



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE \

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 29, 2020

Re: CUP #421
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 August 3, 2020.

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 and building elevations have been submitted as part of the application. Two 21,600-square-foot, multi-tenant buildings are proposed to be developed in two phases, with outdoor storage areas behind them. In addition, a future 3,500-square-foot storage building is proposed behind one of the main buildings.

A conditional use permit was approved for this property for the same uses and a similar development plan on February 18, 2019, but the permit expired. Under the Unified Development Ordinance, a conditional use permit expires 12 months after the date of approval if a complete building permit application is not submitted before then.

SITE AREA AND DESCRIPTION

The 11-acre parcel is located on the north side of Mundy Road about 400 feet west of N.C. 16 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 by the Lincoln County Land Use Plan as an Industrial Center.



County Of Lincoln, North Carolina

Planning Board

Applicant **WynnWorth, LLC**

Application No. **CUP #421**

Location **Mundy Road**

Parcel # **31275**

Zoning District **I-L, ELDD**

Proposed 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
115 W. Main St., 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 WynnWorth, LLC

Property Owner Address P.O. Box 1167

Property Owner Phone Number 910-443-2771

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) 2840 Page(s) 790

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 no existing structures.

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

3/12/2020
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #421**

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.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Date: 3/24/2020 Scale: 1 Inch = 300 Feet



Photo Not Available

Parcel ID	31275	Owner	WYNNOWTH CONSTRUCTION LLC
Map	3695	Mailing	PO BOX 1167
Account	0274305	Address	DENVER, NC 28037
Deed	2840 790	Last Transaction Date	08/23/2019
Plat		Subdivision	Sale Price \$390,000
Land Value	\$468,320	Improvement Value	Lot \$0
Previous Parcel			Total Value \$468,320
-----All values for Tax Year 2020 -----			
Description	MULL LAND RD 1349	Deed Acres	11.215
Address	MUNDY RD	Tax Acres	10.989
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-L	10.99	DW28	10.99
Watershed		Sewer District	
	10.99		10.99
Census County		Tract	Block
109		071101	2010
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	10.99

Conditional Use Permit #421



March 24, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet
[Scale Bar]

1 inch = 300 feet

CUP #421 WynnWorth, LLC

1 in. = 200 ft.



IC

SUGAR WOOD IN

N NC 16 BUSINESS HWY

JANIE DR

IC

BALSOM RIDGE RD

IC

MUNDY RD

IC

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



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

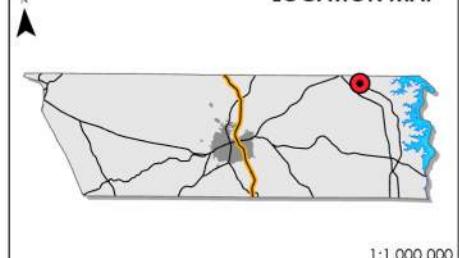
Parcel ID# 31275

- Property Location(s)

