To:      Board of Commissioners  
         Planning Board  

From:  Joshua Grant, Manager  

Date:  November 8, 2022  

Re:  CZ #2022-10  
     Jamie and Sadie Bridges  
     Parcel ID# 58854  

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 5th, 2022.  

Request  

The applicant is requesting the rezoning of 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 a general freight trucking operation. Property located within an approved conditional zoning district, such as the one proposed on this property, may only be used for the specified use in accordance with the approved site plan. The proposed site plan includes a gravel storage area for up to three proposed spaces for tractor-trailer parking. Also included in this packet is a summary of the community involvement meeting that was held on November 1, 2022.  

Site Area and Description  

The subject property is located on the west side of Alf Hoover Road approximately one-mile south of the intersection with Reepsville Road in Howard’s Creek Township. The property is adjoined by property zoned R-T (Transitional Residential). Land uses in this area include residential and agricultural uses. This property is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for residential use.
Additional Information

Permitted uses under current zoning: Residential Single Family, Modular, Manufactured, Duplex

Permitted use under proposed CZ I-G zoning: Freight Trucking Operation

Staff’s Recommendation

Staff recommends disapproval of the rezoning request. See proposed statement on following page.
Zoning Amendment

Staff’s Proposed Statement of Consistency and Reasonableness

Case CZ #2022-10
Applicant Jamie and Sadie Bridges
Parcel ID# 58854
Location west side of Alf Hoover Rd. about 1,200 feet south of Spike Ln.

Proposed amendment Rezone 1.18 acres from R-T (Residential Transitional) to CZ I-G (Conditional Zoning General Industrial) to permit a general freight trucking operation

This proposed amendment is not consistent with the Lincoln County Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for residential uses. The proposed use is a general freight trucking operation.

This proposed amendment is not reasonable in that:

The proposed use is not in harmony with the general character of the area. The immediate area consists of primarily residential and agricultural uses.
Conditional Zoning District Application
Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I
Applicant Name  Jamie and Sadie Bridges
Applicant Address  1005 AIK Hoover Rd, Vale, NC 28168
Applicant Phone Number (H) 980-284-2025 / (C) 704-308-9529

Property Owner Name
Property Owner Address
Property Owner Phone Number

PART II
Property Location  1005 AIK Hoover Rd, Vale, NC 28168
Property ID (10 digits)  
Property size  13.9 acres
Parcel # (5 digits)  58654  Deed Book(s)  3137  Page(s)  91-93

PART III
Existing Zoning District  RT  Proposed Zoning District  [Conditional] [Industrial]

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

[See attached] *

List the proposed use or uses of the property.
[See attached] *

APPLICATION FEE (less than 2 acres $400, 2-5 acres $800, 5+ acre $1,200)
And SITE PLAN 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] Sadie Bridges
Applicant's Signature  9/21/22

Date
Current Use of Property/Existing structures:

Property is currently just an open space with gravel. The property (where it borders the adjacent property to the left) is lined with Leyland Cypress trees and a fence from the road all the way back to where the woods on our property begins. The road frontage portion is also partially wooded blocking it from view.

Proposed use of the property:

We are proposing to use this property only to park 2 tractors (which is already permissible) and three trailers that would be parked behind the trucks at the back of the graveled area furthest away from the road, 220’ feet away. We vow to not exceed 3 total trucks and 3 trailers nor build any commercial buildings for the use of business including warehouses or loading docks. The trucks are gone Monday-Friday throughout the entirety of most days. Our main goal is to be able to park our trucks at the end of the work day on this portion of property and nothing else. We vow to keep it maintained and nice looking. We vow not to have broken down, junky looking equipment here that would take away from the beauty of the area. We will plant more shrubbery or privacy trees if asked to do so. We are open to other restrictions being placed if the board sees fit to allow this.
Parcel ID # 58854

- Property Location(s)

See Attached Application for Parcel Information
Community Involvement Meeting Minutes

Date: Tuesday, November 1, 2022 – 6:30 p.m.

Location: Lincoln County Board of Commissioners Room

Purpose: Lincoln County Community Involvement Meeting to Provide Information Regarding the Conditional Rezoning Project for Jamie and Sadie Bridges on Alf Hoover Road in Vale, NC

David Ledford, RLA introduced himself representing Jamie & Sadie Bridges and presenting the Conditional Rezoning Application of 1.514 acres within Parcel # 58854 (containing a 13.926 AC.) to allow for a +/- 0.5 AC. graveled parking and access area for 2 (two) proposed tractor trailer parking space along with one future additional space if needed for a total of 3 (three) spaces. David described the Conditional Zoning definition as being limited to requested use only on the permit application and proposed site plan. He also described the if the owner wanted to increase the parking or even have an additional or different use of the conditionally zoning area the owner would be required to re-submit and go through the re-zoning process again for any changes. The project site plan was described to the attendees as a +/- 0.5 AC. gravel parking and access area for parking both the tractor and trailer on the left side of the owner’s property as per the plan details. David also described the proposed screening or existing screening on all four sides of the parking area except for a small window of view from the owner’s house for a security view of the parked trucks. The natural screening was based on the Lincoln County UDO requirements for the proposed zoning as it relates to adjacent residential property. In addition, there is a proposed 6’ screening chain link fence to increase the screening capabilities at the first day of installation in addition to the natural plantings. Reference screening fence detail on site plan. David summed up conditional rezoning as the request to be able to park a maximum of 3 (three) tractor trailer boxes on the owner-operator’s property at the end of the workday until the next morning when they would leave for the next haul that day. With the current zoning, the owner is currently able to park the tractor trailer rig without the trailer without being in violation of the Lincoln County UDO Ordinance.

