



**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: January 19, 2018

Re: CUP #375  
Michael Forrest, applicant  
Parcel ID# 57419

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 5, 2018.*

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. Under the Unified Development Ordinance, vehicle sales is a conditional use in the I-G district. A site plan has been submitted as part of the application. The sales office would be located in an existing commercial building that is currently being used for an wholesale auto dealership that includes servicing vehicles (permitted uses in the I-G district), and the vehicle display area would be limited to the area shown on the plan.

SITE AREA AND DESCRIPTION

The 1.0-acre parcel is located at 4330 Racing Drive, on the east side of Racing Drive about 800 feet south of N.C. 16 Business, in Catawba Springs Township. It is surrounded by property zoned I-G. Land uses in this area are primarily industrial. The subject property is located in an area designated by the Lincoln County Land Use Plan as industrial.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Michael Forrest**

Application No. **CUP #375**

Parcel ID# **57419**

Zoning District **I-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 Michael D. Forrest dba Lake Norman Auto Remarketing  
 Applicant Address 3766 Badger Run, Denver, NC 28037  
 Applicant Phone Number 704-239-5962  
 Property Owner Name Donna Cherry  
 Property Owner Address 7491 Common Oak Drive, Stanley, NC 28164  
 Property Owner Phone Number 980-722-9422

**PART II**

Property Location 4330 Racing Drive, Denver, NC 28037  
 Property ID (10 digits) 3686-70-3914 Property size .983  
 Parcel # (5 digits) 57419 Deed Book(s) F Page(s) 441

**PART III**

Existing Zoning District I-G

Briefly describe how the property is being used and any existing structures.  
Property has 7,000 square foot metal building used for processing used cars and selling them at auction.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.  
Would like to obtain a retail sales dealer license to sell used cars at this location and continue to do the same thing that we have been doing since November, 2013

**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.  
[Signature]  
 Applicant's Signature Date 12-20-17

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Application No. **CUP #375**

Applicant **Michael Forrest**

Property Location **4330 Racing Drive** Parcel ID# **57419**

Existing District **I-G**

Proposed Conditional Use **vehicle sales**

### **PROPOSED FINDINGS**

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

**The sales office will be located in an existing commercial building. The use will not generate significant traffic.**

2. The use meets all required conditions and specifications.

**This property is zoned I-G. Vehicle sales is a conditional use in the I-G district.**

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

**This property is currently being used to service vehicles for wholesale purposes. This property is surrounded by property zoned industrial.**