See Attached Application for Parcel Information

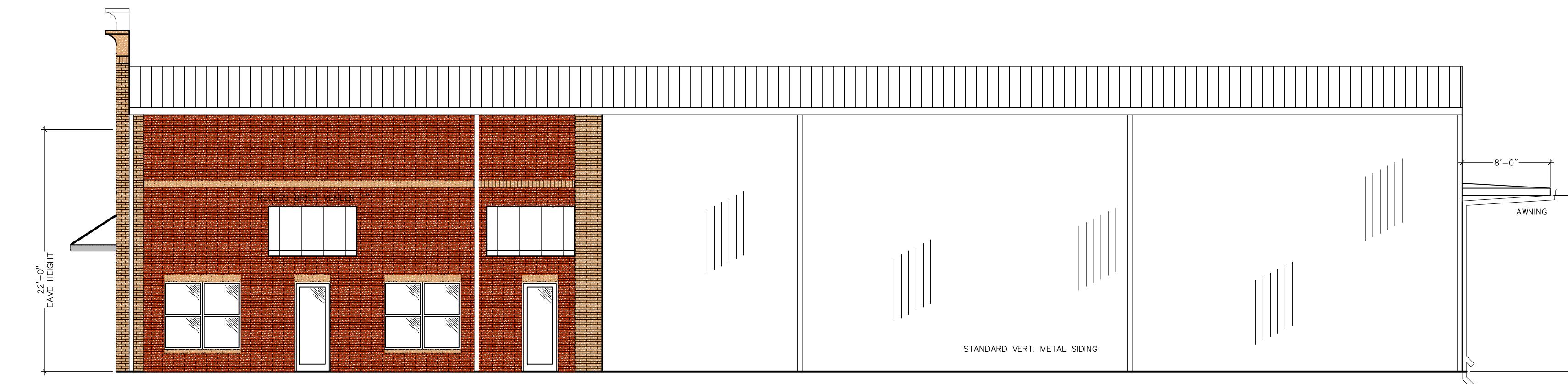
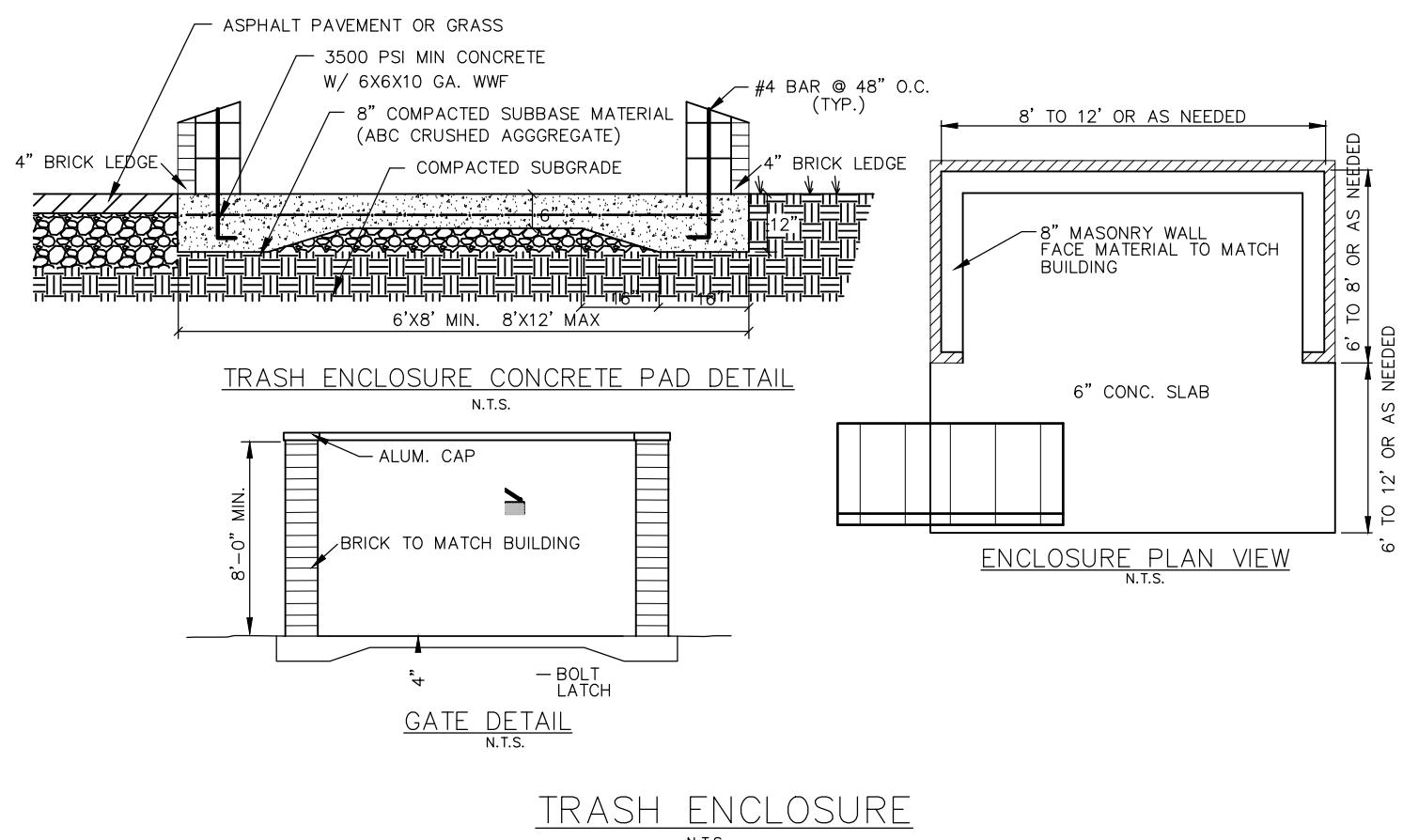
Property Location(s) Outlined in Purple.

