



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

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: November 20, 2015

Re: CUP #350
Robert Wise, applicant
Parcel ID# 59489

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 7, 2015.

REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. Under the Unified Development Ordinance, vehicle sales is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The proposed site is a 1.0-acre parcel located at 7593 Townsend Drive in the Triangle Industrial Park. The property is adjoined on all sides by property zoned I-G. 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.



County Of Lincoln, North Carolina

Planning Board

Applicant **Robert Wise**

Application No. **CUP #350**

Parcel ID# **59489**

Zoning District **I-G**

Proposed Conditional Use **vehicle 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 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 ROBERT WISE

Applicant Address 2379 Smith Harbor Dr. Denver NC 28037

Applicant Phone Number 980-721-6303

Property Owner Name Wiseys Used Emergency Equipment, Inc.

Property Owner Address 2379 Smith Harbor Dr. Denver NC 28037

Property Owner Phone Number 980-721-6303

PART II

Property Location 7593 Townsend Drive, Denver NC

Property ID (10 digits) 4602-58-2161 Property size 1.04 Acres

Parcel # (5 digits) 59489 Deed Book(s) 2226 Page(s) 204

PART III

Existing Zoning District I-6

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

THE EXISTING STRUCTURE IS A 50x60 METRE BUILDING WITH AN INTERIOR OFFICE/FRONT COUNTER SPACE AS WELL AS A WAREHOUSE TO STORE OUR ITEMS. WE SELL USED EMERGENCY EQUIPMENT.

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

WE ARE SEEKING A CONDITIONAL USE PERMIT SO THAT WE CAN OBTAIN A NC DEALERS LICENSE TO SELL A LIMITED NUMBER OF EMERGENCY VEHICLES SUCH AS AMBULANCES, ETC.

\$750 APPLICATION FEE 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.

Robert Wise

10/22/15

Applicant's Signature

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #350**

Applicant **Robert Wise**

Property Location **7593 Townsend Drive**

Parcel ID# **59489**

Existing District **I-G**

Proposed Conditional Use **vehicle sales**

PROPOSED FINDINGS

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

The use will not generate significant traffic. The vehicle sales office will be located in an existing building that was built to code.

2. The use meets all required conditions and specifications.

Vehicle sales is a conditional use in the I-G district.

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

This property is adjoined by property zoned industrial and is located in an industrial area.

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 area. This property is part of an area designated by the Land Use Plan as industrial.

