



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

From: Randy Hawkins, Zoning Administrator

Date: April 9, 2021

Re: Special Use Permit #439
Mike Robbins, applicant
Parcel ID# 33823

The following information is for use by the Lincoln County Board of Commissioners at their public hearing on May 3, 2021.

REQUEST

The applicant is requesting a special use permit to allow outdoor storage of landscaping materials in the Eastern Lincoln Development District (ELDD) overlay district in the I-G (General Industrial) district. Under the Unified Development Ordinance (UDO), outdoor storage of landscaping materials is classified as a contractor's yard, which is a special use in the ELDD and a permitted use in the I-G district. A site plan has been submitted as part of the application.

SITE AREA AND DESCRIPTION

The proposed 4.1-acre site is located on the east side of N.C. 16 Business at its intersection with Mundy Road. It is adjoined by property zoned I-G, CZ I-G (Conditional Zoning I-G) and R-SF (Residential-Single Family). Land uses in this area include business, industrial and residential. This property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for storage uses.



BOARD OF COMMISSIONERS
CARROL MITCHEM, CHAIRMAN
MILTON SIGMON, VICE CHAIRMAN
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CATHY DAVIS

COUNTY MANAGER
KELLY G. ATKINS
COUNTY ATTORNEY
WESLEY L. DEATON
CLERK TO THE BOARD
AMY S. ATKINS

Applicant **Mike Robbins**

Application No. **SUP #439**

Location **N.C. 16 Business at Mundy Road**

Parcel # **33823**

Zoning District **ELDD, I-G**

Proposed Use **outdoor storage of landscaping materials**

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 Board of Commissioners:





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 MIKE ROBBINS - ROBBINS SERVICE GROUP, LLC DBA
WHISPERING PINES LANDSCAPING

Applicant Address 4424 N NC-16 BUS, DENVER NC 28037

Applicant Phone Number 704-489-0100

Property Owner Name DANON LUSK - 3D WORLDWIDE, LLC

Property Owner Address 4052 N NC-16 BUS, DENVER NC 28037

Property Owner Phone Number 704-489-2101

PART II

Property Location Parcel 33823 - 544 FT SOUTH OF NC-16 BUS & BALSAM RIDGE RD

Property ID (10 digits) 3695280015 Property size 3.924 +/-

Parcel # (5 digits) 33823 Deed Book(s) 894 Page(s) 152

PART III

Existing Zoning District 1-G

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

undeveloped

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

Proposed use: outdoor storage of landscaping materials

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.

Michael A Robbins
Applicant's Signature

03/15/2021
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #439**

Applicant **Mike Robbins**

Property Location **N.C. 16 Business**

Parcel ID# **33823**

Zoning District **I-G, ELDD**

Proposed Conditional Uses **outdoor storage of
landscaping materials**

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 has been obtained from NCDOT. No hazardous materials will be stored on the property.

2. The use meets all required conditions and specifications.

A contractor's yard is a special use in the ELDD district and a permitted use in the I-G district. The plan meets the landscaping, buffer and screening requirements of the Unified Development Ordinance.

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

This is an existing business area. The storage area will be buffered and screened from the adjoining residentially zoned properties. Other adjoining properties are zoned business and 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, suitable for storage.



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: 4/1/2021 Scale: 1 Inch = 200 Feet

