



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 X 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 _____ X _____ 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 _____ X _____ 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 _____ X _____ 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.



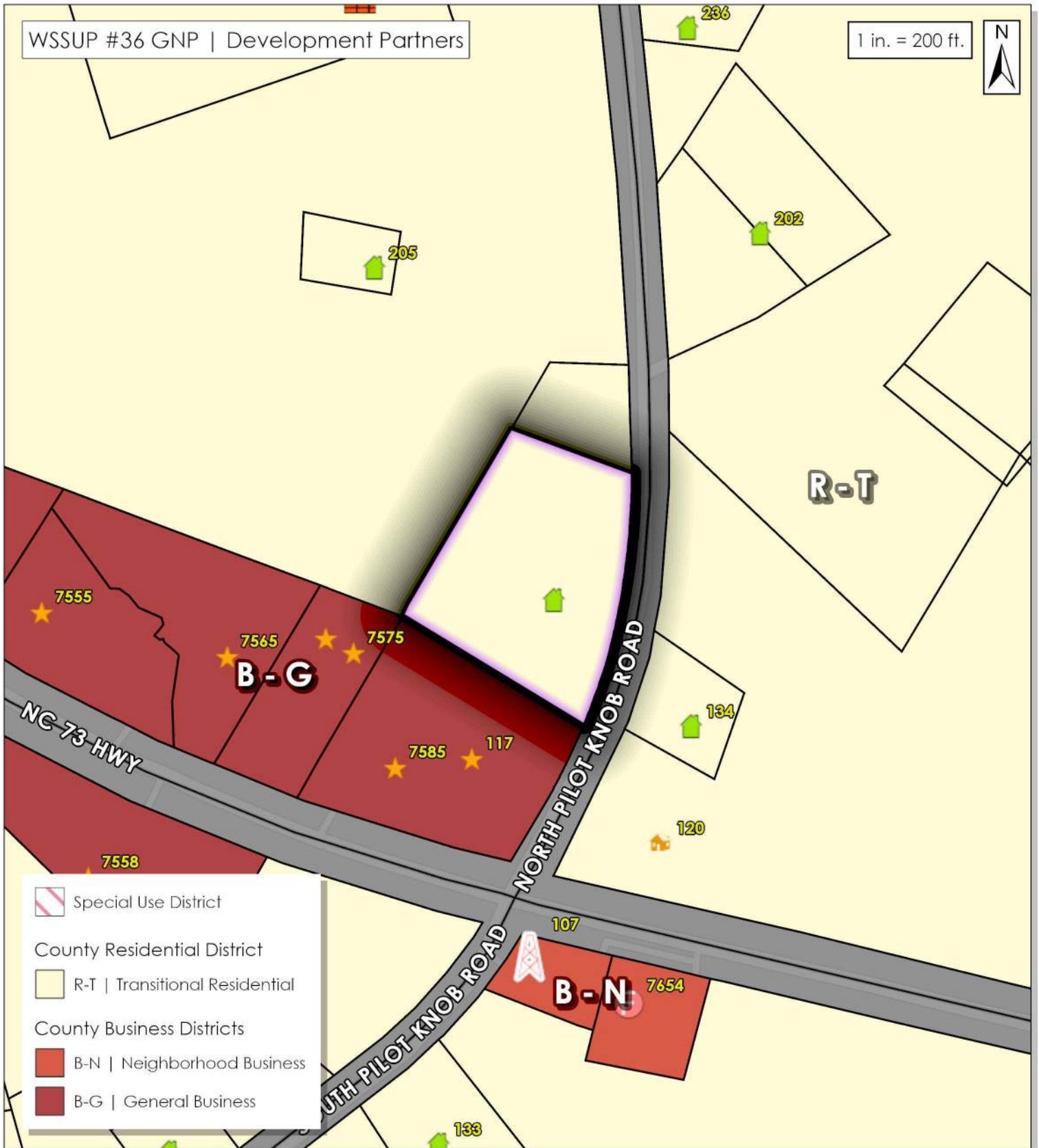
Lincoln County, NC

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



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



- Special Use District
- County Residential District
- R-T | Transitional Residential
- County Business Districts
- B-N | Neighborhood Business
- B-G | General Business

Parcel ID # 30819

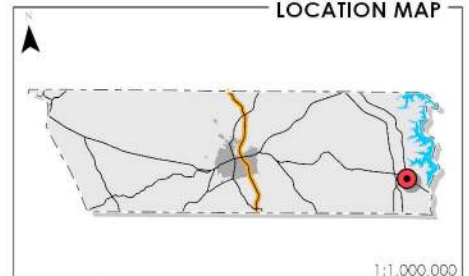
- Property Location(s)

