



**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: January 16, 2019

Re: CUP #397  
WynnWorth, LLC, applicant  
Parcel ID# 31275

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 4, 2019.*

**REQUEST**

The applicant is requesting a conditional use permit to allow contractor's offices with indoor and outdoor storage in the I-L (Light Industrial) district in the ELDD (Eastern Lincoln Development District) overlay district. A contractor's office and a contractor's yard are permitted uses in the I-L district and conditional uses in the ELDD. Approximately one-third of this property is located in the ELDD. A site plan has been submitted as part of the application. Two 32,400-square-foot, multi-tenant buildings are proposed, with outdoor storage areas located to the side of each building.

**SITE AREA AND DESCRIPTION**

The 11-acre parcel is located on the north side of Mundy Road about 400 feet west of N.C. Business. It is adjoined by property zoned R-SF (Residential-Single Family), B-N (Neighborhood Business) and I-G (General Industrial). Land uses in this area include residential, business and industrial. This property is part of an area designated as an Industrial Center.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **WynnWorth, LLC**

Application No. **CUP #397**

Location **Mundy Road**

Parcel ID# **31275**

Zoning District **I-L, ELDD**

Proposed Conditional Use **contractor's offices  
with indoor and outdoor storage**

### **FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

\_\_\_\_\_

\_\_\_\_\_

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:

\_\_\_\_\_

\_\_\_\_\_



## **Conditional Use Permit 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 WynnWorth, LLC

Applicant Address P.O. Box 1167 Denver, NC 28037

Applicant Phone Number 910-443-2771

Property Owner Name J&D of Lincoln, LLC (c/o Prestige Building Co.)

Property Owner Address PO Box 749 Troutman, NC 28166

Property Owner Phone Number \_\_\_\_\_

### **PART II**

Property Location Mundy Road Denver, NC 28037

Property ID (10 digits) 3695087137 Property size 10.989 ac.

Parcel # (5 digits) 31275 Deed Book(s) 1965 Page(s) 495

### **PART III**

Existing Zoning District ELDD I-L

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

Property is currently undeveloped with heavy vegetation, no existing structures exist.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Contractor's office/warehouse and yard, for applicant and tenants.

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**  
**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.*

Applicant's Signature

Date

12/20/18

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Application No. **CUP #397**

Applicant **WynnWorth, LLC**

Property Location **Mundy Road**

Parcel ID# **31275**

Zoning District **I-L, ELDD**

Proposed Conditional Uses **contractor's  
offices with indoor and outdoor storage**

### **PROPOSED FINDINGS**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

**A driveway permit must be obtained from NCDOT. A permit for a septic system must be obtained from Lincoln County Environmental Health. The buildings must be constructed to meet the State Building Code.**

