



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.

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~~

12/20/18

Date _____

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.

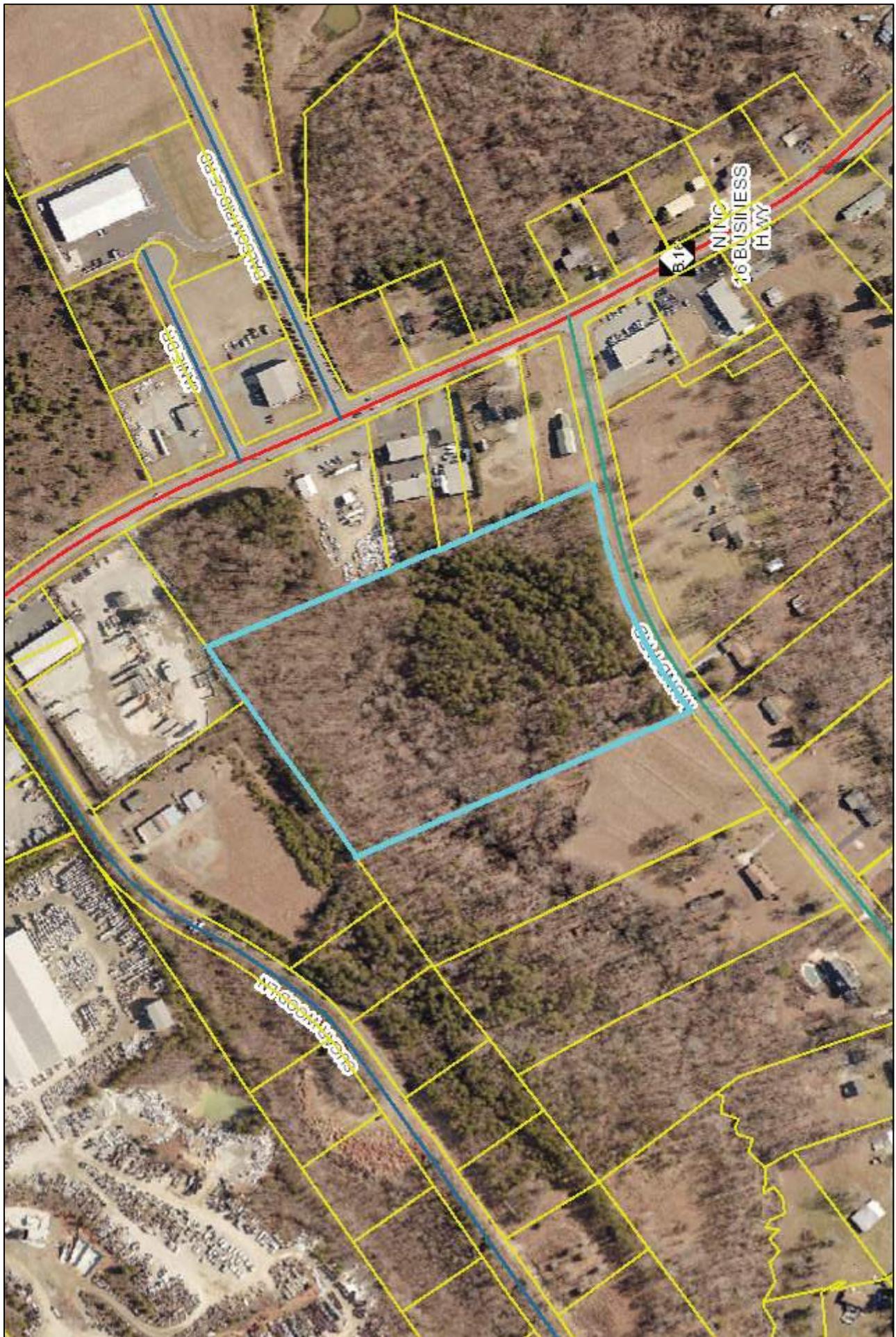


Conditional Use Permit #397
subject property is outlined in blue



December 27, 2018

Esri, Inc., Lincoln County, NC



December 27, 2018

1 inch = 300 feet



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



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 PROVIDED 43
60

FUTURE PARKING
REQUIRED: - OFFICE 1/400 SF x 7200 = 18
- WAREHOUSE 1/1000 SF x 25.200 = 25.2
TOTAL POSSIBLE 43
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 FAÇADE REQUIREMENTS PER ELDD ROAD
FAÇADE STANDARDS SECTION 2.5.1.G.3a.

MUNDY ROAD
CONDITIONAL USE PERMIT PLAN

CLIENT:
SAM MORGAN
P.O. BOX 1167 DENVER, NC 28037

PROJECT DESCRIPTION:

PROJECT NO: 50132 - 1118		
DRAWING REVISIONS		
NO:	REVISION DESC.	DATE:
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DRAWN BY: FDA	REVISED BY: _____	
CHECKED BY: JP	ISSUED BY: _____	
DRAWING TITLE: PROPOSED SITE PLAN		
DRAWING NUMBER: EX-2		

