



**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: July 12, 2013

Re: CUP #325  
Dwain Exline, applicant  
Parcel ID# 84785

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2013.*

#### REQUEST

The applicant is requesting a conditional use permit to sell vehicles in the I-G (General Industrial) district. An existing building and parking area would be utilized (see site plan). Under the Unified Development Ordinance, vehicle sales is a conditional use in the I-G district.

#### SITE AREA AND DESCRIPTION

The 1.0-acre parcel is located at 4194 Burnwood Trail, on the east side of Burnwood Trail about 1,900 feet south of N.C. 16 Business. It is adjoined by property zoned I-G and R-S (Residential Suburban). Land uses in this area are primarily industrial. The Lincoln County Land Use Plan designates this area as industrial.

#### ADDITIONAL INFORMATION

##### **Adjoining zoning and uses**

- East: zoned R-S, undeveloped land.
- South: zoned I-G, undeveloped lot.
- West (opposite side of Burnwood Trail): zoned I-G, metal recycling operation.
- North: zoned I-G, multi-tenant industrial building.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Dwain Exline**

Application No. **CUP #325**

Property Location **4194 Burnwood Trail**

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 Dwain Exline

Applicant Address 4153 Burnwood Trail, Denver, NC 28037

Applicant Phone Number 704-483-1026

Property Owner Name Dwain Exline

Property Owner Address 4899 Old Plank Rd, Iron Station, NC 28080

Property Owner Phone Number 704-400-3277

**PART II**

Property Location 4194 Burnwood Trail

Property ID (10 digits) 3685-79-8564 Property size 1 acre

Parcel # (5 digits) 84785 Deed Book(s) 2036 Page(s) 439

**PART III**

Existing Zoning District I-6

Briefly describe how the property is being used and any existing structures.  
5000 sq ft used for storage

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

**\$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.*

Applicant's Signature

5/28/13  
Date

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

Application No. **CUP #325**

Applicant **Dwain Exline**

Property Location **4194 Burnwood Trail**

Zoning 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.

**This is an existing developed site. The proposed use will not generate significant traffic.**

2. The use meets all required conditions and specifications.

**Vehicle sales is a conditional use in the I-G district. The site complies with the 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 property is adjoined by property zoned industrial. This is an existing industrial area.**

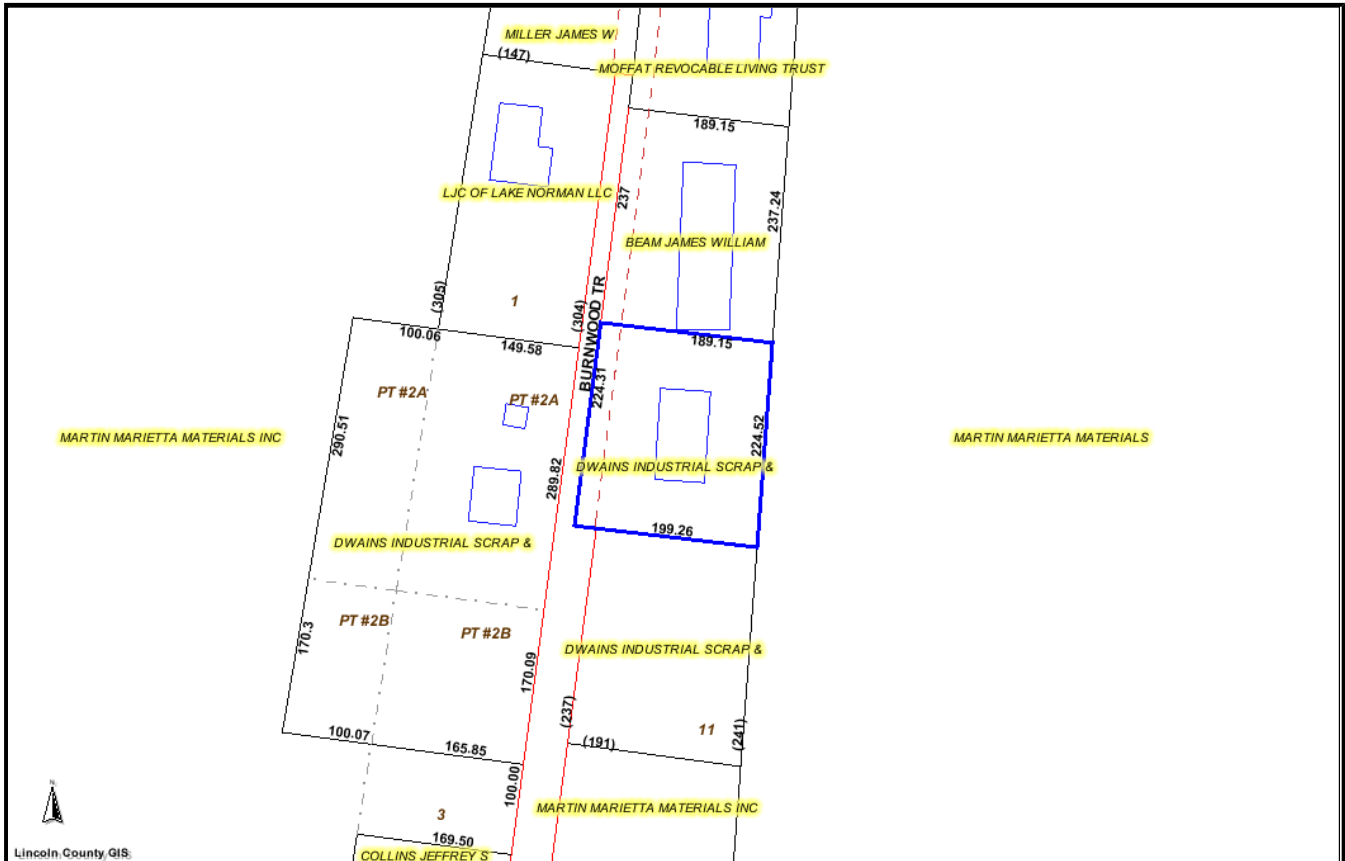
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**Other businesses that deal with vehicles are located in this area. This property is part of an area designated by the Lincoln County 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: 7/5/2013 Scale: 1 Inch = 200 Feet**



