



BOARD OF COMMISSIONERS
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AGENDA
Lincoln County Board of Commissioners Meeting
Monday, September 12, 2022
6:30 PM

Lincoln County Administration Office
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 – [August 15, 2022](#); [August 30, 2022](#)
 - b. [GPO #4](#)
 - c. [GPO #5](#)
 - d. [GPO #6](#)
 - e. [GPO #7](#)
 - f. [GPOA #1](#)
 - g. [BOA #2](#)
 - h. [Performance Guarantees for Rivercross Phase 1B and Trilogy Parcel EK](#)
 - i. [Jail Health Plan](#)
 - j. [Ordinance Declaring the 2022 Denver Christmas Parade to be a County Sponsored Event Including Road Closures and Special Event Fee Waiver Request](#)
3. [Public Hearing – Proposed Schedule, Standards and Rules for the 2023 Reappraisal and the Present Use Value Rates](#) – Susan Sain, Chris Nelson, John Shrell
4. [Zoning Public Hearings](#) – Andrew Bryant, Joshua Grant

Joint Public Hearings with Planning Board - Legislative Cases:

- A. [CZ #2022-9 TKC Land Development II, LLC, applicant](#) (Parcel ID# 02210 and 51191) A request to rezone 2.32 acres from B-N (Neighborhood Business) to CZ I-G (Conditional Zoning General Industrial) to permit a facility that rents construction equipment. The proposed facility includes a 4500-square-foot rental office/showroom and an outdoor storage area. The property is located on the east side of N.C. 16 about 300 feet north of the intersection with N. Pilot Knob Road in Catawba Springs Township.
- B. ~~[PD #2022-5 Garden Street Communities Southeast, LLC, applicant](#) (Parcel ID# 00702, 26955, and 27330) A request to rezone 158.78 acres from R-T (Transitional Residential) and R-SF (Residential Single Family) to PD-R (Planned Development Residential) to permit a subdivision with up to 148 single family detached homes. The property is located on the west side of Salem Church Road about 1700 feet south of the intersection with Keever Dairy Farm Road in Ironton Township.~~
- C. ~~[PD #2022-6 Garden Street Communities Southeast, LLC, applicant](#) (Parcel ID# 26849, 71497, and 26816) A request to rezone 159.5 acres from R-S (Residential Suburban) and PD-R-CU (Planned Development Residential Conditional Use) to PD-R (Planned Development Residential) to permit a subdivision with up to 150 single family detached homes. The property is located on the north side of N.C. 150 at the intersection with Shuford Road in Ironton Township.~~
- D. [ZMA #702 Scott Soorus, applicant](#) (Parcel ID# 104579) A request to rezone a 2.8-acre portion of a parcel from R-SF (Residential Single Family) to R-T (Transitional Residential). The property is located on the north side of Wingate Hill Road about 4,000 feet west of the intersection with Beth Haven Church Road 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. [SUP #467 Philip Wayne Davis, applicant](#) (Parcel ID# 78777) A request for a special use permit to allow an accessory structure to be constructed on a parcel that is less than 2 acres in size prior to the construction of a home. The property is located on the west side of Seminole Drive about 200 feet south of the intersection with Brave Avenue off Lee Moore Road in Ironton Township.
 - F. [PA #55 Helmsman Homes, LLC, applicant](#) (Parcel ID# 13656) A request for preliminary plat/sketch plan approval for a residential subdivision with 17 lots served by a new subdivision road. The property is located on the north side of Ernest Houser Road about 1500 feet east of the intersection with Shoal Road in Howards Creek Township.
5. Public Comments
 6. [Capital Project Ordinance Original](#) – Deanna Rios

7. [Finance Officer's Report](#) – Deanna Rios
8. [Appointment of County Attorney](#)
9. Other Business
10. Closed Session § 143-318.11. **Closed sessions.**
 - (a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

Adjourn