



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: October 18, 2012

Re: PCUR #159
Damon Lusk, applicant
Parcel ID# 32374 and 33798

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 5, 2012.

REQUEST

The applicant is requesting a parallel conditional use rezoning of 2.4 acres from CU I-G (Conditional Use General Industrial) and B-G (General Business) to CU I-G to permit building material sales. The request involves two lots, one of which was rezoned in May from B-G to CU I-G to permit an office/warehouse for building material sales. The applicant has since acquired an adjoining lot. Under the new rezoning request, the applicant is seeking approval of a revised plan with two main changes: an additional building for warehousing and different measures for stormwater control. Building material sales is a permitted use by right in the I-G district and a conditional use in the Eastern Lincoln Development District. If this request is approved, the development and use of the property would be subject to the approved site plan and building elevations and any conditions mutually approved by the county and the applicant.

SITE AREA AND DESCRIPTION

The property is located on the north side of N.C. 16 Business between its intersections with Denver Industrial Park Road in Catawba Springs Township. It is adjoined by property zoned B-G, I-G and B-N (Neighborhood Business). Land uses in this area include industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

ENVIRONMENTAL

This property is located in a WS-IV Protected Area watershed district. Because the proposed project would disturb an acre or more of land and require an erosion control plan, it would be subject to the limits on impervious area established under the watershed regulations for this district: 36% by right, or 70% under the high-density option for the Lake Norman watershed. An impervious area of 65% is proposed for this project. This would require engineered stormwater controls and a watershed conditional use permit. Stormwater plans have been submitted as part of a separate application for a watershed conditional use permit (WSCUP #14).

ADDITIONAL INFORMATION

Permitted uses

Under current zoning: Building material sales on the parcel zoned CU I-G; retail sales, offices, restaurant, bank, vehicle service, etc., on the parcel zoned B-G.

Under requested zoning: building material sales.

Adjoining zoning and uses

East: Zoned B-G, propane dealer.

South (opposite side of N.C. 16 Business): Zoned B-N and R-S, single-family home and retirement community.

West: Zoned B-G, fitness center.

North: Zoned I-G, industrial plant.

Traffic

The average daily traffic count on N.C. 16 Business in this area is approximately 14,000 vehicles, according to 2010 figures.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request. See proposed statement on following page for rationale.



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

Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PCUR #159**
Applicant **Damon Lusk**
Parcel ID# **32374 and 33798**
Location **east side of N.C. 16 Business between its intersections with Denver Industrial Park Road**
Proposed amendment **Rezone from CU I-G and B-G to CU I-G to permit building material sales**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **This property is located in an area designated by the Land Use Plan as industrial.**

This proposed amendment **is reasonable and in the public interest** in that: **This property is located in an area that is largely industrial. It is adjoined by property zoned I-G. Because this is a parallel conditional use rezoning, the use will be limited to building material sales and will be subject to the approved site plan and building elevations.**

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # PCUR #159 Date November 5, 2012

Applicant Name Damon Lusk

Applicant 3400 Denver Dr., Denver, NC 28037

Property Location NC 16 Business (PID# 32374, 33798) Proposed Zoning CU I-G

Proposed Conditional Use building material sales

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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____
FACTUAL REASON 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 REASON 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 REASON 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 Permit, the following conditions were recommended by the Lincoln County Planning Board:



Parallel Conditional Use Rezoning Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name Damon Lusk

Applicant Address 7415 Pine Ridge Dr., Denver, NC 28037

Applicant Phone Number 704-578-3404

Property Owner Name Race City Steel

Property Owner Address 3400 Denver Dr., Denver, NC 28037

Property Owner Phone Number 704-489-2101

PART II

Property Location 4052 N NC HWY 16

Property ID (10 digits) 3695-36-7135&8086 Property size 1.36 + 1.11 (2.47) Acres

Parcel # (5 digits) 32374&33798 Deed Book(s) 2338 Page(s) 810-812

PART III

Existing Zoning District I-G CU + B-G Proposed Zoning District I-G CU

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

It is not being used currently. There is a brick house on the property that is vacant, approx 2,000 SF.

Briefly explain the proposed use and/or structure which would require a rezoning.

Building material sales

\$750 APPLICATION FEE* MUST BE RECEIVED BEFORE PROCESSING.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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

Date

9/21/12

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

Application No. **PCUR #159**

Applicant **Damon Lusk**

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

Parcel ID# **32374 and 33798**

Proposed Conditional Use **building material sales**

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 approved by NCDOT. The buildings will meet the state building code. The use will be limited to building material sales.

2. The use meets all required conditions and specifications.

Building material sales is a permitted use in the I-G district and a conditional use in the Eastern Lincoln Development District. The plans meet the requirements of the Unified Development Ordinance's general development standards and the requirements of the Eastern Lincoln Development District's special standards. Subject to the approval of a watershed conditional use permit and the provision of engineered stormwater controls, the use will comply with the UDO's watershed regulations.

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

Because this is a parallel conditional use rezoning, the use will be limited to building material sales and the property will be developed according to the approved site plan and building elevations. No outside storage of materials is permitted. Stormwater controls will be provided. Properties on both sides of this property and on the opposite side of the highway are zoned business. The plan includes landscaped buffers along both sides and along the highway. The properties to the rear of this property are zoned industrial and contain industrial uses.

