



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: May 14, 2021

Re: PD #2021-2
PSA Denver, LLC, applicant
Parcel ID# 02300

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 7, 2021.

Request

The applicant is requesting the rezoning of 4.8-acre tract from CZ B-G (Conditional Zoning General Business) to PD-I (Planned Development-Industrial) to permit a 12,000-square-foot facility for a metal forging operation and a 5,200-square-foot expansion of an existing facility that includes a retail operation and shooting range.

A site plan has been submitted as part of the rezoning application. Also included are minutes from an April 28 community involvement meeting.

Because this is a proposed rezoning to a Planned Development zoning district, if the request is approved, the property could only be used for the specified uses in accordance with the approved site plan.

Site Area & Description

The subject property is located at 1417 N. NC 16 Business Hwy., on the west side of N.C. 16 Business about 400 feet south of Natalie Commons Drive. It is adjoined by property zoned I-G (General Industrial), R-SF (Residential-Single Family), B-G (General Business) and B-N (Neighborhood Business). Land uses in this area include business, religious, residential and industrial. The subject property is part of an area designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for general commercial services.

Additional Information

Adjoining zoning and uses

East: zoned B-G and B-N, commercial uses.

South: zoned I-G, audio-video systems designer and installer.

West: zoned I-G and PD-R (Planned Development-Residential), undeveloped portion of tract that includes brewery and cell tower, residential subdivision.

North: zoned R-SF, church.

Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2021-2**

Applicant **PSA Denver, LLC**

Parcel ID# **02300**

Location **1417 N. NC 16 Business Hwy.**

Proposed amendment **Rezone from CZ B-G to PD-I to permit a 12,000-square-foot facility for a metal forging operation and a 5,200-square-foot expansion of an existing facility that includes a retail operation and shooting range.**

This proposed amendment **is not consistent** with the Lincoln County Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Land Use Plan as Suburban Commercial, suitable for general commercial services.

This proposed amendment **is reasonable** in that:

This property is adjacent to industrially zoned properties. Other properties zoned industrial are located in this area. A relatively small industrial facility is proposed. It will be similar in appearance to the existing commercial facility. The proposed facility will provide job opportunities.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department

Zoning Administrator

115 W. Main St., Lincolnton, NC 28092

Phone: (704) 736-8440

PART I

Applicant Name PSA Denver, LLC.

Applicant Address 3850 Fernandina Rd. Columbia, SC 29210

Applicant Phone Number 803-309-5085

Property Owner Name PSA Denver, LLC.

Property Owner Address 3850 Fernandina Rd. Columbia, SC 29210

Property Owner Phone Number 803-309-5085

PART II

Property Location 1417 North NC 16 Business Highway Denver, NC 28037

Property ID (10 digits) 4603569084 Property size 4.775 Acres

Parcel # (5 digits) 02300 Deed Book(s) 2990 Page(s) 634

PART III

Existing Zoning District ELDD B-G C2 Proposed Zoning District ELDD PD-I

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

Retail service business for sale of outdoor equipment to include firearms and ammunition. The structure is also utilized as a pistol and rifle range for the test firing and training of the discharge of firearms.

Briefly described the proposed planned development.

An additional 12,000 S.F. structure, mirroring the architecture of the existing structure, will house a forging operation with 6 presses and ancillary equipment.

***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

3/31/21

Lincoln County Community Involvement Meeting

Date: 4-28-2021

Location: 115 W. Main St.
Lincolnton, NC 28092

Purpose: Conditional Zoning Application 2021-2, PSA Denver, LLC.

Representatives: **PSA Denver, LLC:**
Pete Wright
Ben Wilson

Lincoln County:
Andrew Bryant
Randy Hawkins

Meeting Minutes

The meeting was started by Andrew Bryant of Lincoln County. Andrew reviewed ground rules and housekeeping items for moderating the meeting.

Andrew Introduced the applicants: Ben Wilson and Pete Wright representing PSA Denver, LLC.

Applicants Site Plan Review:

Ben Wilson reviewed the project details.

