



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: December 19, 2023

Re: WSSUP #36  
GNP Development Partners, LLC, applicant  
Parcel ID# 30819

*The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on January 8, 2024.*

Request

The applicant is requesting a special use permit to exceed 24% impervious surface area in the WS-IV Protected Area of the Mountain Island Lake water supply watershed as a special nonresidential intensity allocation under the 10/70 option. The applicant is proposing to develop a 2.17-acre site for a veterinarian hospital, with an impervious surface area of approximately 43%.

Under the 10/70 option, 10 percent of the acreage in a watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners. One of the findings of fact that must be made in approving a permit for a special nonresidential intensity allocation is that the project will substantially increase the county's tax base or otherwise significantly promote or expand economic development and/or job opportunities, or serve a community purpose such as a place of worship, school, or other community facility.

Site Area and Description

The request involves a 2.17-acre parcel located at 151 N. Pilot Knob Rd., about 300 feet north of the intersection of N.C. 73 and N. Pilot Knob Road in Catawba Springs Township. The subject



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property is located in the B-G (General Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-G (General Business) and R-T (Transitional Residential). Land uses in this area include business, residential, and civic uses. This property is located in an area designated by the Lincoln County Land Use Plan as Walkable Activity Center, suitable for commercial uses where buildings are located on small blocks with streets designed to encourage pedestrian activities.



## Watershed 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 GNP Development Partners, LLC - represented by Rob Brown, The Jonas Law Firm  
101 S. 12 Street, Suite 102, Tampa, FL 33602

Applicant Address The Jonas Law Firm, 1258 NC-16 Business, Denver NC 28037

Applicant Phone Number GNP: 407-616-3248 Rob Brown: 704-483-2016

Property Owner Name Tim Norman Properties, LLC

Property Owner Address 8059 St Andrews Ln, Stanley, NC 28164

Property Owner Phone Number 980-253-1459

### PART II

Property Location 151 N Pilot Knob Rd, Denver, NC 28037

Property ID (10 digits) 4602723614 Property size 2.17 acres

Parcel # (5 digits) 30819 Deed Book(s) 2943 Page(s) 466

### PART III

Watershed District WS-IVP

Briefly describe how the property is being used and any existing structures.  
single family dwelling currently being used as a residential rental property

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

The construction and operation of a specialty emergency veterinary clinic and would require a Watershed Special Use Permit in order to utilize the 10/70 option for the Mountain Island Water Supply Watershed in the WS-IV protected area.

**\$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

11/22/2023  
Date

Application # \_\_\_\_\_ Date 11/20/2023

Applicant's Name GNP Development Partners, LLC - represented by Rob Brown, The Jonas Law Firm  
101 S. 12 Street, Suite 102, Tampa, FL 33602

Applicant's Address The Jonas Law Firm, 1258 NC-16 Business, Denver NC 28037

Property Location 151 N Pilot Knob Rd, Denver, NC 28037 Existing Zoning B-G

Proposed Special Use specialty 24/7 emergency veterinary clinic

### **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: The proposed specialty emergency veterinary clinic will not materially endanger the public health or safety.

2. The use meets all required conditions and specifications. YES  NO \_\_\_\_\_

FACTUAL REASONS CITED: The proposed specialty emergency veterinary clinic will meet all conditions and specifications of the Lincoln County UDO, building code regulations, and all other applicable ordinances or regulations.

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: The adjoining parcels consist of vacant and undeveloped land and a retail building and the values will not be substantially injured by the proposed use of a specialty emergency veterinary clinic.

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: The structures and improvements will be constructed in accordance with all requirements of the Lincoln County UDO and will comply with the ELDD and will be in harmony with the area. The proposed use is one that would be in conformity with the LUP's designation of this area as a Walkable Activity Center.

