallel conditional use rezoning, the use will be limited to additional parking for an existing car dealership. The parking area will be buffered from residentially zoned property.**

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 property is located in an existing commercial area and in an area designated by the Land Use Plan as Mixed Residential/Commercial.**



### 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: 7/3/2013 Scale: 1 Inch = 100 Feet**



Lincoln County GIS

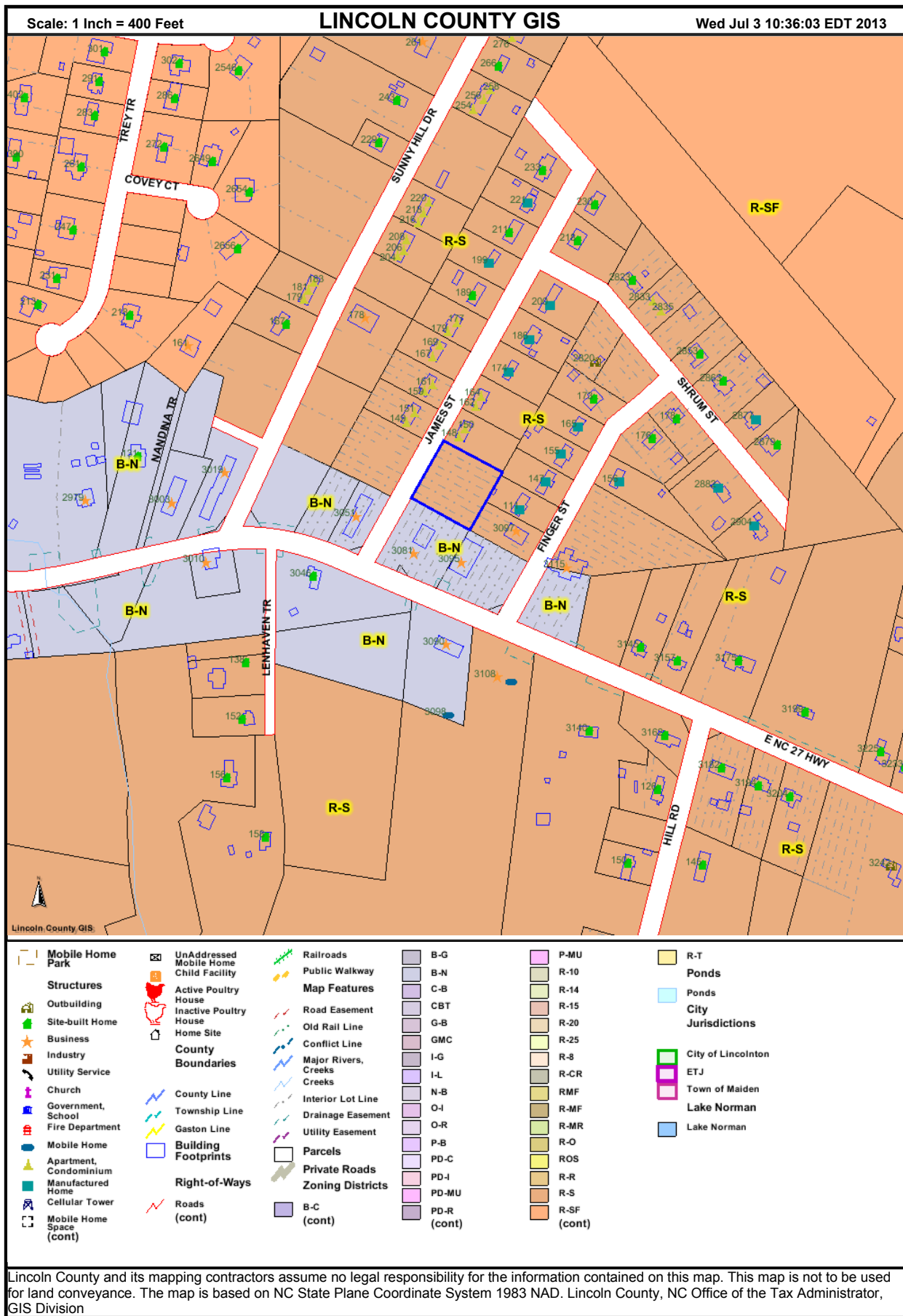
**PHOTOS**



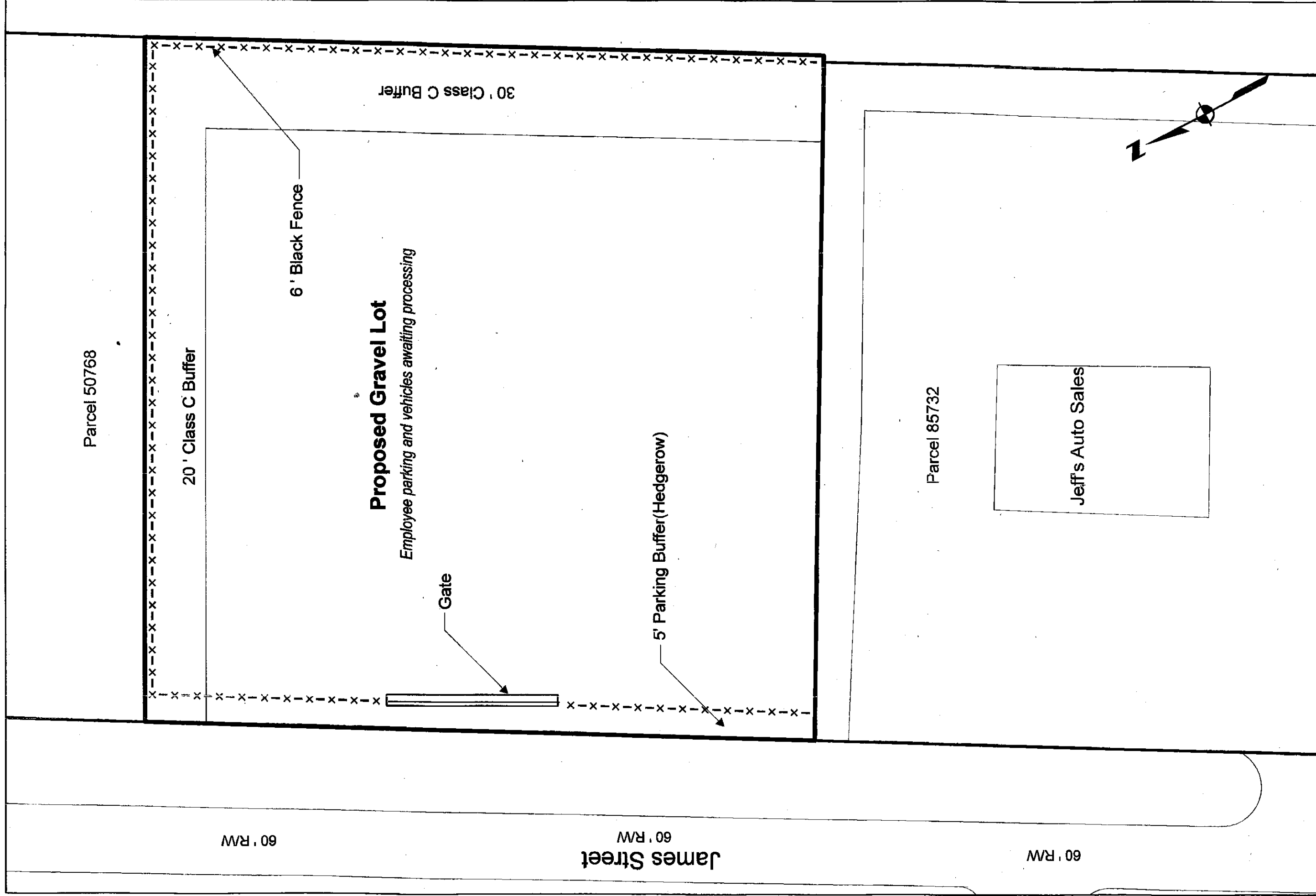
Photo Not Available

**PARCEL INFORMATION FOR 3643-77-4547**

<b>Parcel ID</b>	23338	<b>Owner</b>	WILKINSON JEFFREY DANIEL WILKINSON LINDA MOODY	
<b>Map Account</b>	3643-07 0238827	<b>Mailing Address</b>	3081 E NC 27 HWY LINCOLNTON NC 28092	
<b>Deed</b>	2323-749	<b>Recorded</b>	6/20/2012	<b>Sale Price</b> \$35,000
<b>Land Value</b>	\$30,000	<b>Total Value</b>	\$30,000	<b>Previous Parcel</b>
----- All values are for tax year 2013. -----				