1. Entrance on Highway 16 will not be modified.
2. Slight modifications to the existing drive onsite will be made to allow for 18 wheeler access and receiving of product.
3. Expansion of existing parking lot for customer and employee parking due to potential demand
4. Rear of the lot will house the proposed 12,000 S.F. forging operation
5. Forging operation will have its own delivery/shipping area
6. Proposed construction will mirror or complement the existing building to provide a cohesive appearance to the two different units
7. Stormwater control will be achieved by repurposing and expanding the existing pond. All NC stormwater rules and regulations will be followed.
8. Site lighting will be provided, both building mounted and pole mounted, to employee and customer parking areas for safety and security.
9. 20' Class C landscaping buffer will provided per Lincoln County regulations.

Open Discussion:

Andrew Bryant opened the meeting to the attendees for questions.

Question 1: How many jobs are anticipated to be created in the community?

Answer: Forging will be 6-15 jobs and retail will be 15-25.

Question 2: Do we have any comments on hours of operations for the forge?

Answer: Potential for day and night operations, but currently we only run daytime operations.

Question 3: How often do we expect semi-truck deliveries?

Answer: Raw materials once per 2 weeks. 2 other deliveries per week.

Question 4: Projected opening for the range.

Answer: Mid June.

Question 5: Do we anticipate modifications to the existing drive on NC 16?

Answer: There are currently no planned modifications to the entrance drive off of NC 16.

Question 6: Will the stormwater controls be standard or enhanced?

Answer: There has been no discussion with the civil engineer on standard vs. enhanced. We will meet NC stormwater requirements in our design.

Question 7: Is there a consideration for road improvements at this time?

Answer: None have been identified at this time.

Further questions received via e-mail after the meeting was closed.

Question 8: Will any hazardous materials be located onsite?

Answer: No hazardous materials will be onsite or are utilized as part of our process.

Question 9: Does the forging operation generate any emissions? Is an air quality permit required? If there are emissions, how are those emissions treated?

Answer: No emissions are created from the forging operation. No air permits are required.

Closing of the meeting by Andrew Bryant.

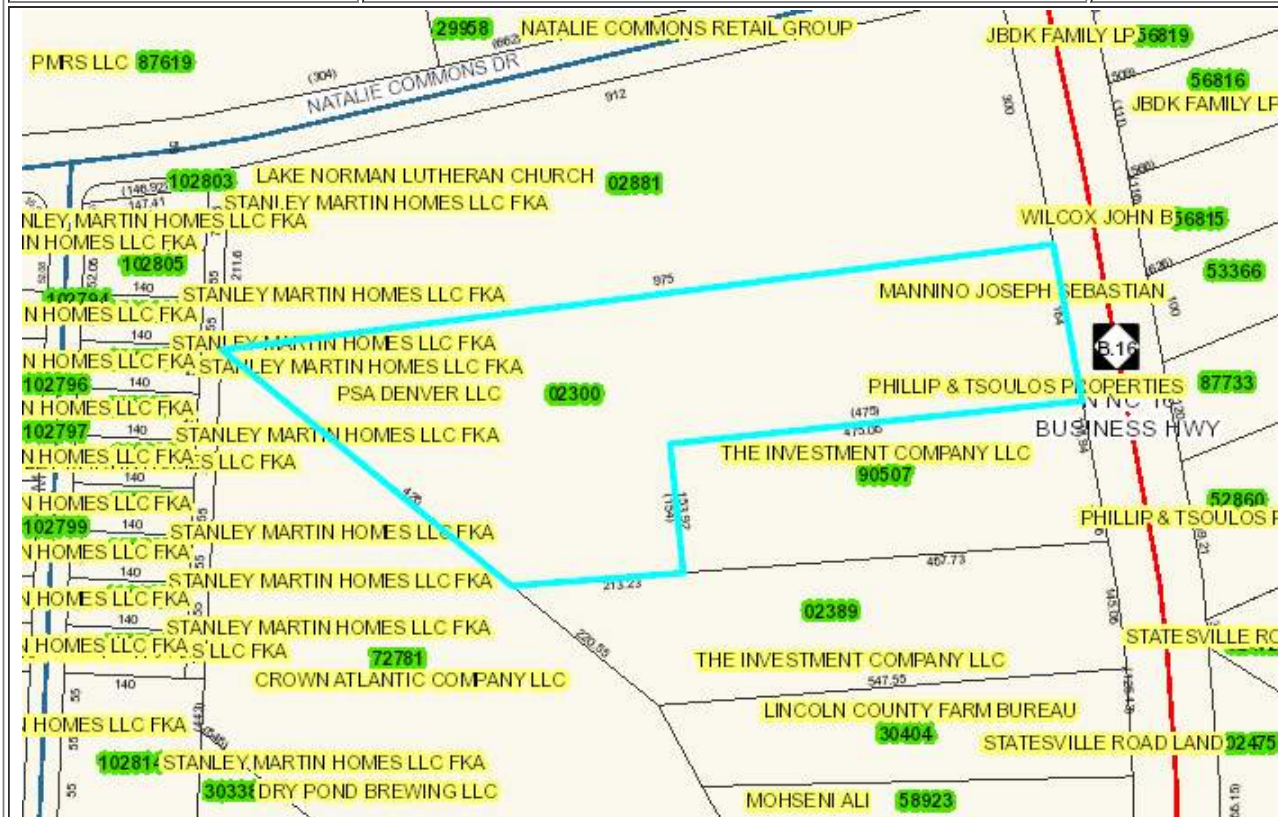
The hearing on the zoning application will take place at 6:30 P.M. on June 7 located at 353 N. Generals Blvd.



