



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: September 14, 2018

Re: CUP #385
Joseph Whiton, applicant
Parcel ID# 02101

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 1, 2018.

REQUEST

The applicant is requesting a conditional use permit to sell motorcycles and all-terrain vehicles (ATVs) in the I-G (General Industrial) district and in the Eastern Lincoln Development District (ELDD) with no outdoor display. Under the Unified Development Ordinance, vehicle sales is a conditional use in the I-G district and in the ELDD.

SITE AREA AND DESCRIPTION

The proposed sales location is Unit C of a multi-tenant commercial building located on a 1.8-acre parcel at 8261 NC 73 Hwy., on the northeast corner of N.C. 73 and Club Road. The subject property is adjoined by property zoned I-G, PD-MU (Planned Development-Mixed Use) and R-T (Transitional Residential). Land uses in this area include business, industrial and residential. The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.



County Of Lincoln, North Carolina

Planning Board

Applicant **Joseph Whiton**

Application No. **CUP #385**

Property Location **8261-C NC 73 Hwy.**

Parcel ID# **02101**

Zoning District **I-G**

Proposed Conditional Use **motorcycle and
ATV sales with no outdoor display**

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 Joseph Whiton (LAKE NORMAN CYCLE WORKS LLC)

Applicant Address 4772 Grassy Creek Rd Denver NC 28037

Applicant Phone Number 540-270-4632

Property Owner Name Roadra LLC

Property Owner Address 137 Cross Center Rd. Ste 325 Denver NC 28037

Property Owner Phone Number ?

PART II

Property Location 8261 NC 73 Hwy (UNIT C)

Property ID (10 digits) 4617296194 Property size 1.832 Ac.

Parcel # (5 digits) 02101 Deed Book(s) 2567 Page(s) 83-85

PART III

Existing Zoning District FLDD I-G

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

Existing building is broken into multiple retail storefront locations. Some are office, and some are private + used by the owners. We would use our building as an indoor showroom for used high end motorcycles.

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

We propose to have an indoor motorcycle + ATV dealership. Inventory will be housed inside the building + most business will be online + will have a low to moderate amount of customers in the dealership.

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.

Oliver
 Applicant's Signature

8-13-18
 Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #385**

Applicant **Joseph Whiton**

Property Location **8261-C NC 73 Hwy.** Parcel ID# **02101**

Existing District **I-G**

Proposed Conditional Use **motorcycle and
ATV sales with no outdoor display**

PROPOSED FINDINGS

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

The motorcycle and ATV dealership will be located in an existing commercial building that was built to code. 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.


The dealership will be located in an existing commercial building that is located on a main highway at an intersection. The subject property is adjoined by property zoned I-G that contains a self-storage facility.

