



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
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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:



o. 704.736.8473
f. 704.736.8820



lincolncounty.org



P.O. Box 738 | LINCOLNTON NC 28093
353 N. GENERALS BLVD | LINCOLNTON NC 28092



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 DAMON 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) 3695286015 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 03/15/2021
Applicant's Signature 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.

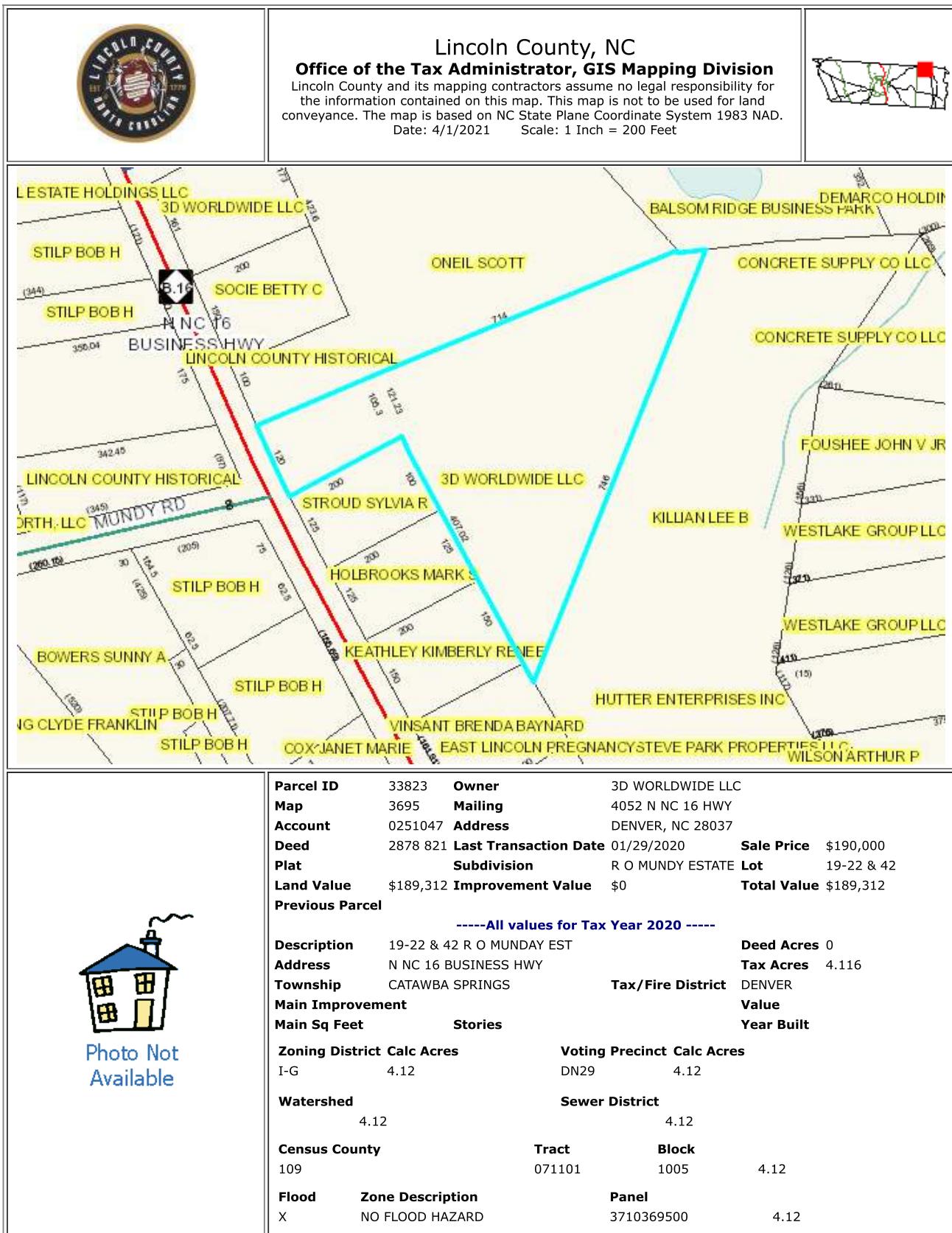
A contractor's yard is a special use in the ELDD district and a permitted use in the I-G district. The plan meets the landscaping, buffer and screening requirements of the Unified Development Ordinance.