LOCATION MAP



1:1,000,000

Property Location(s)



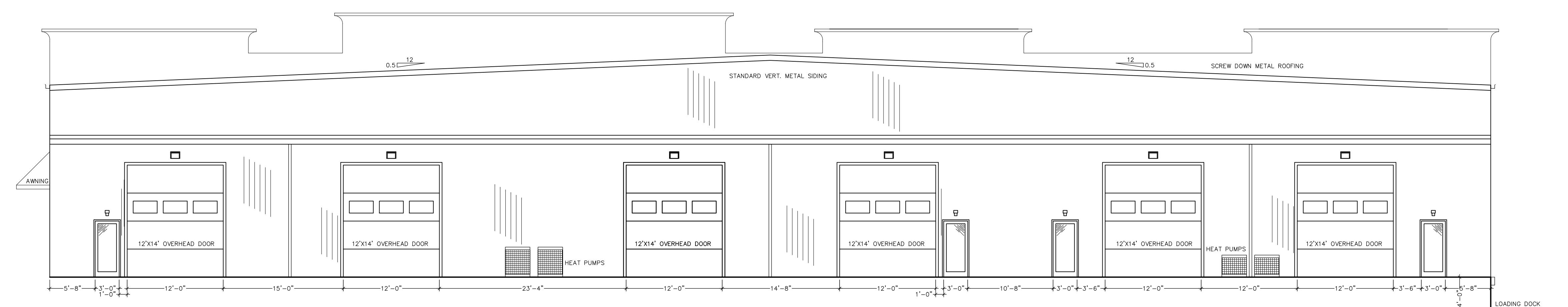
RIGHT (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



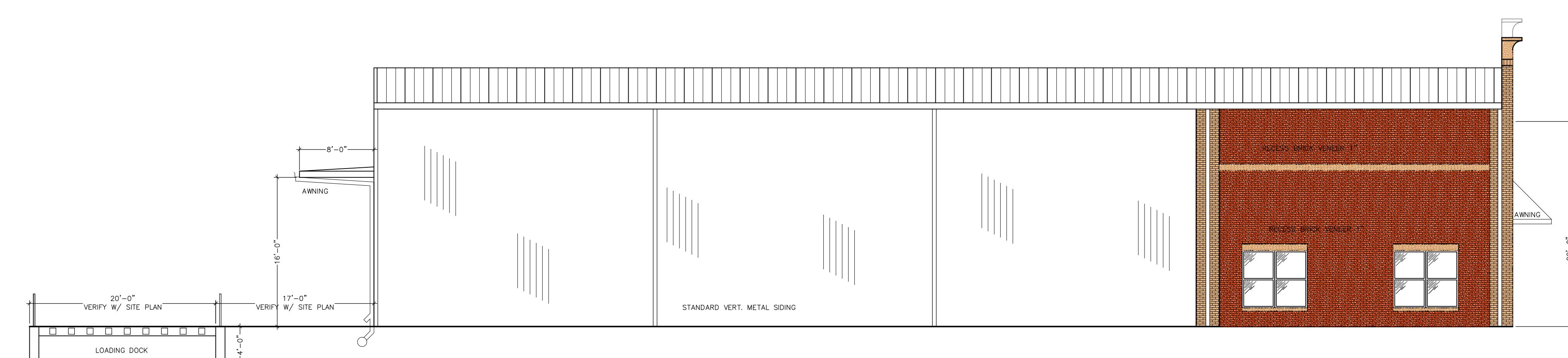
FRONT (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



REAR (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



LEFT (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



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PROPOSED BUILDING FOR
WYNN WORTH LLC
LINCOLN COUNTY, NORTH CAROLINA

SEAL