



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: November 13, 2023

Re: SUP #497
Robert Chad Puckett and Michael Bryant, applicants
Parcel ID# 33266

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 for the expansion of a self-storage facility in the Eastern Lincoln Development District (ELDD) overlay. The existing uses on the property include a self-storage facility, a car wash, a vehicle sales lot and a vehicle service garage, all of which were initiated prior to the adoption of zoning for this area. Under the current UDO standards, these uses require a Special Use Permit in the ELDD. The property was conditionally rezoned in 2015 to permit the expansion of the self-storage facility with the addition of storage areas for recreational vehicles and boats, subject to the approved site plan, which also included the continuation of the other uses on the site.

Site Area and Description

The request involves a 5.745-acre parcel located at 445 N. N.C. 16 Business Hwy. in Catawba Springs Township. The subject property is currently zoned CZ B-G (Conditional Zoning General Business), but a concurrent rezoning request (ZMA #726) proposes to rezone this parcel to I-G (General Industrial). The subject property is adjoined by property zoned B-N (Neighborhood Business), I-G (Industrial General), I-L (Industrial Light), and R-SF (Residential Single-Family). A Duke Energy transmission right-of-way runs across the rear of this property and across the rear of the adjoining residential property. Land uses in this area include industrial, business, residential, and civic uses. This property is located in an area designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



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 Robert Chad Puckett and Michael Bryant

Applicant Address 8276 Paytons Pointe Lane, Denver, NC 28037

Applicant Phone Number 704-560-3517

Property Owner Name Prestige Corporate Headquarters, LLC

Property Owner Address 7224 Jameson Way, Stanley, NC 28164

Property Owner Phone Number 678-899-1112

PART II

Property Location 445 N NC 16 Business, Denver, NC 28037

Property ID (10 digits) 4602663455 Property size 5.745 acres

Parcel # (5 digits) 33266 Deed Book(s) 2516 Page(s) 914

PART III

Existing Zoning District ELDD B-G CU

Briefly describe how the property is being used and any existing structures.
carwash, self-storage units, outdoor storage, car lot, office

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

self-storage units in the ELDD

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.

Robert C. Puckett
Applicant's Signature

10/20/2023

Date

Application # _____ Date 10/20/2023

Applicant's Name Robert Chad Puckett and Michael Bryant

Applicant's Address 8276 Paytons Pointe Lane, Denver, NC 28037

Property Location 445 N NC 16 Business, Denver, NC 28037 Existing Zoning ELDD B-G CU

Proposed Special Use self-storage units

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 X NO _____

FACTUAL REASONS CITED: The proposed self-storage units are an expansion of existing self-storage units and pose no danger to the public health or safety.

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

FACTUAL REASONS CITED: The proposed self-storage units will meet all required conditions and specifications.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES X NO _____

FACTUAL REASONS CITED: The proposed self-storage units are an expansion of existing self-storage units and will not substantially injure the value of adjoining or abutting property.