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

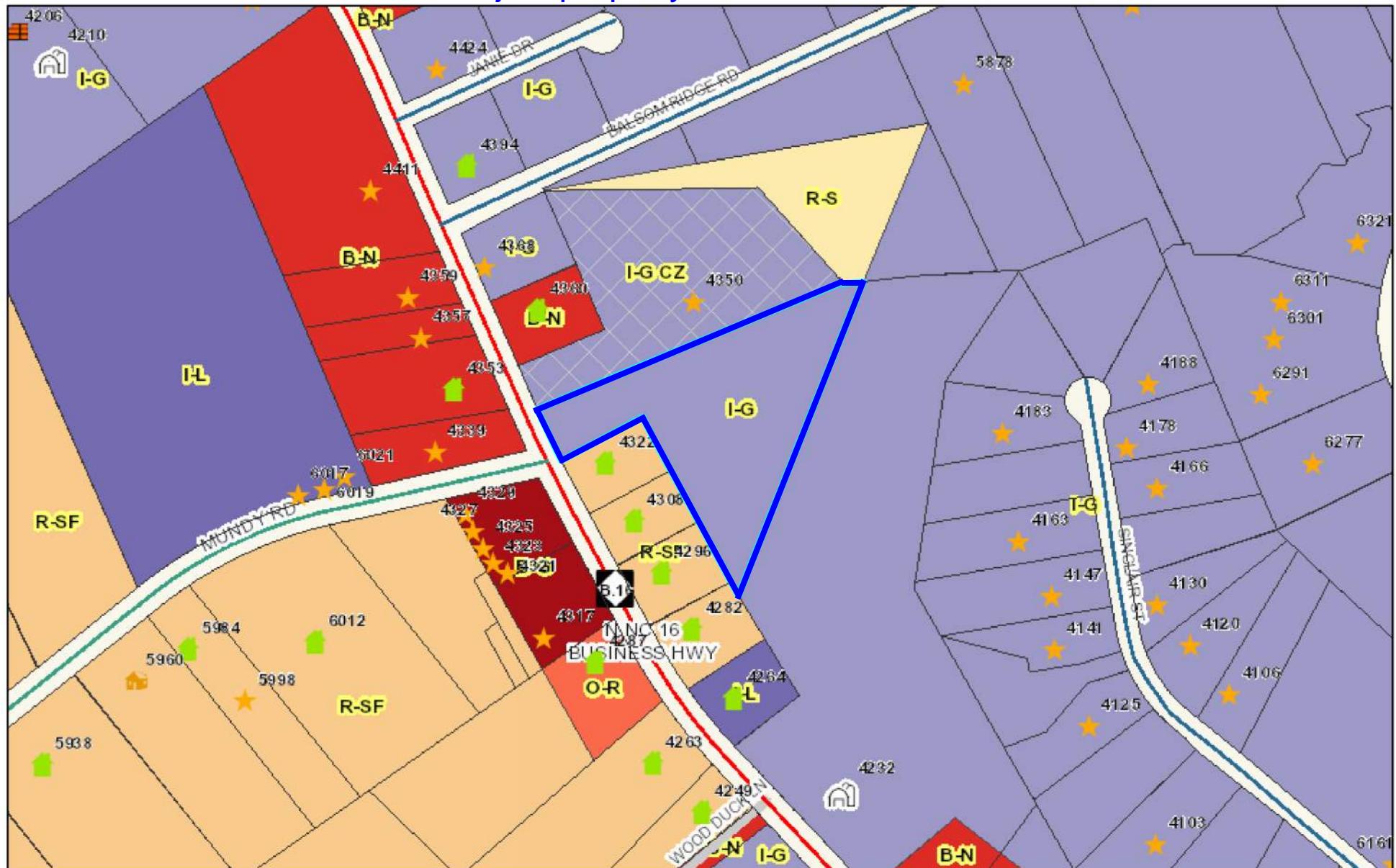
This is an existing business area. The storage area will be buffered and screened from the adjoining residentially zoned properties. Other adjoining properties are zoned business and industrial.

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.



