



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners

From: Julie Mosteller, Planner I

Date: November 13, 2023

Re: SUP #496
Derek Terry, applicant
Parcel ID# 58218

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on December 4, 2023.

Request

The applicant is requesting a special use permit to operate a catering business in the ELDD (Eastern Lincoln Development District) within 100 feet of a residentially zoned district.

Site Area and Description

The request involves a parcel located at 2790 N. N.C. 16 Business Hwy in Catawba Springs Township. The subject property is located in the B-N (Neighborhood Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-N (Neighborhood Business) and R-SF (Residential Single-Family). Land uses in this area include business and residential uses. This property is located in an area designated by the Lincoln County Land Use Plan as Suburban Commercial.



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 Derek Terry
Applicant Address 3954 Norman View Dr. Sherrills Ford NC 28673
Applicant Phone Number 704-941-1580
Property Owner Name Sura Investments
Property Owner Address 6420 Reg Rd Charlotte NC 28277
Property Owner Phone Number 704-712-7261

PART II

Property Location 2790 business 16 Denver NC 28037
Property ID (10 digits) _____ Property size 2550
Parcel # (5 digits) 58218 Deed Book(s) 2849 Page(s) 186

PART III

Existing Zoning District NB - ELDD

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

The property is currently vacant (since 2018). It was a restaurant prior.

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

This location will be used after catering, which requires special use permit.

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.

[Signature]
Applicant's Signature

10/17/23
Date

Application # _____

Date 10/11/23

Applicant's Name Derek Terry

Applicant's Address 3954 Norman View Dr Sherrills Ford NC 28673

Property Location 2790 Business 16 Ave NC 28673 Existing Zoning NB-CLPD

Proposed Special Use Catering

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 It will not endanger public health or safety. The catering kitchen will be located in a previous restaurant and will follow Dept of Environmental Health and safety guidelines. This will not generate significant traffic.

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

FACTUAL REASONS CITED The property is zoned NB-Catering requires a special use permit. The property (which was previously a restaurant) is also ELDD and will continue to comply with requirements.

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 This location has been vacant since 2018. There are existing businesses that share the plaza. There are no exterior changes being made.

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 _____

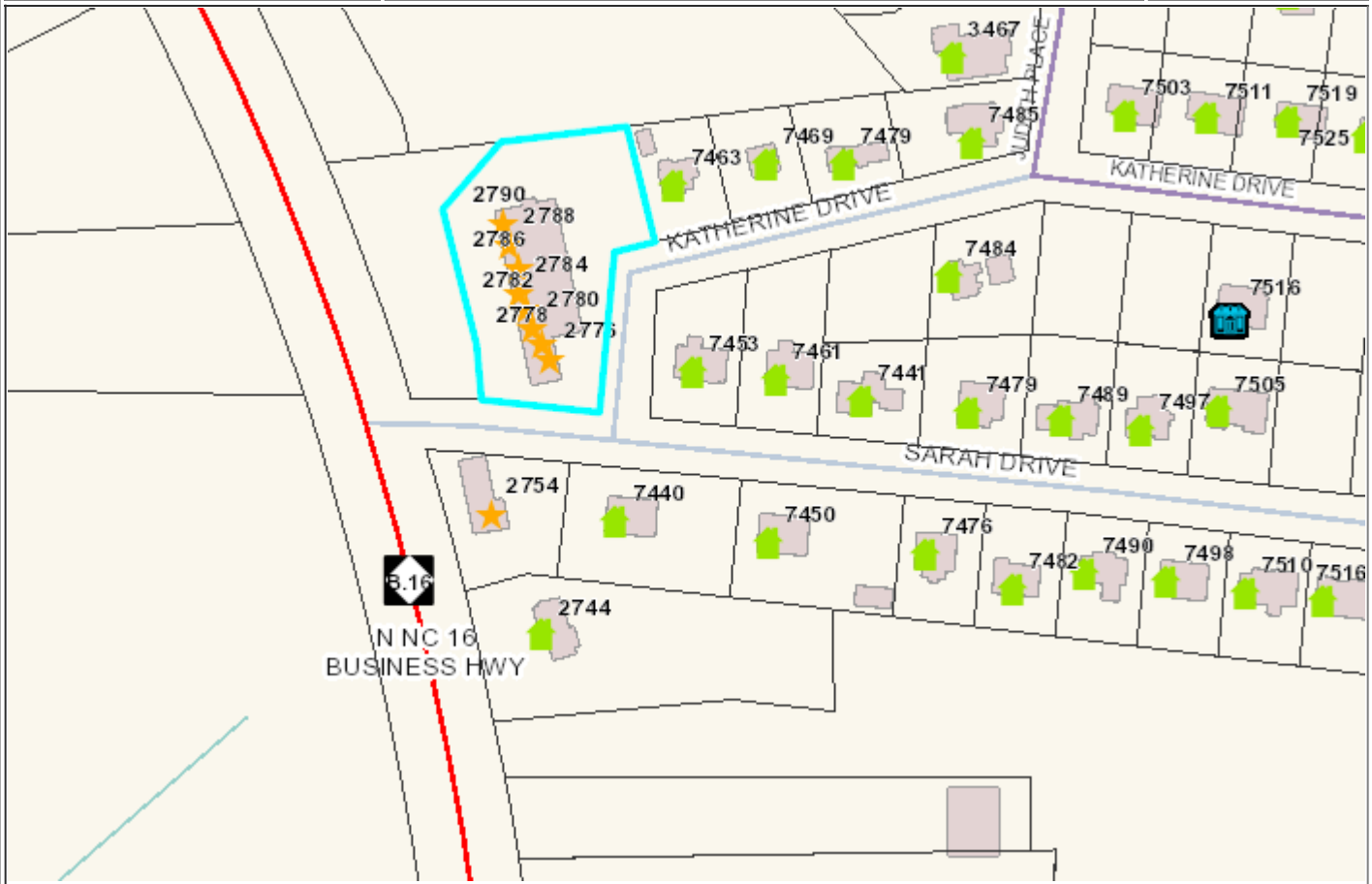
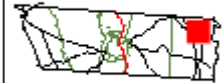
FACTUAL REASONS CITED This is a small business that will enrich the community by offering catering services and cooking classes for all ages.



