



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.

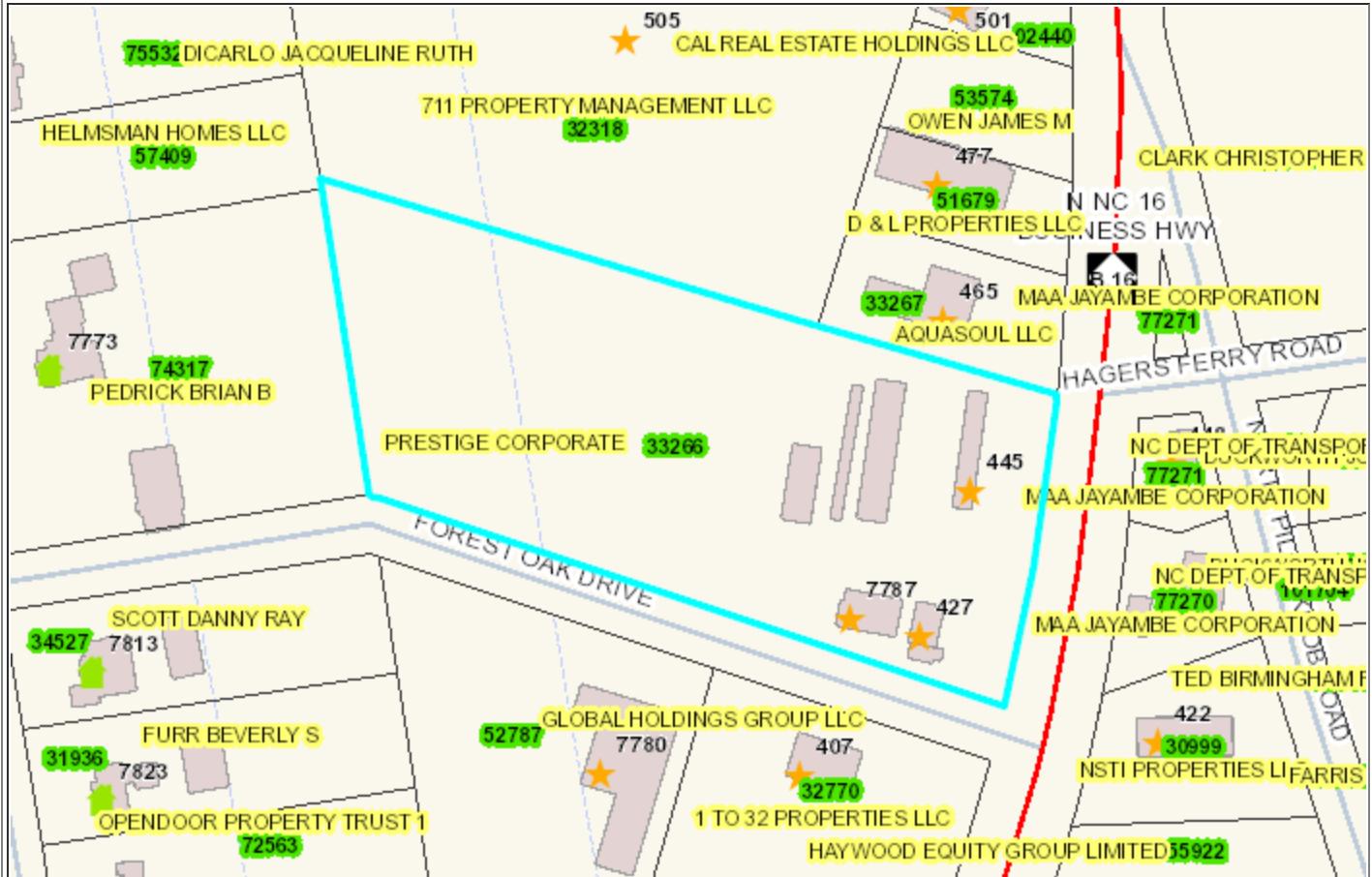
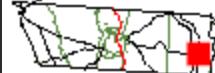


Lincoln County, NC

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.