Special Use Permit #439
subject property is outlined in blue

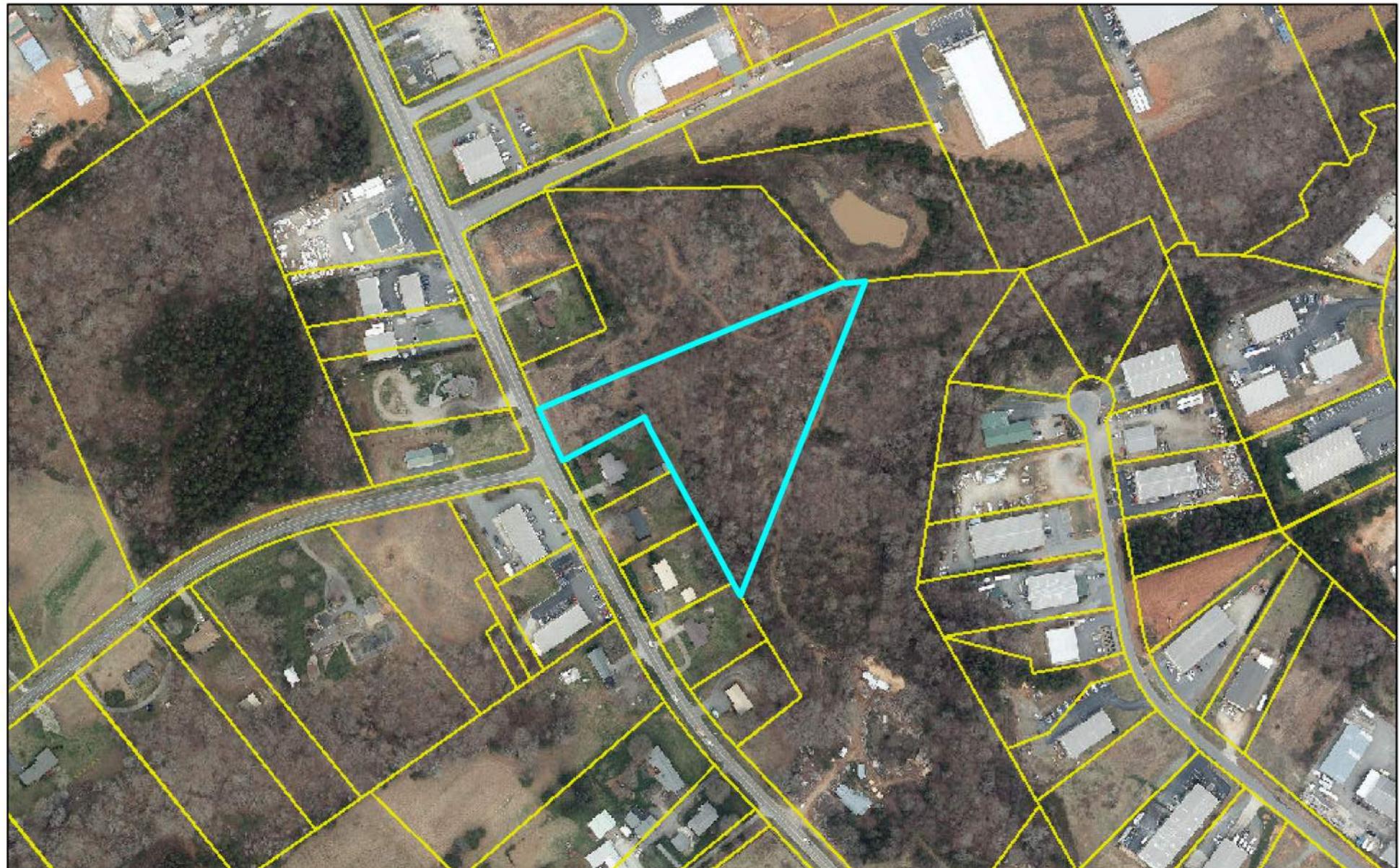


April 1, 2021

1:3,600

Esri, Inc., Lincoln County, NC

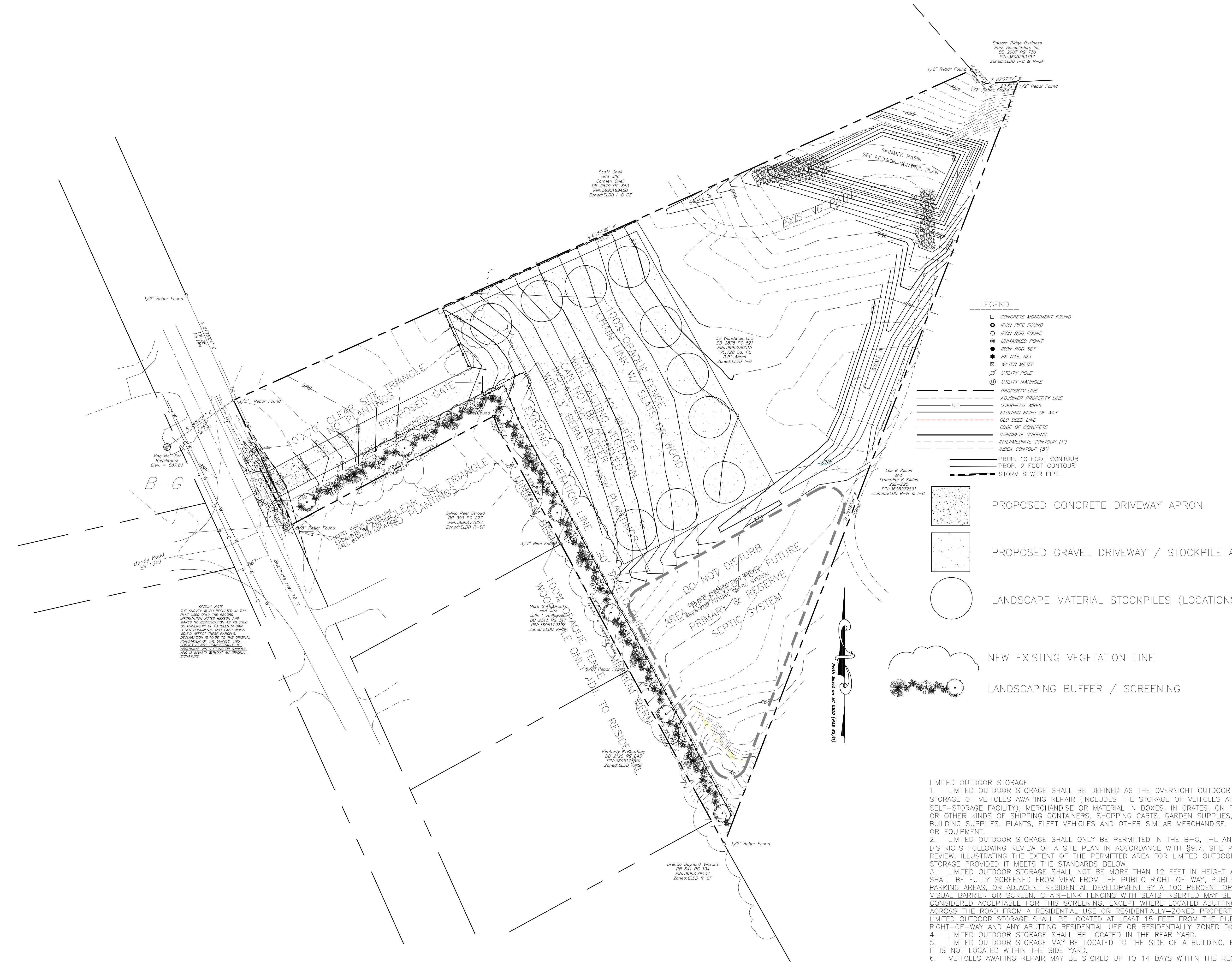
aerial photo of subject property and surrounding area



April 9, 2021

1:3,600
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km





FINAL DRAWING – FOR CONSTRUCTION

LANDSCAPE PLAN

SCALE: 1"=40'

LANDSCAPING MATERIAL
STOCKPILE SITE
PARCEL 33823

LINCOLN COUNTY, NORTH CAROLINA

JEFFREY J. SWARTZ, PE, LEED AP, BAE
535 BAT LANE 3411
TAYLORSVILLE, NC 28881
PHONE: (828) 632-0999
FAX: (828) 634-5011
jspe@accsteel.com

DAWN LUCK
3D WORLDWIDE, LLC
4052 BAPTIST LANE
DAVENPORT, NC 28840
PHONE: (704) 489-2101
FAX: (704) 489-1599
dawn@accsteel.com

Lee B Killian
92E-222
PHONE: (828) 634-2391
Zoned: ELD0 B-N & I-G

Mark S Killian
Julie L Hobgood
DB 231.3 PG 31
PIN: 3695179433
Zoned: ELD0 R-5

Brenda Bolding Uzzant
DB 134 PG 134
PIN: 3695179437
Zoned: ELD0 R-SF

Kimberly R. McNeely
DB 134 PG 133
PIN: 3695179433
Zoned: ELD0 R-SF

Scott O'Neill
Carmen O'Neill
DB 231.3 PG 31
PIN: 3695189420
Zoned: ELD0 I-G & R-SF

Bolton Ridge Business Park Association, Inc.
DB 2025 PG 730
PIN: 3695283192
Zoned: ELD0 I-G & R-SF

3D Worldwide LLC
PIN: 3695280015
1700 BAPTIST LANE
3.91 Acres
Zoned: ELD0 I-G

SEE EROSION CONTROL PLAN

EXISTING PATH

SKIMMER BASIN

SHALE A

SHALE B

SHALE C

SHALE D

SHALE E

SHALE F

SHALE G

SHALE H

SHALE I

SHALE J

SHALE K

SHALE L

SHALE M

SHALE N

SHALE O

SHALE P

SHALE Q

SHALE R

SHALE S

SHALE T

SHALE U

SHALE V

SHALE W

SHALE X

SHALE Y

SHALE Z

SHALE AA

SHALE BB

SHALE CC

SHALE DD

SHALE EE

SHALE FF

SHALE GG

SHALE HH

SHALE II

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SHALE MM

SHALE NN

SHALE OO

SHALE PP

SHALE QQ

SHALE RR

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SHALE UU

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SHALE YY

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SHALE CC

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SHALE II

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SHALE NN

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