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: 11/13/2023



58218

| | | | | |
|------------------------|-----------|------------------------------|----------------------|--------------------------------|
| Parcel ID | 58218 | Owner | SURA INVESTMENTS LLC | |
| Map | 4604 | Mailing | 6420 REA RD STE 222 | |
| Account | 0274688 | Address | CHARLOTTE, NC 28277 | |
| Deed | 2849 186 | Last Transaction Date | 09/26/2019 | Sale Price \$880,000 |
| Plat | 10 49 | Subdivision | LAKEHAVEN ESTATES | Lot 1 |
| Land Value | \$366,000 | Improvement Value | \$704,956 | Total Value \$1,070,956 |
| Previous Parcel | | | | |

-----All values for Tax Year 2023 -----

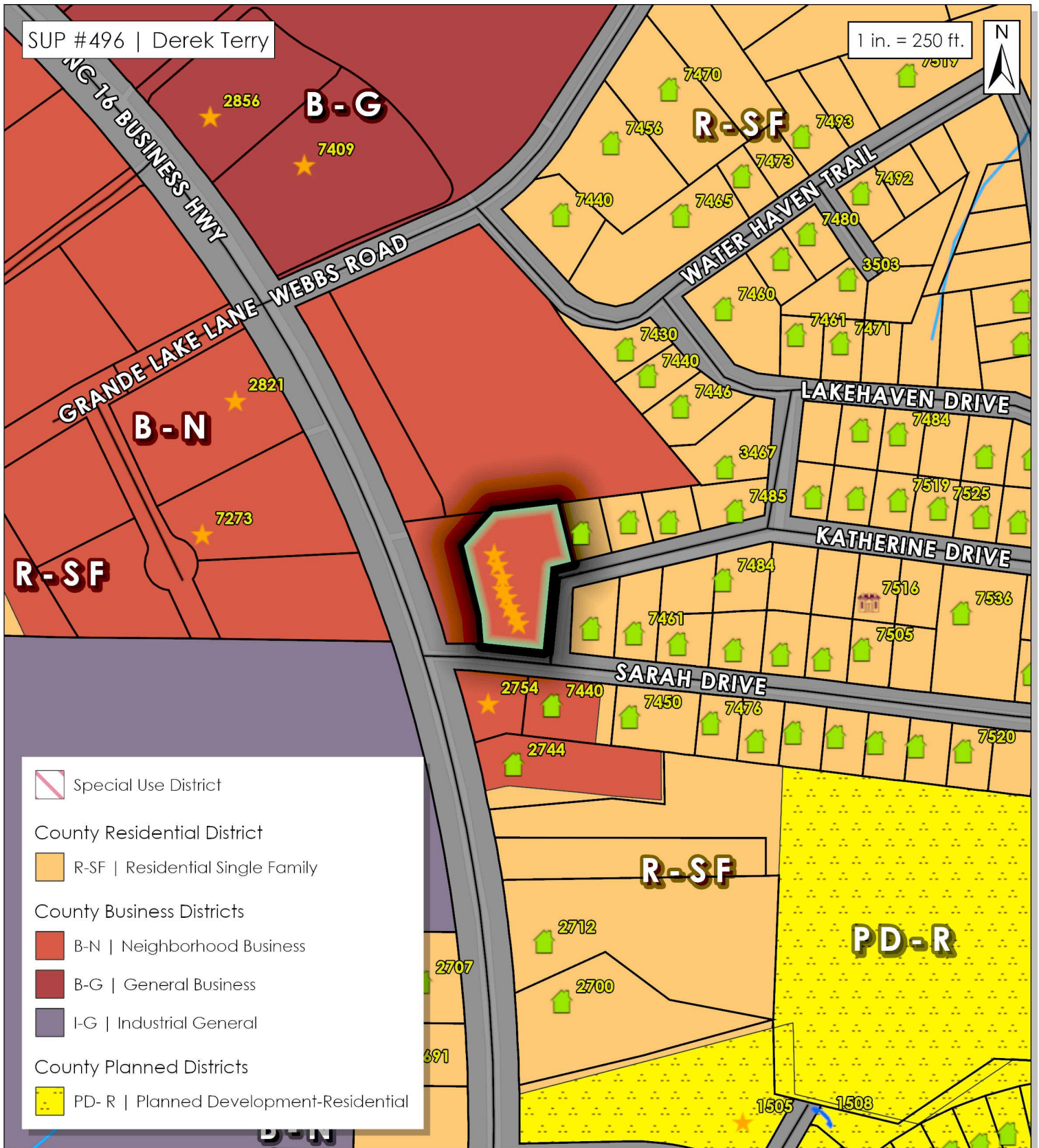
| | | | |
|-------------------------|------------------------------|--------------------------|-----------|
| Description | 1 LAKEHAVEN ESTAES | Deed Acres | 0 |
| Address | 2776 90 N NC 16 BUSINESS HWY | Tax Acres | 0.915 |
| Township | CATAWBA SPRINGS | Tax/Fire District | DENVER |
| Main Improvement | RETAIL/BEAUTY SALON | Value | \$684,706 |