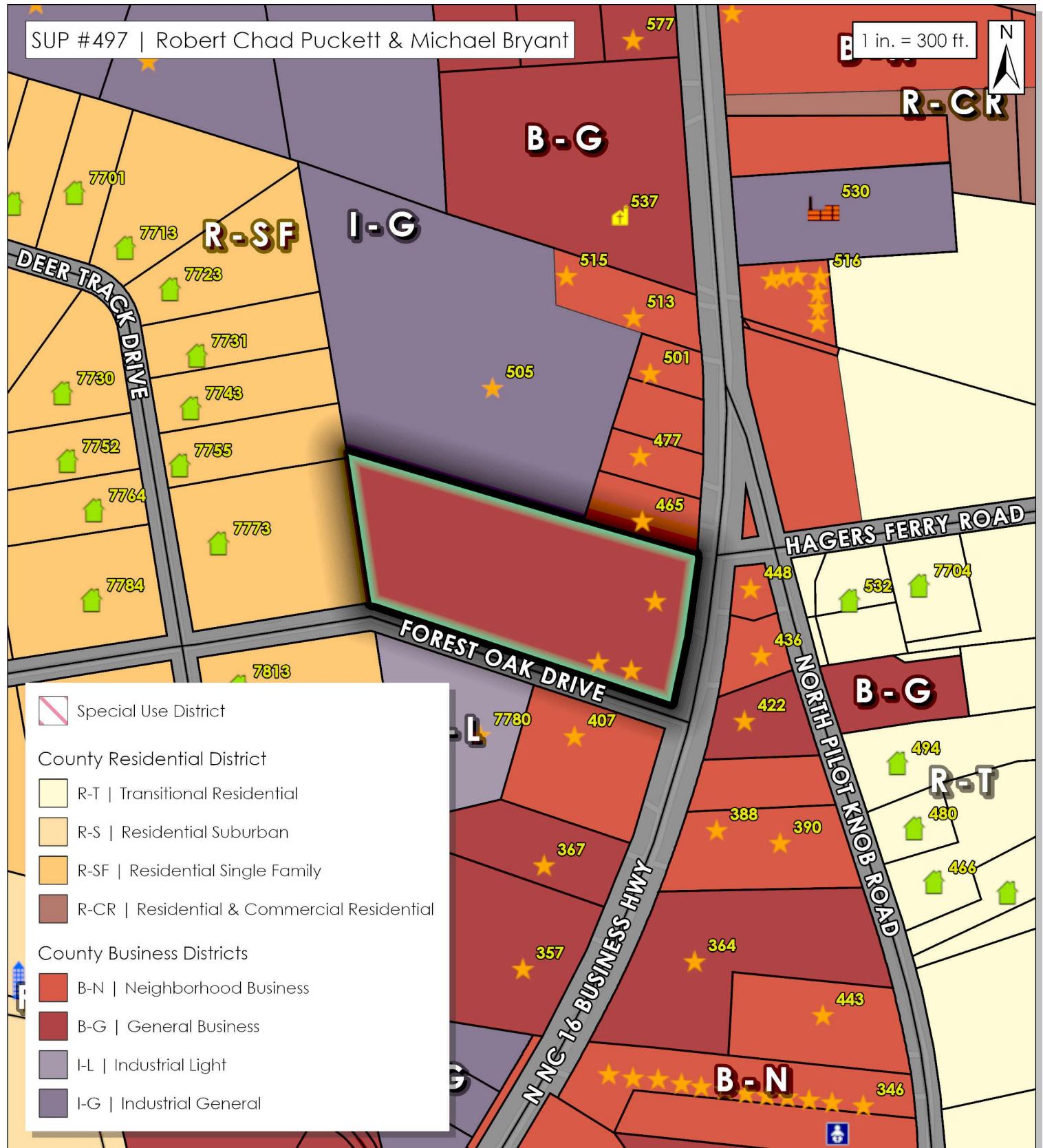
Date: 11/13/2023 Scale: 1 Inch = 200 Feet



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 | | | 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 | Stories | 1 |
| Year Built | 1985 | | |
| 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 | | Tract | Block |
| 109 | | 071101 | 3019 |
| Flood | Zone Description | Panel | |
| X | NO FLOOD HAZARD | 3710460200 | 5.75 |

B 1 in. = 300 ft.