<b>Subdivision</b>	Lot 86-93 SHRUM SUBDIVISION			<b>Plat</b> C-180
<b>Description</b>	J H SHRUM LOTS			<b>Deed Acres</b> 1
<b>Address</b>	JAMES ST			<b>Tax Acres</b> 0.91
<b>Township</b>	IRONTON			<b>Tax/Fire District</b> BOGER CITY
<b>Improvement</b>	No Improvements			
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
R-S	0.92	ASBURY (AS25)	0.92	
<b>Watershed Class</b>	<b>Calculated Acres</b>	<b>Sewer District</b>	<b>Calculated Acres</b>	
Not in a watershed	0.92	Not in the sewer district	0.92	
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>	
37109		070200	5021	0.92
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	3710364300	0.92	







Parcel 50768

20' Class C Buffer

6' Black Fence

**Proposed Gravel Lot**

*Employee parking and vehicles awaiting processing*

Gate

5' Parking Buffer (Hedgerow)

30' Class C Buffer

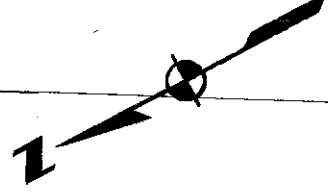
Parcel 85732

Jeff's Auto Sales

60' RM

James Street  
60' RM

60' RM



Date: 6/21/13

Lincoln County, NC

**Jeff's Auto Sales**  
PCUR # 160  
**Site Plan**

1 inch = 25 feet