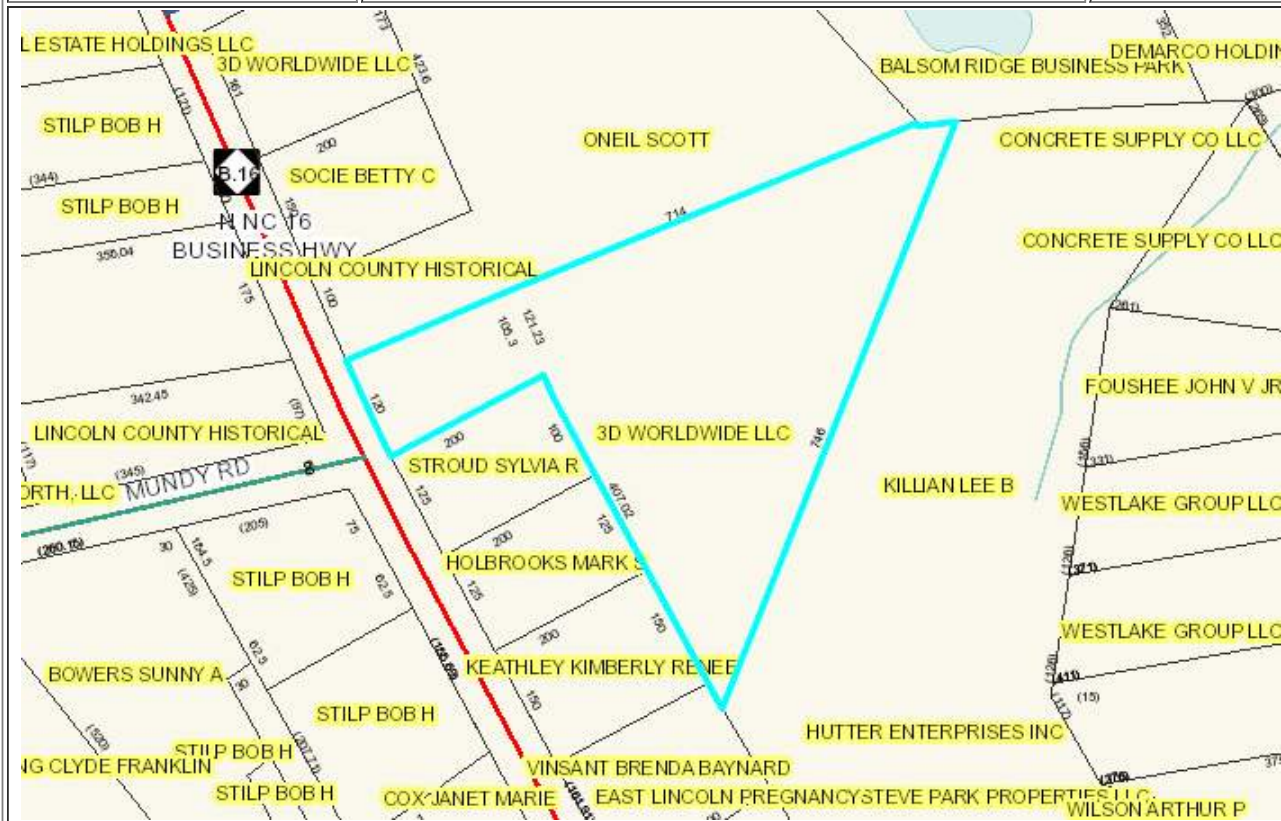
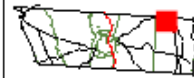


