



**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: July 15, 2019

Re: CZ #2019-6  
David Turner, applicant  
Parcel ID# 52767

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on August 5, 2019.*

Request

The applicant is requesting the rezoning of a 1.6-acre lot from B-N (Neighborhood Business) to B-G (General Business) to permit vehicle sales and vehicle service (oil change, brake service, tire mounting, alignment, etc.). Vehicle sales is not permitted in the B-N district and is a conditional use in the B-G district. Vehicle service is a conditional use in the B-N district and a permitted use in the B-G district. An existing commercial building would be used for the operations. A site plan has been submitted as part of the application. Also included are minutes of a community involvement meeting that was held on June 25. Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the use of the property would be limited to vehicle sales and vehicle service in accordance with the approved site plan.

Site Area & Description

The subject property is located at 661 N. NC 18 Hwy., on the west side of N.C. 18 about 250 feet north of the southern intersection of N.C. 18 and N.C. 10, in North Brook Township. It is adjoined by property zoned B-N and R-R (Rural Residential). Land uses in this area included business, residential and religious. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Crossroads, suitable for small-scale businesses.

### Additional Information

#### **Permitted uses**

Under current zoning: retail sales, offices, personal services (hair salon, etc.), restaurant.

Under proposed zoning: vehicle sales and vehicle service.

#### **Adjoining zoning and uses**

East (opposite side of N.C. 18): zoned R-R, residence.

South: zoned B-N, vacant lot.

West: zoned R-R, residence.

North: zoned R-R, undeveloped tract.

### Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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**Zoning Amendment**  
**Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **CZ #2019-4**  
Applicants **David Turner**  
Parcel ID# **52767**  
Location **661 N. NC 18 Hwy.**  
Proposed amendment **Rezone from B-N to CZ B-G to permit vehicle sales and vehicle service.**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**This property is part of an area designated by the Land Use Plan as Rural Crossroads, suitable for small-scale businesses.**

This proposed amendment **is reasonable and in the public interest** in that:

**This property is located on a main highway near an intersection with another main highway. Other businesses are located in this area. A vacant commercial building is located on the subject property. The proposed rezoning will allow the building to be reused for a commercial purpose.**



**Conditional Zoning District 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 David Turner

Applicant Address 616 Moriah Ch Rd Casar NC 28020

Applicant Phone Number 704-473-7329

Property Owner Name Gary D. Miller

Property Owner Address 110 N Hwy 18 vale NC 28168

Property Owner Phone Number 704-538-5345

**PART II**

Property Location 661 N NC 18 Hwy Vale NC 28168

Property ID (10 digits) 265654 1758 Property size 1.633 acres

Parcel # (5 digits) 52767 Deed Book(s) 2760 Page(s) 299

**PART III**

Existing Zoning District B-N Proposed Zoning District CZ-B/G

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

Not Being used at the moment

List the proposed use or uses of the property.

USED Car Sales & Repairs

**APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)**  
**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.*

David Turner  
 Applicant's Signature

6-4-19  
 Date

## **COMMUNITY INVOLVEMENT MEETING MINUTES**

**DATE: June 25, 2019, 6:30 p.m.**

**LOCATION: 661 N. Hwy. 18 Vale, NC 28168**

**Purpose:** Community involvement meeting to provide information about rezoning 661 N. Hwy. 18, Vale, NC, 28168, and to discuss information and concerns with the members of the community.

### **INTRODUCTION:**

David Turner introduced himself as the owner/operator of Show Stopper Automotive and that he was renting to own the location from Gary Miller. David gave a little background on himself and what he intended to do with the property.

### **OPEN DISCUSSION:**

1. One member of the community said they didn't want any kind of stuff dealing with cars there because they were worried about runoff and the water being contaminated. David assured him that they take all precautions when draining any kind of fluids from an automobile to collect them and dispose of them properly.

2. David discussed how his property would be laid out and that he would have a fence up around the back lot and mesh up where cars waiting for repairs couldn't be seen from the road or anyone's home

