



BOARD OF COMMISSIONERS
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AGENDA
Lincoln County Board of Commissioners Meeting
Monday, June 7, 2021
6:30 PM

Lincoln County Administration Building
353 N. Generals Blvd
Lincolnton, NC 28092

Call to Order – Chairman Mitchem

Moment of Silence

Pledge of Allegiance

1. Adoption of the Agenda
2. Consent Agenda
 - Approval of Minutes – [May 17, 2021](#)
 - [BOA #8](#)
 - [GPO #5](#)
 - [Performance Guarantee Extension - Wildbrook Phase 1A](#)
 - [Performance Guarantee Extension - The Farm at Ingleside Phase 1](#)
 - [Designation of Voting Delegate to NCACC's 114th Annual Conference](#)
3. [Memorandum of Understanding Regarding Funding for Lincoln County Schools](#) – Dr. Aaron Allen
4. [Zoning Public Hearings](#) – Randy Hawkins

Joint Public Hearings with Planning Board - Legislative Cases:

[ZMA #680 Scott Gizowski \(Parcel ID# 103467\)](#) A request to rezone 1.0 acre from R-R (Rural Residential) to I-L (Light Industrial). The property is located on the east side of Sam Houser Road, about 250 feet south of its intersection with Henry Road in North Brook Township.

[ZMA #681 Scott Gizowski, applicant](#) (Parcel ID# 11529) A request to rezone 5.7 acres from I-L (Light Industrial) to R-R (Rural Residential). The property, part of an 18.3-acre tract, is located on the west side of Sam Houser Road south of its intersection with Henry Road in North Brook Township.

[ZMA #682 Sarah Chambers, applicant](#) (Parcel ID# 11972) A request to rezone a 2.8-acre tract from R-SF (Residential-Single Family) to R-R (Rural Residential). The property is located on the south side of Flay Road about 2,100 feet west of its intersection with Bess Chapel Church Road in North Brook Township.

[PD #2021-2 PSA Denver, LLC, applicant](#) (Parcel ID# 02300) A request to rezone a 4.8-acre tract from CZ B-G (Conditional Zoning General Business) to PD-I (Planned Development Industrial) to permit a 12,000-square-foot facility for a metal forging operation and a 5,200-square-foot expansion of an existing facility that includes a retail operation and shooting range. The property is located at 1417 N. NC 16 Business Hwy in Catawba Springs Township.

[CZ #2021-4 Teramore Development, LLC, applicant](#) (Parcel ID# 00103) A request to rezone 1.9 acres from B-N (Neighborhood Business) and R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) to permit a 10,640-square-foot retail store. The property is located on the southeast corner of the intersection of N.C. 27 and Hallman Mill Road in North Brook Township.

Following the joint meeting, the Lincoln County Board of Commissioners will hold public hearings to consider the following Quasi-Judicial matters:

[SUP #440 Gregory Dellinger, applicant](#) (Parcel ID# 30916) A request for a special use permit to build a residential accessory structure, a 400-square-foot garage, in front of the front building line of a house on a lot adjacent to Lake Norman. The 3.6-acre parcel is located at 1273 Nixon Heights Lane in Catawba Springs Township.

[SUP #441 Lisa Abernethy, applicant](#) (Parcel ID# 26612) A request for a special use permit to place a singlewide manufactured home in the R-S (Residential Suburban) district. The proposed 0.75-acre site, part of a 13.3-acre tract, is located about 750 feet east of Mack Ballard Road and 150 feet south of Botany Trail in Ironton Township.

[WSSUP #26 Teramore Development, LLC, applicant](#) (Parcel ID# 00103) A request for a special use permit to exceed 12% impervious surface area in the Indian Creek WS-II Protected Area as a special nonresidential intensity allocation under the 10/70 option. The applicant is proposing to develop a 1.9-acre site for a retail store, with an impervious surface area of approximately 47%. The property is located on the southeast corner of the intersection of N.C. 27 and Hallman Mill Road in North Brook Township.

5. Budget Public Hearing
6. [Sewer Jetter Trailer award and authorization to purchase](#) – John Henry
7. [Westwinds Park Bid Review and Award](#) – John Henry
8. Public Comments
9. Other Business
9. Closed Session pursuant to NCGS § 143-318.11(a) (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.

Adjourn



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*** To watch the livestream feed of the meeting, please see Council (viebit.com). Please note this link will only be active at during the meeting time ***