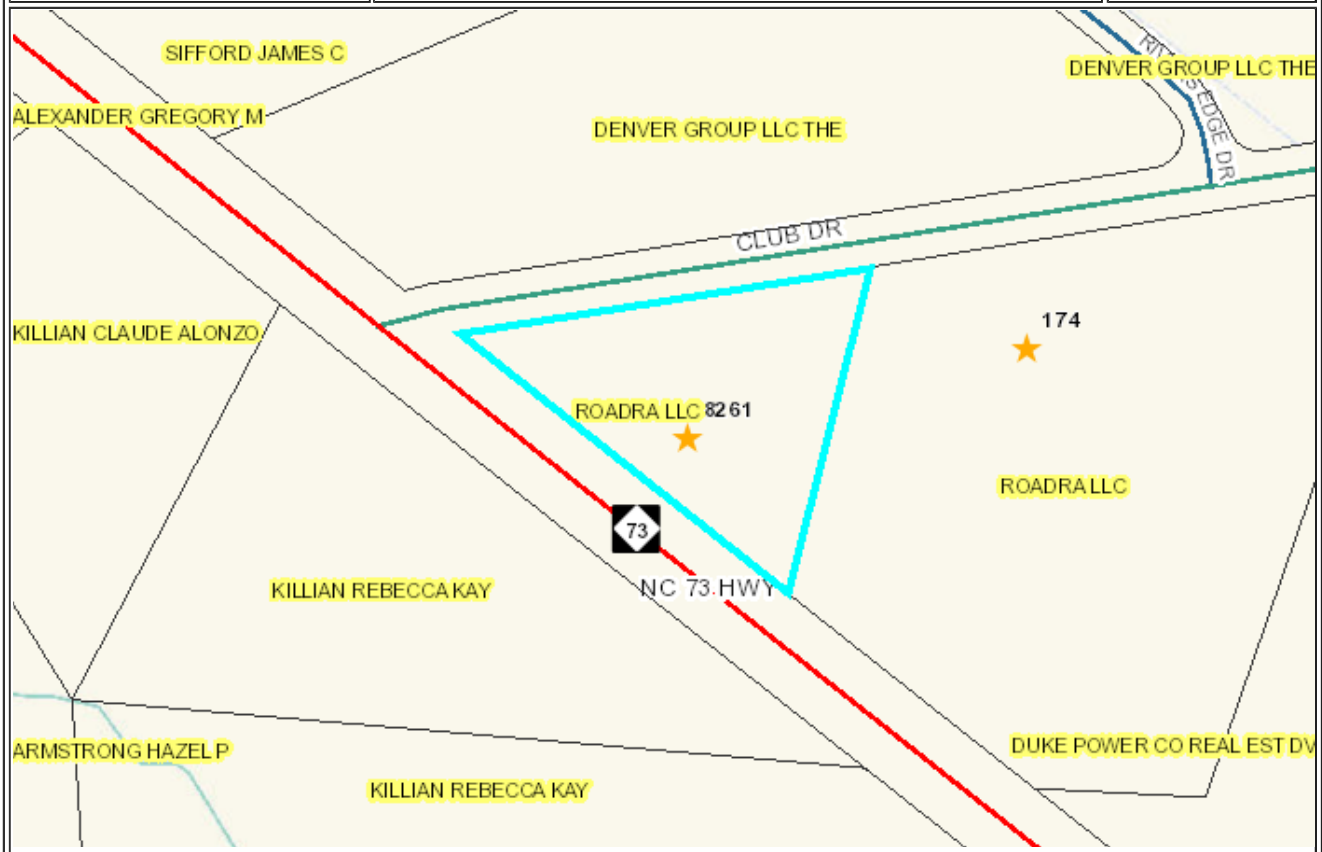
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.


The location is in an existing commercial area. The Land Use Plan designates this property as part of an Industrial Center.