3. There were no more questions from the community members present.

4. David thanked everyone for coming out and reminded them of the zoning hearing on Monday, Aug. 5, at 6:30 p.m.

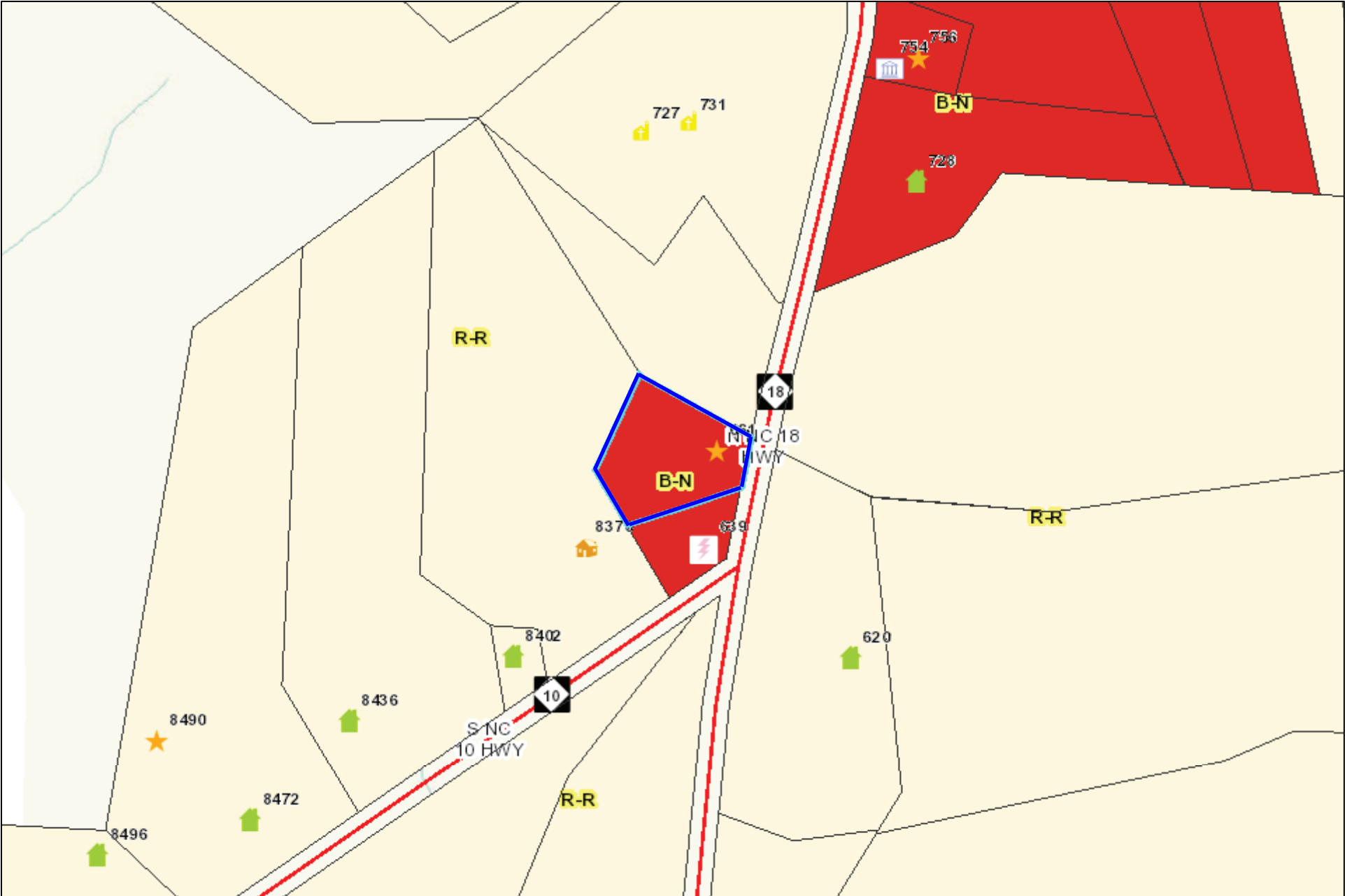


**Lincoln County, NC**  
**Office of the Tax Administrator, GIS Mapping Division**  
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
 Date: 6/5/2019      Scale: 1 Inch = 200 Feet



<b>Parcel ID</b>	52767	<b>Owner</b>	MILLER GARY
<b>Map</b>	2656	<b>Mailing</b>	110 N NC 18 HWY
<b>Account</b>	0268902	<b>Address</b>	VALE, NC 28168
<b>Deed</b>	2760 299	<b>Last Transaction Date</b>	08/01/2018
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$49,360	<b>Improvement Value</b>	\$11,794
<b>Previous Parcel</b>		<b>Total Value</b>	\$61,154
-----All values for Tax Year 2019 -----			
<b>Description</b>	H IVESTER/HWY 10 &18		<b>Deed Acres</b> 1.7
<b>Address</b>	661 N NC 18 HWY		<b>Tax Acres</b> 1.624
<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	NORTH BROOK
<b>Main Improvement</b>	RETAIL	<b>Value</b>	\$11,794
<b>Main Sq Feet</b>	2324	<b>Stories</b>	1
<b>Year Built</b>			1960
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
B-N	1.63	NB35	1.63
<b>Watershed</b>		<b>Sewer District</b>	
	1.63		1.63
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		070600	3008
			1.63
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710264600	1.63