See Attached Application for Parcel Information

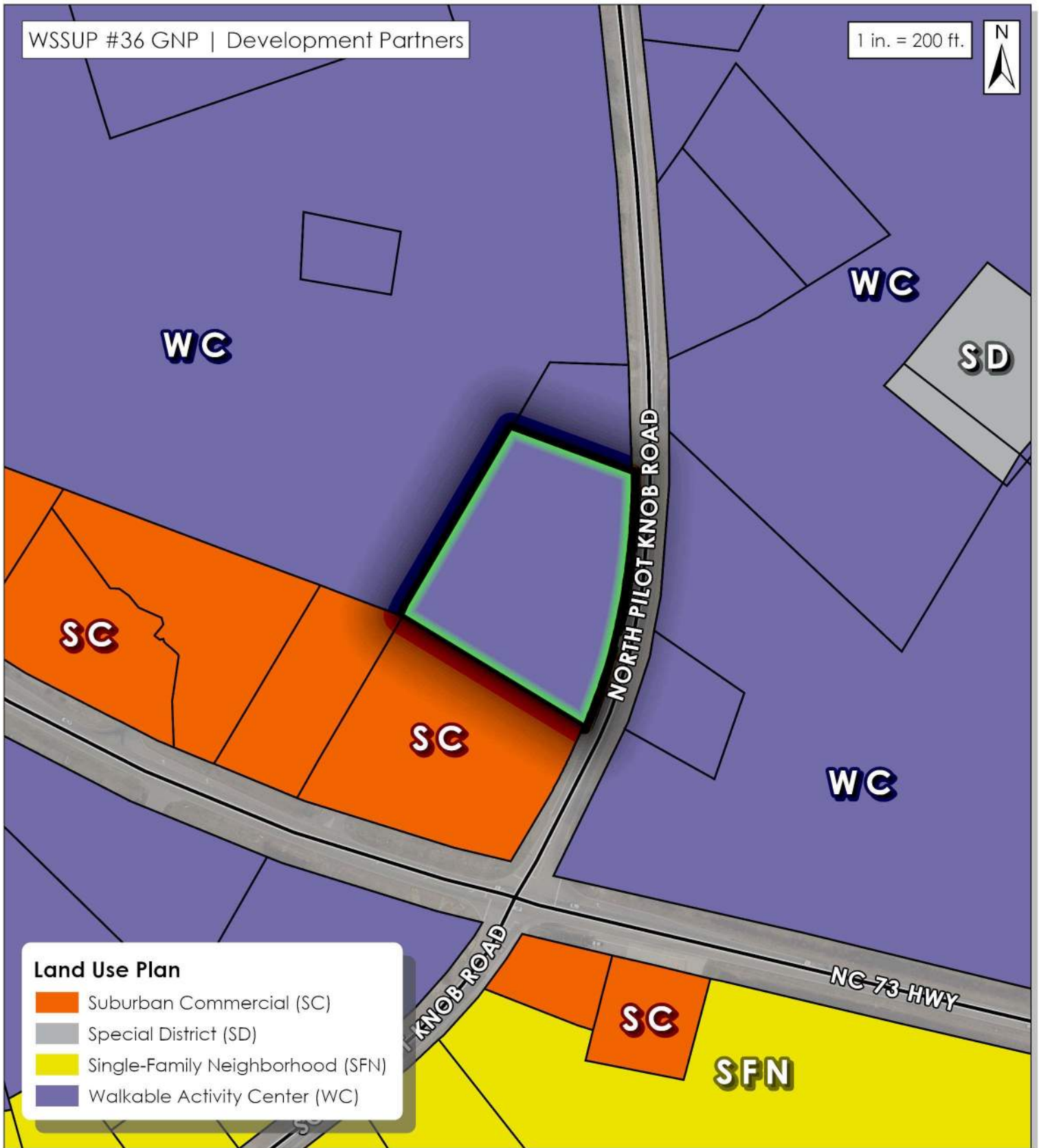


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



Property Location(s)



Land Use Plan

-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)
-  Walkable Activity Center (WC)

