



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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 10, 2020

Re: CUP #416
Eric McComb, applicant
Parcel ID# 51983, 56446, 56447, 56448, 56449, 56450, 56451, 56452, 56453,
56454, 56455 and 56456

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 3, 2020.

REQUEST

The applicant is requesting a conditional use permit to operate a ready-mix concrete plant in the I-G (General Industrial) district. Under the Unified Development Ordinance, ready-mix concrete manufacturing and distributing is a conditional use in the I-G district. A site plan has been submitted as part of the application.

SITE AREA AND DESCRIPTION

The proposed 14.4-acre site is located on Sugar Wood Lane about 1,400 feet west of N.C. 16 Business and 1,000 feet north of Mundy Road. Sugar Wood Lane is a private road that ends at the last of the 12 lots that currently make up the proposed site. The subject property is adjoined by property zoned I-G and R-SF (Residential-Single Family). Land uses in this area include industrial, business and residential. The subject property is part of an area designated by the Lincoln County Land Use plan as an Industrial Center, suitable for manufacturing and distribution of products.



County Of Lincoln, North Carolina

Planning Board

Applicant **Eric McComb**

Application No. **CUP #416**

Parcel # **51983, 56446, 56447, 56448, 56449, 56450, 56451, 56452, 56453, 56454, 56455, 56456**

Zoning District **I-G**

Proposed Use **ready-mix concrete plant**

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 Eric McComb
Applicant Address 1901 Valley Parkway Suite 100 Monroe, NC 28110
Applicant Phone Number (704) 225-8117 (704) 904-9708
Property Owner Name Eric McComb
Property Owner Address 1901 Valley Parkway Suite 100 Monroe, NC 28110
Property Owner Phone Number (704) 904-9708

PART II

Property Location Sugar Wood Ln.
Property ID (10 digits) See attached Property size _____
Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____

PART III

Existing Zoning District _____

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

Property is Vacant with no existing structures.

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

Ready Mix Concrete Plant

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.

Eric W McComb
Applicant's Signature

12-19-19

Date

Conditional Use Permit #416
property information

Property ID	Parcel #	Acreage	Deed Book-Page
3695-08-0643	51983	1.487	2779-291
3686-98-8410	56446	1.029	2779-291
3685-98-6239	56447	1.025	2779-291
3685-98-4188	56448	0.968	2779-291
3685-98-3027	56449	1.033	2779-291
3685-97-1937	56450	0.964	2779-291
3685-97-0803	56451	1.202	2779-291
3685-97-1645	56452	1.067	2779-291
3685-97-3731	56453	1.273	2414-513
3685-97-4894	56454	1.135	2414-513
3685-97-6955	56455	1.086	1084-898
3685-98-7096	56456	1.084	1084-898

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #416**

Applicant **Eric McComb**

Property Location **Sugar Wood Lane**

Zoning District **I-G**

Parcel ID# **51983, 56446, 56447, 56448, 56449, 56450, 56451, 56452, 56453, 56454, 56455 and 56456**

Proposed Use **Ready-Mix Concrete Plant**

PROPOSED FINDINGS

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

The proposed development will meet all applicable stormwater, sedimentation control and environmental regulations.

2. The use meets all required conditions and specifications.

A concrete plant is a conditional use in the I-G district. The proposed plan meets the standards for the I-G district, including setback and buffer requirements.