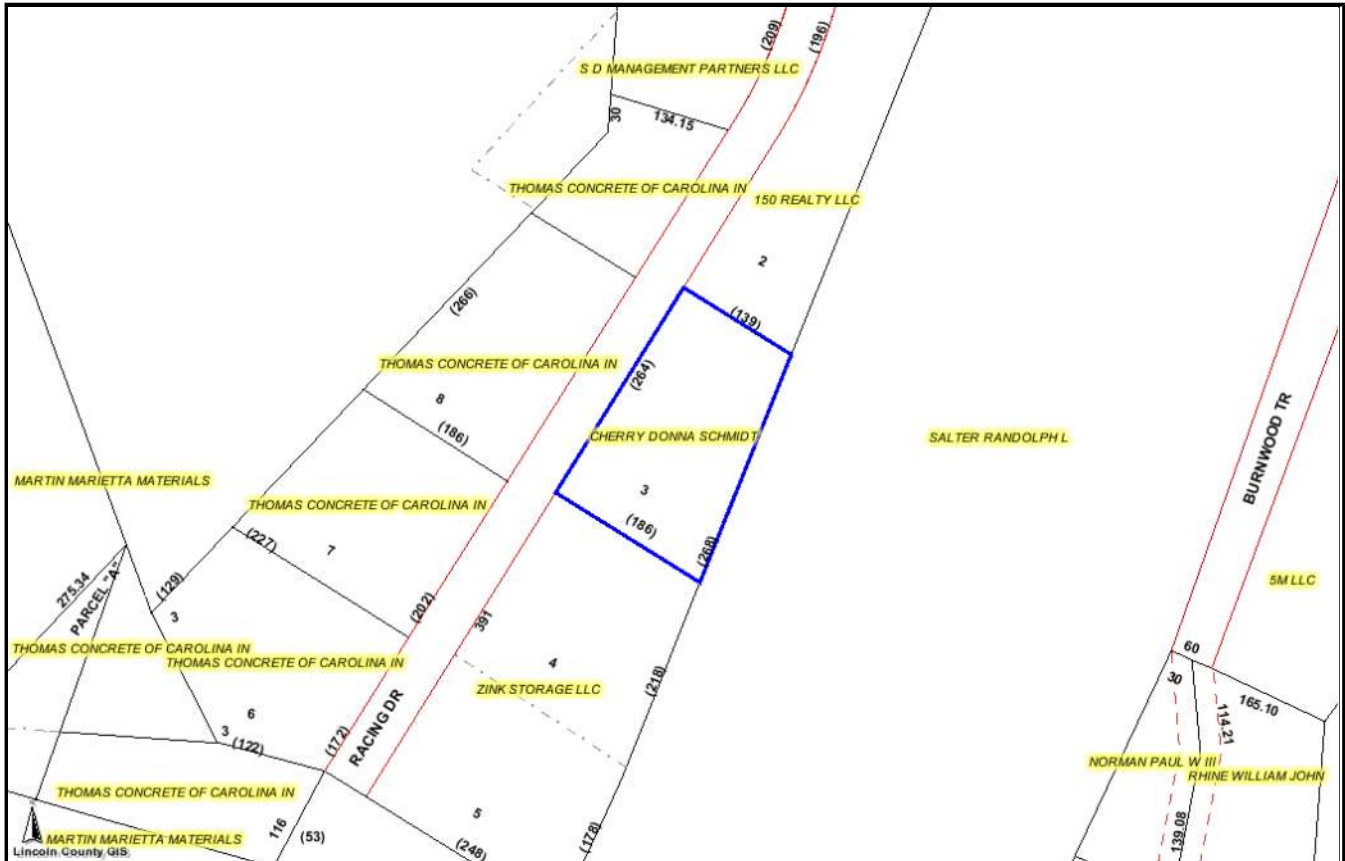
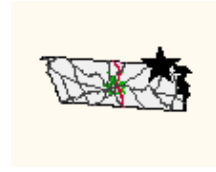
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**The location is in an industrial area. The Land Use Plan designates this area 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: 1/2/2018 Scale: 1 Inch = 200 Feet**