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 X NO _____

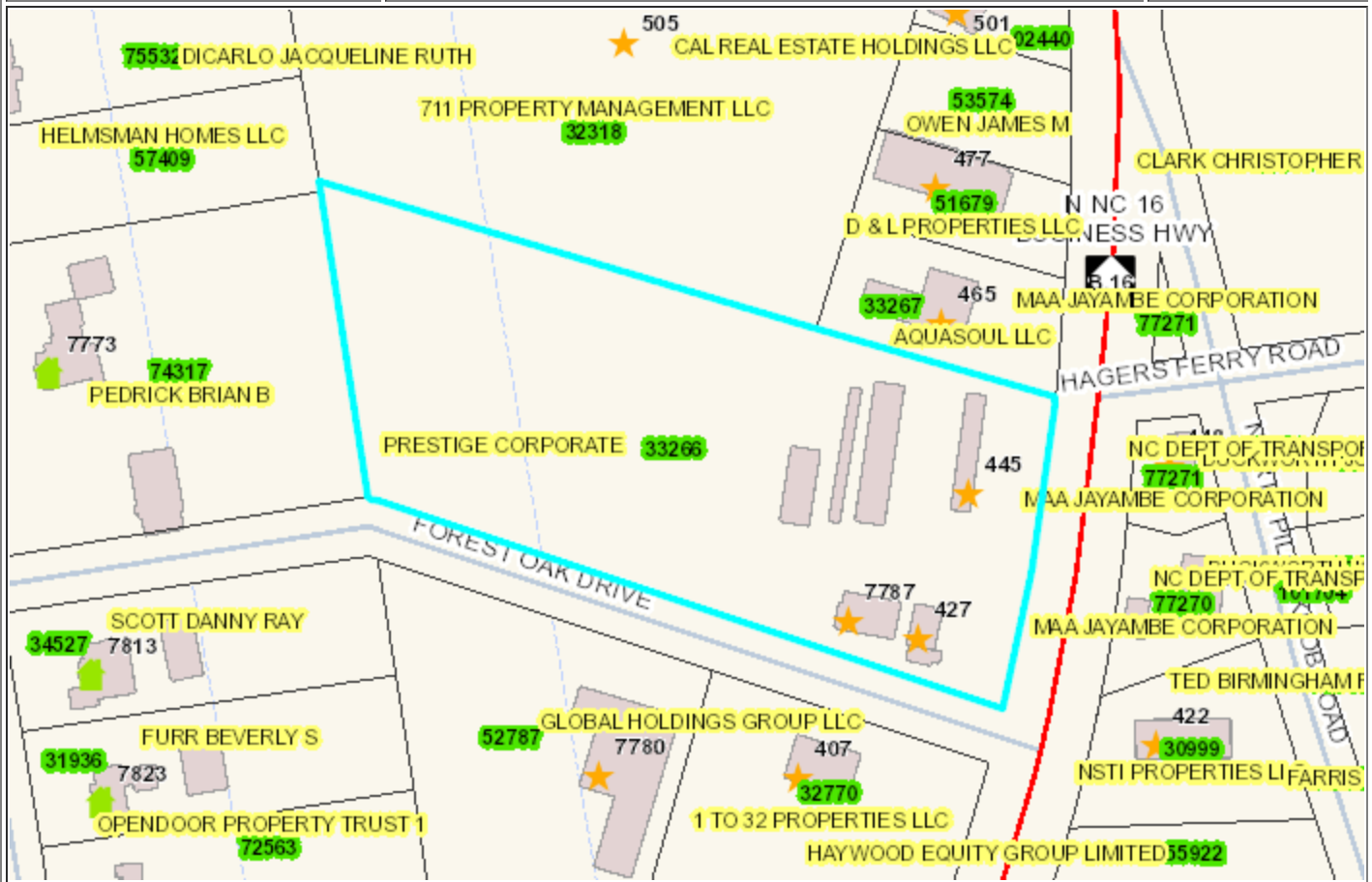
FACTUAL REASONS CITED: The proposed self-storage units are an expansion of existing self-storage units and will be in harmony with the area and will conform with the Land Use Plan.



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 Scale: 1 Inch = 200 Feet



33266

Parcel ID	33266	Owner	PRESTIGE CORPORATE HEADQUARTERS LLC
Map	4602	Mailing	PO BOX 428
Account	0254971	Address	DENVER, NC 28037
Deed	2516 914	Last Transaction Date	05/01/2015
Plat		Subdivision	
Land Value	\$906,886	Improvement Value	\$624,822
Previous Parcel		Sale Price	\$865,000
		Lot	1 2 3
		Total Value	\$1,531,708

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

Description	J HENKLE/HWY 16	Deed Acres	6.29
Address	445 N NC 16 BUSINESS HWY	Tax Acres	5.745
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	MINI WAREHOUSE UNITS 1-37	Value	\$104,285
Main Sq Feet	4500	Year Built	1985
Stories	1		

Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-G	5.75	TA37	5.75

Watershed		Sewer District	
5.75		0.37	
		SEWER	5.38

Census County	109	Tract	071101	Block	3019	5.75
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Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710460200	5.75
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Special Use District