Lincoln County GIS

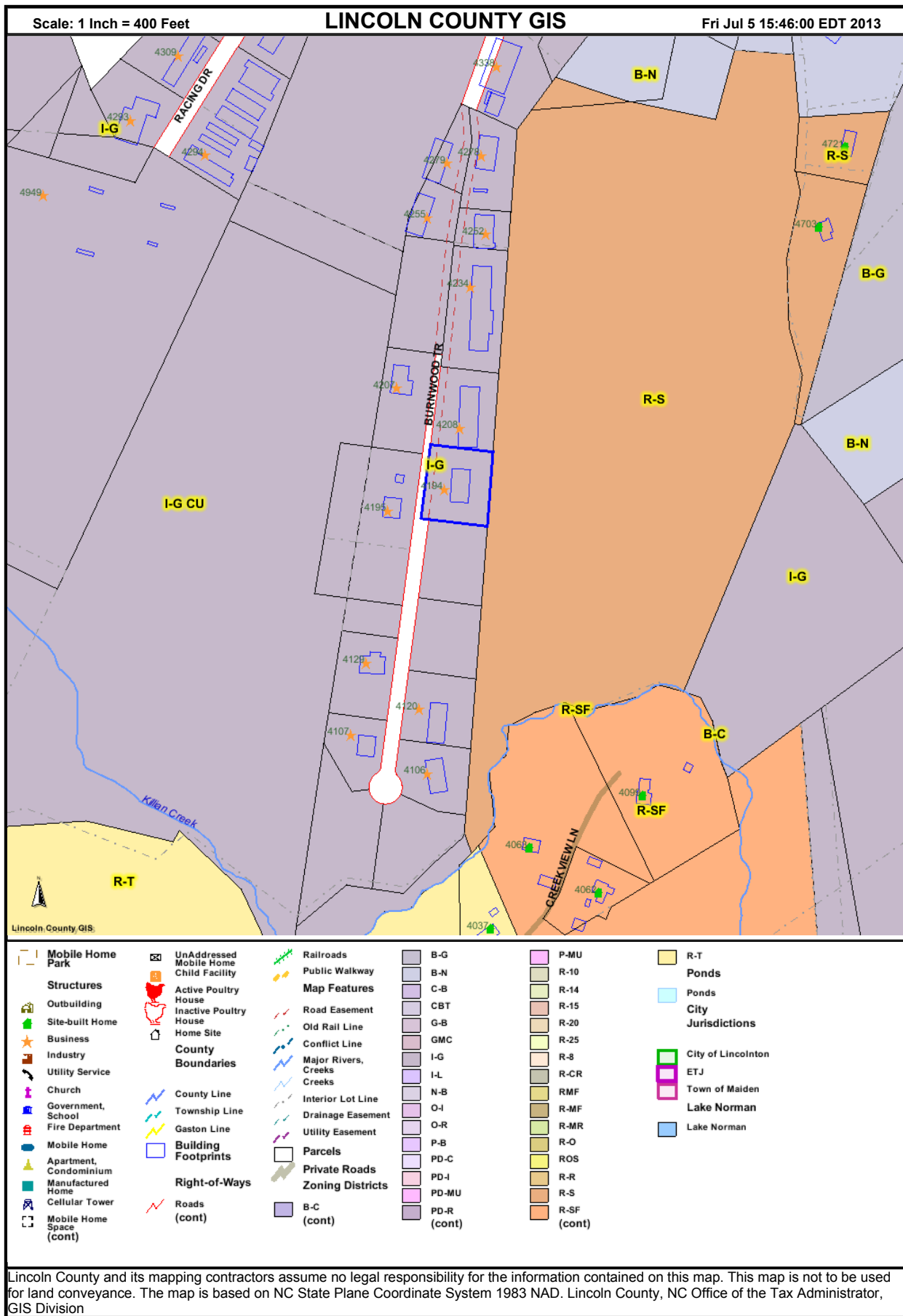
**PHOTOS**

**PARCEL INFORMATION FOR 3685-79-8564**



84785

|   |                         |                           |  |                             |
|---|-------------------------|---------------------------|--|-----------------------------|
| <b>Parcel ID</b>                              | <b>84785</b>            | <b>Owner</b>              | DWAINS INDUSTRIAL SCRAP & WASTE HANDLING INC |                             |
| <b>Map</b>                                    | <b>3685-00</b>          | <b>Mailing</b>            | PO BOX 588                                   |                             |
| <b>Account</b>                                | 0194352                 | <b>Address</b>            | DENVER NC 28037-0588                         |                             |
| <b>Deed</b>                                   | 2036-439                | <b>Recorded</b>           | 5/15/2008                                    | <b>Sale Price</b> \$110,000 |
| <b>Land Value</b>                             | \$75,129                | <b>Total Value</b>        | \$269,547                                    | <b>Previous Parcel</b>      |
| ----- All values are for tax year 2013. ----- |                         |                           |  |                             |
| <b>Description</b>                            | VACANT TRACT 1          |                           | <b>Deed Acres</b>                            | 1                           |
| <b>Address</b>                                | 4194 BURNWOOD TR        |                           | <b>Tax Acres</b>                             | 1                           |
