



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
From: Jeremiah Combs, Planner
Date: January 16, 2024
Re: SP #2024-1
S.C. Hondros & Associates, Inc., applicant
Parcel ID# 54664

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on February 5, 2024.

Request

The applicant is requesting major site plan approval for the construction of a 48,000-square-foot building and a 43,200-square-foot equipment demonstration pad. The proposed development would supplement an existing 93,840-square-foot warehouse and training facility located on the property. Pursuant to Section 9.7.2 of the Lincoln County Unified Development Ordinance (UDO), developments in excess of 50,000 square feet of building for non-residential uses require major site plan approval by the Board of Commissioners.

A public hearing before the Lincoln County Board of Adjustment for a variance from the streamside buffer standards of Section 7.5 of the UDO was scheduled for January 29, 2024. The variance must be approved by the Board of Adjustment before the site plan may be approved by the Board of Commissioners.

Site Area and Description

The request involves a 32.5-acre parcel located at 1957 Sennebogen Tr. in Catawba Springs Township. The subject property is located in the I-G (Industrial General) zoning district. The subject property is adjoined by property zoned I-G, R-T (Transitional Residential), and PD-I (Planned Development-Industrial). 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 an Industrial Center.



Major Site Plan Application

Lincoln County Planning and Inspections Department
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name SC Hondros & Associates, Inc
Applicant Address PO Box 220456 Charlotte NC 28222
Applicant Phone Number 704-817-6564
Property Owner Name Sennebogan Real Estate LLC
Property Owner Address 1957 Sennebogan Trail Stanley NC 28164
Property Owner Phone Number 704-347-4910

PART II

Property Location 1957 Sennebogan Trail Stanley NC 28164
Property ID (10 digits) 3691941330 Property size 32.501 AC
Parcel # (5 digits) 54664 Deed Book(s) 1838 Page(s) 694

PART III

Existing Zoning District ELDD IG

Briefly describe how the property is being used and any existing structures
Existing parcel is zoned ELDD IG and currently occupied with an existing building containing the operations of the facility which is used primarily for the training of techs to work on the Sennebogan equipment that is used for material handling at ports, at scrap yards, recycling/trash recycling centers, and forestry.

Briefly explain the proposed use

Proposed 48,000 SF building used for training of tech works on the Sennebogan equipment. Construction of 55 parking spaces and a demonstration pad located adjacent to the building.

\$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.

