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AGENDA
Lincoln County Board of Commissioners Meeting
Monday, August 1, 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 – [July 18, 2022](#)
 - b. [BOA #16](#)
 - c. Travel Allowance Adjustment for Commissioners
3. Public Hearing – [Proposed Economic Incentive Grant for Huber Technology](#) – John Dancoff
4. Public Hearing – [Proposed Economic Incentive Grant for Existing Industry](#) – John Dancoff
5. Public Hearing – [Proposed Economic Incentive Grant for Existing Industry](#) – John Dancoff
6. [Public Hearing for the Re-Adoption of Ordinances Designating Certain Lincoln County Properties as Historic Landmarks](#) – Joshua Grant
 - a. General Robert F. Hoke Cottage
 - b. Hopkins House
 - c. Carrie L. Hopkins House
 - d. John and Mary Thompson House
 - e. Graham Farm Round Barn
7. [Resolution to Adopt the Revised Water and Sewer Account Adjustment Policy](#) – Deanna Rios
8. [Zoning Public Hearings](#) – Jeremiah Combs/Andrew Bryant

The Lincoln County Board of Commissioners will hold a public hearing to consider the following quasi-judicial matter:

- A. [SUP #466 Nil Sine Numine Investments, LLC, applicant](#) (Parcel ID# 23698) A request for a special use permit for an event venue in the R-S (Residential Suburban) district. The 10.9-acre parcel is located at 3727 E. N.C. 150 Hwy. in Ironton Township.

Joint Public Hearings with Planning Board - Legislative Cases:

- B. [UDO 2022-2 Lincoln County Planning and Inspections, applicant](#) A request to amend Section 2.4.5 & Section 2.4.6 to increase the minimum lot area and width requirements, to amend Section 2.4.9.B. & Section 2.4.9.E. to create minimum lot area and width standards for single family detached housing in Planned Development Districts, to amend Section 2.4.9.B.3 to revise the minimum PD-R buffer to 50 feet, and to amend Section 2.4.9. to require exterior sidewalks in the PD-MU district, similar to the requirements of the PD-R and PD-C districts.
- C. [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. *****This is a continuation of the public hearing that began on June 6th***
- D. [PD #2019-2 Riverbend Preserve, LLC, applicant](#) (Parcel ID# 70208) A request the rezone 262 acres in Lincoln County from R-SF (Residential-Single Family) to PD-MU (Planned Development-Mixed Use) to permit industrial uses. The subject property is located on the east side of N.C. 16 bypass and the west side of the CSX railroad at the Gaston County line. As part of a proposed mixed-use development, Riverbend Preserve is also requesting the rezoning of additional acreage in Gaston County to permit industrial and residential uses. In all, up to 2.5 million square feet of industrial uses are proposed in the two counties. Access to the proposed industrial uses will be from N.C. 16 bypass.
- E. [PD #2022-4 Pace Development Group, applicant](#) (Parcel ID# 51877, 02664, and 02482) A request to rezone 113.27 acres from R-T (Transitional Residential) to PD-R (Planned Development-Residential) to permit a subdivision with up to 199 single-family detached homes. The property is located on the west side of N. Little Egypt Road at the intersection with Optimist Club Road in Catawba Springs Township. *****Planning staff has not provided a recommendation on this request, due to the pending decision on the requested subdivision waivers for this same project. A public hearing before the Planning Board is scheduled for the proposed subdivision waivers this same evening.***
- F. [CZ #2022-6 Reliable Insulation, LLC, applicant](#) (Parcel ID# 88806) A request to rezone a 1.209-acre parcel from B-N CU (Neighborhood Business Conditional Use) to CZ B-N (Conditional Zoning Neighborhood Business) to permit a 3500-square-foot accessory building behind an existing contractor's office. The property is located at 3217 Cinnabar Ln. in Ironton Township.

- G. [CZ #2022-8 Matthew Gilbert, applicant](#) (Parcel ID# 14263) A request to rezone a 4.429-acre parcel from R-SF (Residential Single-Family) to CZ R-R (Conditional Zoning Rural Residential) to permit a campground. The property is located on the west side of Gilbert Road at the intersection with Imperial Lane in the Howards Creek Township.
- H. [ZMA #692 Nicholas Speed, applicant](#) (Parcel ID# 53512) A request to rezone a 0.576-acre parcel from R-T (Transitional Residential) to B-N (Neighborhood Business). The property is also located in the Eastern Lincoln Development District (ELDD) overlay. The property is located at 7778 N.C. 73 Hwy. in Catawba Springs Township.
- I. [ZMA #693 Mark Allen, applicant](#) (Parcel ID# 81550) A request to rezone a 1.9-acre parcel from R-S (Residential Suburban) to I-G (General Industrial). The property is located on the north side of N.C. 27 and the west wide of Cat Square Road in Howards Creek Township.
- J. [ZMA #694 Donald Scott Roach, Jr., applicant](#) (Parcel ID# 101215) A request to rezone a 0.558-acre portion of a parcel from B-G (General Business) to R-T (Transitional Residential). The property is located on the west side of Gaston Hillside Drive and the south side of County Line Trail in Ironton Township.
- K. [ZMA #695 Phyllis Labauch, applicant](#) (Parcel ID# 54959) A request to rezone a 1.467-acre parcel from R-SF (Residential Single-Family) to R-S (Residential Suburban). The property is located on the east side of Hoffman Road about 900 feet south of the intersection with Wesleyan Church Road in Lincolnton Township.
- L. [ZMA #696 Thomas Lackey, applicant](#) (Parcel ID# 51868) A request to rezone 3.686 acres from B-N (Neighborhood Business) to B-G (General Business). The property is located at 2105 Cat Square Rd. in Howards Creek Township.
- M. [ZMA #698 NC West District of Wesleyan Church, applicant](#) (Parcel ID# 02889) A request to rezone a 7.003-acre parcel from B-N to B-G. The property is also in the Eastern Lincoln Development District (ELDD) overlay. The property is located at 2381 N NC 16 Business Hwy in the Catawba Springs Township.
- N. [ZMA #699 Timothy Jones, applicant](#) (Parcel ID# 18472) A request to rezone a 3.284-acre parcel from CZ B-G (Conditional Zoning General Business) and B-N (Neighborhood Business) to I-G (General Industrial). The property is located at 2037 W. N.C. 150 Hwy. in Lincolnton Township.
- O. [ZMA #700 Carolina Elite Builders, applicant](#) (Parcel ID# 100155) A request to rezone a 5.299-acre parcel from I-G (General Industrial) to R-S (Residential Suburban). The property is located on the north side of Petes Road at the intersection with Midtown Drive in Lincolnton Township.
- P. [ZMA #701 Danny Weaver, applicant](#) (Parcel ID# 11296) A request to rezone a 10.565-acre parcel from R-SF (Residential Single-Family) to R-R (Rural Residential). The property is located at 7240 Dan Rhyne Rd. in North Brook Township.

9. Public Comments

10. Other Business

Adjourn