2. The use meets all required conditions and specifications.

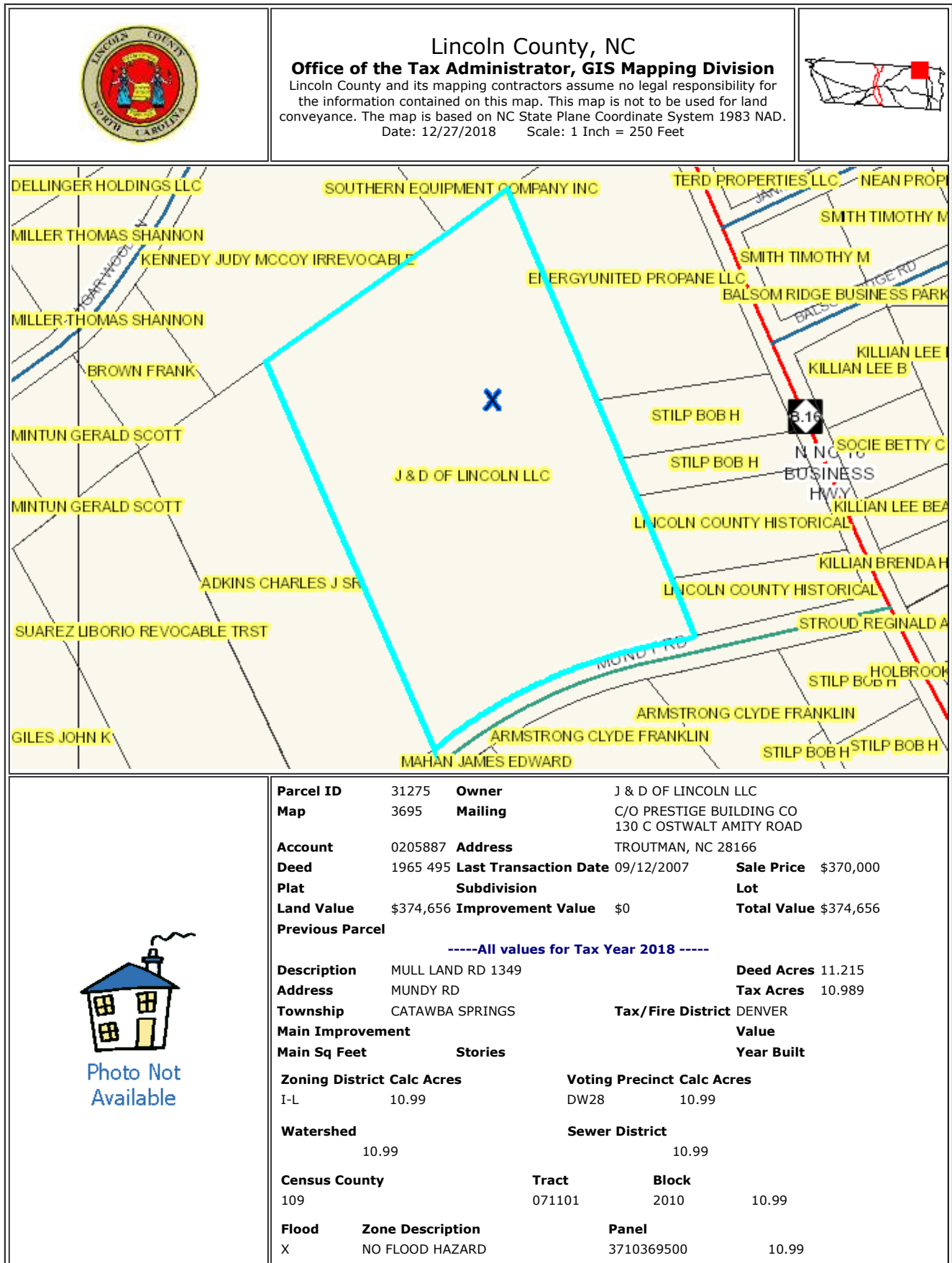
**A contractor's office and a contractor's yard are permitted uses in the I-L district and conditional uses in the ELDD. The proposed plan complies with the building setback, parking and landscaping/buffer requirements of the Unified Development Ordinance. The building fronts will comply with the ELDD road façade standards.**

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

**The proposed building and parking areas will be buffered from the residentially zoned properties to the west and south by landscape buffers. This property is adjoined on the east by properties zoned business and on the north by properties zoned industrial.**

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**Business and industrial uses are located in this area. This property is part of an area designated by the Land Use Plan as an Industrial Center.**





Conditional Use Permit #397  
subject property is outlined in blue



0 100 200 Feet

1 inch = 300 feet



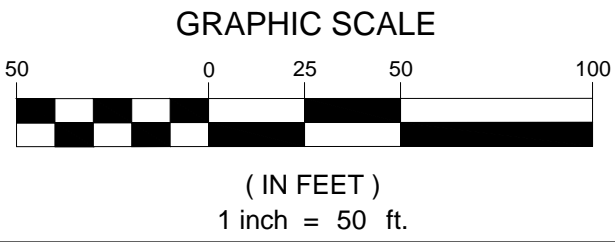


December 27, 2018

0 100 200 Feet

1 inch = 300 feet





VICINITY MAP  
SITE DATA

PARCEL ID: 31275  
ZONED: IL (OVERLAY DISTRICT ELDD)  
ACREAGE: 10.99

PROPOSED PARKING  
REQUIRED: - OFFICE 1/400 SF x 7200 = 18  
- WAREHOUSE 1/1000 SF x 25,200 = 25.2  
TOTAL 43  
PROVIDED 60

FUTURE PARKING  
REQUIRED: - OFFICE 1/400 SF x 7200 = 18  
- WAREHOUSE 1/1000 SF x 25,200 = 25.2  
TOTAL 43  
POSSIBLE 81