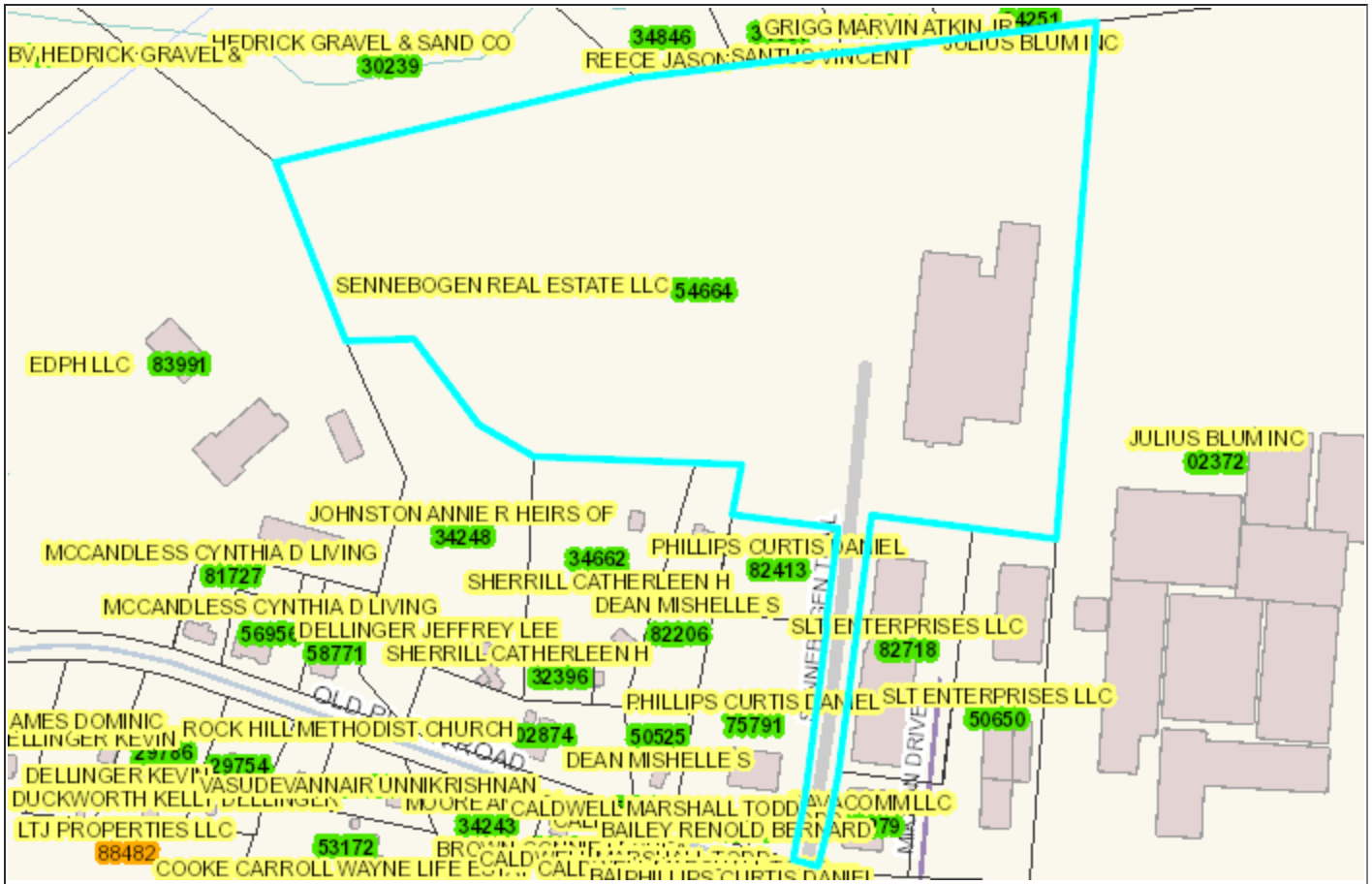
By Sam N. Kleto, President 1-11-2024
Applicant's Signature Date



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: 1/16/2024 Scale: 1 Inch = 400 Feet