| <b>Township</b>                               | CATAWBA SPRINGS         | <b>Tax/Fire District</b>  | DENVER                                       |                             |
| <b>Main Improvement</b>                       | SERVICE SHOP            | <b>Value</b>              | \$179,838                                    |                             |
| <b>Main Sq Feet</b>                           | 5500                    | <b>Stories</b>            | 1  | <b>Year Built</b> 2011      |
| <b>Zoning District</b>                        | <b>Calculated Acres</b> | <b>Voting Precinct</b>    | <b>Calculated Acres</b>                      |                             |
| I-G   | 1.01                    | DENVER WEST (DW28)        | 1.01   |                             |
| <b>Watershed Class</b>                        | 1.01                    | <b>Sewer District</b>     | 1.01   |                             |
| Not in a watershed                            |                         | Not in the sewer district |  |                             |
| <b>2000 Census County</b>                     |                         | <b>Tract</b>              | <b>Block</b>                                 |                             |
| 37109   |                         | 071100                    | 1007   | 1.01                        |
| <b>Flood</b>                                  | <b>Zone Description</b> | <b>Panel</b>              |  |                             |
| X   | NO FLOOD HAZARD         | 3710368500                | 1.01   |                             |



N 09°05'45" E  
224.31'

22.29'

22.50'

N 80°52'23" W 198.97'  
176.68'

166.40'  
N 80°52'23" E 188.90'

224.54'  
S 06°31'30" W

DWAINS INDUSTRIAL SCRAP &  
WASTE HANDLING, INC.

55821

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