



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs

Date: November 13, 2023

Re: WSSUP #34
Damon Lusk, applicant
Parcel ID# 101007

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 allow the use of the high-density option in the WS-IV Protected Area of the Catawba River/Lake Norman Watershed. The applicant is planning to expand the development of a 2.29-acre site for contractor's offices and warehousing. The high-density option would allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. Otherwise, in this watershed district, non-residential developments that require an erosion control plan are limited to a built-upon area of 24 percent if curb and gutter are used. In this case, the property currently contains a built-upon area of 23.8 percent with curb and gutter; the addition of the second building and additional impervious surfaces shown on the proposed site plan would result in a built-upon area of approximately 36.5 percent.

Site Area and Description

The request involves a 2.29-acre parcel located at 4168 N. N.C. 16 Business Hwy. in Catawba Springs Township. The subject property is located in the I-G (Industrial General) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned I-G and B-N (Neighborhood Business). Land uses in this area include industrial, business, and residential uses. This property is located in an area designated by the Lincoln County Land Use Plan as Industrial Center, suitable for manufacturing, production, and warehousing uses.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

High Density Option Requirements

Under the water-supply watershed regulations of the Lincoln County Unified Development Ordinance, the Catawba River/Lake Norman watershed is designated for the use of the high-density option. The option requires the use of stormwater control structures to control and treat the runoff from the first one-inch of rain. The structures must be designed to meet the Best Management Practices (BMP) standards of the N.C. Department of Environment Quality. In this case, the plans call for a sand filter.

The regulations require the developer to post a bond or other financial security in an amount not less than 1.25 times the cost of constructing the necessary stormwater control structure. In addition, a binding agreement must be signed, requiring the owner to maintain, repair and, if necessary, reconstruct the structure in accordance with an approved operations and maintenance plan. Once the stormwater control structure have been constructed and inspected, and prior to the release of the financial security, the applicant is required to deposit with the county either cash or a similar approved instrument in an amount equal to 15 percent of the total construction cost or 100 percent of the cost of maintaining the structure over a 20-year period, whichever is greater.



Watershed Conditional Use Permit

Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092

PART I

Applicant Name DAMON LUSK

Applicant Address 4052 N NC 16 HWY, DENVER, NC 28037

Applicant Phone Number (704) 489-2101

Property Owner Name PROPEL, LLC

Property Owner Address 4052 N NC 16 HWY, DENVER, NC 28037

Property Owner Phone Number (704) 489-2101

PART II

Property Location 4168 N NC 16 BUSINESS HWY, DENVER, NC 28037

Property ID (10 digits) 3695266814 Property size 2.294 AC

Parcel # (5 digits) 101007 Deed Book(s) 2838 Page(s) 991

PART III

Watershed District WS-IVP

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

THE PROPERTY WILL BE USED FOR COMMERCIAL BUSNIESS. THERE IS CURRENTLY
ONE BUILDING IN PLACE AND ANOTHER IS SOON TO BE ADDED.

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit.

STORMWATER CONTROLS HAD TO BE ADDED TO ACCOMADTE HTE PERVIOUS
COVERAGE OF THE LOT.

\$1,000.00 APPLICATION FEE 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.

Applicant's Signature

Date

9/26/23

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. WSSUP #34

Applicant **Damon Lusk**

Property Location **N.C. 16 Business** Parcel ID# **101007**

Proposed Special Use **high-density option in Lake Norman WS-IVP for contractor's office**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

A driveway permit has been obtained from NCDOT. No hazardous materials will be stored on the property. Stormwater control measures will be installed in accordance with the approved plans.

2. The use meets all required conditions and specifications.

The stormwater plans have been prepared by a professional engineer and have been reviewed by the county engineer and found to comply with the UDO requirements. The site plan meets all building setback, parking, and landscaping requirements.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

This is an existing business area. The appearance of the second structure to be added on this parcel will be consistent with the existing structure. Other adjoining properties are zoned business and industrial.

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.

Business and industrial uses are located in this area. This property is part of an area designated by the Land Use Plan as an Industrial Center, where manufacturing and warehousing uses are appropriate.