CZ #2019-6  
subject property is outlined in blue



June 5, 2019

Esri, Inc., Lincoln County, NC

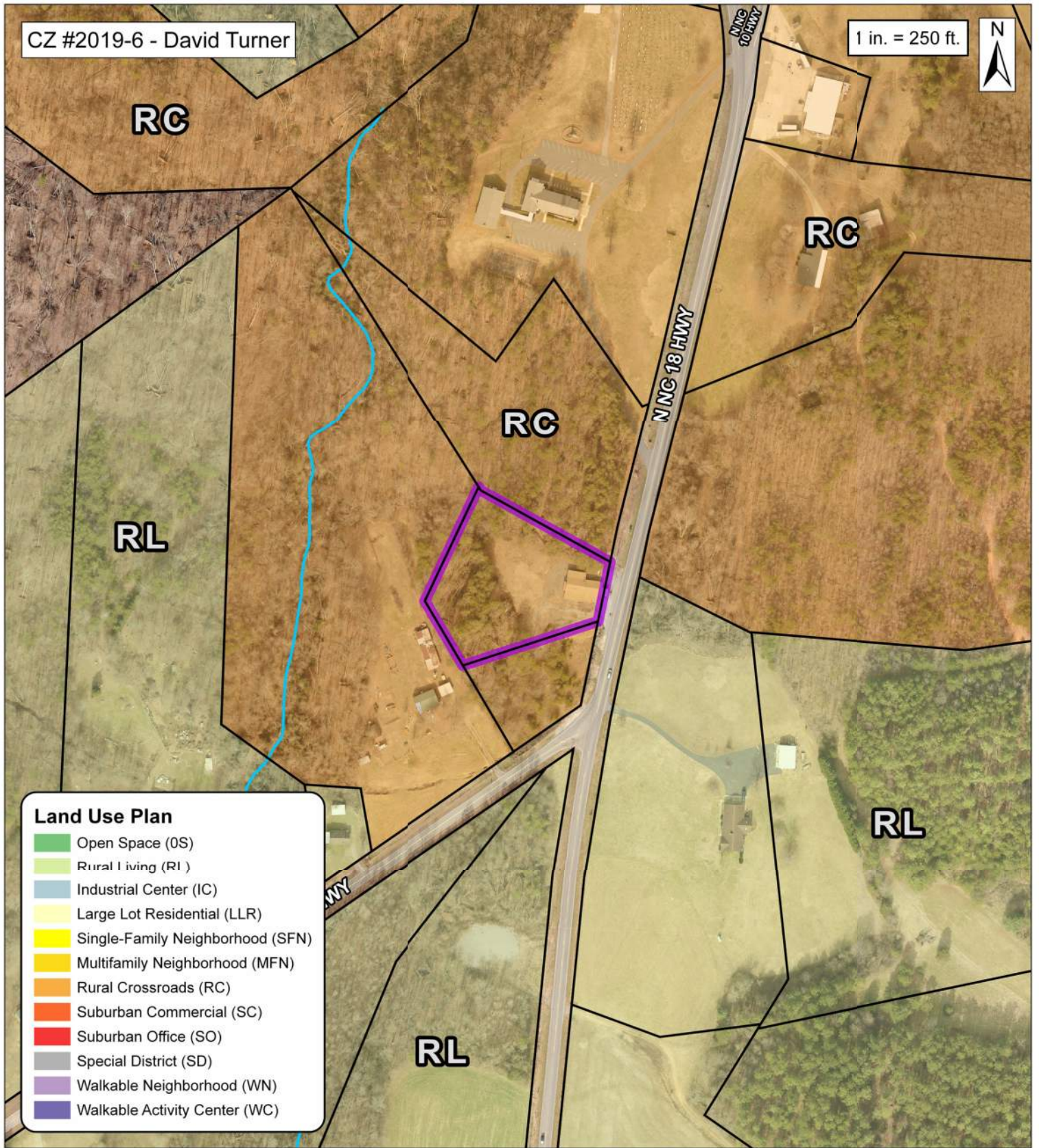
0 100 200 Feet

1 inch = 300 feet



CZ #2019-6 - David Turner

1 in. = 250 ft.



**Land Use Plan**

-  Open Space (OS)
-  Rural Living (RL)
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Single-Family Neighborhood (SFN)
-  Multifamily Neighborhood (MFN)
-  Rural Crossroads (RC)
-  Suburban Commercial (SC)
-  Suburban Office (SO)
-  Special District (SD)
-  Walkable Neighborhood (WN)
-  Walkable Activity Center (WC)



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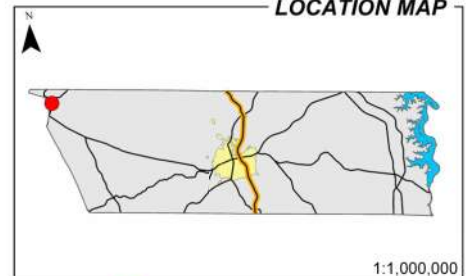
**Parcel ID# 52767**

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

**LOCATION MAP**



 Property Location(s)



# CZ #2019-6 - Proposed Site Plan



1 in. = 35 ft.



N NC 18 HWY

- 1. Gravel Customer Parking
- 2. Vehicle Display Area
- 3. Vehicle Storage Area