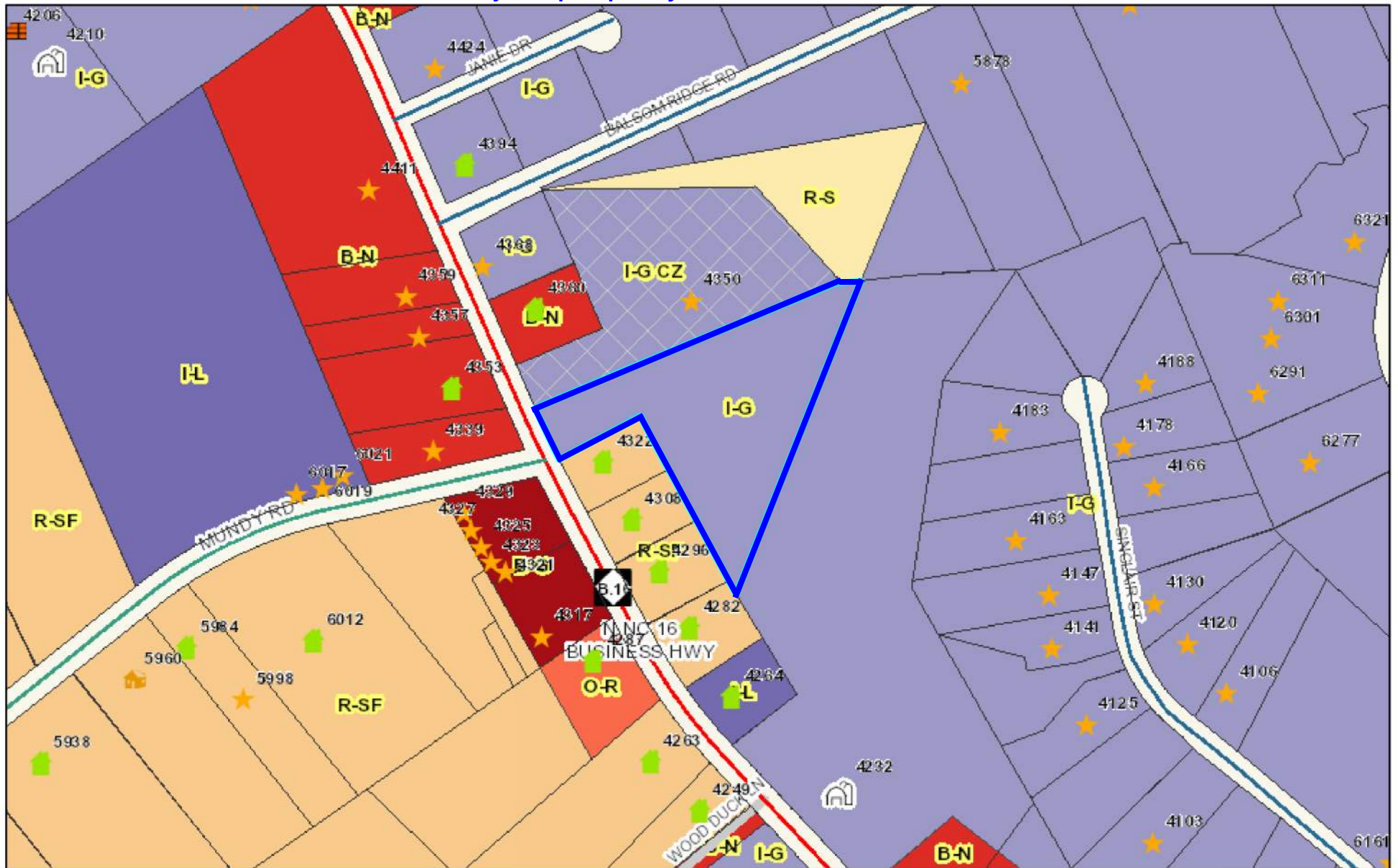
Photo Not Available

Parcel ID	33823	Owner	3D WORLDWIDE LLC
Map	3695	Mailing	4052 N NC 16 HWY
Account	0251047	Address	DENVER, NC 28037
Deed	2878 821	Last Transaction Date	01/29/2020
Plat		Subdivision	R O MUNDY ESTATE
Land Value	\$189,312	Improvement Value	\$0
Previous Parcel		Total Value	\$189,312

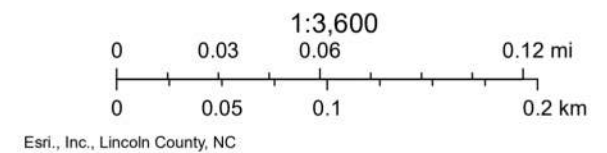
-----All values for Tax Year 2020 -----

Description	19-22 & 42 R O MUNDAY EST	Deed Acres	0
Address	N NC 16 BUSINESS HWY	Tax Acres	4.116
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	4.12	DN29	4.12
Watershed	4.12	Sewer District	4.12
Census County		Tract	Block
109		071101	1005
			4.12
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	4.12