County Residential District



R-T | Transitional Residential



R-S | Residential Suburban



R-SF | Residential Single Family



R-CR | Residential & Commercial Residential

County Business Districts



B-N | Neighborhood Business



B-G | General Business



I-L | Industrial Light



I-G | Industrial General

Parcel ID # 33266



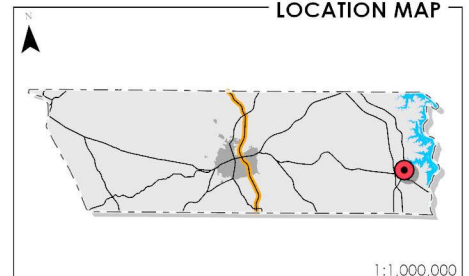
- Property Location(s)

See Attached Application for Parcel Information

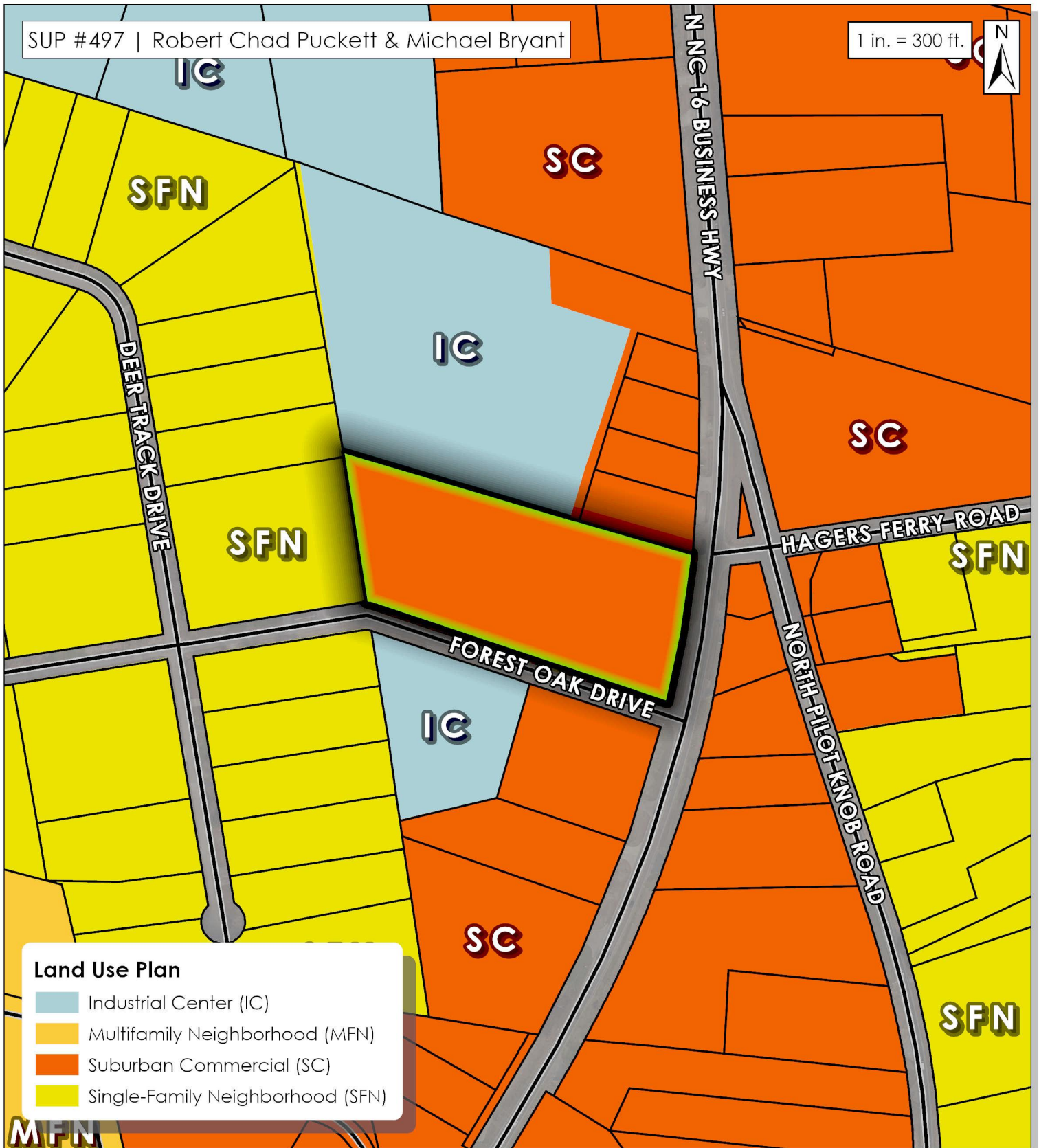


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



Property Location(s)



