AGENDA
Lincoln County Board of Commissioners Meeting
Monday, December 5, 2022
6:30 PM

James Warren Citizens Center
115 W. Main Street
Lincolnton, NC 28092

Call to Order – Davin Madden, County Manager

Moment of Silence

Presentation of the American Flag – Lincoln County Sheriff’s Office Honor Guard

Pledge of Allegiance

Induct Board of Commission Members
- Bud Cesena
- Jamie Lineberger

Seating of Board
- Election of Chair
- Election of Vice-Chair

Approval of Bond for Sheriff and Register of Deeds

Induct Sheriff Bill Beam
By Fred Hatley, Clerk of Court

Recognition of Commissioner Service
- Milton Sigmon

Public Congratulations – The Board will recess for public congratulations and reconvene in the Auditorium at 7:00 PM.
1. Adoption of the Agenda

2. *Adoption of Rules of Procedure*

3. Consent Agenda
   a. Approval of Minutes – November 21, 2022
   b. *VTS Refunds*

4. *Purchase Approval for Roll-off Truck for Solid Waste* – Andrew Bryant

5. *Set the Surety Bond for the Finance Director at $1,000,000* – Deanna Rios

6. *Finance Officer’s Report* – Deanna Rios

7. Zoning Public Hearings – Jeremiah Combs/Andrew Bryant

The Lincoln County Board of Commissioners and Planning Board will hold a joint meeting and public hearings on Monday, December 5, 2022, at 6:30 p.m. to consider the following matters:

   a) **CZ #2022-10 Jamie and Sadie Bridges, applicant** (Parcel ID# 58854) A request to rezone a 1.18-acre portion of a 13.9-acre parcel from R-T (Transitional Residential) to CZ I-G (Conditional Zoning General Industrial) to permit the use of that portion of the property as a parking area for up to 4 trucks and trailers for a general freight trucking operation. The property is located on the west side of Alf Hoover Road approximately 1 mile south of the intersection with Reepsville Road in Howards Creek Township.

   b) **CZ #2022-11 Brian Lloyd, applicant** (Parcel ID# 57288) A request to rezone 19.22 acres from R-CR (Residential and Commercial Recreational) to CZ I-G (Conditional Zoning General Industrial) in the Eastern Lincoln Development District overlay to permit a 10,000 square foot commercial building and up to 154 storage units. The property is located on the east side of N.C. 16 Business about 500 feet south of the intersection with Cherry Point Drive in Catawba Springs Township.

   c) **PD #2021-1A Ranger Island Associates, LLC, applicant** (Parcel ID# 02446) A request to revise a condition of the original approval that required that the orientation of the townhome buildings shown on the approved conceptual plan to be within 10 degrees of what is shown on the plan as to maximize the privacy between existing residences and the townhomes. The subject property is located on Ranger Island Road, Mozelle Sherrill Drive and Ranger Island Marina Road and borders Lake Norman in the Catawba Springs Township.
d) **PD #2021-4 Villages of Denver, LLC, applicant** (Parcel ID# 91568, 30147, 52404 and 100646) A request to rezone a 126-acre tract from PD-R CU (Conditional Use Planned Residential), R-T (Transitional Residential), R-SF (Residential Single-Family), and I-G (General Industrial) to PD-R (Planned Development-Residential) to permit a subdivision with up to 267 single-family detached homes. The property is located immediately north of the end of Kenyon Drive and south of Hagers Hollow Drive in Catawba Springs Township.

e) **ZMA #706 Ozambolo Joaquin, applicant** (Parcel ID# 31451) A request to rezone 4.18 acres from R-SF (Residential Single-Family) to R-T (Transitional Residential). The property is located on the south side of Hagers Ferry Road and the west side of Duckworth Lane in Catawba Springs Township.

f) **ZMA #707 Marty Wilcox, applicant** (Parcel ID# 53101) A request to rezone 1.75 acres from B-N (Neighborhood Business) to I-G (General Industrial). The property is located on the west side of N.C. 16 Business about 800 feet south of the intersection with McIntosh Road in Catawba Springs Township.

g) **UDO #2022-3 Lincoln County Planning and Inspections, applicant** A request to amend Section 2.4.5 & Section 2.4.6 & Section 2.4.7 to revise the Dimensional Standards, to amend Section 2.4.9.A., Section 2.4.9.B. & Section 2.4.9.E. to standardize Dimensional Standards for residential uses in Planned Development Districts, and to amend Section 5.6.1.A. to provide for a reduction in the required minimum lot size for Family Subdivisions.

h) **UDO #2022-4 Lincoln County Planning and Inspections, applicant**
   a. A request to amend Section 4.2.3 to remove the requirement that a Two-Family House be designed to appear as a single-family detached home in accordance with State law, Section 8.5 Remove reference to Adequate Public Facilities Committee, Section 9.8.7.F.3 to apply the Level of Service standard to all accesses and streets, Section 9.20.10 to clarify the process of claiming a Common Law Vested Right, Section 9.6.9.F to assign to authority of granting waivers to Subdivision Standards to the Board of Commissioners, Section 9.6.9.G to remove the option to send a Preliminary Plat back to the Planning Board for additional consideration, Section 10.5.2 to reference the provisions of state law that allow for the modernization of a billboard to a digital display if the billboard is permitted by NCDOT, Update assorted references to Condition Use Permits to Special Use permits throughout the ordinance.

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

i) **PA #56 Garden Street Communities Southeast, LLC, applicant** (Parcel ID# 14798, 14509, and 91403) A request for preliminary plat/sketch plan approval for a residential subdivision with up to 49 lots on 72.9 acres. The property is located on the south side of N.C. 182 at Gainsville Church Road in Howards Creek Township.
j)  **SUP #470 Craig P. Gates, Incorporated, applicant** (Parcel ID# 55045) A request for a special use permit to allow the placement of a manufactured home in the R-S (Residential Suburban) zoning district. The 0.69-acre parcel is located on the south side of Knollwood Lane about 600 feet east of the intersection with Branchview Trail in Lincolnton Township.

k)  **SUP #474 Graylin Locklear, applicant** (Parcel ID# 72399) A request for a special use permit to allow vehicle sales in the I-G (Industrial General) district. The 0.77-acre parcel is located at 4130 Sinclair St in Catawba Springs Township.

8. Public Comments

9. Other Business

   Adjourn