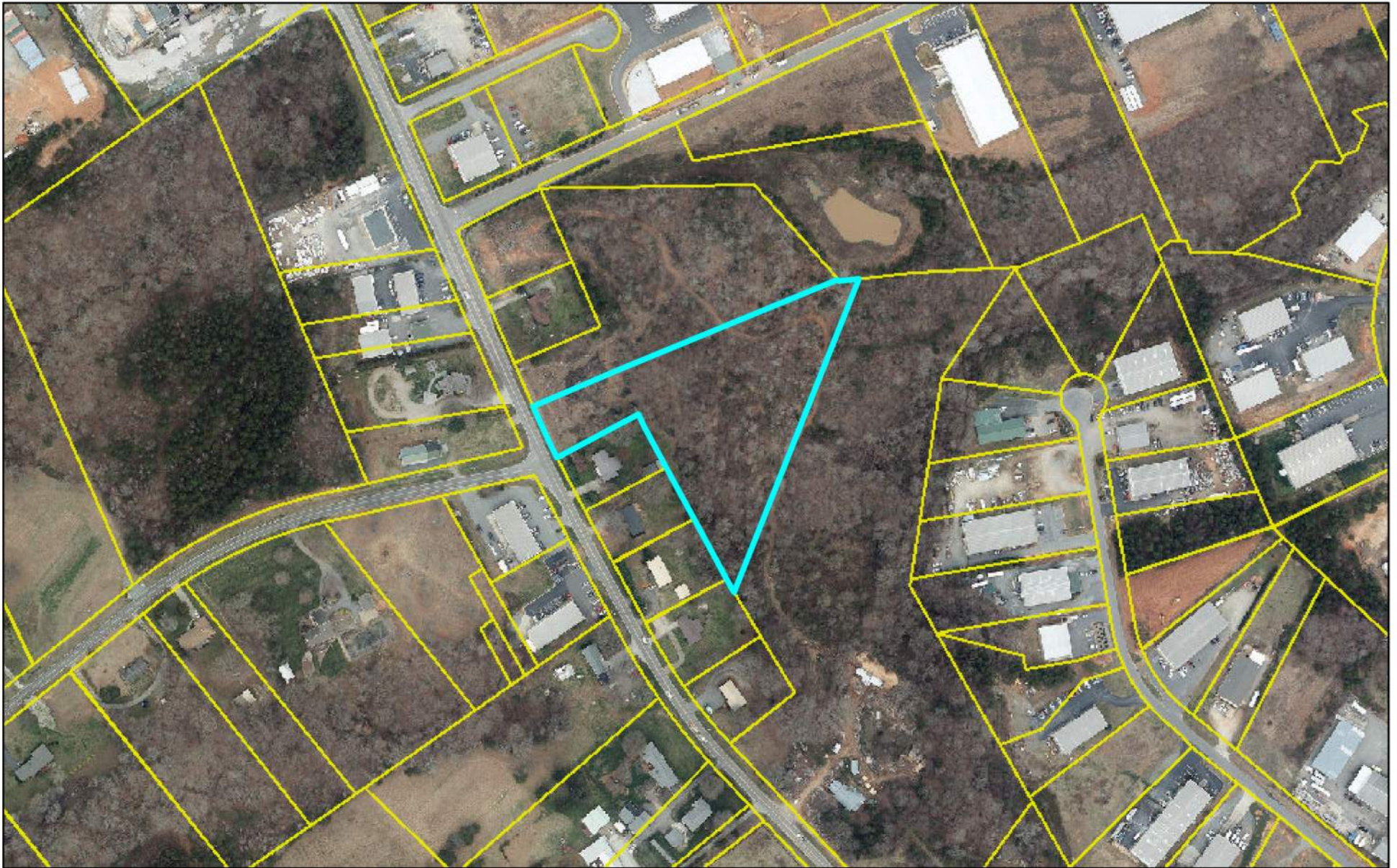
Special Use Permit #439
subject property is outlined in blue



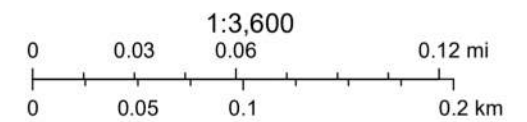
April 1, 2021



aerial photo of subject property and surrounding area



April 9, 2021



3	3/13/21	ADDED GRADING & CULVERT
2	1/24/21	ADDED DRIVEWAY PROFILE
1	1/19/21	ADDED FENCE DETAILS
REVISIONS		

PROJECT MANAGER: JEFFREY SWARTZ	
DESIGN BY: JJS	CHECKED BY: JJS
DRAWN BY: JJS	CHECKED BY: JJS

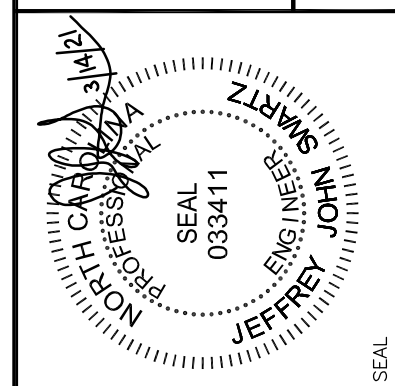
OWNER

DAMON LUSK
3D WORLDWIDE LLC
4052 NORTH NC 16 HIGHWAY
DENVER, NC 28037
PHONE: (704) 489-2101
FAX: (704) 489-2169
damon@traceteel.com

