



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 20, 2013

Re: CUP #329
Jonas Smithhisler, applicant
Parcel ID# 02857

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 9, 2013.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the B-G (General Business) district. An existing building and parking lot would be utilized. Vehicle sales is a conditional use in the B-G district.

SITE AREA AND DESCRIPTION

The 0.28-acre parcel is located at 6864 E. NC 150 Hwy., on the south side of N.C. 150 about 500 feet west of Henry Dellinger Road, in Ironton Township. It is adjoined by property zoned R-T (Transitional Residential) and I-G (General Industrial). Land uses in this area include business, residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.



County Of Lincoln, North Carolina

Planning Board

Applicant **Jonas Smithhisler**

Application No. **CUP #329**

Property Location **6864 E. NC 150 Hwy.**

Zoning District **B-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 Jonas Smithhister

Applicant Address 6864 Highway 150 E. Maiden, NC, 28650

Applicant Phone Number 704-489-8566

Property Owner Name Gerald Henley

Property Owner Address 6900 Highway 150 E. Maiden NC, 28650

Property Owner Phone Number 704-651-3394

PART II

Property Location 6864 Highway 150 E. Maiden NC, 28650

Property ID (10 digits) 3686-01-4157 Property size 0.28 Acres.

Parcel # (5 digits) 02857 Deed Book(s) 553 Page(s) 660

PART III

Existing Zoning District B-G

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

Shop & office building.

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

Vehicle Sales.

\$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

Date

7-25-13

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

Application No. **CUP #329**

Applicant **Jonas Smithhisler**

Property Location **6864 E. NC 150 Hwy.**

Zoning District **B-G**

Proposed Conditional Use **vehicle sales**

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

This is an existing commercial building and parking lot. The proposed use will not generate significant traffic.

2. The use meets all required conditions and specifications.

Vehicle sales is a conditional use in the B-G district. This is an existing developed site.

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

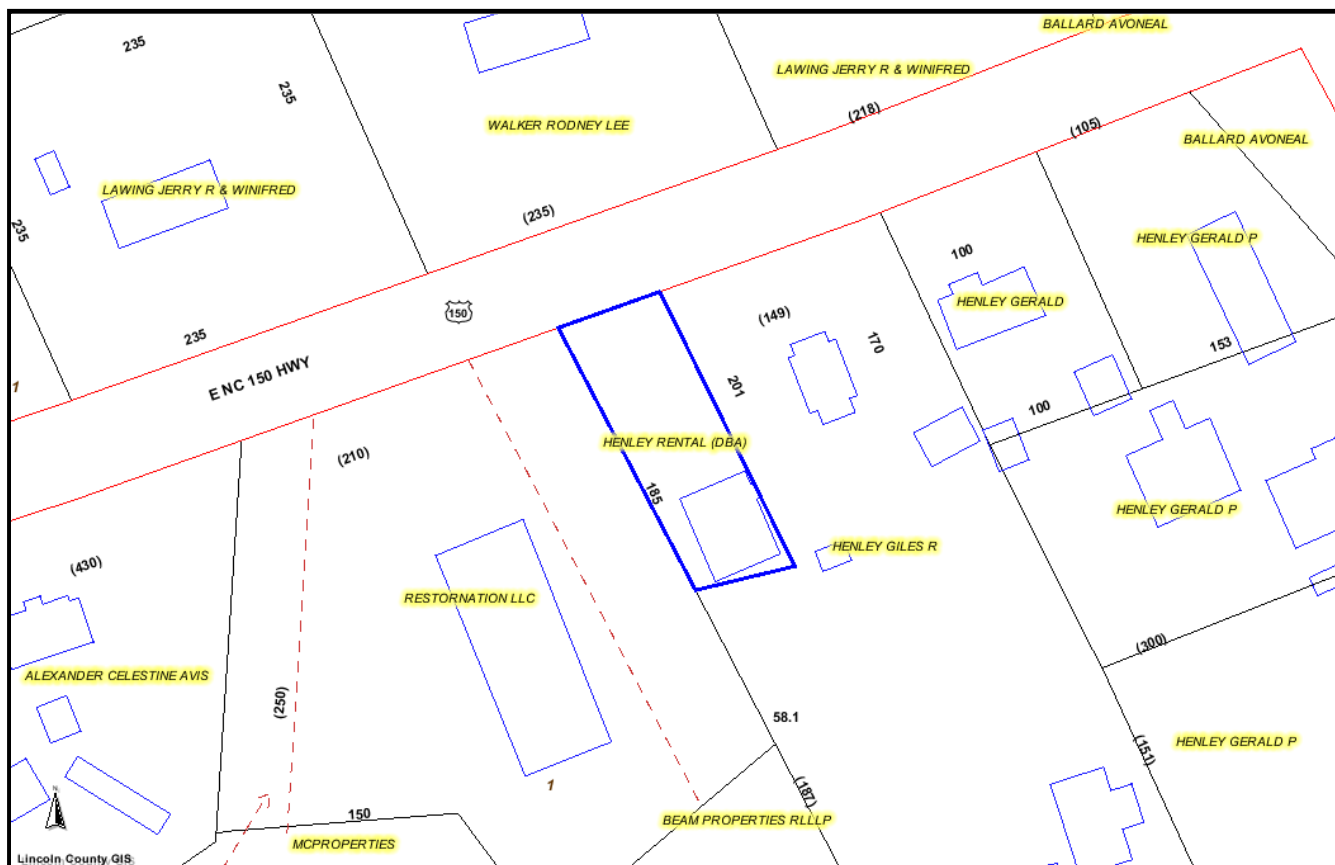
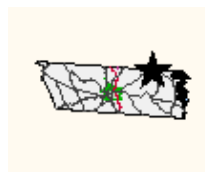
This property has been a business location for many years. It was previously used for an auto repair shop. It is adjoined by property zoned industrial.

