



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 HARBOUR DR. DENVER NC 28037
Applicant Phone Number 980-721-6303
Property Owner Name WISEBYS USED EMERGENCY EQUIPMENT, INC.
Property Owner Address 2379 SMITH HARBOUR 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-G

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

THE EXISTING STRUCTURE IS A 50x60 METAL 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.

[Signature]
Applicant's Signature

10/22/15
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.

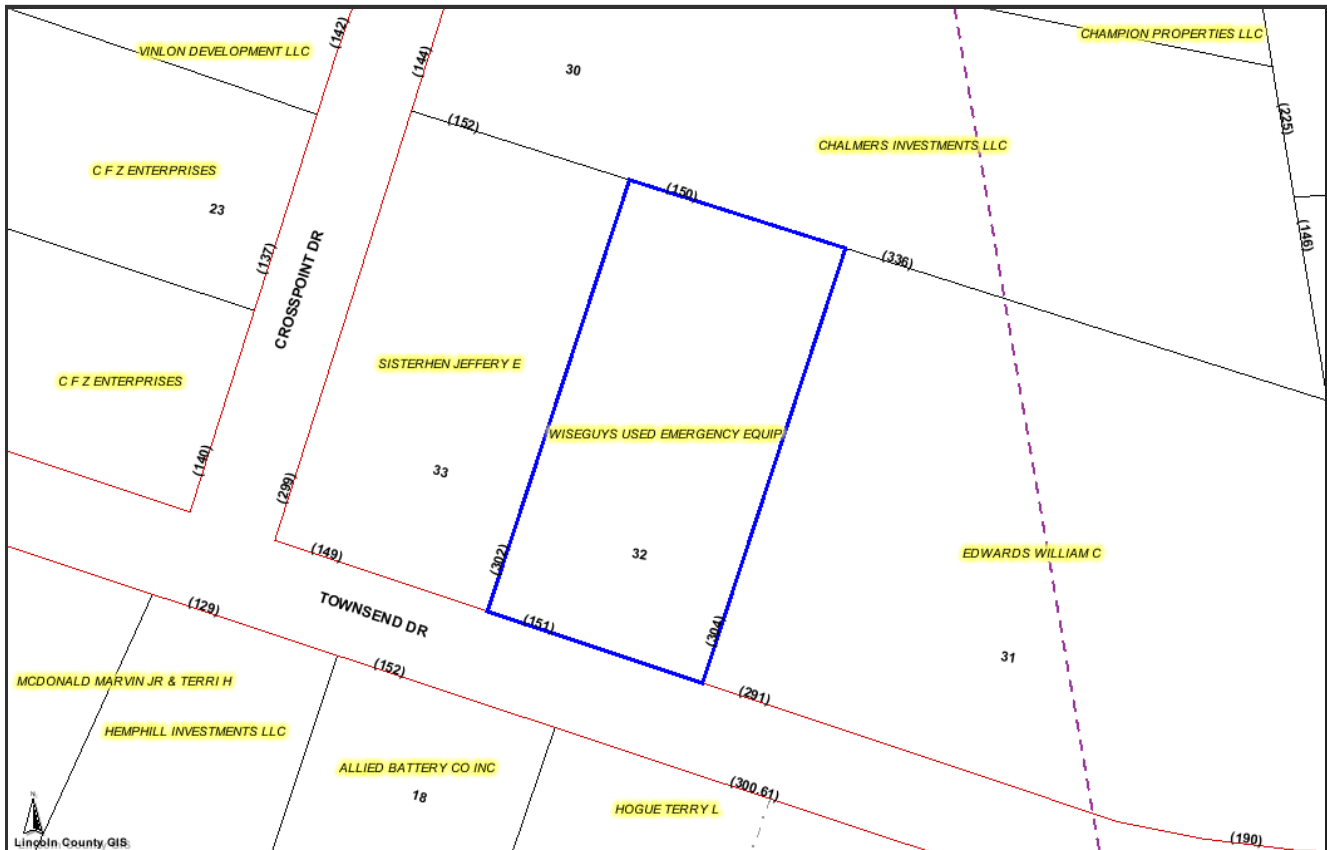
This is an existing industrial area. This property is part of an area designated by the Land Use Plan as industrial.