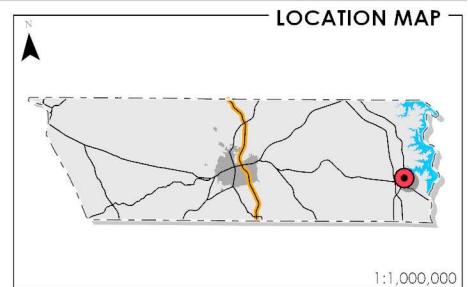
Parcel ID # 33266

- Property Location(s)

See Attached Application for Parcel Information

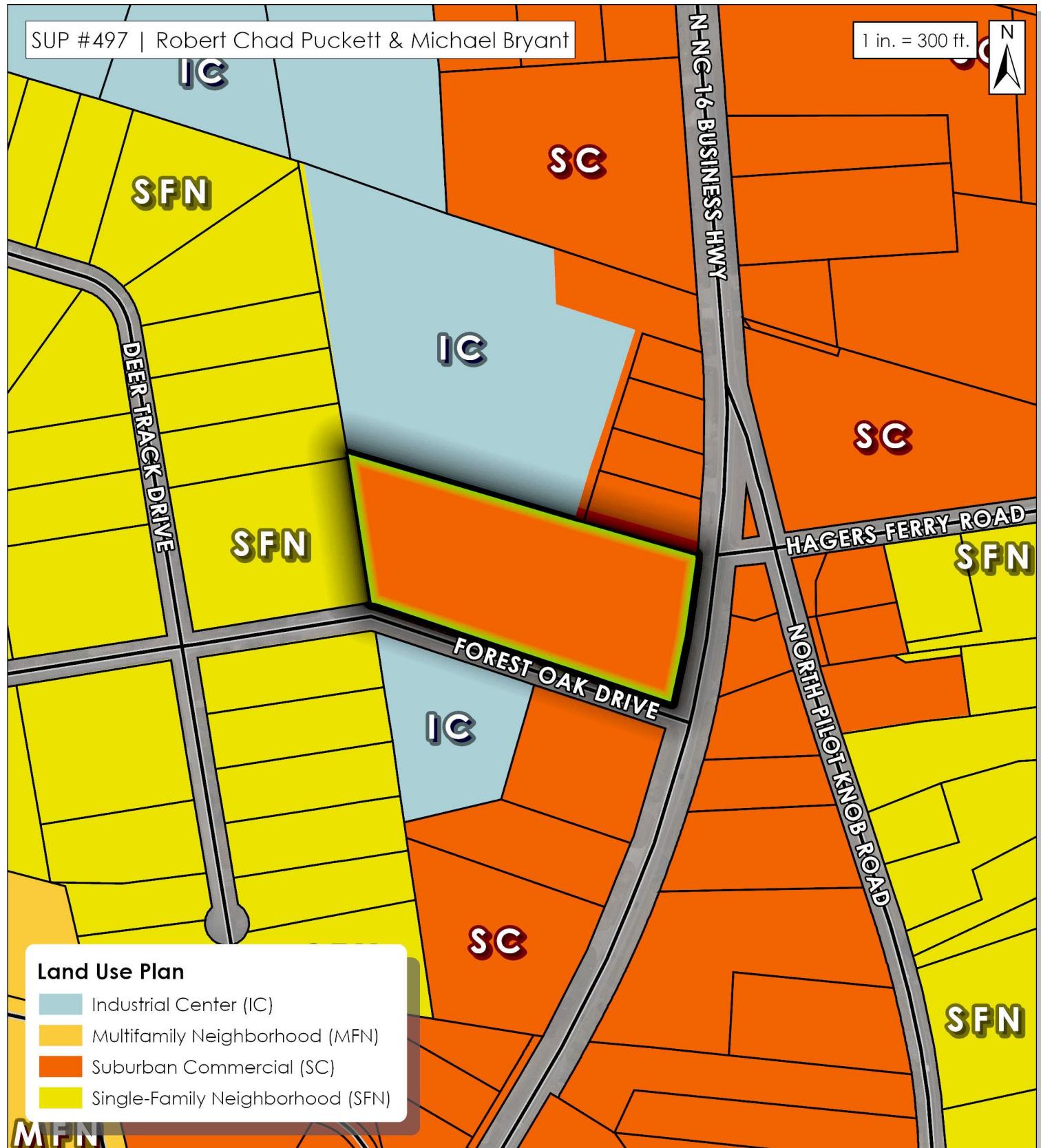


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



1:1,000,000

Property Location(s)