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: 11/15/2023 Scale: 1 Inch = 200 Feet

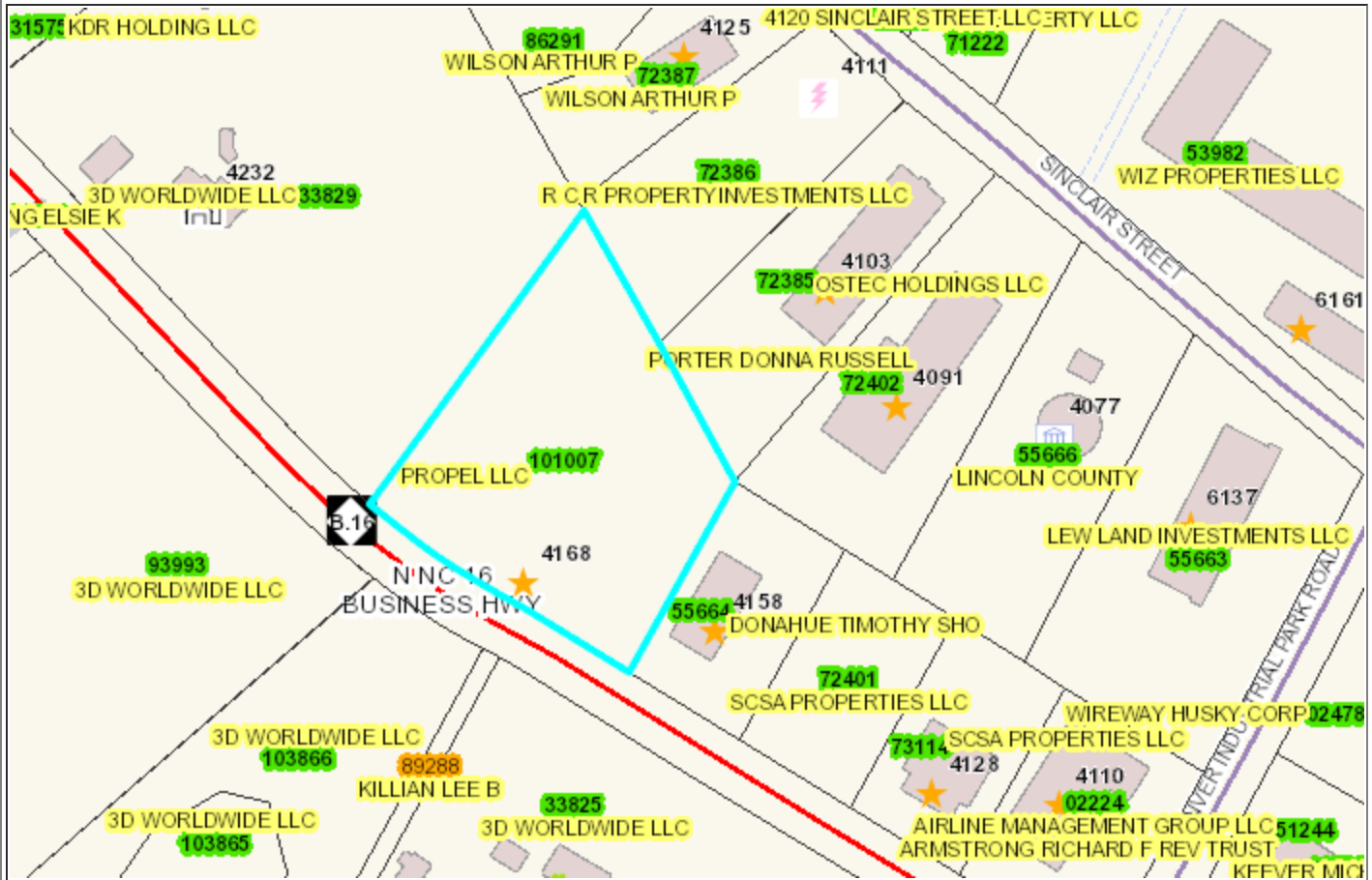
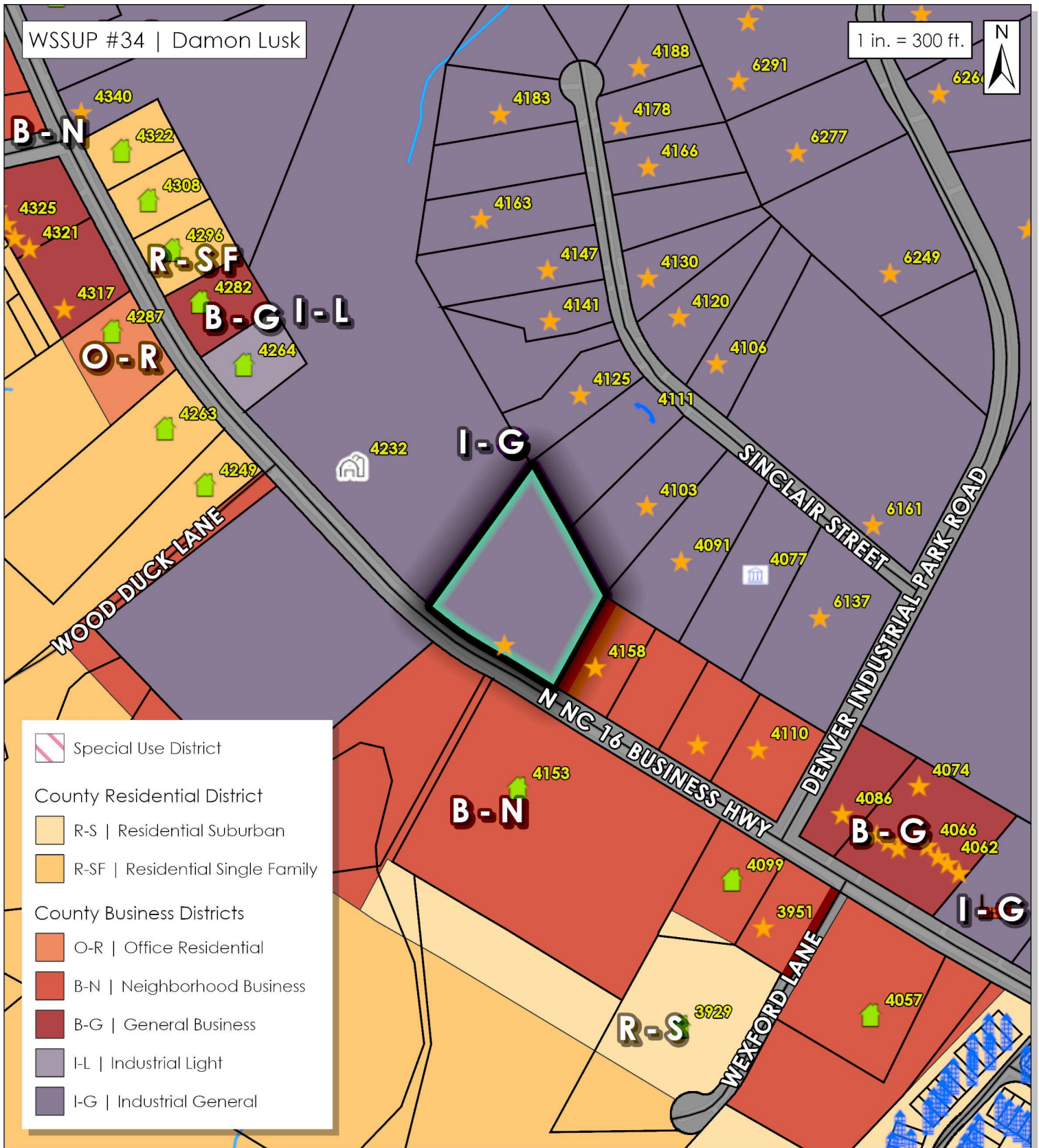