SHEET TITLE

SITE PLAN

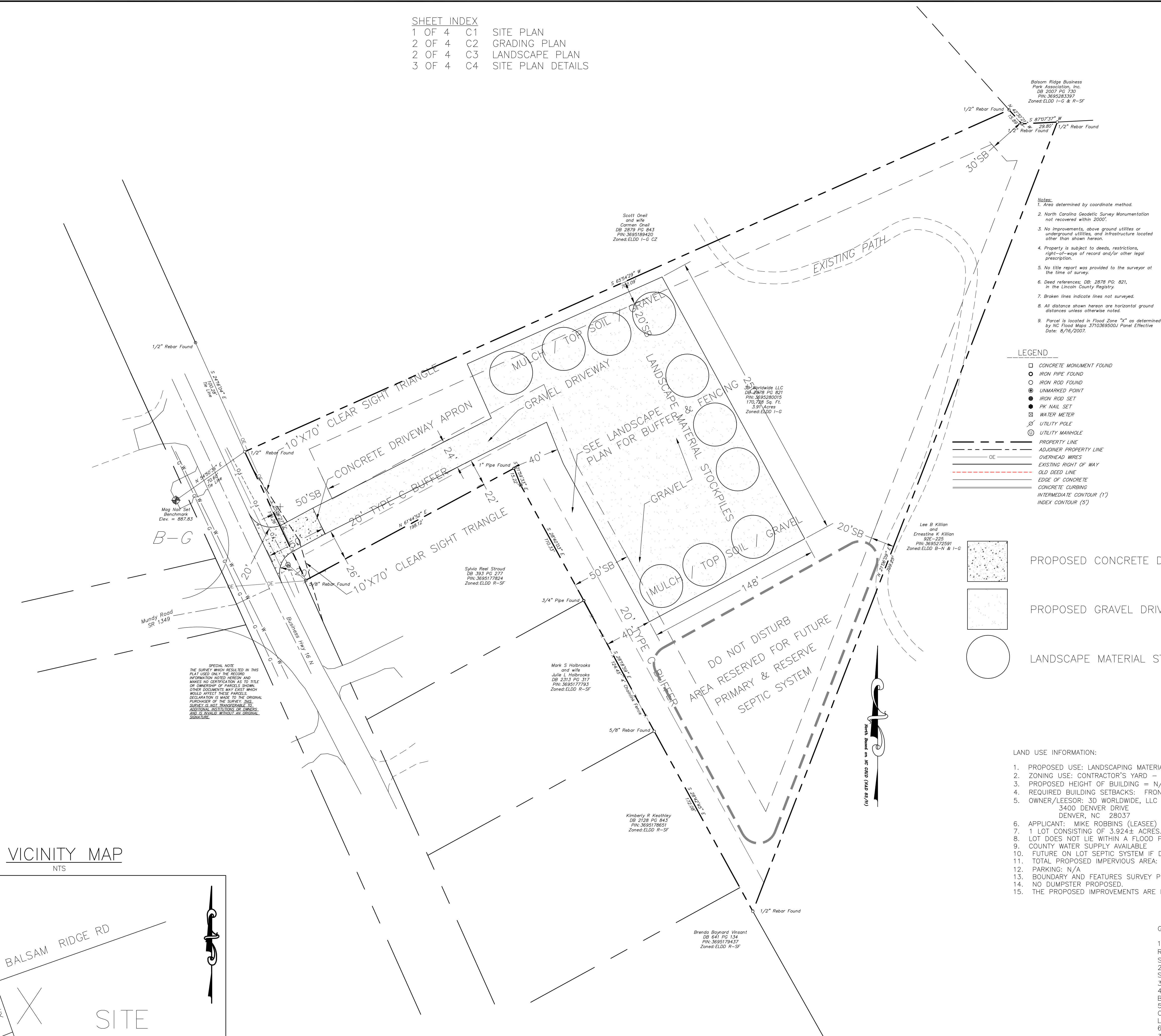
PLANS PREPARED BY:
JEFFREY J. SWARTZ, PE, LEED AP, BAE
NC LICENSE NO. 033411
585 B&T LANE
TAYLORSVILLE, NC 28681
PHONE: (828) 632-0499
FAX: (831) 604-5011
jjswaz@bellsouth.net



