



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 - ELDO

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 for 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.

DST  
Applicant's Signature

10/17/23  
Date

Application # \_\_\_\_\_ Date 10/11/23

Applicant's Name Debbie Terry

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

Property Location 2790 Business 16 Amher NC 28637 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 food 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 ELDO 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

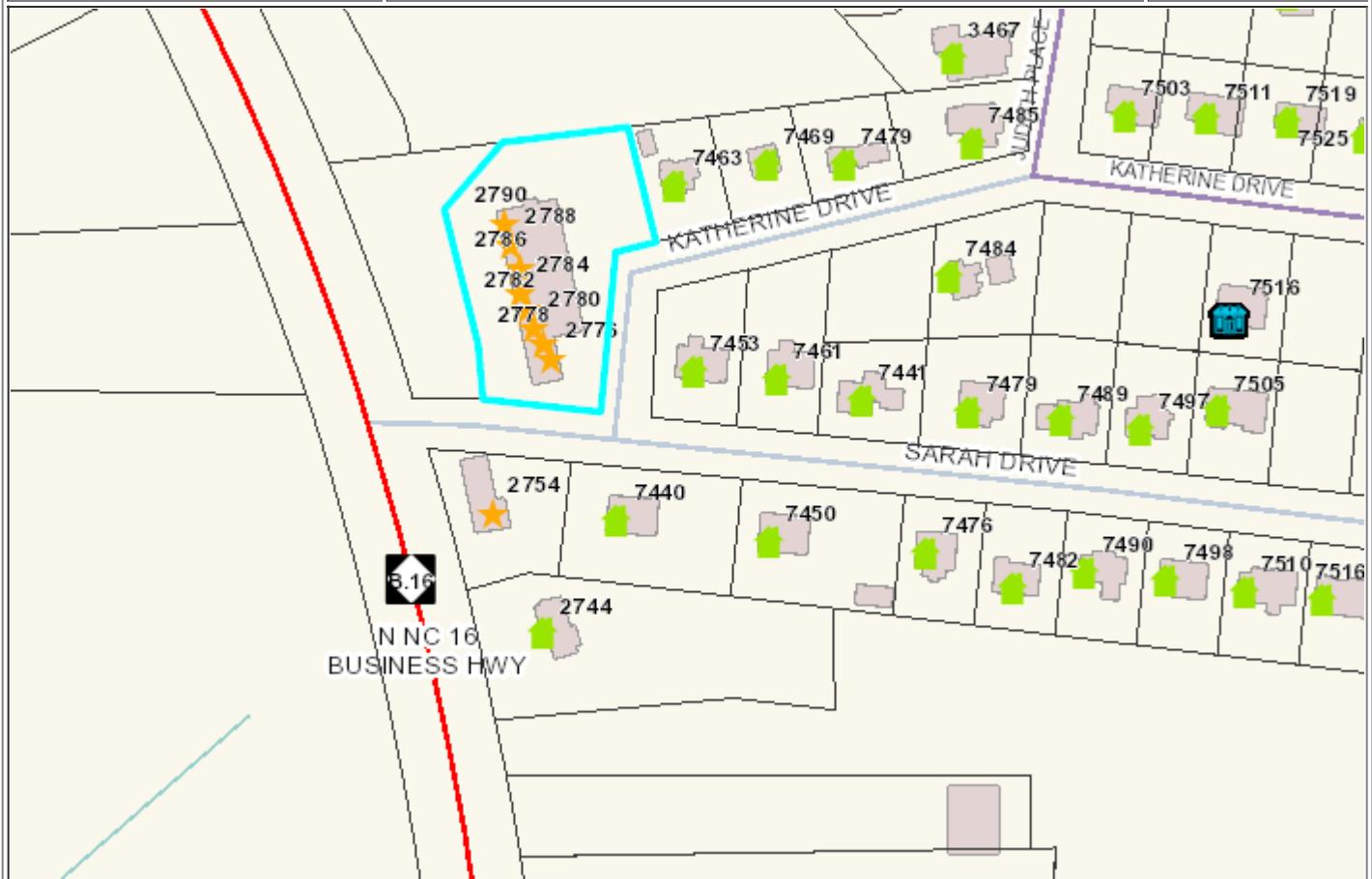
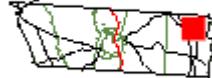
FACTUAL REASONS CITED This location has been vacant since 2019. There are existing businesses that share the plaza. There are no exterior changes being made.

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



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

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

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

<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
B-N	0.92	WP32	0.92

<b>Watershed</b>		<b>Sewer District</b>	
	0.47	SEWER	0.92
	0.44		

<b>Census County</b>		<b>Tract</b>		<b>Block</b>	
109		071203		1058	0.92

<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460400	0.92



58218

SUP #496 | Derek Terry

1 in. = 250 ft.