Photo Not
Available

Parcel ID	101007	Owner	PROPEL LLC	Sale Price	\$105,000
Map	3695	Mailing	4052 N NC 16 HWY		
Account	0271217	Address	DENVER, NC 28037		
Deed	2838 991	Last Transaction Date	08/16/2019		
Plat	17 363	Subdivision	LEE B KILLIAN & ERNESTINE K KILLIAN	Lot	1 & ADJ
Land Value	\$321,656	Improvement Value	\$2,025	Total Value	\$323,681
Previous Parcel	-----All values for Tax Year 2023 -----				
Description	#1&ADJ LEE B KILLIAN &			Deed Acres	2.292
Address	4168 N NC 16 BUSINESS HWY			Tax Acres	2.293
Township	CATAWBA SPRINGS			Value	DENVER
Main Improvement				Year Built	
Main Sq Feet		Stories			
Zoning District	I-G	Calc Acres	2.29	Voting Precinct	DN29
Watershed	2.29	Calc Acres	2.29	Sewer District	SEWER
Census County	109	Tract	071101	Block	1005
					2.29

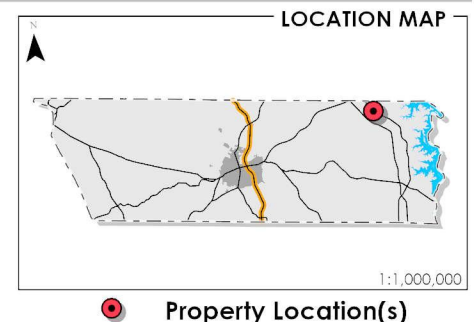


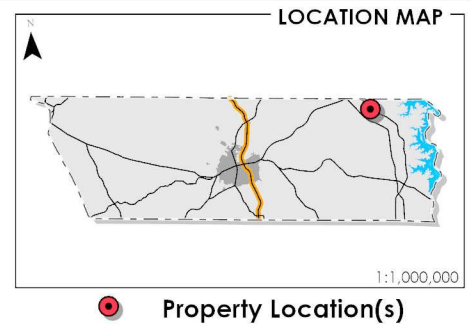
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 101007