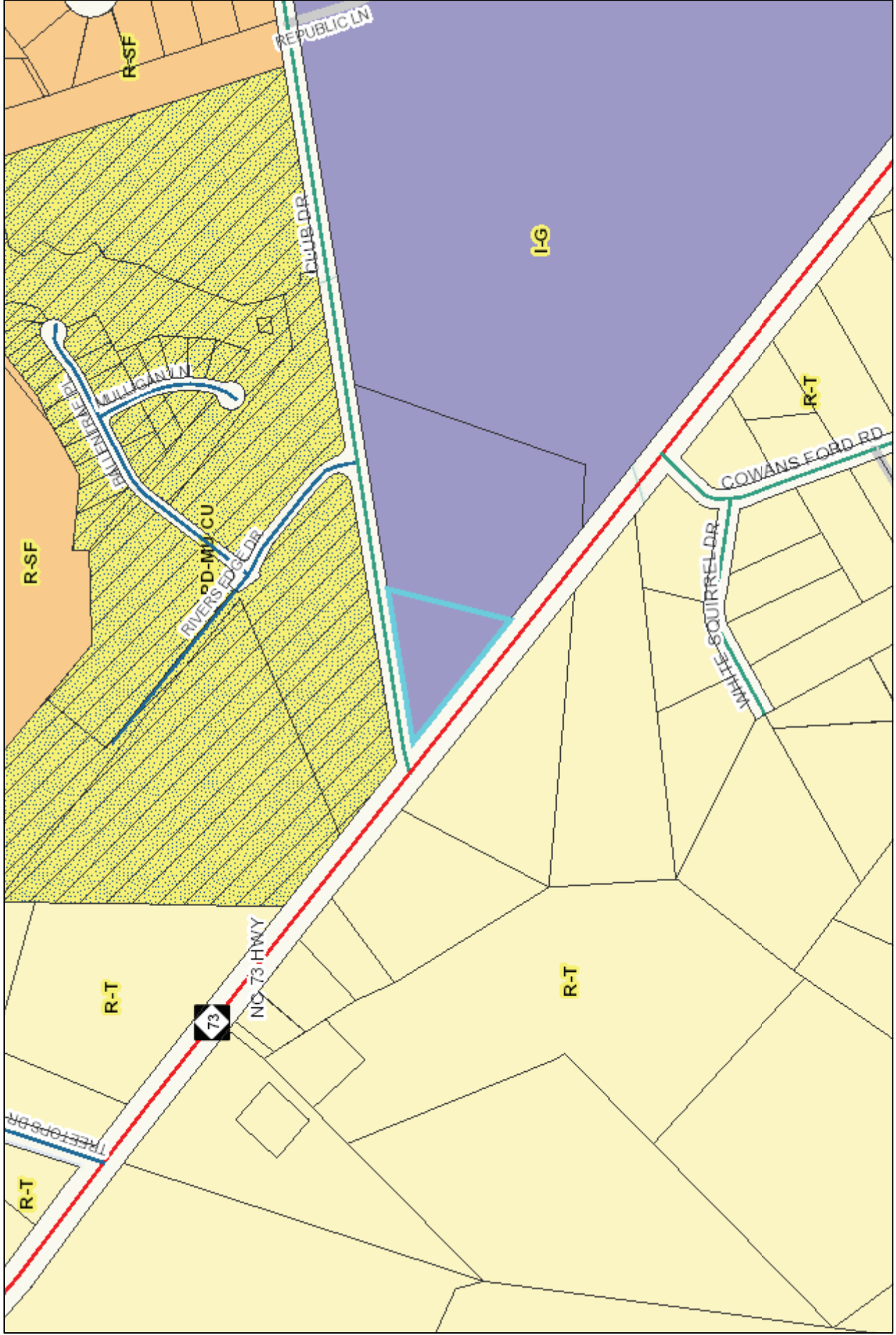
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 8/14/2018 Scale: 1 Inch = 200 Feet





	Parcel ID	02101	Owner	ROADRA LLC		
	Map	4611	Mailing	137 CROSS CENTER RD STE 325		
	Account	0257680	Address	DENVER, NC 28037-5009		
	Deed	2567 83	Last Transaction Date	02/02/2016	Sale Price	\$1,500,000
	Plat		Subdivision		Lot	
	Land Value	\$169,920	Improvement Value	\$519,473	Total Value	\$689,393
	Previous Parcel					
	-----All values for Tax Year 2018 -----					
	Description	HAGER LAND RD 73			Deed Acres	1.72
	Address	8261 NC 73 HWY			Tax Acres	1.832
	Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN
	Main Improvement	OFFICE/SHOP			Value	\$509,348
	Main Sq Feet	12000	Stories	1	Year Built	1999
	Zoning District	Calc Acres	Voting Precinct		Calc Acres	
	I-G	1.83	CF19		1.83	
Watershed	1.83		Sewer District	1.83		
Census County	109	Tract	071201	Block	1050 1.83	
Flood	Zone Description	Panel	3710461100 1.83			
X	NO FLOOD HAZARD					

Conditional Use Permit #385
subject property is outlined in blue



0 100 200 Feet
[Scale bar]

1 inch = 400 feet

August 14, 2018

Esri, Inc., Lincoln County, NC



August 24, 2018



1 inch = 300 feet

Conditional Use Permit #385
proposed sales location is Unit C of
multi-tenant commercial building



August 14, 2018

0 100 200

1 inch = 60 feet