



**BOARD OF COMMISSIONERS**  
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**CLERK TO THE BOARD**  
AMY S. ATKINS

**AGENDA**  
**Lincoln County Board of Commissioners Meeting**  
**Monday, June 6, 2022**  
**6:30 PM**

**James Warren Citizens Center**  
**115 W. Main Street**  
**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 – [May 16, 2022](#)
  - b. [BOA #13](#)
  - c. [CPOA #8](#)
  - d. [GPOA #5](#)
  - e. [GPO #11](#)
3. Public Hearing – [Proposed Economic Incentive Grant for Project Red Blade](#) – John Dancoff
4. Public Hearing – [Proposed Economic Incentive Grant for Existing Industry](#) – John Dancoff
5. [Request for approval of lease for space on the East Lincoln Water Tower](#) – Megan Gilbert, Chris Henderson, Ron Rombs, Mark Howell
6. [Finance Officer's Report](#) – Deanna Rios
7. [Zoning Public Hearings](#) – Jeremiah Combs

**Quasi-judicial matters – Sworn testimony:**

- [\\*PA #54 Damon Lusk, applicant](#) (Parcel ID# 31088) A request for preliminary plat approval for a 3-lot commercial subdivision served by a new road. The 2.77-acre site is located on the south side of N.C. 16 Business about 900 feet east of the intersection with Denver Industrial Park Road in Catawba Springs Township.

- [\\*WSSUP #30 Damon Lusk, applicant](#) (Parcel ID# 31088) A request for a watershed special use permit to use the high-density option in the Catawba River/Lake Norman WS-IV Protected Area. The applicant is proposing to develop a 2.77-acre site for a 3-lot commercial subdivision served by a new road. 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 subject property is located on the south side of N.C. 16 Business about 900 feet east of the intersection with Denver Industrial Park Road in Catawba Springs Township.
- [\\*SUP #439A Damon Lusk, applicant](#) (Parcel ID# 33823) A request to amend a special use permit for outdoor storage of landscaping materials in the Eastern Lincoln Development District (ELDD) overlay district in the I-G (General Industrial) district. The proposed amendments include the addition of a 9,475-square-foot building and a parking lot for a contractor's office. The 3.92-acre parcel is located on the east side of N.C. 16 Business at its intersection with Mundy Road in Catawba Springs Township.
- [\\*WSSUP #31 Damon Lusk, applicant](#) (Parcel ID# 33823) A request for a watershed special use permit to use the high-density option in the Catawba River/Lake Norman WS-IV Protected Area. The applicant is proposing to develop a 3.92-acre site for a 9,475-square-foot building for a contractor's office and the outdoor storage of landscaping materials. 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 subject property is located on the east side of N.C. 16 Business at the intersection with Mundy Road in Catawba Springs Township.
- [\\*SUP #462 Sharon Hovis, applicant](#) (Parcel ID #55353) A request for a special use permit to place a manufactured home in the R-S (Residential Suburban) zoning district. The 0.656-acre parcel is located at 1184 Salem Church Rd. at the intersection with Catalina Lane in Ironton Township.
- [\\*SUP #463 Peter Stewart, applicant](#) (Parcel ID #18538) A request for a special use permit to place a manufactured home in the R-S (Residential Suburban) zoning district. The 18.365-acre parcel is located at 728 Mosteller Ln. in Lincolnnton Township.
- [\\*SUP #464 Daniel and Sheryl Gingerich, applicant](#) (Parcel ID #33129) A request for a special use permit to place an accessory structure in the road yard of a residence on a lot adjacent to Lake Norman. The 0.78-acre parcel is located at 8112 Tadlock Trl. in Catawba Springs Township.

- [\\*SUP #465 NSTI Properties, LLC, applicant](#) (Parcel ID# 80789) A request for a special use permit for a fitness center in the Eastern Lincoln Development District (ELDD) overlay. The 1.795-acre parcel is located on the east side of Old Post Road at the intersection with N.C. 16 Business in Catawba Springs Township.

### **Joint Public Hearings with Planning Board - Legislative Cases:**

- [PD #2014-2-A6 First Federal Properties, Inc., applicant](#) (Parcel ID# 91819) A request to amend the master plan for the Rivercross mixed-use development to permit 75 townhomes and up to 100,000 square feet of commercial buildings on a 29-acre site that's currently approved for 40 townhomes and up to 100,000 square feet of commercial buildings. The property is located on the west side of N.C. 16 Business at Cherry Point Drive and Waterway Drive in Catawba Springs Township.
- [PD #2022-1 Garden Street Communities Southeast, LLC, applicant](#) (Parcel ID# 14798, 14509, and 91403) A request to rezone a 72.9-acre tract from R-SF (Residential Single-Family) to PD-R (Planned Development-Residential) to permit a subdivision with up to 66 single-family detached homes. The property is located on the south side of N.C. 182 at Gainsville Church Road in Howards Creek Township.
- [PD #2022-2 Dynamo Holdings, LLC, applicant](#) (Parcel ID# 12475) A request to rezone 10.069 acres of a 12.9-acre tract from B-N (Neighborhood Business) to PD-MU (Planned Development-Mixed Use) to permit up to 180 apartments. The property is located on the north side of N.C. 27 West about 500 feet east of the intersection with Gainsville Church Road in Howards Creek Township.
- [CZ #2012-3A RC Property Group, LLC, applicant](#) (Parcel ID# 77107) A request to amend the permitted uses in a conditional zoning district to permit an existing office to be used for retail and service uses in addition to office uses. The property is located at 6608 Campground Rd. in Catawba Springs Township.
- [CZ #2022-4 Dry Pond Brewing, LLC, applicant](#) (Parcel ID# 30338) A request to rezone 3.603 acres of a 7.79-acre tract from I-G (General Industrial) to CZ B-G (Conditional Zoning General Business) to permit the addition of an outdoor concert stage and an outdoor volleyball court to an existing brewery. The property is located at 1753 Triangle Cir. in Catawba Springs Township.
- [CZ #2020-5A Sawyer's Towing & Transport, LLC, applicant](#) (Parcel ID# 25208 and 91011) A request to amend a conditional zoning district to expand the vehicle storage area, revise the office/vehicle repair building, and reduce the size of the conditional zoning district. Approximately 1.039 acres of this conditional zoning district is concurrently proposed to be rezoned in CZ #2022-5. The property is located at 3592 Gastonia Hwy. on the south side of Gastonia Highway about 200 feet west of its intersection with Salem Church Road in Ironton Township.
- [CZ #2022-5 Sawyer's Towing & Transport, LLC, applicant](#) (Parcel ID# 25208 and 91011) A request to rezone 1.039 acres from CZ I-G (Conditional Zoning General Industrial) to CZ B-G (Conditional Zoning General Business) to permit an existing building to be used as an event center with alcohol sales. The property is located at 3592 Gastonia Hwy. on the south

side of Gastonia Highway about 200 feet west of its intersection with Salem Church Road in Ironton Township.

- [ZMA #691 Jeff Smiley, applicant](#) (Parcel ID# 33724) A request to rezone a 0.339-acre portion of a 2.145-acre tract from R-S (Residential Suburban) to B-G (General Business). The property is located at 6758 E N.C. 150 Hwy in Ironton Township.

8. Public Comments

9. Other Business

Adjourn