Land Use Plan

-  Industrial Center (IC)
-  Multifamily Neighborhood (MFN)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

Parcel ID # 33266

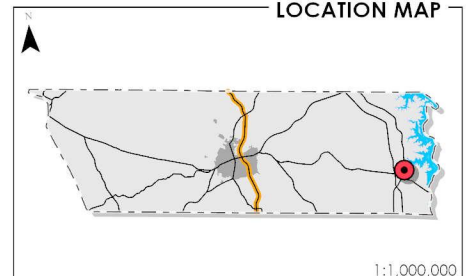
 - Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP



 **Property Location(s)**

1:1,000,000



Lincoln County Project Reviews

Project Number: **ZONE23-00219**

Description: **SUP #497 Robert Chad Puckett and Michael Bryant**

Project Type: **ZONING CASE**

Parcel ID: **33266**

Sub Type: **CONDITIONAL ZONING**

Applicant: **<NONE>**

Applied: **10/10/2023**

Approved:

Owner: **PRESTIGE CORPORATE**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

\$800 application fee for ZMA #726 (ZONE23-00238) and \$500 application fee for SUP #497 collected on this project

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: AUTO

10/10/2023	10/13/2023	10/13/2023	ENVIRONMENTAL HEALTH ON-SITE PRE- APPLICATION	Jonathan Harris	COMPLETE	
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Notes:

No on-site septic systems proposed; existing uses are served by public water and sewer

10/10/2023	10/11/2023	10/13/2023	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
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Notes:

- Any vehicle travel gates shall be a min. 12 ft. wide and have Knox entry system approved by Fire Marshal
- Knox Box shall be placed on the office building
- Square footage and height will have a sprinkler system, Sec. 903.2.9
- Hydrant shall be within 100 ft. of FDC, FDC shall have 5 inch Storz connection, all hydrants shall have 5 inch storz connection on the steamer port
- Climate controlled buildings shall have a key to the electrical and riser room in the knox box
- Any and all new pavement shall support vehicles min. of 70,000 lbs.
- All hydrants shall be yellow in color and have a min. 36 inches clearance around them both during and after construction
- All hydrants shall be fully operational and verified by the contractor before any vertical construction starts.
- Address numbers shall be 6 inches tall and visible from the street
- Each building shall be numbered or lettered with 6 inch tall numbers/letters visible from the driveway while entering
- Any sprinkler and alarm permits shall be obtained from the Fire Marshal's Office

The pavement weight should be 75,000 lbs.

10/10/2023	10/26/2023	10/13/2023	INSPECTIONS PRE- APPLICATION	Jeff Wesdyk	COMPLETE	
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Notes:



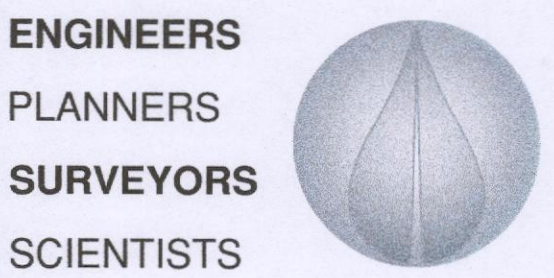


Lincoln County Project Reviews



10/10/2023	10/13/2023	10/13/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	
<p>Notes:</p> <p>1) This site is located within an area where NCDEQ requires post-construction stormwater permitting.</p> <p>2) An Erosion Control Plan will be required, and any work performed within the electrical right-of-way will require a permission letter from the electrical provider.</p>						
10/10/2023	10/13/2023	10/13/2023	NCDOT PRE- APPLICATION	Michael Watson	COMPLETE	
<p>Notes:</p> <p>Amended driveway permit will be required</p>						
10/10/2023	10/13/2023	10/13/2023	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	
<p>Notes:</p> <p>All uses on this site are served by one water meter and one sewer tap. If the parcels are subdivided, then an on-site septic system will need to be installed to serve one of the resultant parcels.</p>						






CES Group Engineers, LLP
3525 Whitehall Park Drive, Suite 150
Charlotte, NC 28273
PH: 704.489.1500
www.ces-group.net

SEAL:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CO. SEAL:



A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "NC FIRM LICENSE" at the bottom, separated by small dots. The inner circle contains the text "CES GROUP ENGINEERS LLP" and "F-1240" below it.