NOTES

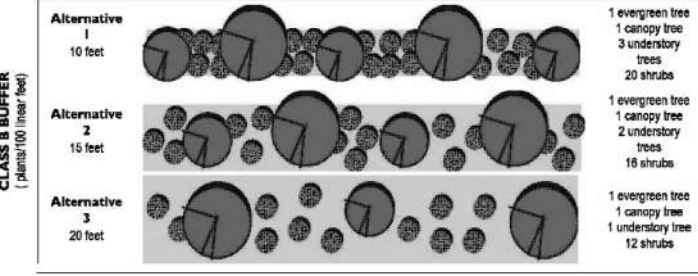
WEST PROPERTY LINE REQUIRES  
A CLASS 'C' BUFFER.  
CLASS 'C' ALTERNATIVE 3 WILL BE PROVIDED

EAST PROPERTY LINE REQUIRES  
A CLASS 'B' BUFFER  
CLASS 'B' ALTERNATIVE 2 WILL BE PROVIDED

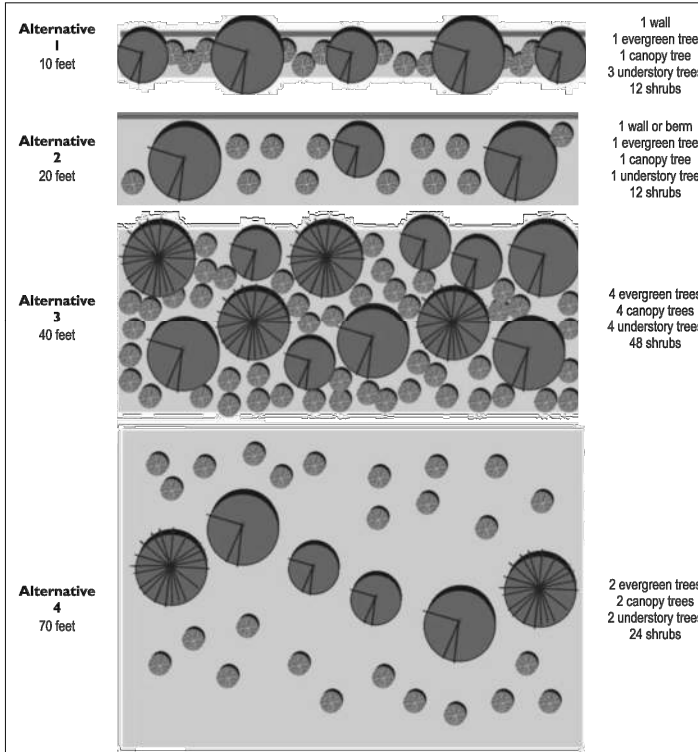
PARKING BUFFERS WILL BE PROVIDED PER UDO  
SECTION 3.4.6.2

FOUNDATION PLANTING STRIP PER UDO SECTION  
3.4.5. WILL BE PROVIDED

PROPOSED BUILDING FRONTAGES WILL MEET THE  
FRONT FACADE REQUIREMENTS PER ELDD ROAD  
FACADE STANDARDS SECTION 2.5.1.G.3a.



CLASS 'B' BUFFER



CLASS 'C' BUFFER



CES GROUP  
ENGINEERS, LLP  
NC FIRM LICENSE #F-1240  
274 N. Hwy. 16, SUITE 300  
DENVER, NC 28037  
T 704. 489.1500  
www.ces-group.net

SEAL:

SUBMITTALS	
DATE	PURPOSE
12.21.18	CONDITIONAL USE PERMIT

CLIENT: SAM MORGAN P.O. BOX 1167 DENVER, NC 28037 (910) 443-2771	PROJECT DESCRIPTION: <b>MUNDY ROAD</b> CONDITIONAL USE PERMIT PLAN
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PROJECT NO: <b>50132 - 1118</b>		
DRAWING REVISIONS		
NO.	REVISION DESC.	DATE:

DRAWN BY: FDA	REVISED BY: _____
CHECKED BY: JP	ISSUED BY: _____

DRAWING TITLE:  
**PROPOSED  
SITE PLAN**

DRAWING NUMBER:  
**EX-2**