Parcel ID # 30819

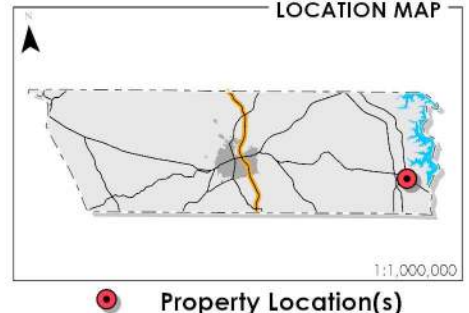
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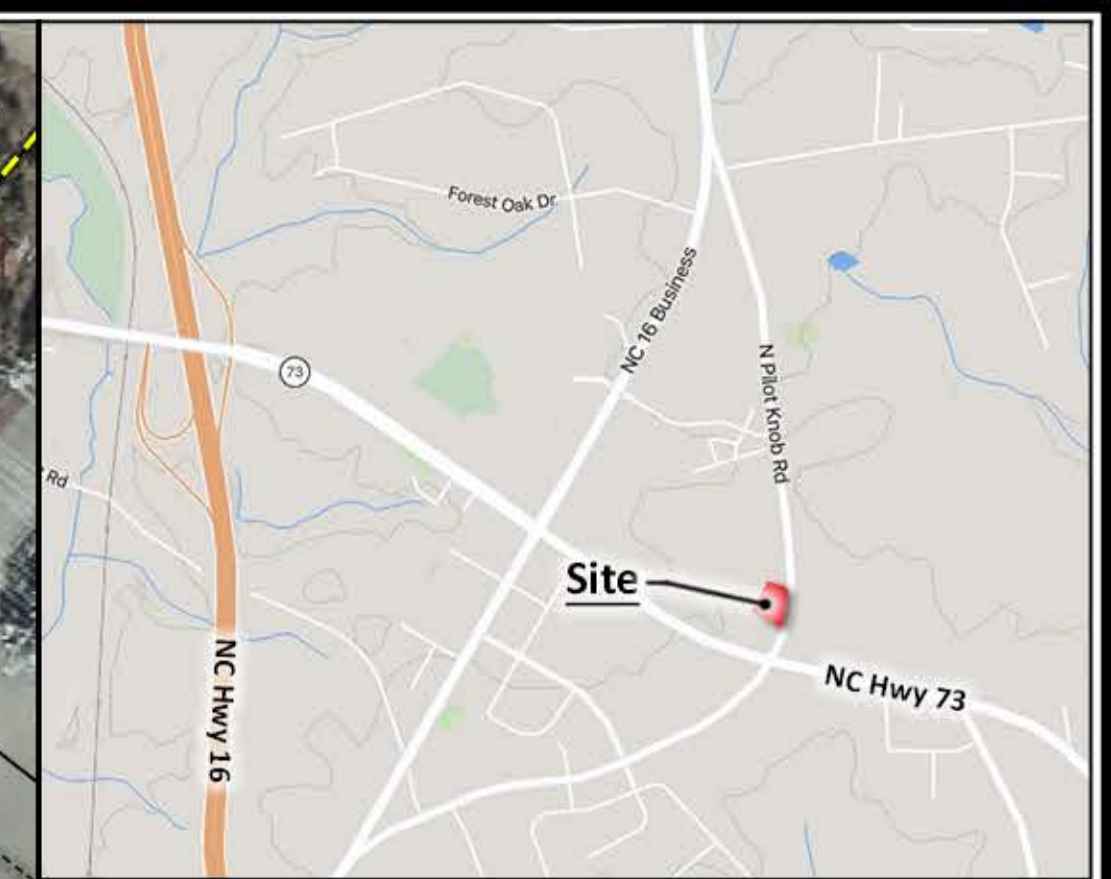
See Attached Application for Parcel Information



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

LOCATION MAP





Vicinity Map
Not To Scale

Site Data:	
Tax Parcel:	4602723614
Total Acreage:	+/- 2.17 Acres (per GIS)
Location:	151 N. Pilot Knob Road Lincoln County, NC
Zoning:	
Existing Zone:	B-G & ELDD Overlay ¹
Existing Use:	Residential
Proposed Use:	Veterinarian, Animal Hospital ¹
Proposed Building Size:	140' x 97' (13,580 SF)
Proposed Building Height:	60' Max.
Setbacks:	
Front:	30'
Side:	30' (Abutting Residential)
Side Interior:	15'
Rear:	30' (Abutting Residential)
Parking:	
Required:	+/- 55 Spaces ¹
Proposed:	+/- 58 Spaces ¹
Impervious:	
Permitted:	+/- 1.52 Acres (70%)
Proposed:	+/- .93 Acres (43%)
Watershed:	WS-IV-Protected

General Notes
1. Base information provided by Lincoln County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain information obtained from FEMA FIRM Panel 3710460200J effective date of study 08/16/2007.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Lincoln County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

Access Points/Driveways/Streets
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Lincoln County UDO and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space /Tree Save
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

DRAFT
DO NOT RELY ON THIS DOCUMENT



Revisions			
1	Amend Plan & Tabular	11/21/2023	LJM

North Pilot Knob Preliminary Concept Plan

ESP Job #23375 October 20, 2023