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



PHOTOS



59489



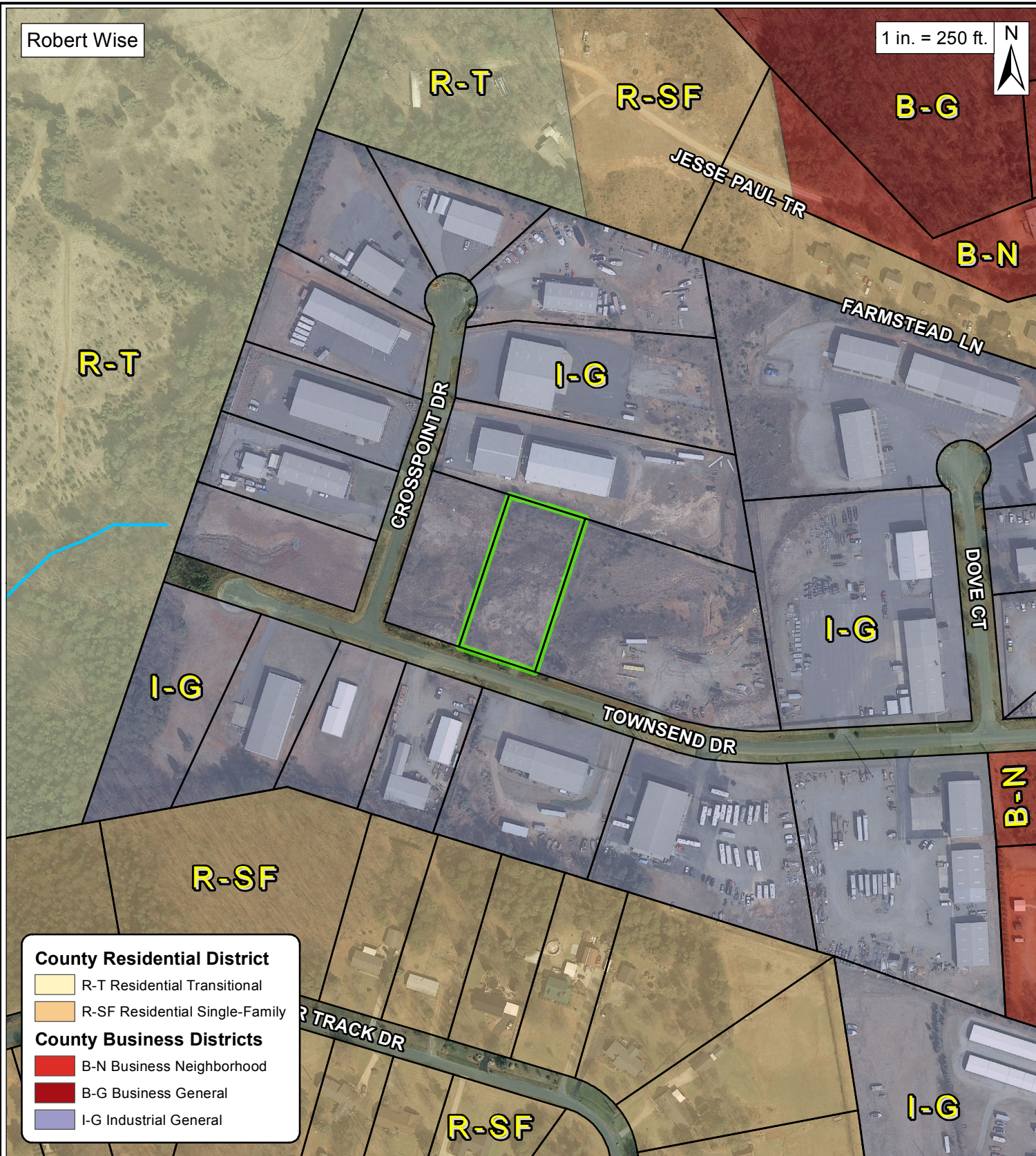
59489

PARCEL INFORMATION FOR 4602-58-2161



Parcel ID	59489	Owner	WISEGUYS USED EMERGENCY EQUIP
Map	4602-02	Mailing	2379 SMITH HARBOUR DR
Account	0160212	Address	DENVER NC 28037-8087
Deed	2226-204	Recorded	12/22/2010
Land Value	\$76,725	Total Value	\$198,597
----- All values are for tax year 2015. -----			
Subdivision	Lot 32 TRIANGLE BUSINESS PARK	Plat	G-188
Description	#32 TRIANGLE BSN PRK	Deed Acres	1.03
Address	7593 TOWNSEND DR	Tax Acres	1.04
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Improvement	SERVICE SHOP	Value	\$120,045
Main Sq Feet	3000	Stories	1
Year Built	2013		
Zoning District	I-G	Voting Precinct	TRIANGLE (TR30)
Calculated Acres	1.05	Calculated Acres	1.05
Watershed Class	Not in a watershed	Sewer District	In the sewer District
2000 Census County	37109	Tract	071100
Flood	X	Block	2016
Zone Description	NO FLOOD HAZARD	Panel	3710460200
			1.05

Robert Wise




1 in. = 250 ft.