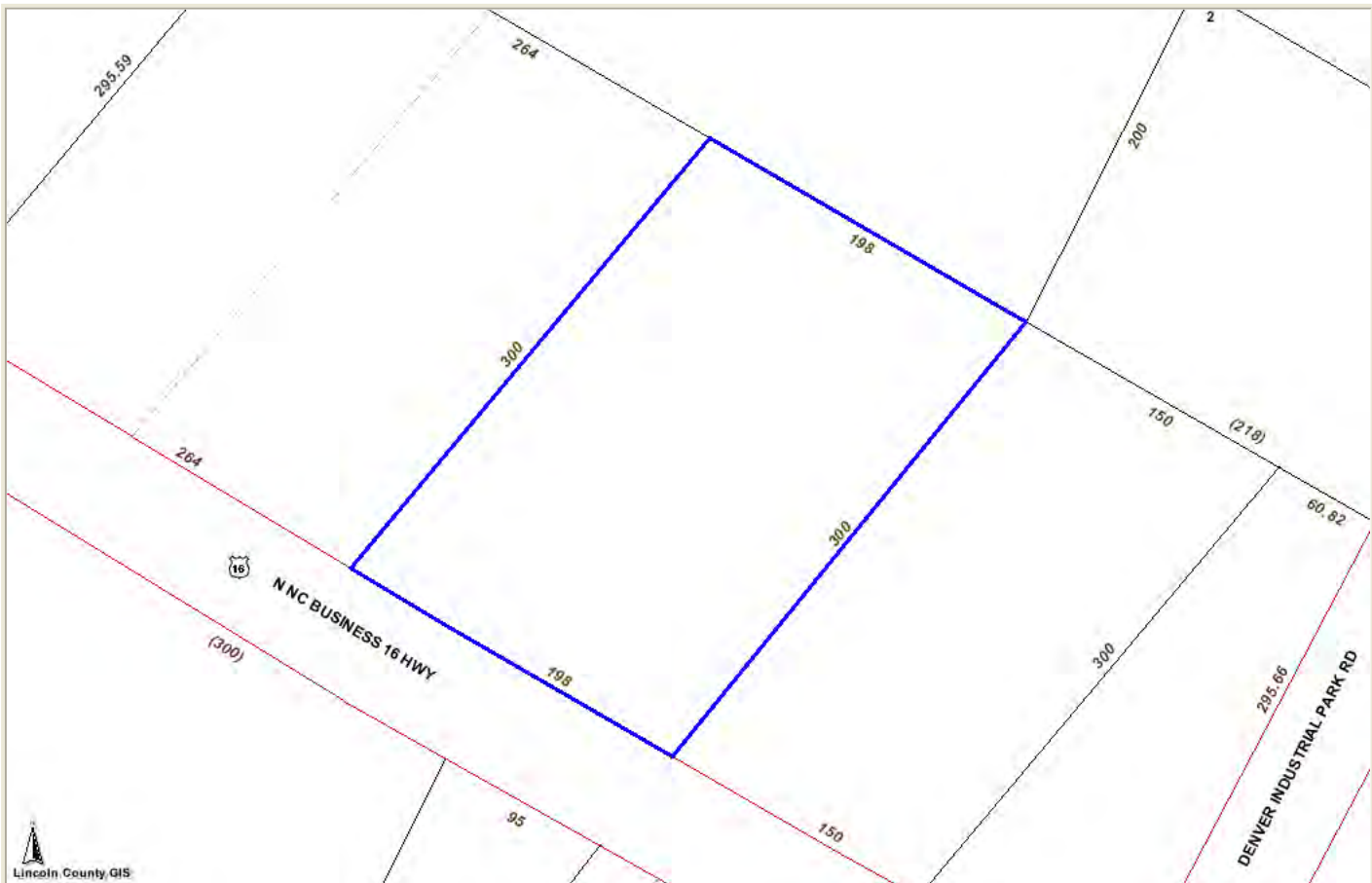
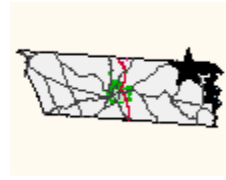
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This is an existing industrial/commercial area. This property is part of an area designed by the Land Use Plan as industrial.



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: 9/21/2012 Scale: 1 Inch = 100 Feet



PHOTOS



PARCEL INFORMATION FOR 3695-36-7135

Parcel ID	32374	Owner	RACE CITY STEEL INC	
Map	3695-10	Mailing	3400 DENVER DR	
Account	0226159	Address	DENVER NC 28037	
Deed	2338-812	Recorded	8/30/2012	
Land Value	\$217,000	Total Value	\$217,000	Sale Price Previous Parcel 0
----- All values are for tax year 2012. -----				
Description	SHELTON LD HWY 16			Deed Acres 1.36
Address	N NC 16 HWY			Tax Acres 1.34
Township	CATAWBA SPRINGS			Tax/Fire District DENVER / EL SEWER
Improvement	No Improvements			
Zoning	Calculated	Voting Precinct	Calculated Acres	
District	Acres	DENVER (DN29)	1.09	
I-G CU	1.34	DENVER WEST (DW28)	0.25	
Watershed Class		Sewer District	1.34	
WS-IVP	1.34	In the sewer District		
2000 Census County		Tract	Block	
37109		071100	1003	1.34
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500	1.34	



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: 9/21/2012 Scale: 1 Inch = 100 Feet