- Property Location(s)

See Attached Application for Parcel Information





**STORMWATER NARRATIVE
AND
EROSION CONTROL REPORT
FOR
PROPEL, LCC SITE DEVELOPMENT PLAN**

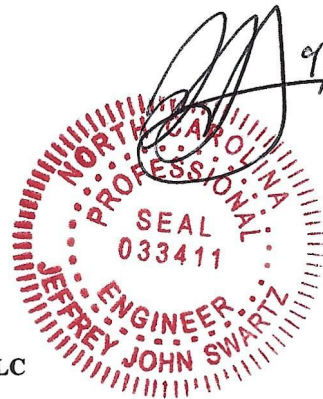
**LINCOLN COUNTY
DENVER, NORTH CAROLINA**

**APPLICANT:
PROPEL, LLC
CONTACT: DAMON LUSK
4052 NORTH NC 16 HIGHWAY
DENVER, NC 28037
704-489-2101
damon@racecitysteel.com**

**February 13, 2023
Revised: September 18, 2023**

PROJECT No. 2022-183

**PREPARED BY:
SWARTZ DESIGN AND ENGINEERING, PLLC
NCBELS #: P-2500
585 B AND T LANE
TAYLORSVILLE, NC 28681
828-632-0499
jjspe@sde-pllc.com**



**STORMWATER NARRATIVE
FOR
RACE CITY STEEL SITE DEVELOPMENT PLAN
LINCOLN COUNTY
DENVER, NORTH CAROLINA**

PROJECT NARRATIVE

Propel, LLC is proposing a new industrial site with buildings for lease to be used as an industrial space on a lot totaling approximately 2.29 acres. The site is located in Denver on a lot proposing access onto NC HWY 16 via a new driveway. Based on aerial photographs, the site was previously undeveloped. The proposed development will include a paved driveway with curb and gutter, two buildings, paved parking, landscaping, and appropriate erosion control installments. The proposed impervious coverage is 36.5%.

The site is located within a Class B, Water Supply Protection Area (WS-IV-P). Approximately 1.23 acres will be disturbed during the project.

No stream impacts are proposed. According to the USDA Soil Survey, no hydric soils are located within the site. Also, according to the USDA Soil Survey, there is no high-water table or shallow bedrock expected. The site is moderately sloping. The site is not located within a floodplain.

STORMWATER NARRATIVE

Stormwater runoff from the site will be treated by a Sand Filter and has been oversized to provide detention for mitigation of the peak flow for the 10-year storm event. The sand filter has been designed in accordance with the latest revision to the NCDEQ Stormwater Design Manual. The peak mitigation has been designed in accordance with standard practices; however, it is not required by the County for this site.

The revised NCDEQ Stormwater Design Manual states that sand filters will treat at least 90% of the annual rainfall. A copy of the Section C-6 "Sand Filter" from the NCDEQ Stormwater Design Manual has been included in appendix of this report for the contractors and owners reference for installation, filter media, operation and maintenance.

The required sand filter storage volume has been provided to treat the first one inch of runoff with a draw down time of approximate 0.71 hours per the NCDEQ Stormwater Design Manual. The required storage volume is 0.053 ac-ft (0.318 ac-ft provided). Detailed calculations are included in the appendix.

An analysis of the peak flow rate for the 10-year storm was also completed. According to the analysis, the added peak flow mitigation volume will also reduce the post development peak flow rates to below pre development levels through the sand filter and principal riser. The calculations show an overall decrease in post construction runoff rate for the drainage area within the project area.

Any runoff in excess of the 10-year storm will bypass the detention ponds through an emergency spillway.

Drainage area maps and all design references are included in the appendix. See appendix for additional analysis and design calculations.

EROSION CONTROL NARRATIVE

EROSION CONTROL NARRATIVE

The Erosion Control Plan has been prepared by Swartz Design and Engineering, PLLC, 585 B&T LN, Taylorsville, NC 28681. The plan has been prepared in accordance with the requirements and suggested practices by NCDENR.

The attached Erosion Control Plan has been developed within established guidelines and standards, incorporating those measures which have proven effective in minimizing the amount of sediment runoff during the actual construction operation and immediately thereafter.

The site does not receive off site runoff. The site gently slopes from the southeast corner of the lot to the north west corner of the lot. Since the site will be graded to have a point source discharge, a sediment trap will be designed to control sediment pollution during construction. Areas not upstream of the trap will be protected by sediment fence, check dams and stone filters.

See Appendix for soils information (to be completed at a future time).

Catch Basin & Swale Drainage Area Map