LANDSCAPING MATERIAL
STOCKPILE SITE
PARCEL 33823

LINCOLN COUNTY, NORTH CAROLINA

1	OF	4	C1	SITE PLAN
2	OF	4	C2	GRADING PLAN
2	OF	4	C3	LANDSCAPE PLAN
3	OF	4	C4	SITE PLAN DETAILS



LAND USE INFORMATION:

1. PROPOSED USE: LANDSCAPING MATERIAL STOCKPILES
2. ZONING USE: CONTRACTOR'S YARD - INDUSTRIAL
3. PROPOSED HEIGHT OF BUILDING = N/A
4. REQUIRED BUILDING SETBACKS: FRONT=50'; SIDES=20' (50' RESIDENTIAL); REAR=30'
5. OWNER/LESSOR: 3D WORLDWIDE, LLC
3400 DENVER DRIVE
DENVER, NC 28037
6. APPLICANT: MIKE ROBBINS (LEASEE)
7. 1 LOT CONSISTING OF 3.924+ ACRES.
8. LOT DOES NOT LIE WITHIN A FLOOD PLAIN. LOT IS ABOVE FEMA 100 YEAR FLOOD ELEVATION.
9. COUNTY WATER SUPPLY AVAILABLE
10. FUTURE ON LOT SEPTIC SYSTEM IF DEVELOPED
11. TOTAL PROPOSED IMPERVIOUS AREA: 25%
12. PARKING: N/A
13. BOUNDARY AND FEATURES SURVEY PROVIDED BY MORGAN SURVEYING.
14. NO DUMPSITE PROPOSED.
15. THE PROPOSED IMPROVEMENTS ARE LOCATED IN A CLASS B, WS-IV-PA WATER SUPPLY WATERSHED.

GENERAL CONCRETE NOTES:

1. THE CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" LATEST EDITION.
2. ALL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
3. SLUMP: 5" MAX. / 3" MIN.
4. CONCRETE PERMANENTLY EXPOSED TO WEATHER SHALL BE CURE TO 75% AIR ENTRAINMENT.
5. REINFORCING STEEL SHALL BE DEFORMED BARS.
6. CONFORMING TO ASTM A615, GRADE 60. SPLICES SHALL BE LAPPED A MINIMUM OF 24 BAR DIAMETERS.
7. SURFACE FINISHES SHALL BE IN ACCORDANCE WITH ACI 301-89 (BROOM FINISH FOR AREAS OUTSIDE BUILDING).
8. ALL EXPOSED EXTERNAL EDGES SHALL HAVE A 3/4" 45 DEGREE CHAMFER.
9. ALL PRECAST ADMIXTURES, CURING COMPOUNDS, CONDITIONERS, AND HARDENERS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACEMENT.



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ONE-CALL CENTER INC.**
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocc.org