PHOTOS

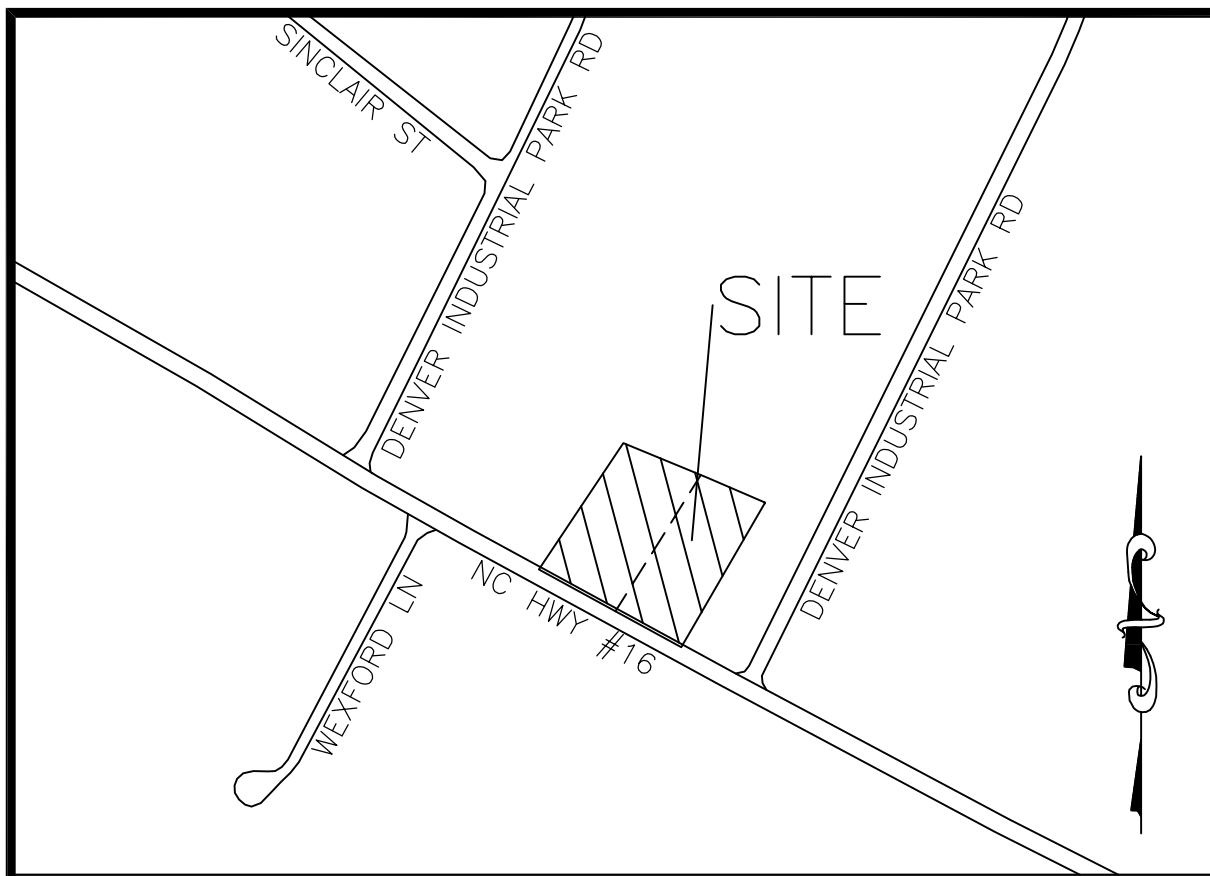


33798

PARCEL INFORMATION FOR 3695-36-8086

Parcel ID	33798	Owner	RACE CITY STEEL INC	
Map	3695-10	Mailing	3400 DENVER DR	
Account	0226159	Address	DENVER NC 28037	
Deed	2338-810	Recorded	8/30/2012	Sale Price \$165,000
Land Value	\$202,200	Total Value	\$314,404	Previous Parcel
----- All values are for tax year 2012. -----				
Description	MCALLISTER LD&HM H16		Deed Acres	1.11
Address	4026 N NC 16 HWY		Tax Acres	1.04
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER	
Main Improvement	OFFICE CONVERSION		Value	\$112,204
Main Sq Feet	2073	Stories	1	Year Built 1972
Zoning District	B-G	Calculated Acres	DENVER (DN29) 0.83	
Watershed Class	WS-IVP	Calculated Acres	DENVER WEST (DW28) 0.22	
2000 Census County	37109	Sewer District	In the sewer District 1.04	
Flood	X	Tract	071100	Block 1003 1.04
Zone Description	NO FLOOD HAZARD		Panel	3710369500 1.04





VICINITY MAP
NTS

RE-ZONING INFORMATION:

1. PLAN PURPOSE: PROPOSED RE-ZONING LOT 2 FROM B-G TO CU I-G.
2. PROPOSED BUILDING USE: OFFICE/WAREHOUSE/PREFABRICATION
3. PROPOSED USE: BUILDING MATERIAL SALES
4. PROPOSED HEIGHT OF BUILDING = $\pm 25'-6"$
5. REQUIRED BUILDING SETBACKS: FRONT=50'; SIDES=20'; REAR=30'
6. OWNER: RACE CITY STEEL, INC.
3400 DENVER DRIVE
DENVER, NC 28037
7. APPLICANT: DAMON LUSK
8. LOT 2 CONSISTS OF ± 1.13 ACRES PER DEED. LOT 2 TO BE COMBINED WITH ADJOINING LOT 1 CONSISTS OF ± 1.36 ACRES. TOTAL AREA OF COMBINED LOTS 1 AND 2 TO BE ± 2.49 ACRES.
9. LOT 2 DOES NOT LIE WITHIN A FLOOD PLAIN. LOT IS ABOVE FEMA 100 YEAR FLOOD ELEVATION.
10. COUNTY WATER SUPPLY.
11. COUNTY SEWER SYSTEM.
12. EXISTING IMPERVIOUS AREA LOT 1 = 0%; LOT 2 = 12%; TOTAL PROPOSED IMPERVIOUS AREA FOR COMBINED LOTS = 65% (AS SHOWN); STORM WATER CONTROL TO BE DESIGNED FOR 70% COVERAGE.
13. PARKING: OFFICE 1/400 SF & 6 EMPLOYEES = 11 SPACES REQUIRED; 16 SPACES PROVIDED.
14. SKETCH PLAN HAS NOT BEEN PREPARED BY A REGISTERED SURVEYOR. SKETCH PLAN DIGITIZED FROM GIS INFORMATION AND AERIAL PHOTOS. SURVEY IS PENDING.

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 4% TO 7% AIR ENTRAINED.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60. SPLICES SHALL BE LAPPED A MINIMUM OF 24 BAR DIAMETERS.
6. SURFACE FINISHES SHALL BE IN ACCORDANCE WITH ACI 301-89 (BROOM FINISH FOR AREAS OUTSIDE BUILDING).
7. ALL EXPOSED EXTERNAL EDGES SHALL HAVE A 3/4" 45 DEGREE CHAMFER.
8. ALL PROPOSED ADMIXTURES, CURING COMPOUNDS, CONDITIONERS, AND HARDENERS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO PLACEMENT.



Know what's below.
Call before you dig.
**NORTH CAROLINA
ONE-CALL CENTER INC.**
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocc.org

1 SITE PLAN
C1 SCALE: 1"=20'

SHEET INDEX:
C1 SITE PLAN
C2 GRADING PLAN
C3 STORMWATER & DETAILS
C4 EROSION CONTROL PLAN
C5 EROSION CONTROL DETAILS
C6 UTILITY PLAN
C7 LANDSCAPE PLAN

MICHAEL L. KEEVER
1889/412
ZONING B-G
1 STORY ALUMINUM

PROPOSED
BUILDING
20,500 SF

SEPTIC C/O
TBR

LOT 1
1.36 AC.+-
ZONED CU I-G

WIREWAY HUSKY
955/246
ZONING I-G

DAVID B. SIMPSON
1272/452
ZONING I-G

STORM WATER CONTROL AREA

LOT 2

PROPOSED
BUILDING
10,000 SF

1 STORY BRICK
FFE 98.59'
TBR

LOT 2
1.13 AC.+-

STORM WATER CONTROL AREA

ERNESTINE KILLIAN
381/507
ZONING B-N

LEE B. KILLIAN
ERNESTINE K. KILLIAN
2161/493
ZONING B-N & R-S

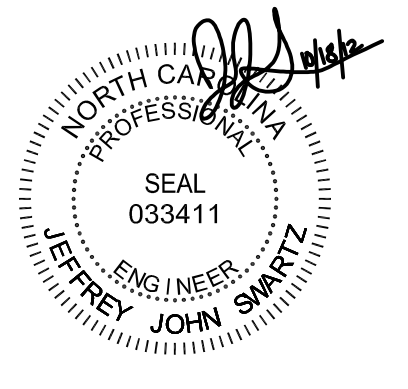
THE TERRACES
HOMEOWNERS
ASSOCIATION, INC.
2162/746 ZONING R-S

5M LLC
1951/277
ZONING B-G

STORM WATER FACILITY INSPECTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL AND STORM WATER FACILITIES SHOWN ON THE PLAN DURING CONSTRUCTION. AFTER FINAL STABILIZATION, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND THE COST OF SUCH MAINTENANCE.
2. THE STORM WATER MANAGEMENT FACILITIES ON SITE SHALL BE OWNED AND OPERATED BY THE PROPERTY OWNER.
3. SHOULD A STORM WATER FACILITY NOT BE MAINTAINED IN PROPER WORKING ORDER, COUNTY OFFICIALS, STAFF, AND OR THEIR REPRESENTATIVES MAY, AFTER DUE NOTICE TO THE CURRENT OR FUTURE RESPONSIBLE PARTY, ARRANGE FOR THE NEEDED MAINTENANCE TO BE ACCOMPLISHED WITH ALL EXPENSES COVERED BY THE MAINTENANCE BOND OR CHARGED TO THE RESPONSIBLE PARTY. IF APPLICABLE, THESE EXPENSES SHALL BE COLLECTED AS MUNICIPAL CLAIMS.
4. COUNTY OFFICIALS, STAFF AND OR THEIR REPRESENTATIVES SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT STORM DRAINAGE FACILITIES, AFTER MAKING RESPONSIBLE EFFORTS TO CONTACT THE CURRENT OR FUTURE PROPERTY OWNER PRIOR TO ANY SUCH INSPECTIONS.