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: 4/12/2021 Scale: 1 Inch = 200 Feet

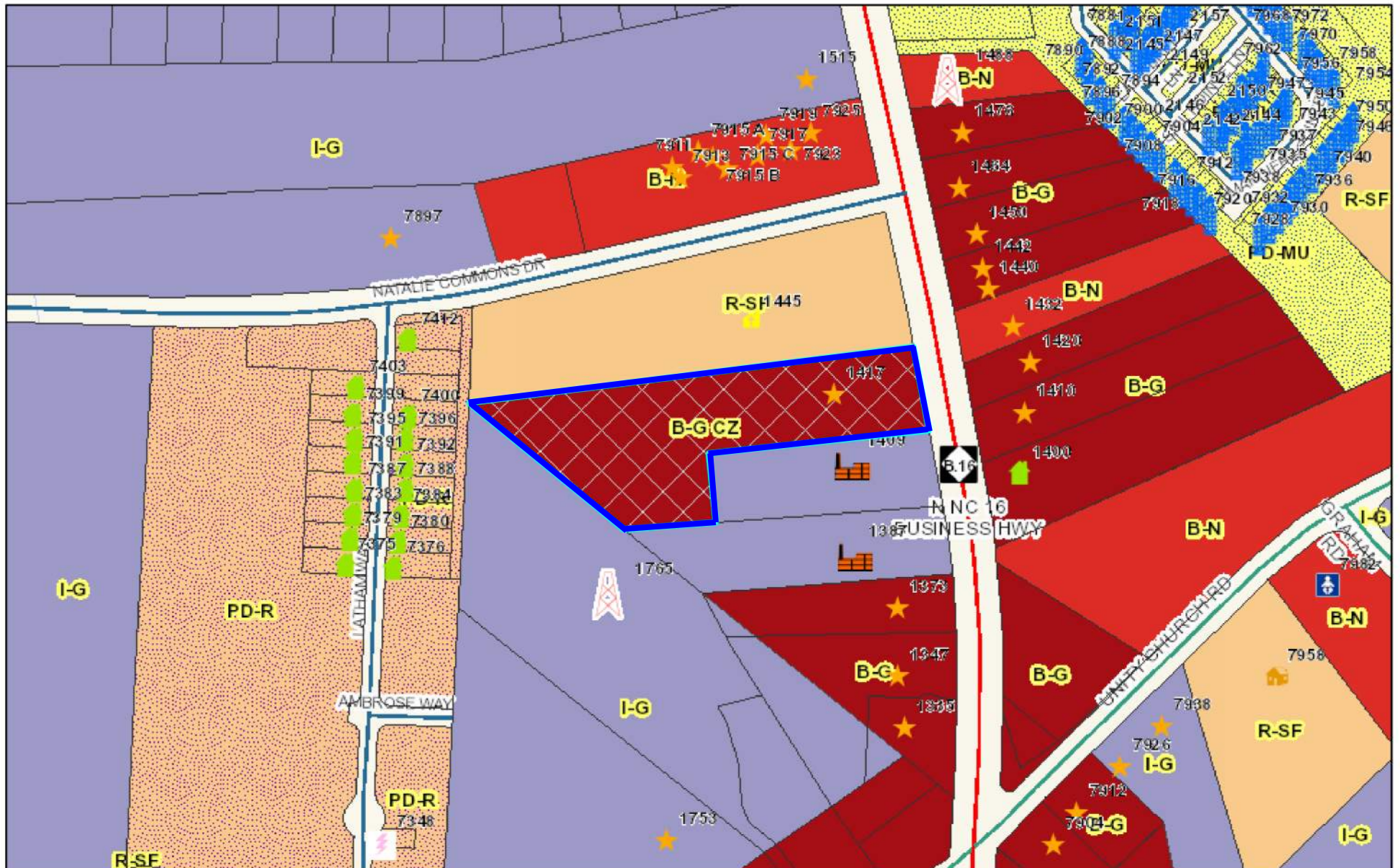


Parcel ID	02300	Owner	PSA DENVER LLC
Map	4603	Mailing	3850 FERNANDINA ROAD
Account	0282369	Address	COLUMBIA, SC 29201
Deed	2990 634	Last Transaction Date	12/30/2020
Plat		Subdivision	S O PROCTOR EST
Land Value	\$346,500	Improvement Value	\$2,017,536
Previous Parcel		Total Value	\$2,364,036

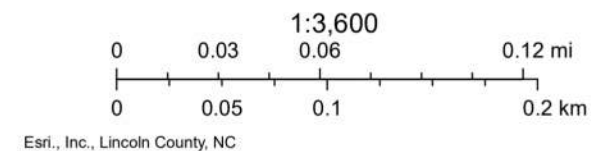
-----All values for Tax Year 2020 -----

Description	PT.86AC TR PROCTOR ESTAT	Deed Acres	6.72
Address	1417 N NC 16 BUSINESS HWY	Tax Acres	4.494
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	FIRING RANGE	Value	\$1,984,798
Main Sq Feet	17183	Stories	1
		Year Built	2014
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-G	4.49	WP32	4.49
Watershed		Sewer District	
0.49			0.84
4		SEWER	3.65
Census County		Tract	Block
109		071101	3009
			4.49
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460300	4.49