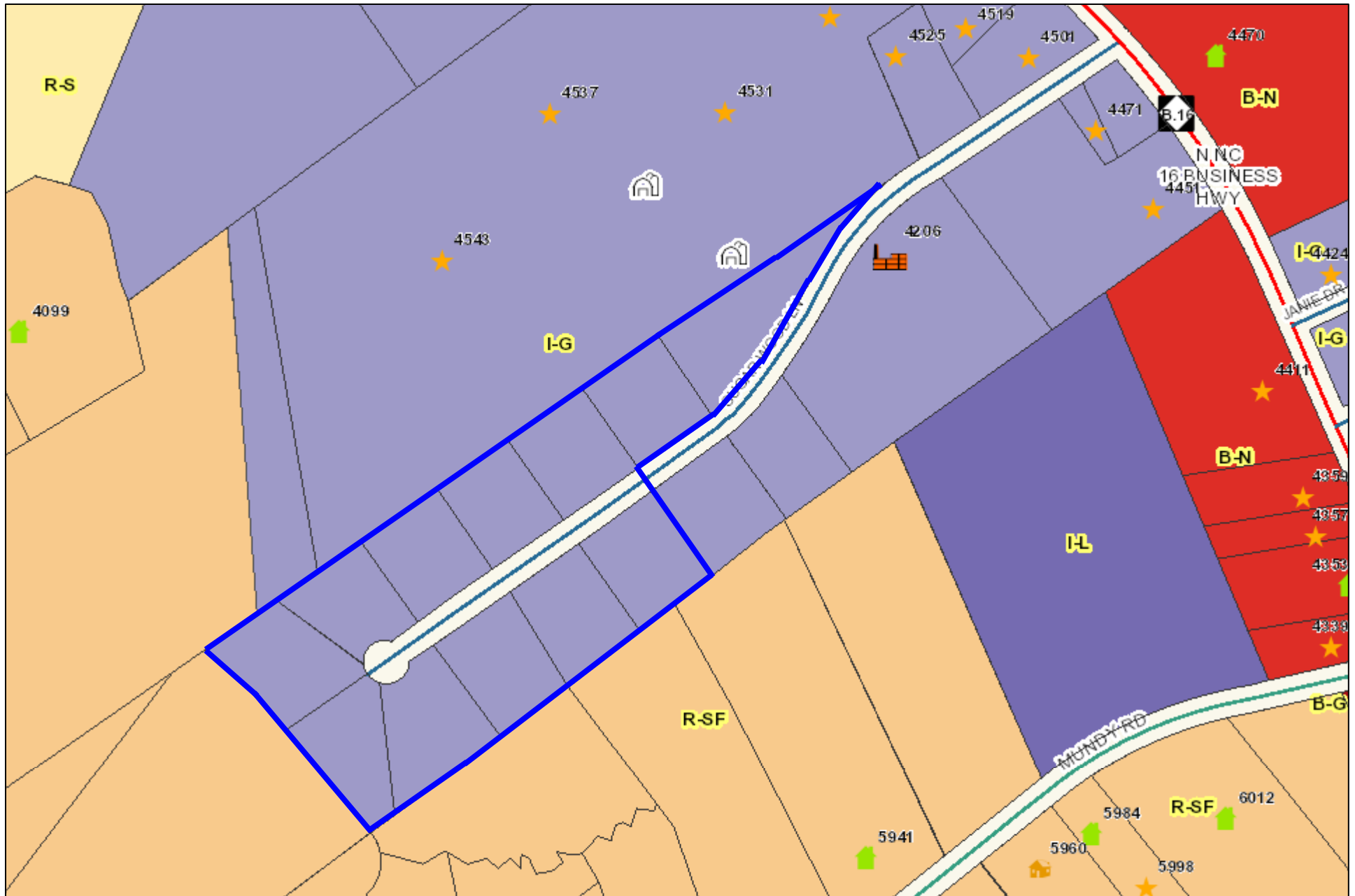
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The plant will be accessed from N.C. 16 Business by Sugar Wood Lane, which is adjoined on both sides by industrially zoned properties. The site will be buffered from adjoining residentially zoned properties.

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.

This property is located in an industrial area that includes other concrete plants. It is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center.