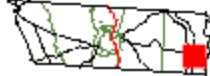


## Lincoln County, NC

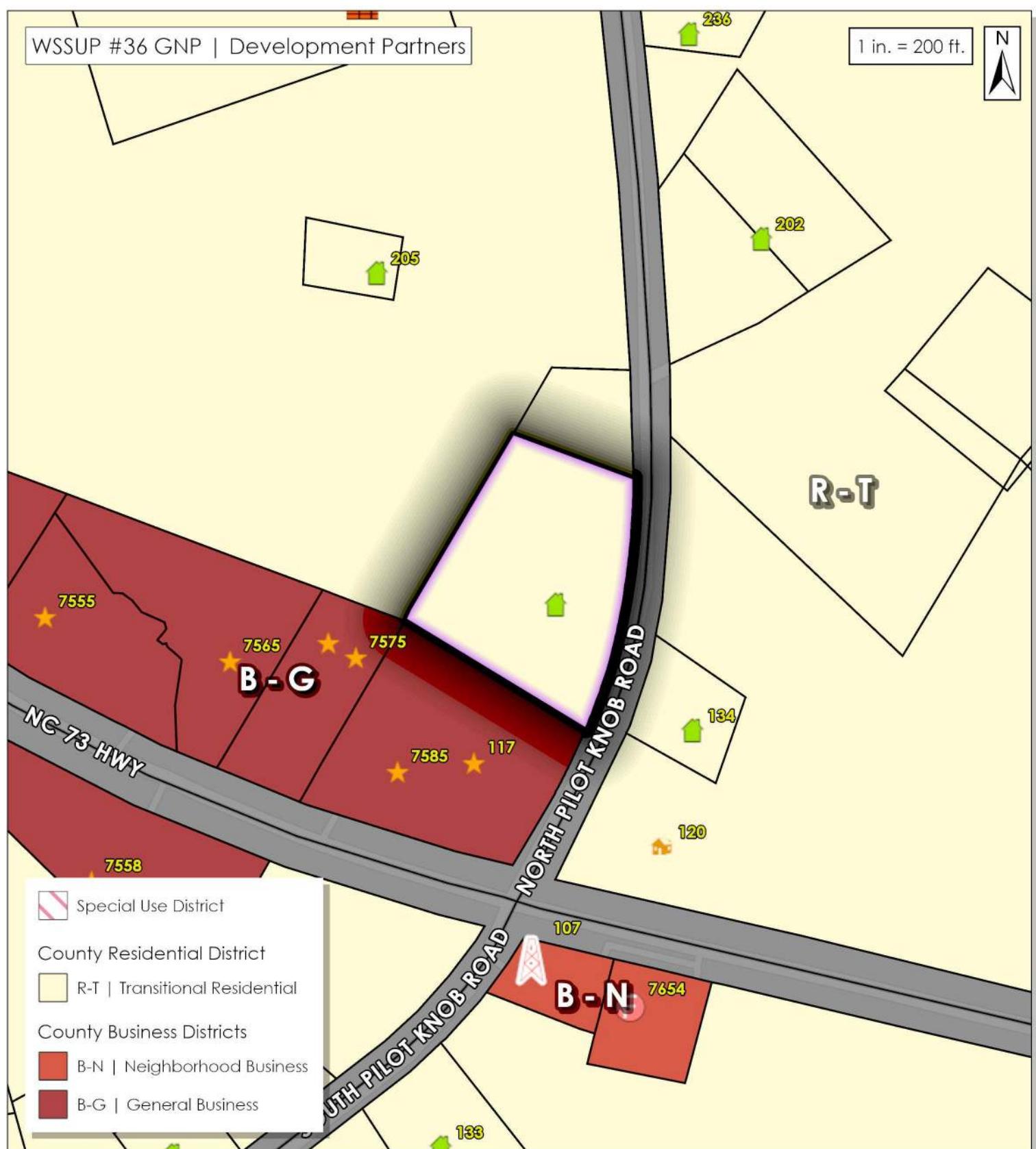
Office of the Tax Administrator, GIS Mapping Division

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: 12/21/2023 Scale: 1 Inch = 100 Feet

Date: 12/21/2023 Scale: 1 Inch = 100 Feet



<b>Parcel ID</b>	30819	<b>Owner</b>	TIM NORMAN PROPERTIES LLC				
<b>Map</b>	4602	<b>Mailing</b>	8059 ST ANDREWS LANE				
<b>Account</b>	0280004	<b>Address</b>	STANLEY, NC 28164				
<b>Deed</b>	2943 466	<b>Last Transaction Date</b>	08/26/2020	<b>Sale Price</b>	\$0		
<b>Plat</b>	<b>Subdivision</b>			<b>Lot</b>			
<b>Land Value</b>	\$78,056	<b>Improvement Value</b>	\$211,844	<b>Total Value</b>	\$289,900		
<b>Previous Parcel</b>							
-----All values for Tax Year 2023-----							
<b>Description</b>	DUCKWORTH LD RD 1394			<b>Deed Acres</b>	2.399		
<b>Address</b>	151 N PILOT KNOB RD			<b>Tax Acres</b>	2.169		
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN		
<b>Main Improvement</b>	RANCH			<b>Value</b>	\$193,025		
<b>Main Sq Feet</b>	1625	<b>Stories</b>	1	<b>Year Built</b>	1965		
<b>Zoning District</b>			<b>Voting Precinct</b>	<b>Calc Acres</b>			
R-T			CF19	2.17			
<b>Watershed</b>							
1.93			<b>Sewer District</b>				
0.24			2.17				
<b>Census County</b>			<b>Tract</b>	<b>Block</b>			
109			071102	2006	2.17		
<b>Flood</b>	<b>Zone Description</b>			<b>Panel</b>			
X	NO FLOOD HAZARD			3710460200			
				2.17			