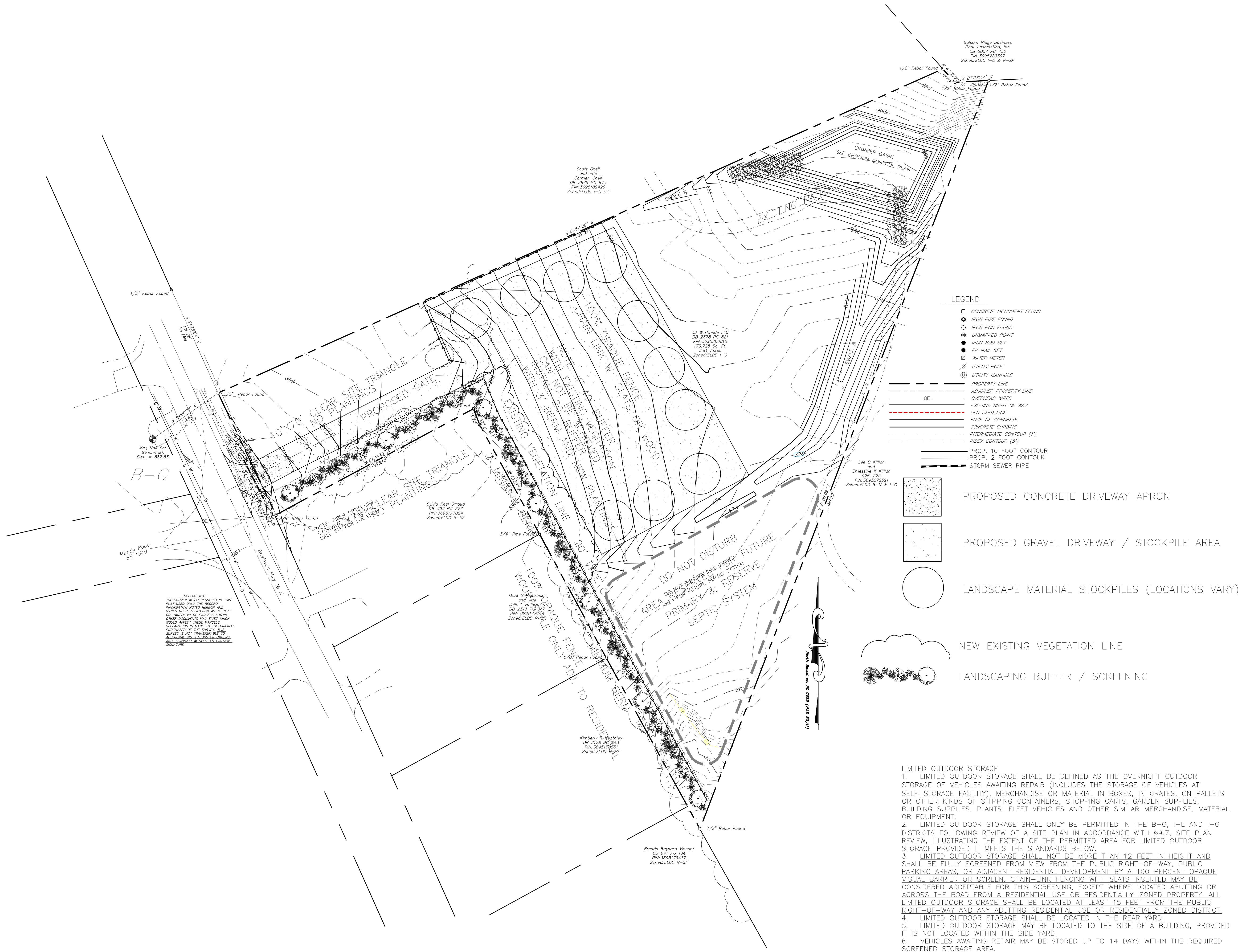
VICINITY MAP
NTS

SITE PLAN

SCALE: 1"=40'

FINAL DRAWING — FOR CONSTRUCTION

THIS PLAN SHOULD BE CONSIDERED A COPY UNLESS IT CONTAINS AN EMBOSSED SEAL. ORIGINAL PLAN ON FILE AT THE OFFICE OF JEFFREY J. SWARTZ, P.E., LEED AP.

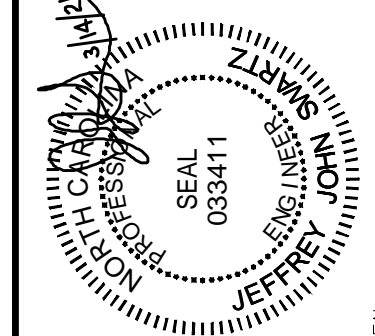


FINAL DRAWING — FOR CONSTRUCTION

LANDSCAPE PLAN
SCALE: 1"=40'

**LANDSCAPING MATERIAL
STOCKPILE SITE
PARCEL 33823**

LINCOLN COUNTY, NORTH CAROLINA



PLANS PREPARED BY:
JEFFREY J. SWARTZ, P.E., LEED AP, BAE
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PHONE: (828) 632-0499
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OWNER:
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30 WOODLAND
DENVER, NC 28037
PHONE: (704) 489-2169
FAX: (704) 489-2169
damon@acetylsteel.com

PROJECT MANAGER:
JEFFREY SWARTZ
DESIGN BY:
JJS
DRAWN BY:
JJS
CHECKED BY:
JJS
CHECKED BY:
JJS

REVISIONS	
1	17/19/21
2	17/24/21
3	3/13/21
ADDED GRADING & CULVERT	
ADDED DRIVEWAY PROFILE	

C3
SHEET NO.: **3** OF **4**
PROJECT NO.: 2020-163
DATE: 12/13/2020