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.

This is an existing business area. This property is part of an area designated by the Lincoln County 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: 7/30/2013 Scale: 1 Inch = 116 Feet



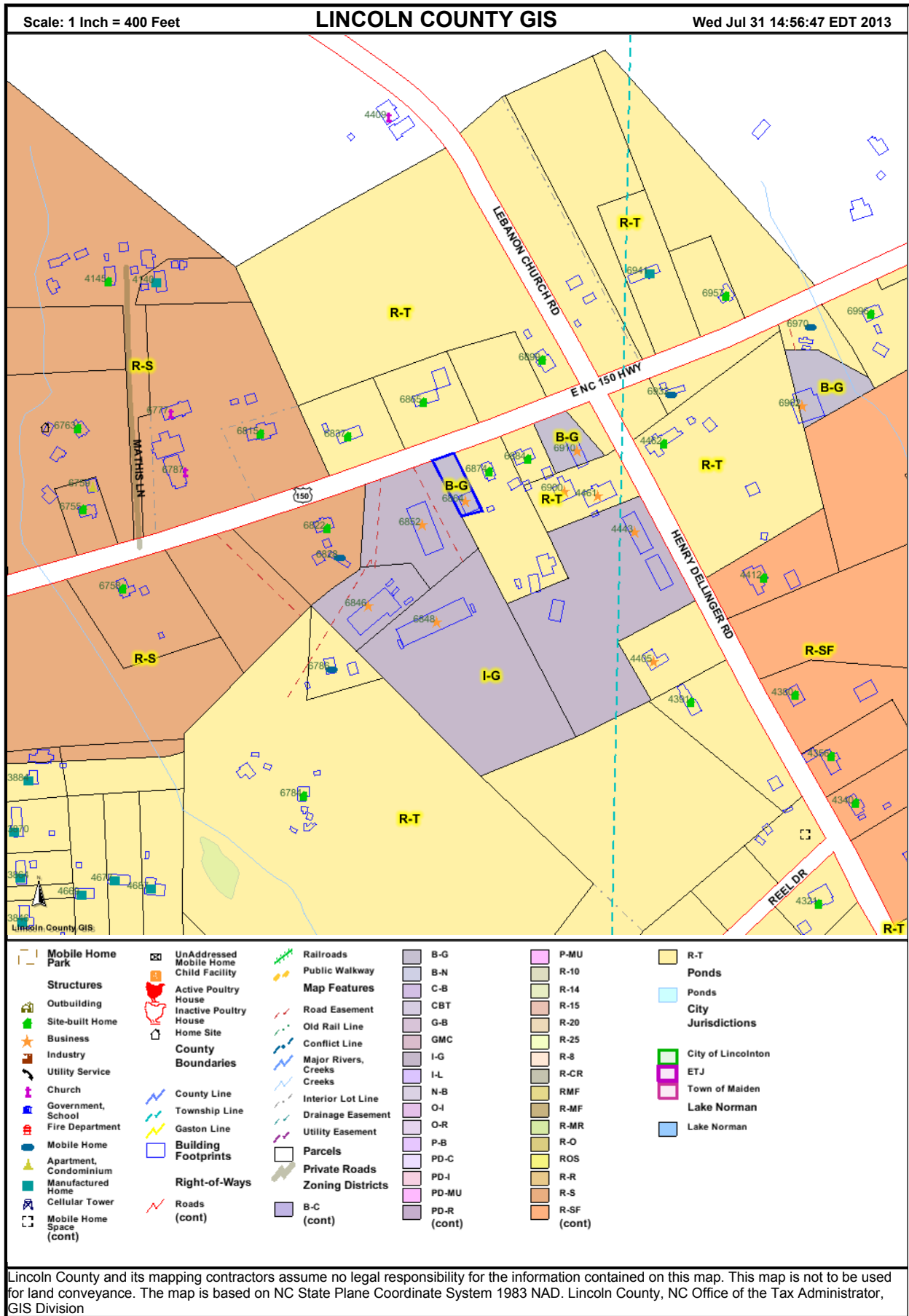
Lincoln County GIS

PHOTOS



PARCEL INFORMATION FOR 3686-01-4157

Parcel ID	02857	Owner	HENLEY RENTAL (DBA) HENLEY GERALD	
Map Account	3686-00	Mailing Address	C/O GERALD HENLEY 6900 E HWY 150 MAIDEN NC 28650	
Deed	553-660	Recorded		Sale Price 0
Land Value	\$37,506	Total Value	\$95,124	Previous Parcel
----- All values are for tax year 2013. -----				
Description	GARAGE HWY 150E		Deed Acres	0.28
Address	6864 E NC 150 HWY		Tax Acres	0.28
Township	IRONTON		Tax/Fire District	DENVER
Main Improvement		SHOP	Value	\$55,086
Main Sq Feet	2610	Stories	1 Year Built	1978
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
B-G	0.29	PUMPKIN CENTER (PC22)	0.29	
Watershed Class	0.29	Sewer District	0.29	
Not in a watershed		Not in the sewer district		
2000 Census County		Tract	Block	
37109		070900	2001	0.29
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710368600	0.29	





Lincoln County GIS

County Line	Road Easement	Creeks	Roads	Private Roads	Town of Maiden
Township Line	Conflict Line	Interior Lot Line	Railroads	City Jurisdictions	2010 State Ortho
	Major Rivers, Creeks (cont)	Drainage Easement	Public Walkway	City of Lincolnton	
		Utility Easement	Parcels	ETJ (cont)	
		Right-of-Ways (cont)			

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