Land Use Plan

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

Parcel ID # 33266

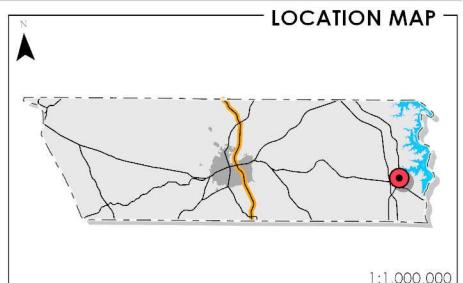
- Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP



Property Location(s)



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 | DUUE DATE | TYPE | CONTACT | STATUS | REMARKS |
|--------------------|---------------|------------|---|-----------------|----------|---------|
| Review Group: AUTO | | | | | | |
| 10/10/2023 | 10/13/2023 | 10/13/2023 | ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION | Jonathan Harris | COMPLETE | |

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 | |
|------------|------------|------------|--|------------|----------|--|

Notes:

1. Any vehicle travel gates shall be a min. 12 ft. wide and have Knox entry system approved by Fire Marshal
2. Knox Box shall be placed on the office building
3. Square footage and height will have a sprinkler system, Sec. 903.2.9
4. 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
5. Climate controlled buildings shall have a key to the electrical and riser room in the knox box
1. Any and all new pavement shall support vehicles min. of 70,000 lbs.
2. All hydrants shall be yellow in color and have a min. 36 inches clearance around them both during and after construction
3. All hydrants shall be fully operational and verified by the contractor before any vertical construction starts.
4. Address numbers shall be 6 inches tall and visible from the street
5. Each building shall be numbered or lettered with 6 inch tall numbers/letters visible from the driveway while entering
6. 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 | |
|------------|------------|------------|-----------------------------|-------------|----------|--|

Notes:





Lincoln County Project Reviews



| | | | | | | |
|------------|------------|------------|--------------------------------------|-------------------|----------|--|
| 10/10/2023 | 10/13/2023 | 10/13/2023 | NATURAL RESOURCES PRE-APPLICATION | Danielle Rudisill | COMPLETE | |
|------------|------------|------------|--------------------------------------|-------------------|----------|--|

Notes:

- 1) This site is located within an area where NCDEQ requires post-construction stormwater permitting.
- 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.

| | | | | | | |
|------------|------------|------------|---------------------------|----------------|----------|--|
| 10/10/2023 | 10/13/2023 | 10/13/2023 | NCDOT PRE- APPLICATION | Michael Watson | COMPLETE | |
|------------|------------|------------|---------------------------|----------------|----------|--|

Notes:

Amended driveway permit will be required

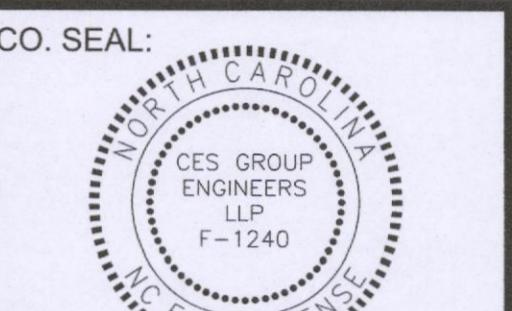
| | | | | | | |
|------------|------------|------------|--|----------------------|----------|--|
| 10/10/2023 | 10/13/2023 | 10/13/2023 | PUBLIC WORKS - COUNTY PRE- APPLICATION | Jonathan Drazenovich | COMPLETE | |
|------------|------------|------------|--|----------------------|----------|--|

Notes:

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.



SEAL:
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



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: ELLD (EASTERN LINCOLN
DEVELOPMENT DISTRICT)

EXISTING USE: CAR WASH & STORAGE

PROPOSED USE: CAR WASH & STORAGE

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 UNIT
5 + (540 / 100) = 5 + 5.4 = 10.4 ~ 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 (66%) |

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

PROJECT DESCRIPTION:
C 16 CARWASH/STORAGE
445 N. HWY 16, DENVER, NC 28037

| | | |
|------------------------|----------------|----------------|
| PROJECT NO: | | |
| 8204.0923CD | | |
| ISSUE DATE: 10/19/2023 | | |
| DRAWING REVISIONS | | |
| O: | 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