| Main Sq Feet | 8804 | Stories | 2 |
| | | Year Built | 1996 |

| | | | |
|------------------------|------------|------------------------|------------|
| Zoning District | Calc Acres | Voting Precinct | Calc Acres |
| B-N | 0.92 | WP32 | 0.92 |

| | | | |
|------------------|--|-----------------------|------|
| Watershed | | Sewer District | |
| 0.47 | | SEWER | 0.92 |
| 0.44 | | | |

| | | | | | | |
|----------------------|-----|--------------|--------|--------------|------|------|
| Census County | 109 | Tract | 071203 | Block | 1058 | 0.92 |
|----------------------|-----|--------------|--------|--------------|------|------|

| | | | | | | |
|--------------|---|-------------------------|-----------------|--------------|------------|------|
| Flood | X | Zone Description | NO FLOOD HAZARD | Panel | 3710460400 | 0.92 |
|--------------|---|-------------------------|-----------------|--------------|------------|------|



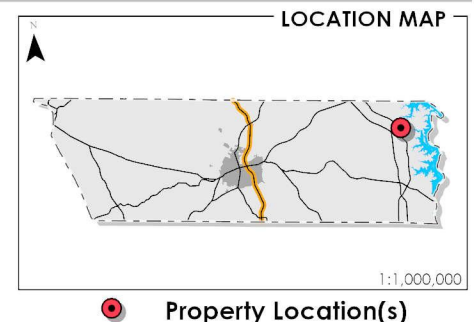
Parcel ID # 58218

- Property Location(s)