County Residential District

-  R-T Residential Transitional
-  R-SF Residential Single-Family

County Business Districts

-  B-N Business Neighborhood
-  B-G Business General
-  I-G Industrial General



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

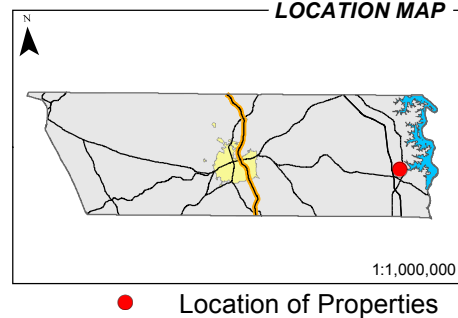
CONDITIONAL USE PERMIT

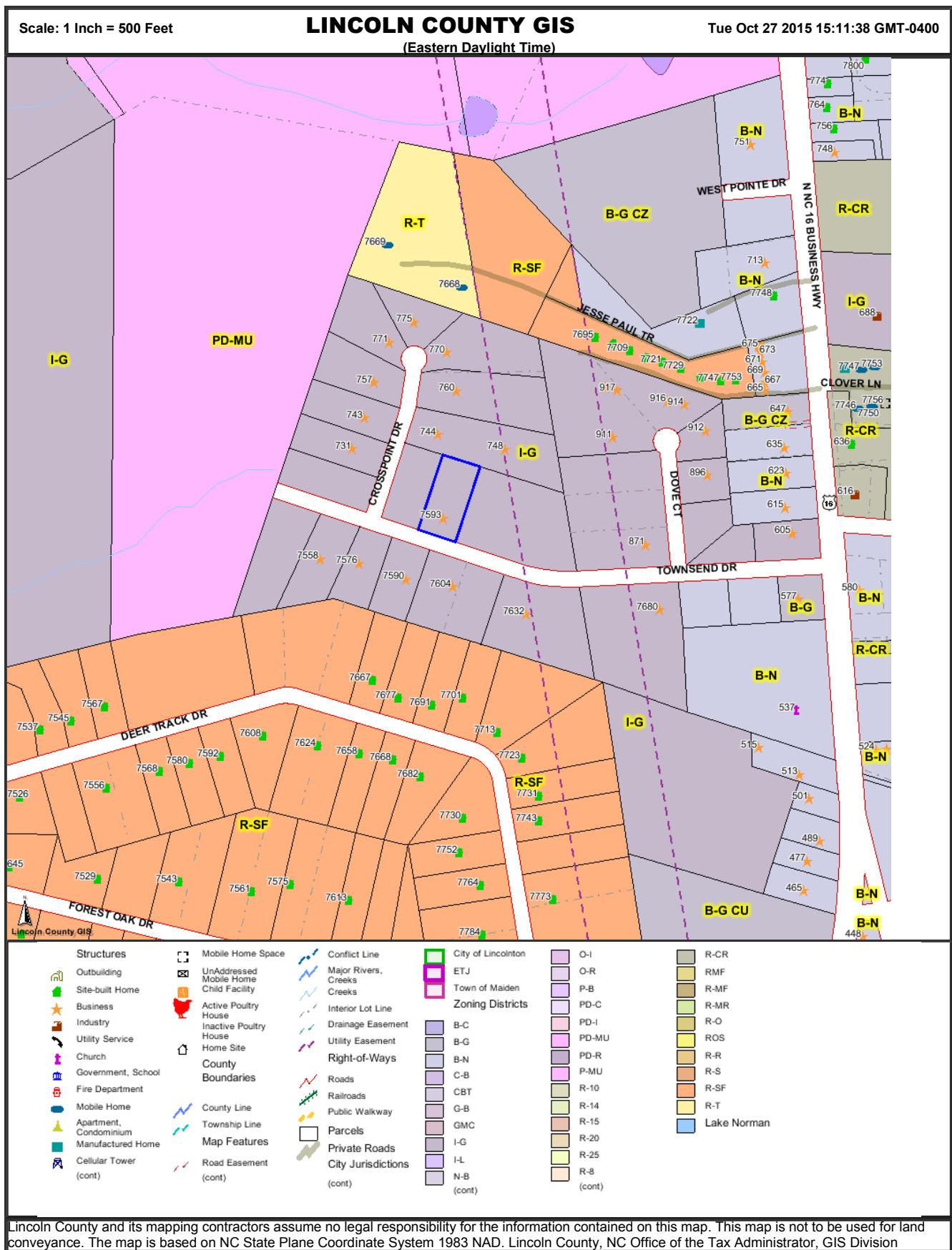
Application	CUP #350
NCPIN#	4602-58-2161
PID#	59489