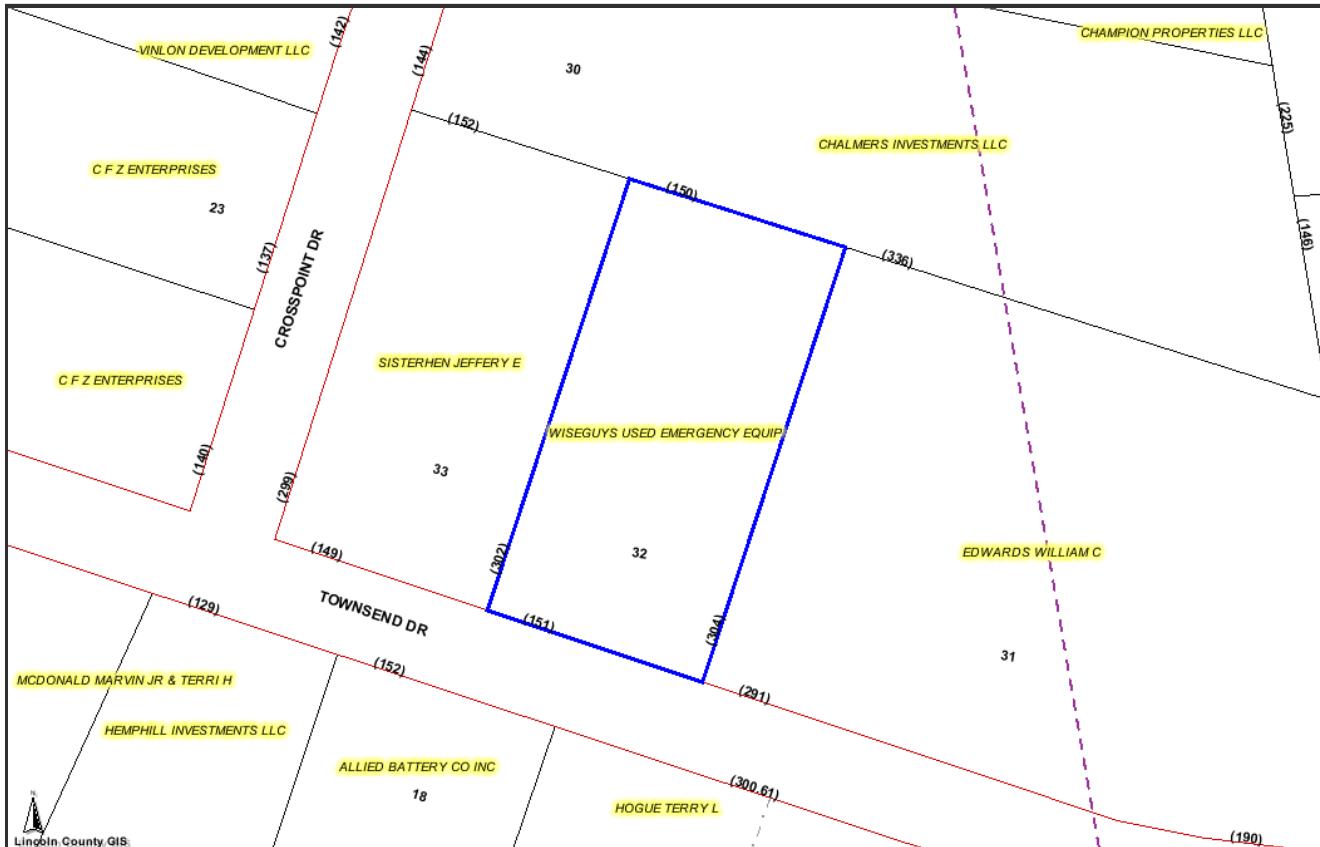


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

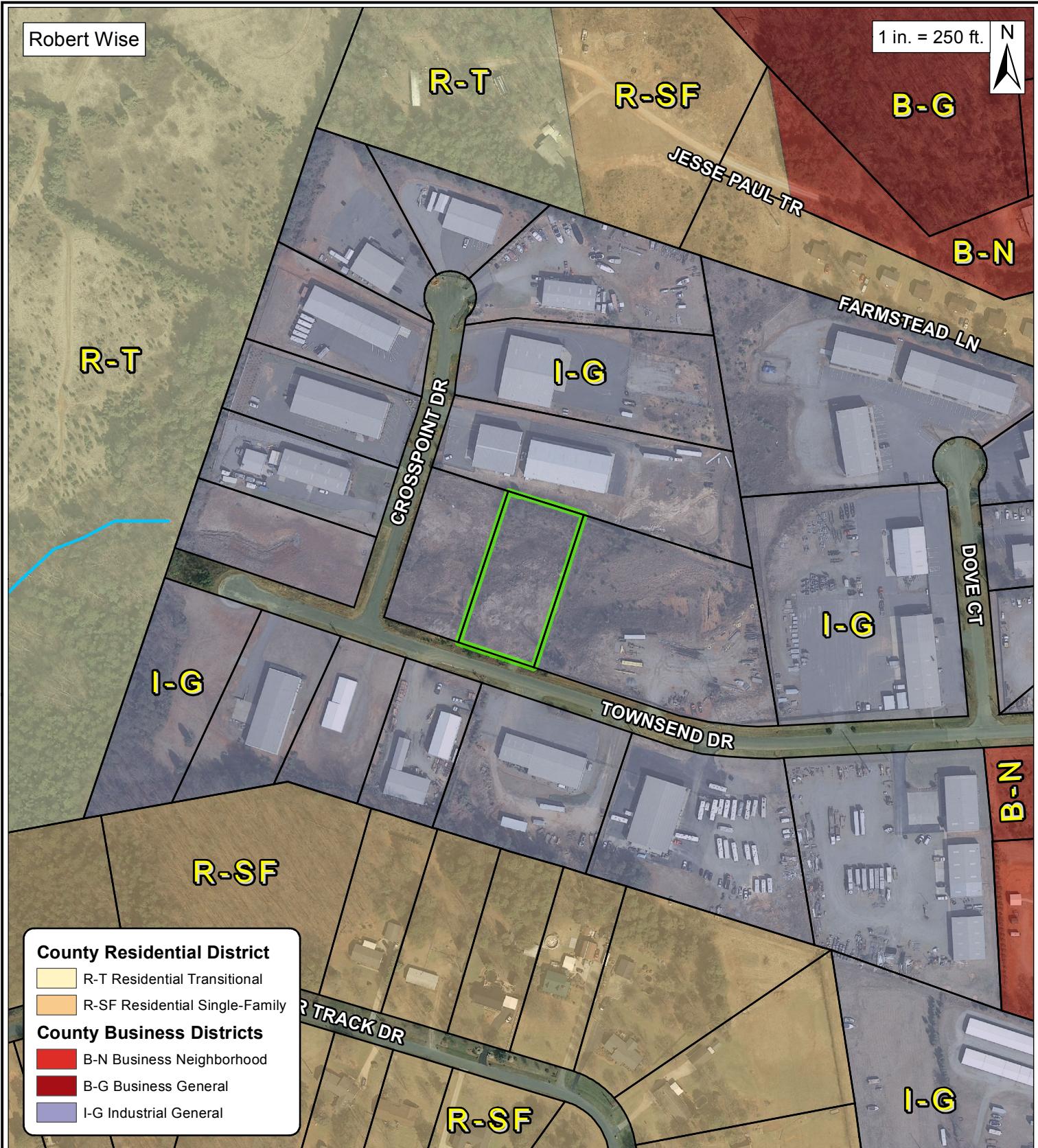
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

Date: 10/27/2015 Scale: 1 Inch = 120 Feet



Robert Wise

1 in. = 250 ft.



CONDITIONAL USE PERMIT



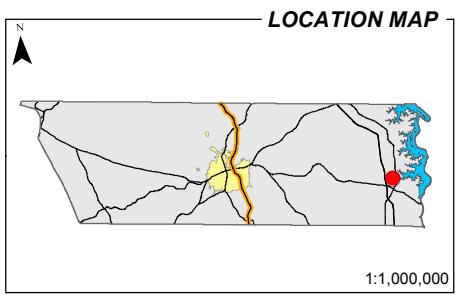
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

Application	CUP #350
NCPIN#	4602-58-2161
PID#	59489

 - Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green

LOCATION MAP



 Location of Properties