Attendees asked the following questions and/or statements:

Would the stored trailer be loaded or unloaded when they are parked each day?

Owner confirmed the tractor trailers would come back unloaded every day and all trailers would be empty that were on-site.

DOT type comments:
1) Alf Hoover Road seems to be a narrow road for big trucks.
2) Bridge on Alf Hoover Road is not wide enough or rated for tractor trailers.
3) Slow moving farm tractors and equipment on Alf Hoover Road creates dangerous situation.
4) Additional truck traffic would only increase amount of traffic with existing trucks, buses, and other vehicles.

David commented that all NC DOT roadways unless otherwise posted are designed and capable of handling all types of motor vehicles including tractor trailers by right. Owner again noted that his trucks
would go out in the morning and return that evening for a total of only 2 (two) trips per workday. He also noted that the trucks are no wider than the trailer on the rig.

**What would be the noise level for the neighboring properties?**

Owner commented that the trucks are new model trucks (2022 and 2023) that have a DEF exhaust system on them and are not modified in any way which would have very limited noise effect if any to the neighboring properties.

**Is there any other properties on Alf Hoover Road zoned other than residential?**

**Is this use consistent with the current zoning of the area?**

**Will this set a precedence?**

David commented based on the Lincoln County GIS Zoning Map, there are only residential zoned properties on Alf Hoover Road. The proposed use is not consistent with existing zoning. Conditional rezoning is based singularly on this tract at the current time. Owner commented that there are several other business uses on the road probably without being zoned properly.

**The other parcels on Alf Hoover Road with similar conditions would that allow them to be rezoned and approved?**

Andrew Bryant stated that they would have to go through the same process if they wanted to be compliant with the UDO requirements.

**Is this a trucking terminal or owner-operator operation trying to just make a living?**

Owner commented that this is a owner-operator operation only and he is trying to make a living to support his family.

**If zoning change is approved, will it open up a can of worms and bring property values down.**

Another neighbor in attendance, stated that he is trying to sale his house and the sale is pending based the outcome of the rezoning. A second individual stated it would surely reduce the value of properties. David commented that any values comments or etc. should have professional backing based on similar type of use and any known examples of property value reduction or lose of sale if any.

**Statements from Owner:**

Owner noted that he wanted to try to do it the right way with getting the site permitted properly since he found out that he was in violation.

Owner commented that he would be willing to reduce the number of parking spaces to 2 (two) if that would allow him to be approved for the requested use of his property.
OWNER INFORMATION:
JAMIE S. & SADIE BRIDGES
1005 ALF HOOVER ROAD
VALE, NC  28168
CONTACT:   SADIE BRIDGES
(704) 308-9529

PARCEL INFORMATION:
PARCEL ID #:  58854
PARCEL PIN #:  3604351782
ADDRESS:   1005 ALF HOOVER ROAD
VALE, NC
LINCOLN COUNTY
TOTAL ACREAGE:                                 13.926 AC.
TOTAL ACREAGE FOR REZONING:      1.514 AC.
DEED BOOK:   3137       DEED PAGE:   91
EXISTING ZONING:   R-T
PROPOSED ZONING:  I-G (CZ)
PROPOSED USE:  TRACTOR TRAILER STORAGE

MINIMUM SETBACKS (I-G):
FRONT YARD SETBACK                   50' MIN.
SIDE YARD SETBACK (RESI.)          50' MIN.
REAR YARD SETBACK (RESI.)         50' MIN.

BUILDING / STRUCTURE TYPE:
NO BUILDING PROPOSED

TRACTOR TRAILER PARKING:
PROPOSED PARKING SPACES              3 SPACES

WATERSHED DISTRICT:  NOT IN WATER SUPPLY DISTRICT

IMPERVIOUS COVERAGE (MAX. 75% IMPERVIOUS):
PROPOSED IMPERVIOUS AREA             23,968 S.F.
TOTAL SITE ARE (1.349 AC.):                  58,762 S.F.
% PROPOSED IMPERVIOUS                           40.8%

BUFFER / LANDSCAPING:
STREET TREE LANDSCAPING
40' CLASS "C" FRONT YARD BUFFER WITH
BERM & SCREENING FENCE
20' CLASS "C" ADJOINING RESIDENTIAL ZONING
WITH SCREENING FENCE
PARKING AREA SCREENING/LANDSCAPING

PLAN DESIGN INFORMATION:
SITE DEVELOPMENT:
J. DAVID LEDFORD, RLA
2730 MAIDEN HIGHWAY
LINCOLNTON, NC  28092
CONTACT:  DAVID LEDFORD, RLA
(704) 530-7880

BUFFER SEPARATION
FOR VISUAL SECURITY
20'  CLASS "C" BUFFER
(SCREENING FENCE & PLANTINGS)
40'  CLASS "C" BUFFER
(SCREENING FENCE, PLANTINGS,
AND LOW LANDSCAPE BERM)
40'  CLASS "C" BUFFER
(SCREENING FENCE, PLANTINGS,
AND LOW LANDSCAPE BERM)
20'+  CLASS "C" BUFFER
(SCREENING FENCE & EXISTING PLANTINGS)
ARGUMENT FEW PLANTINGS IN EX. GAP AREA
GAP
TRACTOR TRAILER SPACE
(3 PROPOSED SPACES)
2-PRESENT / 1- FUTURE
40'  CLASS "C" BUFFER
(EXISTING NATURAL PLANTINGS)
GRAVEL PAVING
ACCESS AREA
( TYP.)
6' BLACK VINYL CHAIN LINK SCREENING FENCE
W/ DOUBLE BLACK SLATING (SEE DETAIL)
TYPICAL

OUTLAW LOGISTICS
1005 ALF HOOVER ROAD, VALE, NC
LCP #1
11-08-22

S1