To: Board of County Commissioners

From: Jeremiah Combs

Date: December 16, 2022

Re: SUP #476
    Andre Sutiono, applicant
    Parcel ID# 51185

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on January 9, 2023.

Request

The applicant is requesting a special use permit to operate a car wash in the ELDD (Eastern Lincoln Development District). Under the Unified Development Ordinance vehicle service, which includes auto detailing and outdoor car washes, is a special use in the ELDD.

Site Area and Description

The request involves a 1.3-acre parcel located on the south side of N.C. 73 and the west side of Cottonwood Commons Drive in Catawba Springs Township. The subject property is located in the B-G (General Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-G (General Business). Land uses in this area include business and multi-family residential uses. This property is located in an area designated by the Lincoln County Land Use Plan as Walkable Activity Center, suitable for a mixture of commercial and residential uses.
Special Use Permit Application  
Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440  Fax: (704) 732-9010

PART I  
Applicant Name  Andre Sutiono  
Applicant Address  1101 Central Expressway S., Ste. 215, Allen, TX 75013  
Applicant Phone Number  214-705-3182  
Property Owner Name  Barbalo Denver, LLC.  
Property Owner Address  19300 Statesville Rd., #302 Cornelius, NC 28031  
Property Owner Phone Number  

PART II  
Property Location  NW OF 7296 NC-73, DENVER, NC 28037  
Property ID (10 digits)  
Property size  
Parcel # (5 digits)  Deed Book(s)  Page(s)  

PART III  
Existing Zoning District  B-G and Eastern Lincoln Development Overlay District  
Briefly describe how the property is being used and any existing structures.  
The Proposed Take 5 Car Wash will include regular parking spaces, handicap spaces, and vacuum spaces. Additionally, on-site items include dumpster enclosure, vacuum equipment enclosure, crosswalks, and utilities. There are no existing structures, the existing property is covered in light vegetation.  

Briefly explain the proposed use and/or structure which would require a Special Use Permit.  
Car Wash is Considered a vehicle service per the Lincoln County, North Carolina Unified Development Ordinance. Moreover, vehicle services in the Eastern Lincoln Development District require special use permitting.  

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.  

Applicant's Signature  
Date  
10-19-2022
Application # ___________________________ Date __________________________

Applicant’s Name  Andre Sutiono

Applicant’s Address  1101 Central Expressway S., Ste. 215, Allen, TX 75013

Property Location  NW OF 7296 NC-73, DENVER, NC 28037 Existing Zoning __________________________

Proposed Special Use  Take 5 Express Car Wash

PROPOSED 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: Growth opportunities in the rapid developing area will not be affected.

2. The use meets all required conditions and specifications. YES □ NO □

FACTUAL REASONS CITED: The proposed Take 5 Car wash will meet the Building, Site Development, and Sign standards.

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: The proposed Take 5 Car Wash will not result in injure the value of the surrounding properties, but rather provide easy access to all goods and services provided by Take 5.

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: The proposed Take 5 Car Wash will conform with the current Land Use Plan and the ELDD.
### Parcel Information

**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: 12/19/2022  
- Scale: 1 Inch = 300 Feet

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**Parcel ID:** 51185  
**Owner:** BARBALO DENVER LLC  
**ATTN:** JOHN HETTWER

**Map:** 4602  
**Account:** 0236131  
**Deed:** 1916  
**Plat:** 14 126  
**Last Transaction Date:** 04/10/2007  
**Sale Price:** $910,000

**Mailing Address:** 19300 STATESVILLE RD #302  
**Address:** CORNELIUS, NC 28031

**Subdivision:** COTTONWOOD VILLAGE

**Everson plat:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>Land Value</td>
<td>$731,721</td>
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<tr>
<td>Improvement Value</td>
<td>$0</td>
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**Main Improvement Value:**

- Sale Price: $910,000  
- Total Value: $731,721

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**Previous Parcel**

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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Address</td>
<td>NC 73 HWY</td>
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<tr>
<td>Plats</td>
<td>120, 124</td>
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<tr>
<td>Deed</td>
<td>1916</td>
</tr>
<tr>
<td>Sale Price</td>
<td>$910,000</td>
</tr>
<tr>
<td>Total Value</td>
<td>$731,721</td>
</tr>
</tbody>
</table>

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**Additional Information**

- **Township:** CATAWBA SPRINGS  
- **Tax/Fire District:** EAST LINCOLN

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**Additional Measurements**

- **Zoning District:** B-G  
- **Watershed:** 1.3  
- **Census County:** 109  
- **Flood Zone Description:** Panel

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**Related Resources**

Parcel ID # 89791

- Property Location(s)

See Attached Application for Parcel Information
Project Number: ZONE22-00346  Description: SUP #476 - Andre Sutiono (Take 5 Car Wash)

Project Type: ZONING CASE  Parcel ID: 51185
Sub Type: SPECIAL USE PERMIT  Applicant: Andre Sutiono
Applied: 11/28/2022  Approved: Owner: BARBALO DENVER LLC
Status: UNDER REVIEW  Balance: $ 0.00  Surveyor: <NONE>

Details:

<table>
<thead>
<tr>
<th>LIST OF REVIEWS</th>
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<tbody>
<tr>
<td>SENT DATE</td>
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<tr>
<td>Review Group: AUTO</td>
</tr>
<tr>
<td>11/28/2022</td>
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<tr>
<td>Notes:</td>
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<tr>
<td>11/28/2022</td>
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<tr>
<td>Notes:</td>
</tr>
<tr>
<td>Review Group: TRC</td>
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<tr>
<td>12/5/2022</td>
</tr>
<tr>
<td>Notes:</td>
</tr>
<tr>
<td>1) This site currently has a existing 2&quot; water tap. Please show if additional services are desired.</td>
</tr>
<tr>
<td>2) This site currently has a existing 4&quot; sewer service line with a max allocation of 1578 GPD. Please provide design flow for the propose development. The County has no additional capacity to allocate if the proposed use needs greater that 1578 GPD due to collection system constraints.</td>
</tr>
<tr>
<td>3) All water and sewer fees must be paid as well as an application for water and sewer service must be submitted before a building permit can be approved.</td>
</tr>
<tr>
<td>12/5/2022</td>
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<tr>
<td>Notes:</td>
</tr>
<tr>
<td>Submit EC plan for review and approval prior to any land disturbance.</td>
</tr>
<tr>
<td>12/5/2022</td>
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<tr>
<td>Notes:</td>
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<tr>
<td>12/5/2022</td>
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