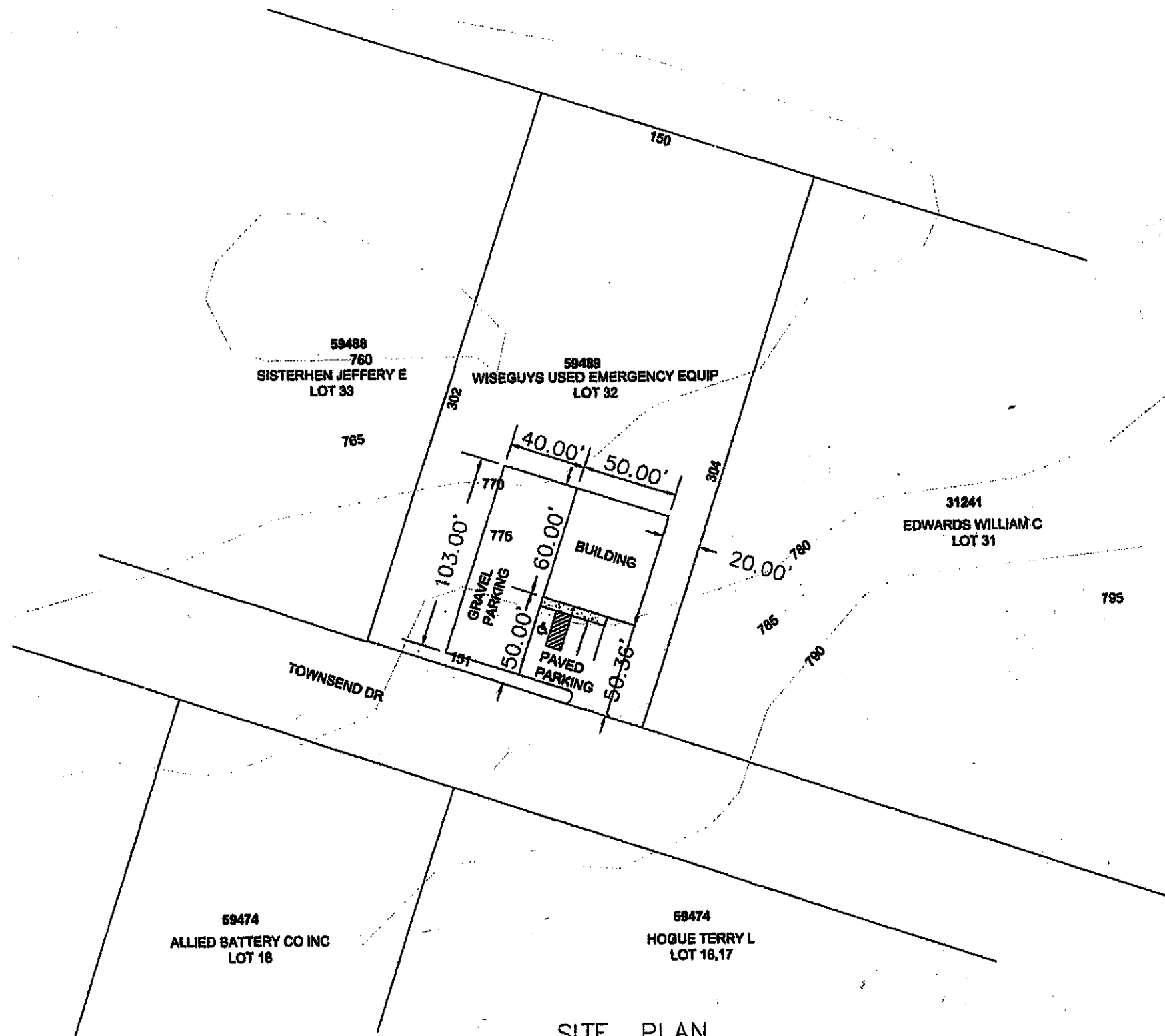
 - Property Location(s)

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

LOCATION MAP







SITE PLAN
SCALE: 1" = 30'

SITE DATA
ZONING I-G
DB 2226 PG 204
PIN # 4602-58-2161
TOTAL AREA - 1.03 AC.

BUILDING
SETBACKS
FRONT - 50'
REAR - 5'
SIDE - 20'

OWNER:
WISEGUYS USED EMERGENCY EQUIPMENT
LOT 32 TOWNSEND DR.
DENVER, NC 28037
980-721-6303

PROJECT TITLE: NEW BUILDING FOR
WISEGUYS USED EMERGENCY EQUIPMENT
LOT 32 TOWNSEND DR. DENVER, NC 28037

DATE: MAY 2013
DRAWN BY: ARH
CHECKED BY: ARH
REVISIONS:

SHEET

C-01



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ANDREA R. HARPER
PROFESSIONAL ENGINEER

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FAX: (704) 788-0557 CONCORD, NC 28027