Parcel ID # 30819

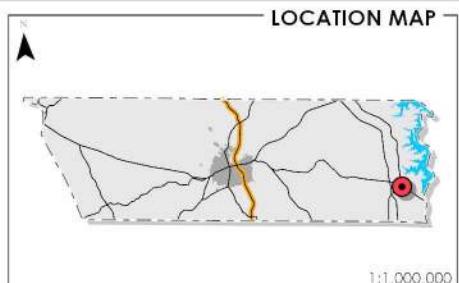
- Property Location(s)

See Attached Application for Parcel Information



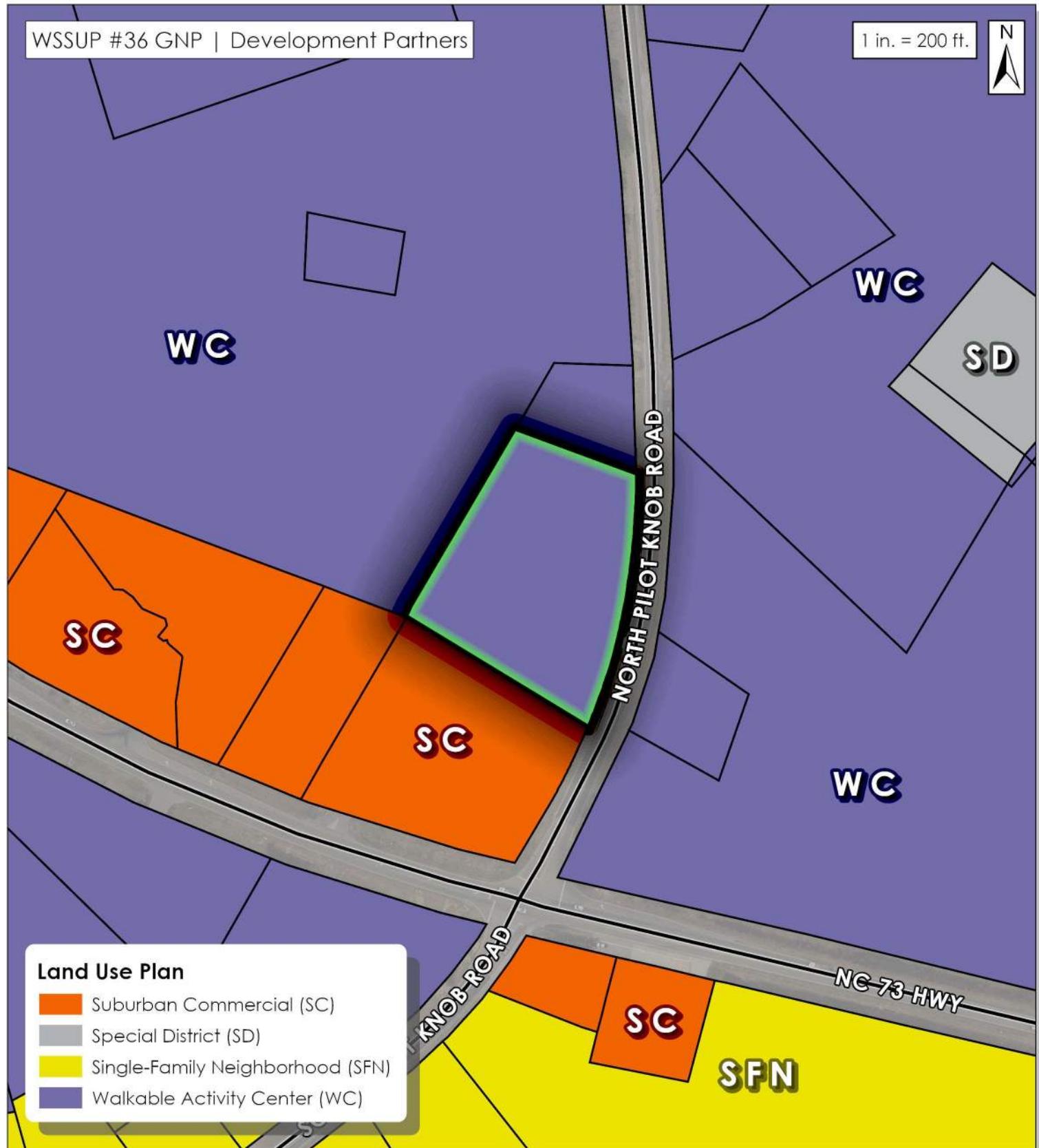
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

LOCATION MAP



1:1,000,000

Property Location(s)



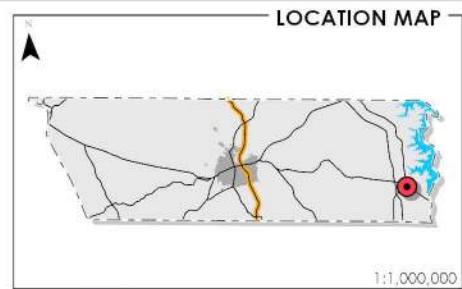
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