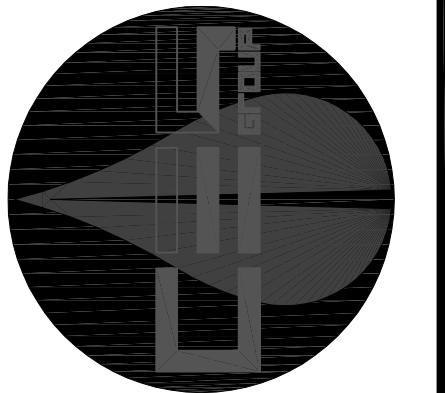
SEAL:



REVISIONS

NO.	ISSUE:	DATE:
1	CD. REVIEW	100512
2	CD. REVIEW	101812

CES GROUP
ENGINEERS, LLP
FIRM LICENSE # F-1240
274 N. HWY. 16, SUITE 300
DENVER, NC 28037



PROJECT DESCRIPTION:
**RACE CITY STEEL
SITE
DEVELOPMENT
PLAN**

DRAWN BY: JJS

CHECKED BY: DSL

PROJECT NO:
6192.0312CD

COMMENTS:

PLAN DATE:
09/20/2012

SCALE:
1" = 20'

DRAWING TITLE:

SITE PLAN

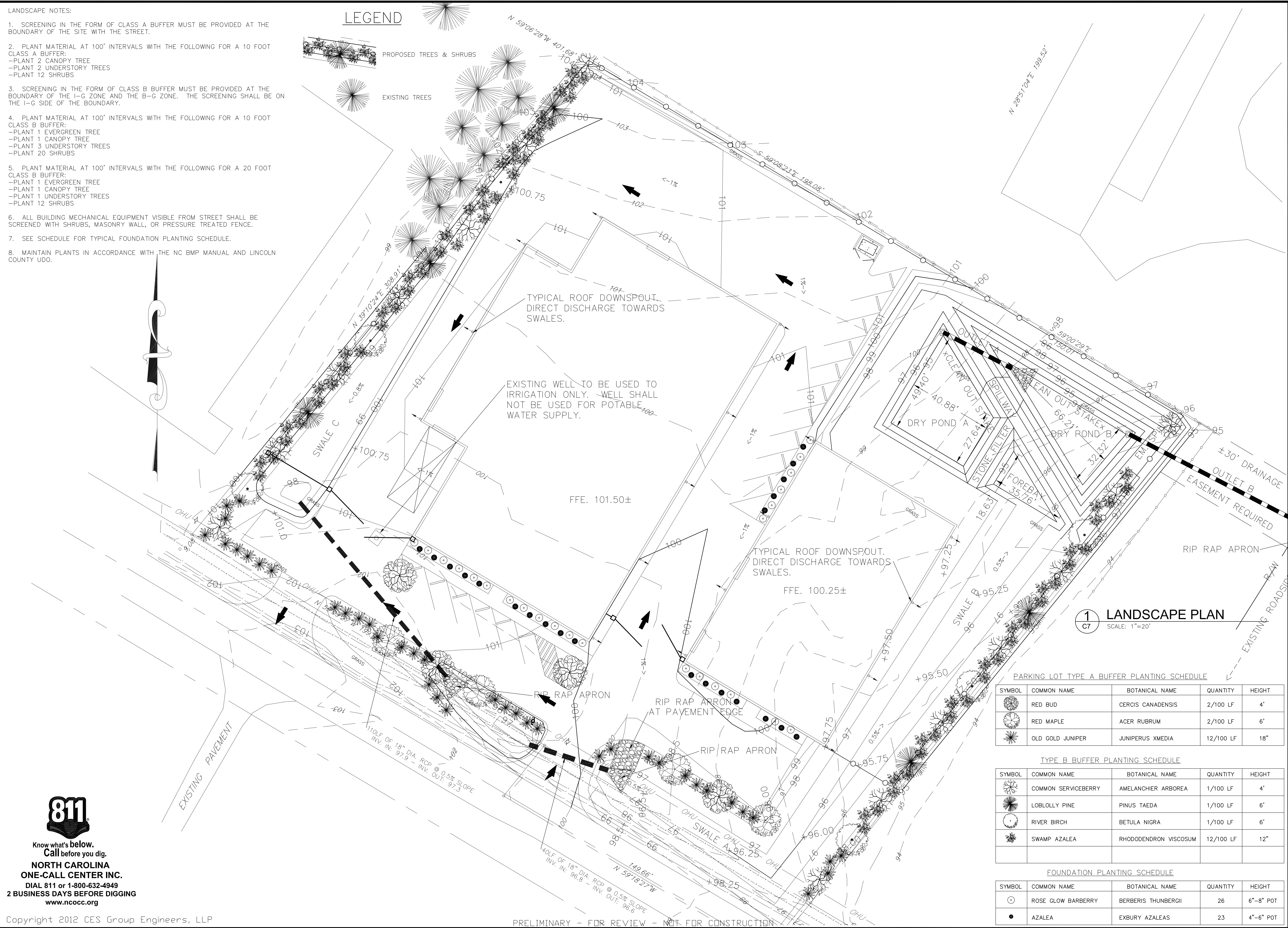
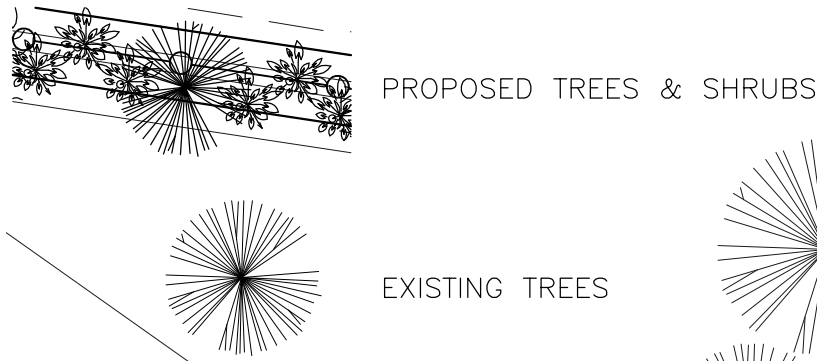
DRAWING NUMBER:

C1
1 OF 8

LANDSCAPE NOTES:

1. SCREENING IN THE FORM OF CLASS A BUFFER MUST BE PROVIDED AT THE BOUNDARY OF THE SITE WITH THE STREET.
2. PLANT MATERIAL AT 100' INTERVALS WITH THE FOLLOWING FOR A 10 FOOT CLASS A BUFFER:
 - PLANT 2 CANOPY TREE
 - PLANT 2 UNDERSTORY TREES
 - PLANT 12 SHRUBS
3. SCREENING IN THE FORM OF CLASS B BUFFER MUST BE PROVIDED AT THE BOUNDARY OF THE I-G ZONE AND THE B-G ZONE. THE SCREENING SHALL BE ON THE I-G SIDE OF THE BOUNDARY.
4. PLANT MATERIAL AT 100' INTERVALS WITH THE FOLLOWING FOR A 10 FOOT CLASS B BUFFER:
 - PLANT 1 EVERGREEN TREE
 - PLANT 1 CANOPY TREE
 - PLANT 3 UNDERSTORY TREES
 - PLANT 20 SHRUBS
5. PLANT MATERIAL AT 100' INTERVALS WITH THE FOLLOWING FOR A 20 FOOT CLASS B BUFFER:
 - PLANT 1 EVERGREEN TREE
 - PLANT 1 CANOPY TREE
 - PLANT 1 UNDERSTORY TREES
 - PLANT 12 SHRUBS
6. ALL BUILDING MECHANICAL EQUIPMENT VISIBLE FROM STREET SHALL BE SCREENED WITH SHRUBS, MASONRY WALL, OR PRESSURE TREATED FENCE.
7. SEE SCHEDULE FOR TYPICAL FOUNDATION PLANTING SCHEDULE.
8. MAINTAIN PLANTS IN ACCORDANCE WITH THE NC BMP MANUAL AND LINCOLN COUNTY UDO.

LEGEND



1 LANDSCAPE PLAN
SCALE: 1"=20'

PARKING LOT TYPE A BUFFER PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	HEIGHT
	RED BUD	CEROIS CANADENSIS	2/100 LF	4'
	RED MAPLE	ACER RUBRUM	2/100 LF	6'
	OLD GOLD JUNIPER	JUNIPERUS XMEDIA	12/100 LF	18"

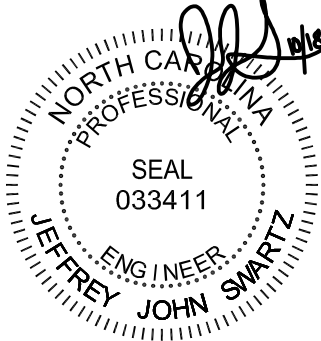
TYPE B BUFFER PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	HEIGHT
	COMMON SERVICEBERRY	AMELANCHIER ARBOREA	1/100 LF	4'
	LOBLOLLY PINE	PINUS TAEDA	1/100 LF	6'
	RIVER BIRCH	BETULA NIGRA	1/100 LF	6'
	SWAMP AZALEA	RHODODENDRON VISCOSUM	12/100 LF	12"

FOUNDATION PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	HEIGHT
	ROSE GLOW BARBERRY	BERBERIS THUNBERGII	26	6"-8" POT
	AZALEA	EXBURY AZALEAS	23	4"-6" POT

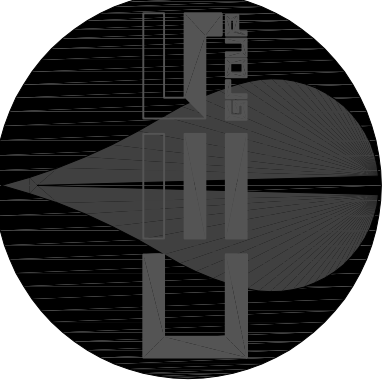
SEAL:



REVISIONS

NO:	ISSUE:	DATE:
1	CD. REVIEW	100512
2	CD. REVIEW	101812

CES GROUP
ENGINEERS, LLP
FIRM LICENSE # F-1240
274 N. HWY. 16, SUITE 300
DENVER, NC 28037



RACE CITY STEEL
SITE
DEVELOPMENT
PLAN

PROJECT DESCRIPTION:

DRAWN BY: JJS

CHECKED BY: DSL

PROJECT NO:
6192.0312CD

COMMENTS:

PLAN DATE:
09/20/2012

SCALE:
1" = 20'

DRAWING TITLE:

LANDSCAPE PLAN

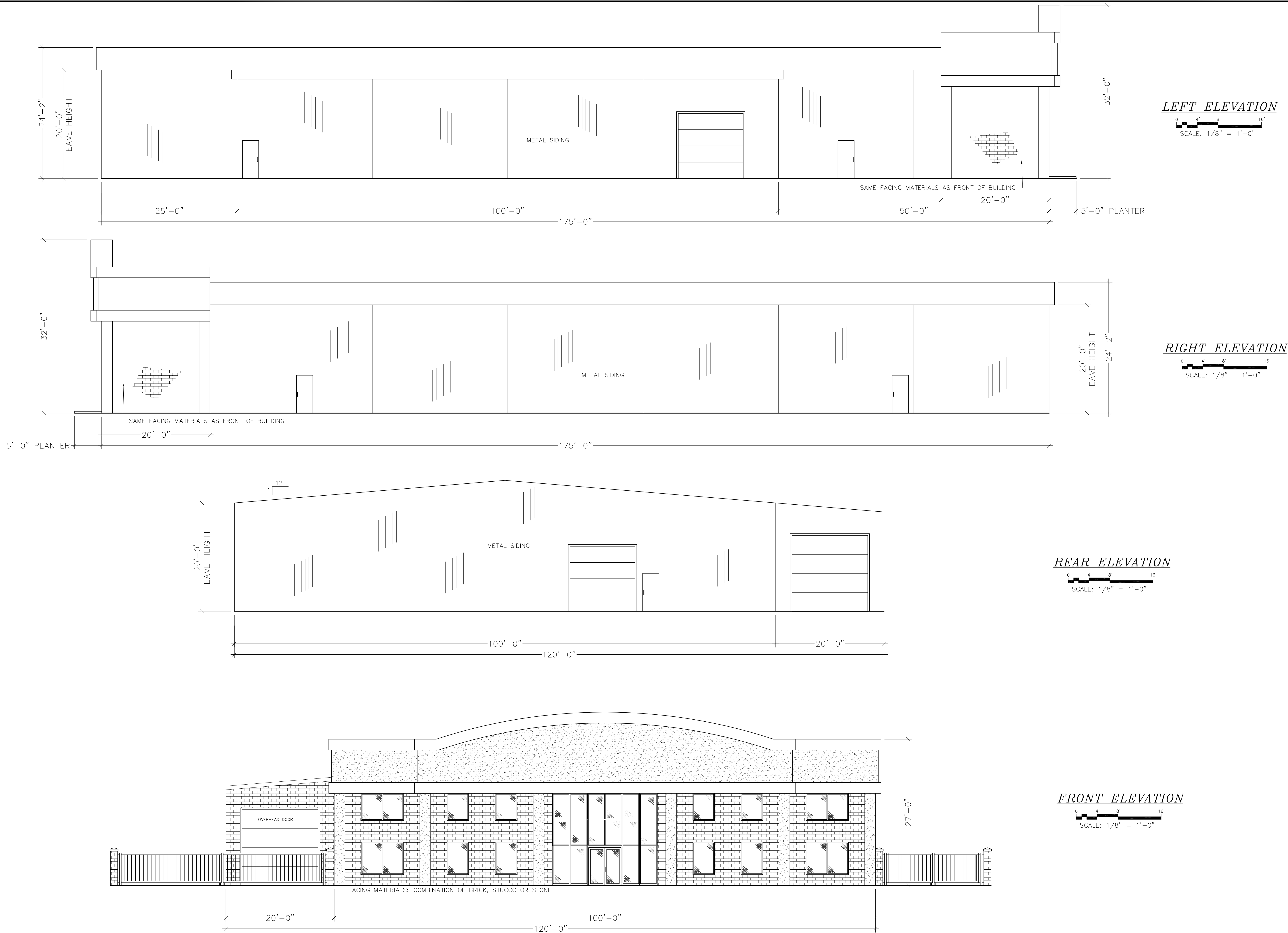
DRAWING NUMBER:

C8
8 OF 8



Know what's below.
Call before you dig.
NORTH CAROLINA
ONE-CALL CENTER INC.
DIAL 811 or 1-800-632-4949
2 BUSINESS DAYS BEFORE DIGGING
www.ncocc.org

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. PLAN COPYRIGHT 2012 BY JEFFREY J. SWARTZ, P.E., LEED AP.



SKETCH PLAN — NOT FOR RECORDING — NOT FOR CONSTRUCTION

NOTE: THIS PLAN IS FOR RE-ZONING ONLY. ACTUAL BUILDING DESIGN MAY VARY AND MUST MEET ALL LOCAL ORDINANCES AND STATE CODES.

AE1.0

SHEET NO.: 1 OF 2

PROJECT NO.: 2011-34

DATE: 09/26/2011

PROJECT MANAGER		DESIGN BY		DRAWN BY		CHECKED BY	
JEFFREY SWARTZ		JUS		JUS		JUS	

CLIENT/APPLICANT

DAMON LUSK
LUSK CONSTRUCTION, INC.
3400 DENVER DRIVE
DENVER, CO 80202
PHONE: (704) 489-2101
FAX: (704) 489-2169
dlux22@aol.com

PLANS PREPARED BY:

JEFFREY J. SWARTZ, P.E., LEED AP, BAE
NC LICENSE NO. 033411
TAYLORSVILLE, NC 28681
PHONE: (828) 221-2250
FAX: (831) 604-5011
jjspe@bellsouth.net