Conditional Use Permit #416
subject property is outlined in blue



December 30, 2019

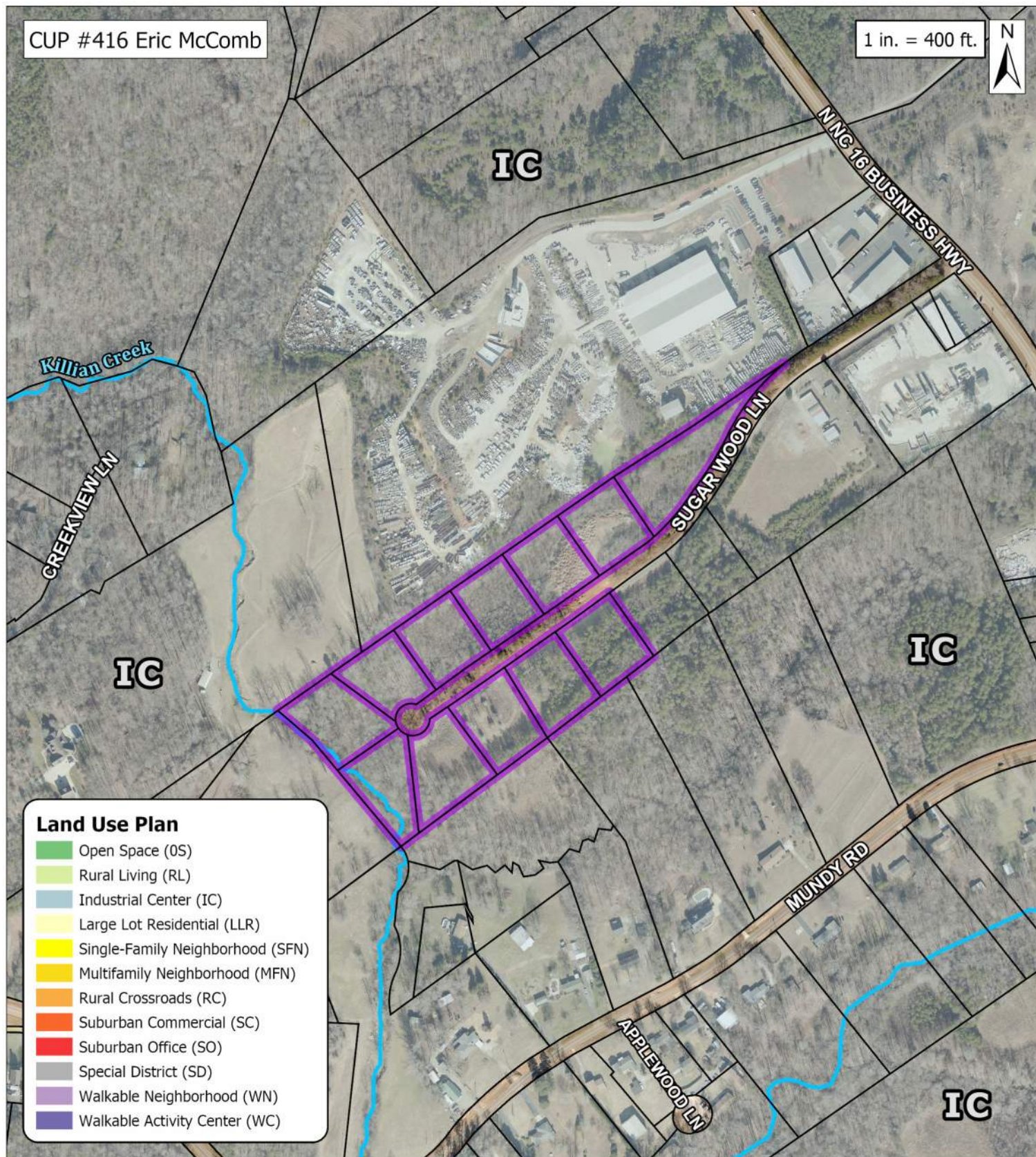
Esri, Inc., Lincoln County, NC

0 100 200 Feet
| | |

1 inch = 300 feet

CUP #416 Eric McComb

1 in. = 400 ft.



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

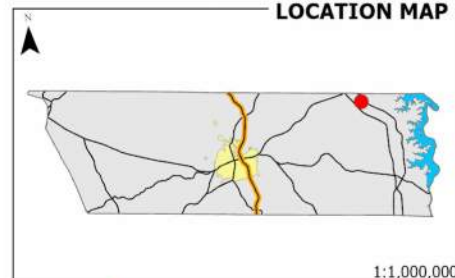
**Parcel ID# 51983, 56446, 56447, 56448,
56449, 56450, 56451, 56452, 56453, 56454,
56455, 56456**

 - Property Location(s)