OWNER/DEVELOPER
PUCKETT PROPERTY, LLC
(ATTN: CHAD PUCKETT)
8276 PAYTONS POINTE LANE, DENVER, NC 28037
PHONE: 704-560-3517 EMAIL: CPUCKETTCONSTRUCTION@YMAIL.COM

PROJECT DESCRIPTION:

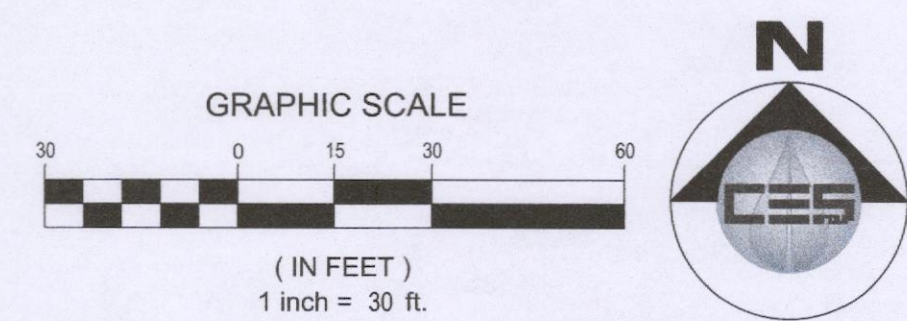
NC 16 CARWASH/STORAGE

445 N. HWY 16, DENVER, NC 28037

PROJECT NO:			
8204.0923CD			
ISSUE DATE: 10/19/2023			
DRAWING REVISIONS			
NO. REVISION DESC.			DATE:
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
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DRAWN BY: DR		REVISED BY: CB	
CHECKED BY: DL		ISSUED BY: DL	
DRAWING TITLE:			

SPECIAL USE
SUBMITTAL

DRAWING NUMBER:
SUS



SITE DATA

6.295 ACRES
PARCEL/PIN #: 33266/4602663455
ADDRESS: 445 N NC 16 BUSINESS HWY
DENVER, NC 28037

ZONED: I-G (INDUSTRIAL GENERAL)

ZONING OVERLAY: ELDD (EASTERN LINCOLN DEVELOPMENT DISTRICT)

EXISTING USE: CAR WASH & STORAGE

PROPOSED USE: CAR WASH & STORAGE

DENSITY ALLOWED: 75% MAX IMPERVIOUS ALLOWED

REQUIRED LANDSCAPE BUFFERS:

FRONT : 10' (CLASS A / PARTIAL FRONTAGE)
SIDE : 15' (CLASS A); 10' (CLASS C); 20' (CLASS C)
REAR : 40' (CLASS C)

REQUIRED SETBACKS :

FRONT: 50'
SIDE: 20' (INTERIOR); 30' (ROAD);
50' (ABUTTING RESIDENTIAL DISTRICT)
REAR: 30'; 50' (ABUTTING RESIDENTIAL DISTRICT)

REQUIRED PARKING: 5 (MIN) + 1 SPACE PER 100 UNITS
 $5 + (540 / 100) = 5 + 5.4 = 10.4 \sim 11$ SPACES
 1 ADA SPACES (1 VAN ACCESSIBLE)

PROVIDED PARKING:

12 TOTAL
1 ADA SPACES (1 VAN ACCESSIBLE)
0 MOTORCYCLE SPACES
0 BICYCLE SPACES

BUILDING HEIGHT:
60 FT (MAX)

IMPERVIOUS AREAS :

SITE AREA:	250,252 SF
EXISTING AREA:	167,078 SF
OPEN AREA:	85,163 SF
TOTAL IMPERVIOUS AREA WITH PROPOSED PLAN:	165,089 SF

S:\ENGINEER\PROJECTS\8204.0923CD - NC 16 CARWASH AND STORAGE\DRAWINGS\EXHIBITS\SKETCH PLANS\8204-S-SKETCK\PLAN.DWG, November 6, 2023 DLUTZ

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