**PHOTOS**

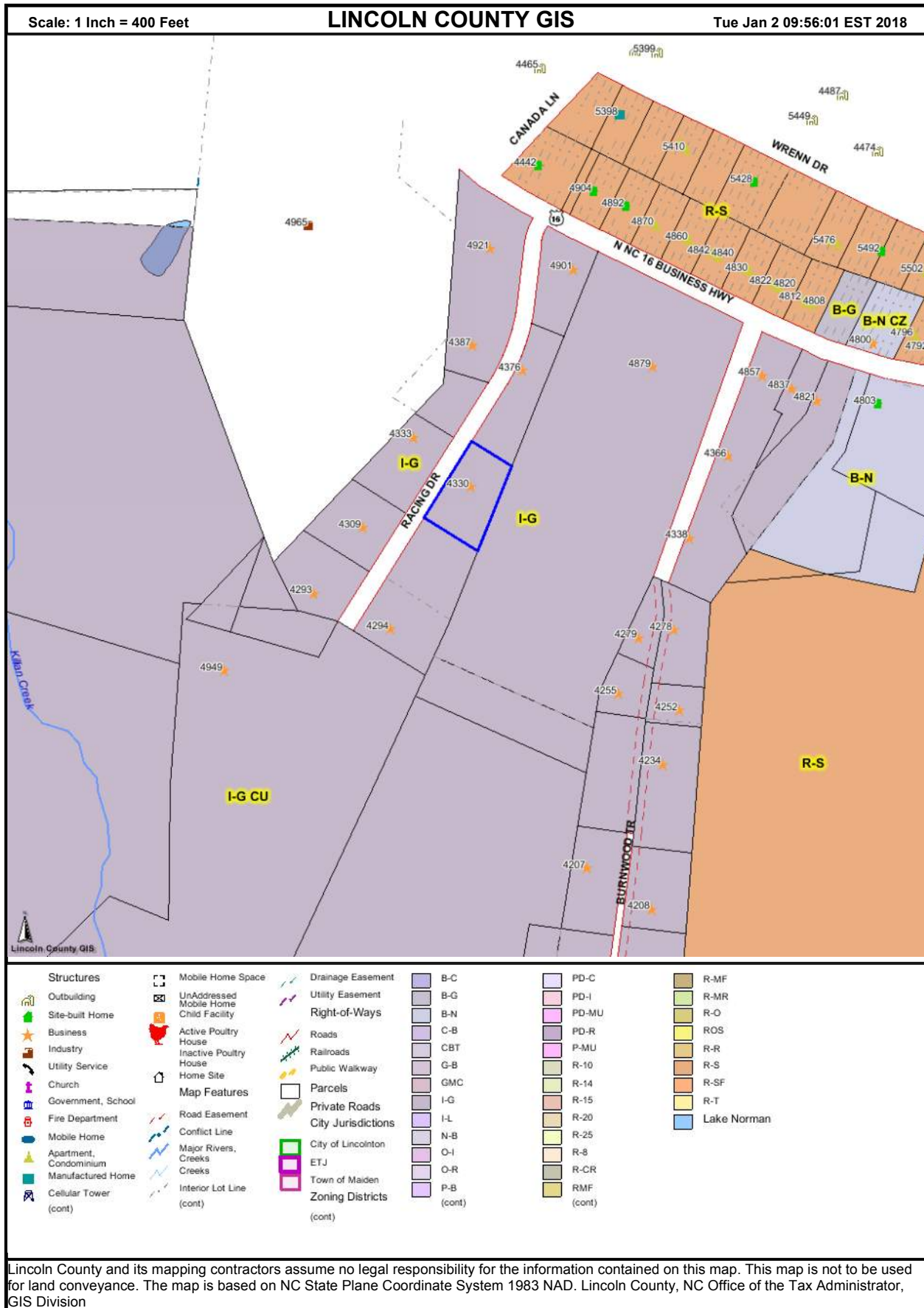
**PARCEL INFORMATION FOR 3686-70-3914**



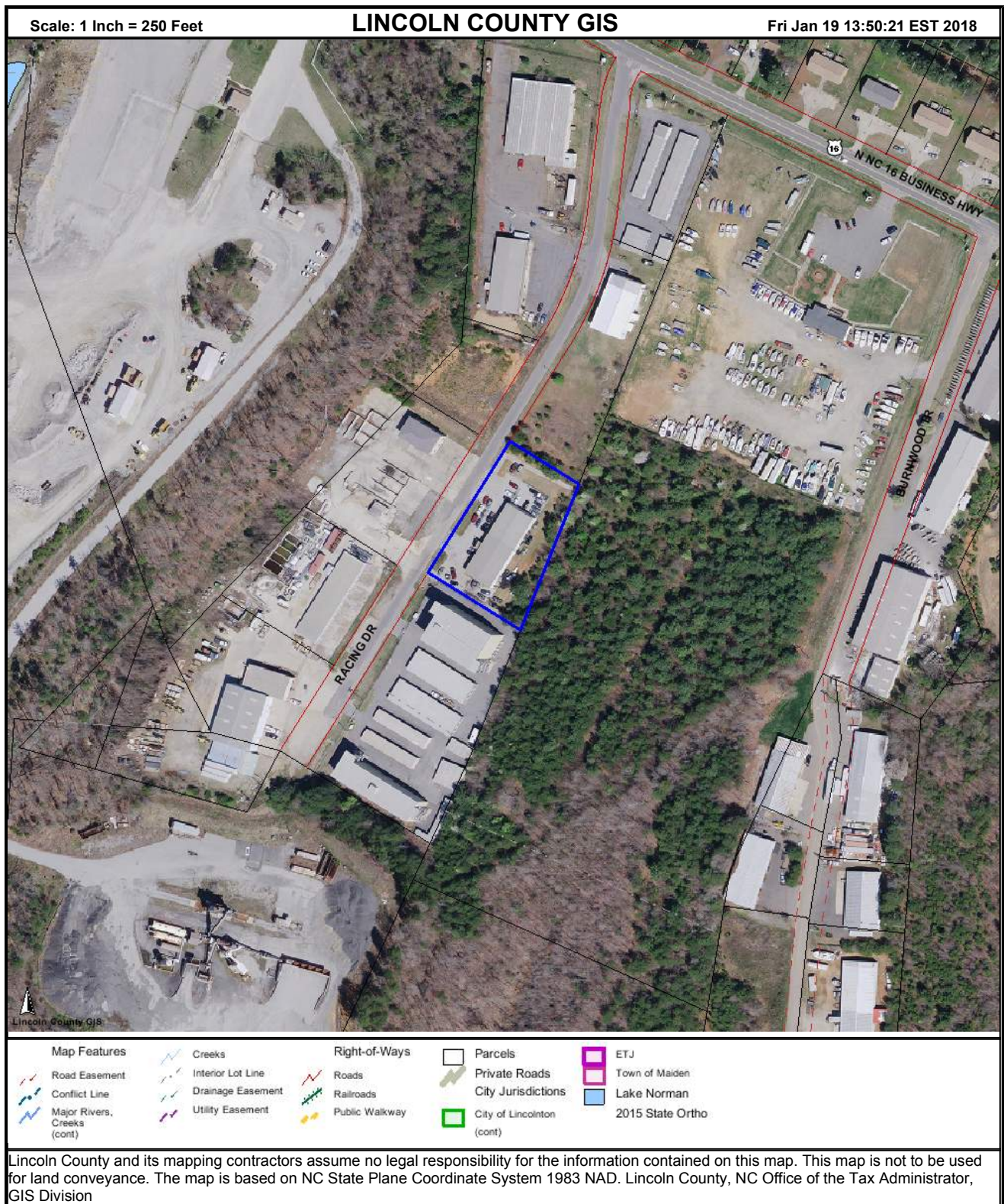
57419

<b>Parcel ID</b>	57419	<b>Owner</b>	CHERRY DONNA SCHMIDT	
<b>Map</b>	3686-04	<b>Mailing Address</b>	7491 COMMON OAK DR STANLEY NC 28164-7817	
<b>Account</b>	0203009	<b>Deed</b>	11E-31	<b>Last Transaction Date</b> 10/9/2010
<b>Land Value</b>	\$58,980	<b>Total Value</b>	\$205,790	<b>Sale Price</b> 0
----- All values are for tax year 2017. -----				
<b>Subdivision</b>	Lot 3 RACING PARK		<b>Plat</b>	F-441
<b>Description</b>	RACING PARK LOT #3		<b>Deed Acres</b>	1
<b>Address</b>	4330 RACING DR		<b>Tax Acres</b>	0.98
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>	SERVICE SHOP		<b>Value</b>	\$146,810
<b>Main Sq Feet</b>	7000	<b>Stories</b>	1	<b>Year Built</b> 1992
<b>Zoning District</b>	I-G	<b>Calculated Acres</b>	0.98	<b>Voting Precinct</b> DENVER WEST (DW28)
<b>Watershed Class</b>	Not in a watershed		0.98	<b>Calculated Acres</b> 0.98
<b>2000 Census County</b>	37109	<b>Sewer District</b>	Not in the sewer district	
<b>Flood</b>	X	<b>Zone Description</b>	NO FLOOD HAZARD	
		<b>Panel</b>	3710368600	<b>Block</b> 1007
				0.98

# Conditional Use Permit #375 subject property is outlined in blue









# CUP #375 site plan