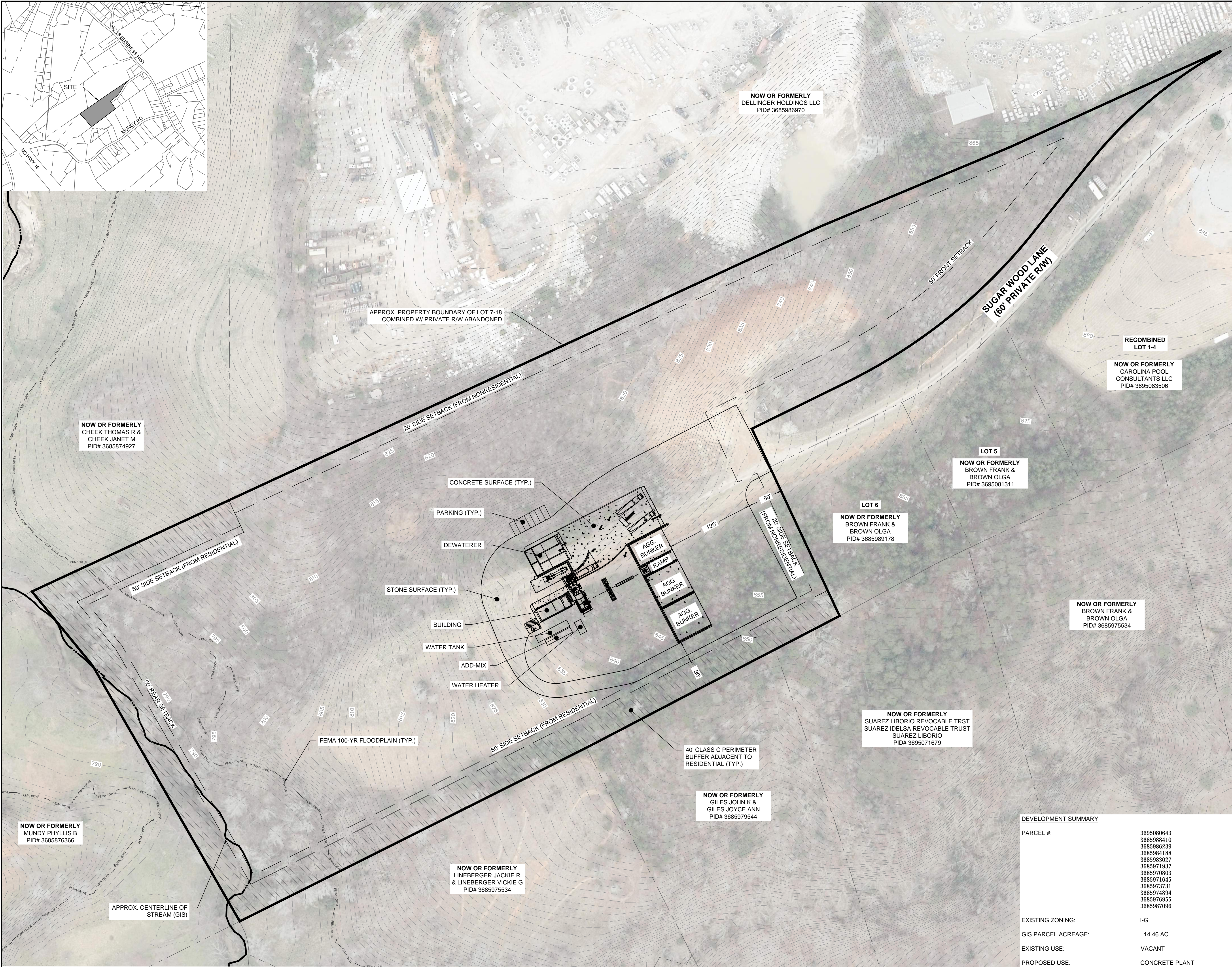
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP

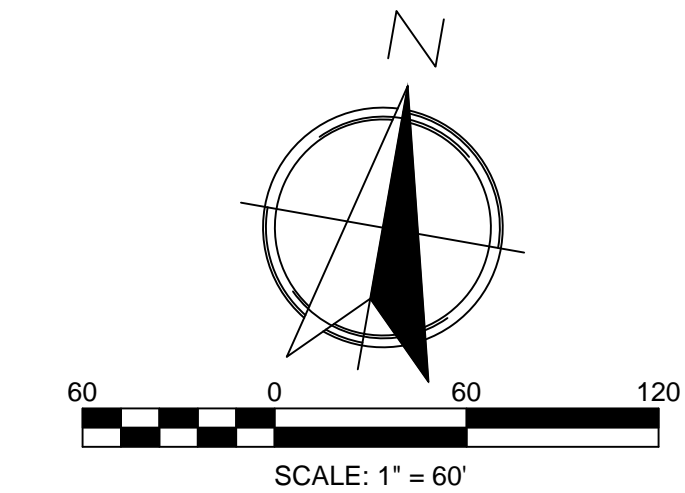


 Property Location(s)



**Carolina Ready-Mix
Denver Site**

**Conceptual
Site Plan**



PROJ. MGR.:	
DESIGN BY:	
DRAWN BY:	
PROJ. DATE:	DECEMBER 2019
DRAWING NUMBER:	

1.0

WKD PROJ. NO.:

REVISED:	DATE:	COMMENT:

PRELIMINARY - FOR REVIEW PURPOSES ONLY