SHEET TITLE

SAMPLE 20,000 SF BUILDING ELEVATIONS

SEAL

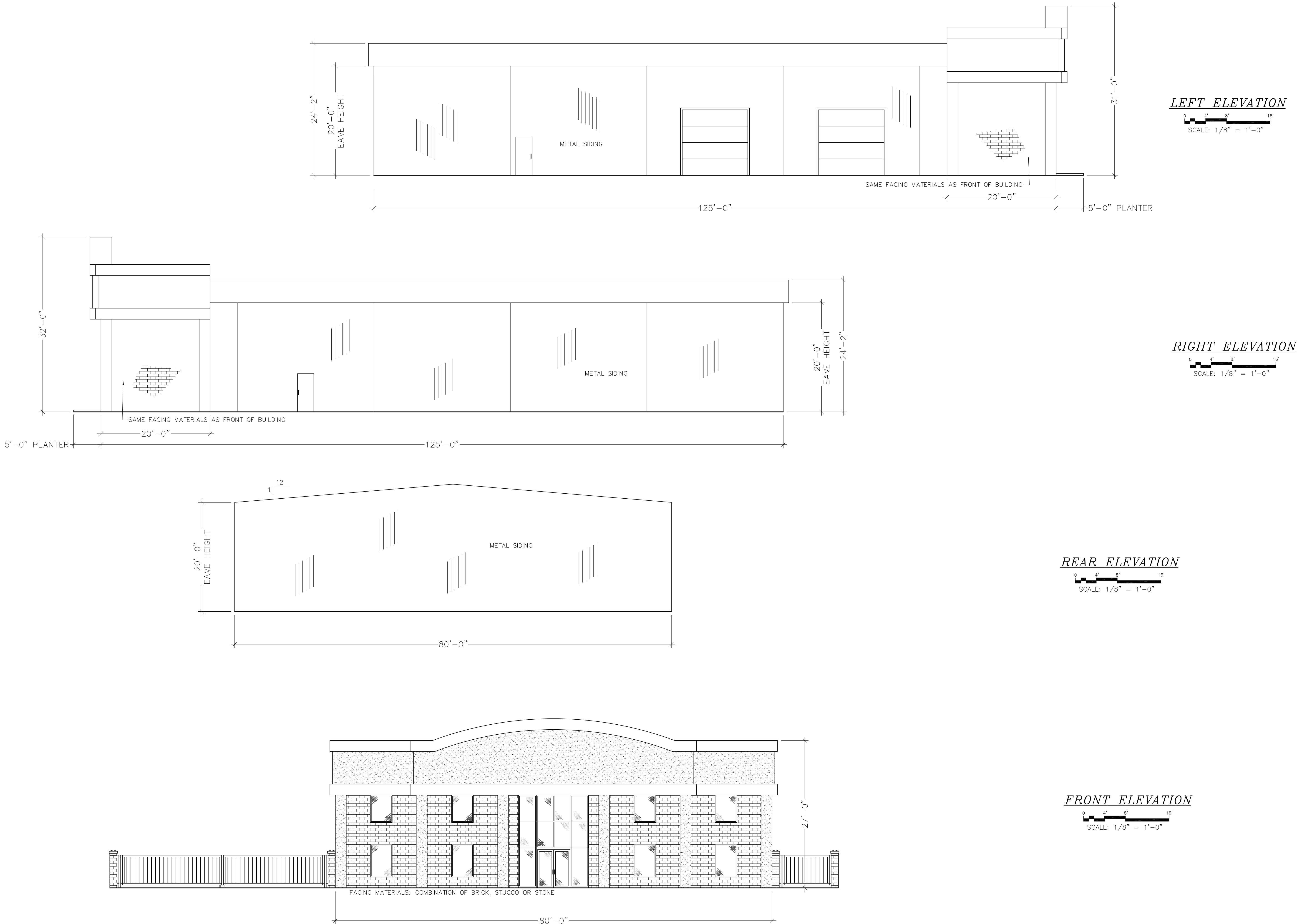
SEAL

PROPOSED RE-ZONING
FOR
4052 S NC HWY 16

LINCOLN COUNTY, NORTH CAROLINA

REVISIONS	
3	09/26/12 ADDED 10K SF BLDG ELEV
2	04/09/12 REVISED PLAN
1	05/21/12 REVISED PLAN

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. PLAN COPYRIGHT 2012 BY JEFFREY J. SWARTZ, P.E., LEED AP.



SKETCH PLAN — NOT FOR RECORDING — NOT FOR CONSTRUCTION

NOTE: THIS PLAN IS FOR RE-ZONING ONLY. ACTUAL BUILDING DESIGN MAY VARY AND MUST MEET ALL LOCAL ORDINANCES AND STATE CODES.

PROPOSED RE-ZONING
FOR
4052 S NC HWY 16
LINCOLN COUNTY, NORTH CAROLINA

AE1.1
SHEET NO.: 2 OF 2
PROJECT NO.: 2011-34
DATE: 09/26/2011

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

CLIENT/APPLICANT: DAMON LUSK
LUSK CONSTRUCTION, INC.
3400 DENVER DRIVE
DALLAS, TX 75246
PHONE: (704) 489-2101
FAX: (704) 489-2169
dlux22@aol.com

PLANS PREPARED BY:
JEFFREY J. SWARTZ, P.E., LEED AP, BAE
NC LICENSE NO. 033411
TAYLORSVILLE, NC 28681
PHONE: (828) 221-2250
FAX: (831) 604-5011
jjsp@bellsouth.net

REVISIONS

3	09/26/12	ADDED 10K SF BLDG ELEV
2	04/09/12	REVISED PLAN
1	05/21/12	REVISED PLAN

SHEET TITLE

SAMPLE 10,000 SF BUILDING ELEVATIONS

SEAL

SEAL