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**CLERK TO THE BOARD**  
MELISSA L. ELMORE

**AGENDA**  
**Lincoln County Board of Commissioners Meeting**  
**Monday, April 3, 2023**  
**6:30 PM**

**Lincoln County Admin Building**  
**353 N. Generals Blvd.**  
**Lincolnton, NC 28092**

Call to Order – Chairman Mitchem

Moment of Silence

Pledge of Allegiance

1. Adoption of the Agenda
2. Consent Agenda
  - a. Approval of Minutes - [March 20, 2023](#)  
[March 24, 2023 Budget Retreat](#)
  - b. [Release of remainder of construction bond for WSSUP #24](#)
  - c. [Performance Guarantee \(IG #126\) - Sylvan Creek Phase 3](#)
3. [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, April 3, 2023, at 6:30 p.m. to consider the following matters:**

- a) [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.
- b) [PD #2023-1 Lake Norman Music School, LLC](#), applicant (Parcel ID# 86039) A request to remove a 1.95-acre parcel from a Mixed Use Planned Development, which was originally shown on the master plan for the Planned Development as a Proposed Municipal Use Lot and a public street. The property is located on the west side of

Fairfield Forest Road at the intersection with Shanklin Lane in Catawba Springs Township.

- c) [ZMA #711 Lake Norman Music School, LLC](#), applicant (Parcel ID# 86039) A request to rezone a 1.95-acre parcel from PD-MU (Planned Development Mixed Use) and R-SF (Residential Single-Family) to B-N (Neighborhood Business). The property is located on the west side of Fairfield Forest Road at the intersection with Shanklin Lane in Catawba Springs Township.
- d) [ZMA #712 Steve Gillespie](#), applicant (Parcel ID# 34767) A request to rezone a 5.54-acre parcel from B-N (Neighborhood Business) to B-G (General Business). The property is located at 1115 N. N.C. 16 Business Hwy. in Catawba Springs Township.

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

- e) [WSSUP #23A Scott and Carmen O’Neil, applicant](#) (Parcel ID# 33822 and 34692) A request to amend a watershed special use permit for the high-density option in the Catawba River/Lake Norman WS-IV Protected Area. The applicant is proposing to expand a self-storage facility. The high-density option would allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. The property is located on the east side of N.C. 16 Business south of Balsom Ridge Road in Catawba Springs Township.
  - f) [SUP #481 Douglas and Cynthia Mashburn, applicant](#) (Parcel ID# 34787) A request for a special use permit to construct a residential accessory structure in front of the front building line of the house on a lot adjacent to Lake Norman. The 0.69-acre parcel is located at 2487 Primm Rd in Catawba Springs Township.
  - g) [SUP #482 David Crull, applicant](#) (Parcel ID# 53977) A request for a special use permit to construct a residential accessory structure in front of the front building line of the house on a lot adjacent to Lake Norman. The 0.56-acre parcel is located at 2579 Ranger Island Rd in Catawba Springs Township.
  - h) [SUP #483 Leah Stamey and Rebecca Wood](#), applicants (Parcel ID# 70119) A request for a special use permit to convert an existing residential accessory structure to a guest house. The 4.84-acre parcel is located at 3621 W. N.C. 27 Hwy. in Howards Creek Township.
  - i) [SUP #484 Todd Galloway, applicant](#) (Parcel ID# 86204) A request for a special use permit to construct a contractor’s office in the ELDD (Eastern Lincoln Development District). The 0.96-acre parcel is located on the north side of N.C. 16 Business about 900 northwest of the intersection with Grassy Creek Road in Catawba Springs Township.
- 4. [Public Hearing Transportation Lincoln County \(TLC\) Title VI Plan](#) – Andrew Bryant
  - 5. [Approval for Purchase of a John Deere 310 G-Tier Backhoe off state contract](#) – Andrew Bryant

6. [Contract award for the Catawba Springs Paving Project](#) – John Henry
7. [Contract award for the St. James Paving Project](#) – John Henry
8. Public Comments
9. [Finance Officer's Report](#) - Deanna Rios
10. Other Business

Adjourn