PD #2021-2
subject property is outlined in blue

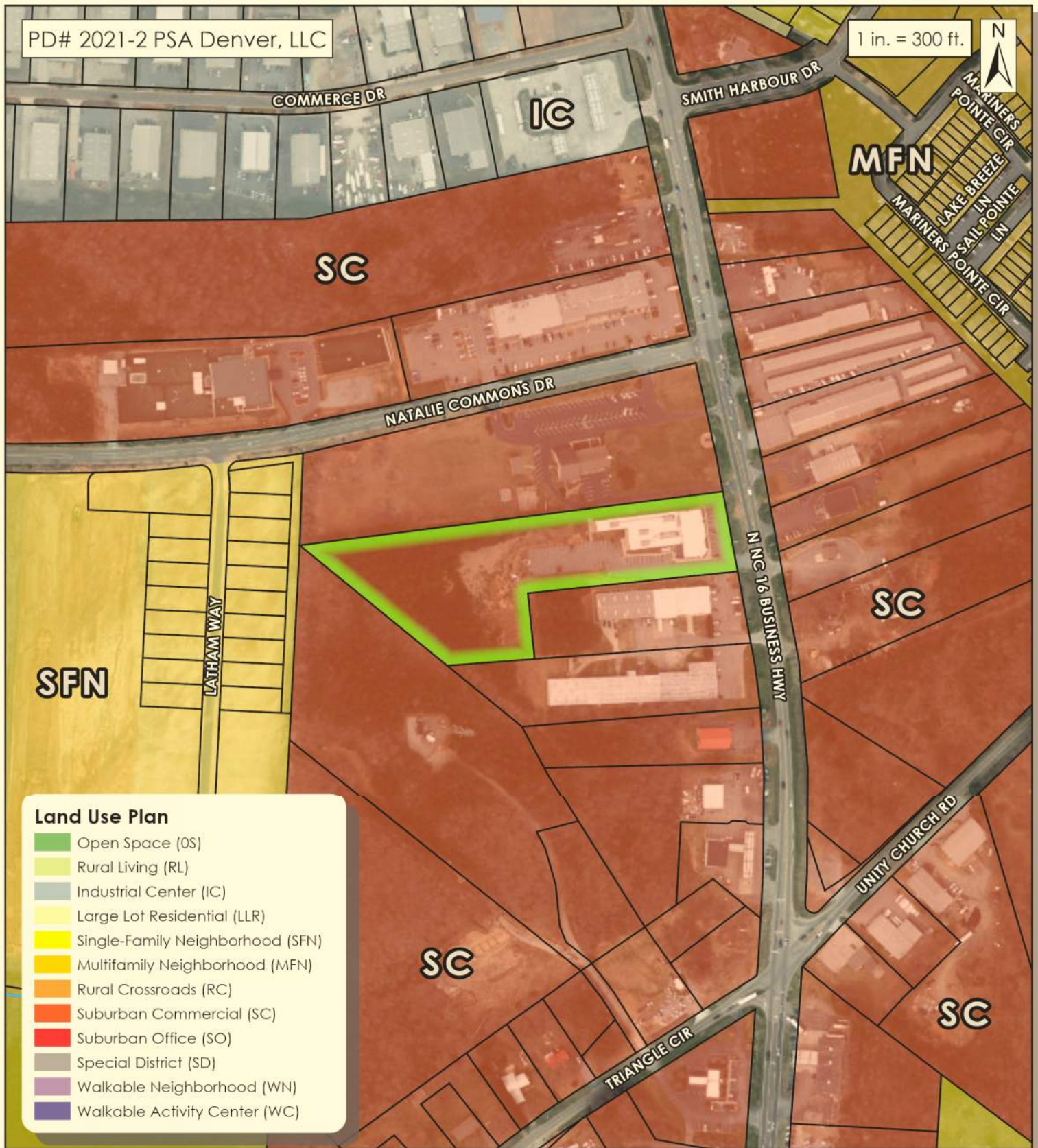


April 12, 2021



PD# 2021-2 PSA Denver, LLC

1 in. = 300 ft.



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

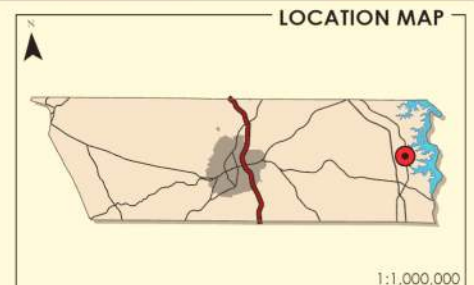
Parcel ID# 02300


 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.














LOCATION MAP



 Property Location(s)



LEGEND

	PROJECT BOUNDARY		BUILDING HATCH
	PROPOSED BUILDING CURB AND GUTTER		FULL DEPTH ASPHALT
	BUILDING SETBACK		SIDEWALK
	IRRIGATION CONDUIT		HEAVY DUTY PAVEMENT
	EXISTING SURVEY		
	STOP SIGN W/ WHITE STOP BAR		COMPACT CAR SPACE
	PARKING ROW COUNT		HANDICAPPED PARKING SYMBOL

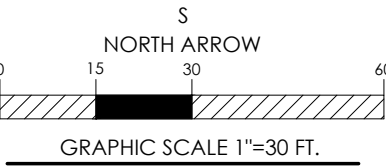
1. PART OF SITE LIES IN EASTERN LINCOLN DEVELOPMENT DISTRICT (ELDD)
2. A 20' CLASS C LANDSCAPING BUFFER WILL BE REQUIRED AROUND THE PROJECT BOUNDARY



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



C03 - SITE PLAN.DWG	
PROJECT NUMBER:	221011
DATE: 04/08/2021	DRAWN BY: KIW
SHEET	C01 OF 01



DENVER DEFENSE

PIN # / PARCEL ID 4603-56-9084
1417 N HWY 16 BUSINESS DENVER, NC

SITE PLAN