See Attached Application for Parcel Information

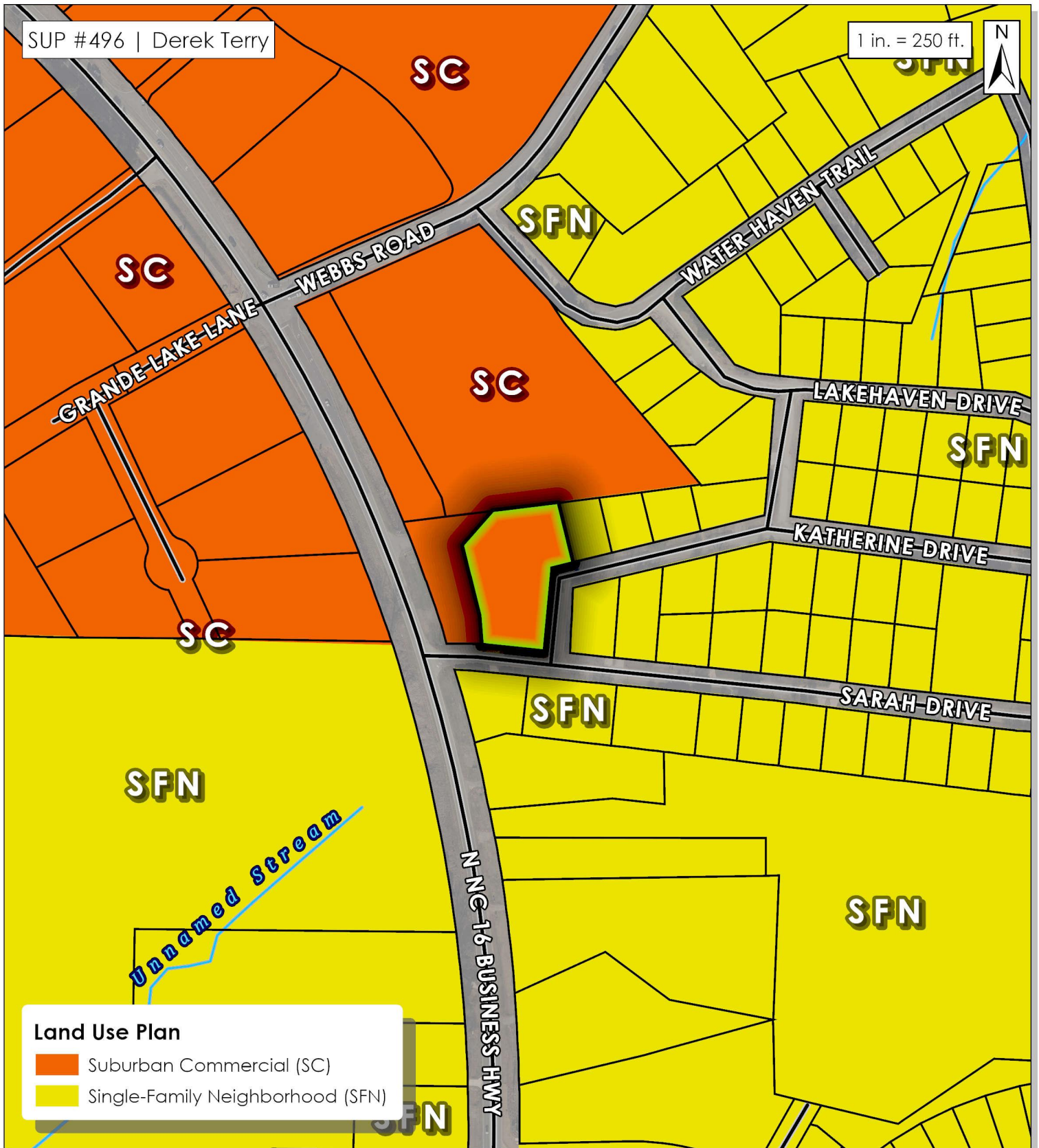


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Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



SUP #496 | Derek Terry

1 in. = 250 ft.



Land Use Plan

-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

Parcel ID # 58218

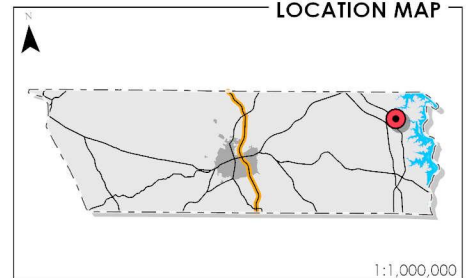
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LOCATION MAP



 Property Location(s)