**Legend:**

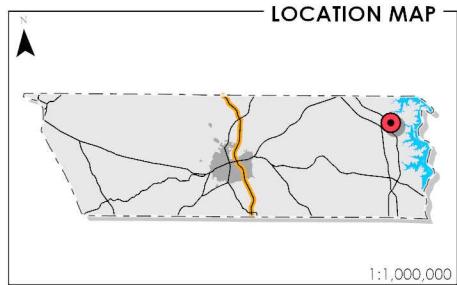
- Special Use District
- County Residential District
- R-SF | Residential Single Family
- County Business Districts
- B-N | Neighborhood Business
- B-G | General Business
- I-G | Industrial General
- County Planned Districts
- PD-R | Planned Development-Residential



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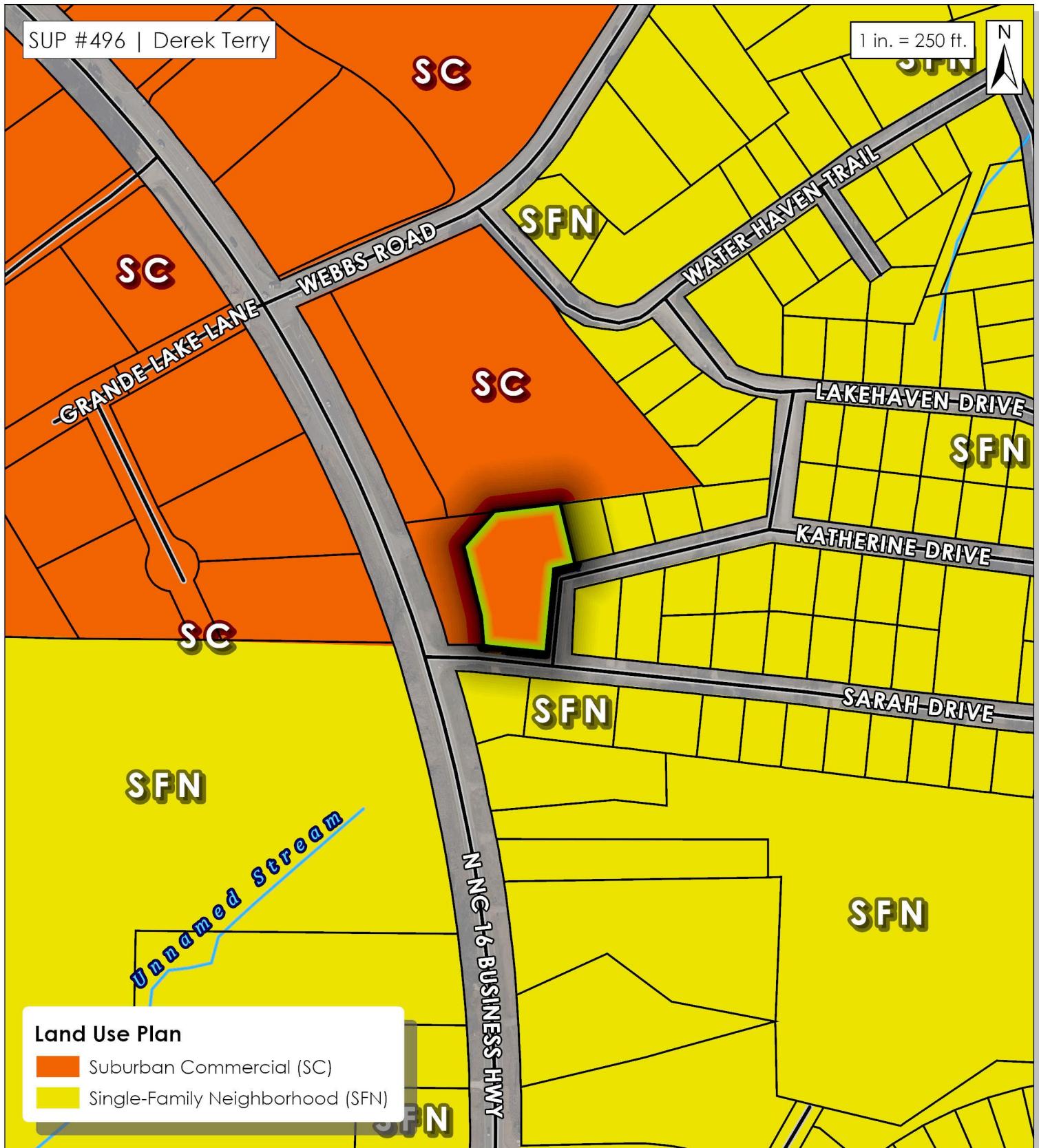
See Attached Application for Parcel Information

### - Property Location(s)



## LOCATION MAP

### Property Location(s)



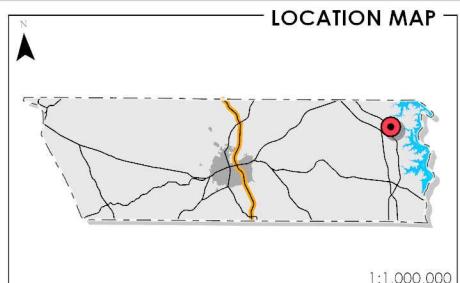
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1:1,000,000

Property Location(s)