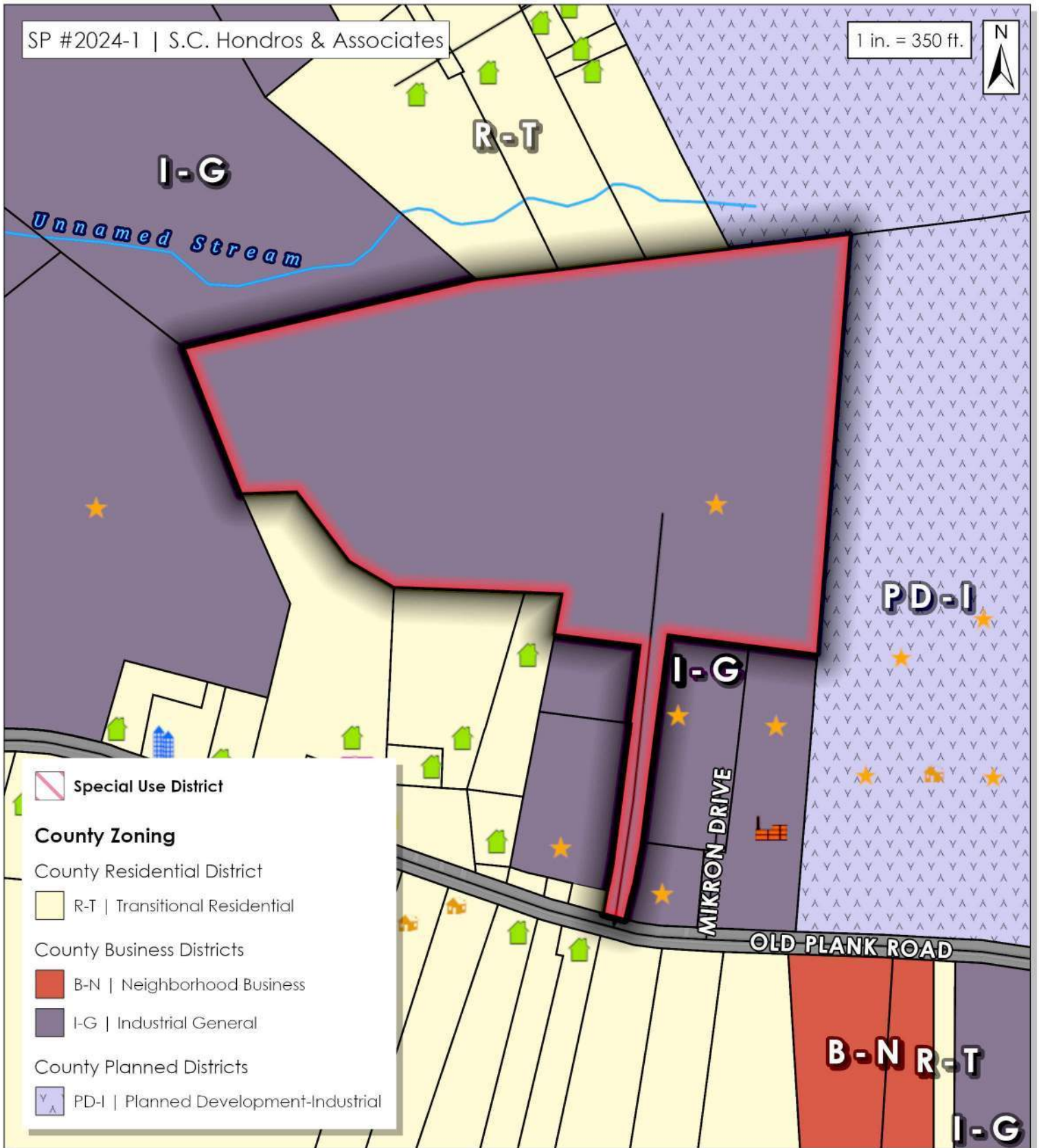


54664

Parcel ID	54664	Owner	SENNEBOGEN REAL ESTATE LLC
Map	3691	Mailing	1957 SENNEBOGEN TRAIL
Account	0195964	Address	STANLEY, NC 28164
Deed	1838 694	Last Transaction Date	07/31/2006
Plat		Subdivision	
Land Value	\$860,265	Improvement Value	\$6,067,551
Previous Parcel	54664	Total Value	\$6,927,816

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

Description	RD 1511	Deed Acres	0
Address	1957 SENNEBOGEN TR	Tax Acres	32.501
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	OFFICE/WAREHOUSE/TRAINING	Value	\$5,966,301
Main Sq Feet	93840	Stories	1
Year Built		Year Built	2008
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	32.5	LW31	32.5
Watershed	32.5	Sewer District	0.03
		SEWER	32.47
Census County	109	Tract	071102
		Block	1070
			32.5
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369100	32.5



 Special Use District

County Zoning

County Residential District

 R-T | Transitional Residential

County Business Districts

 B-N | Neighborhood Business

 I-G | Industrial General

County Planned Districts

 PD-I | Planned Development-Industrial

Parcel ID # 54664

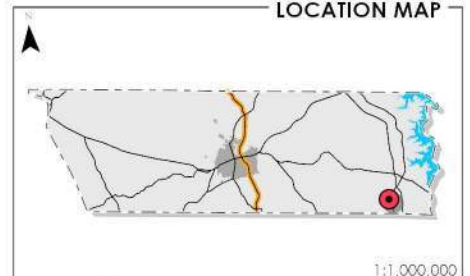
 - Property Location(s)

See Attached Application for Parcel Information

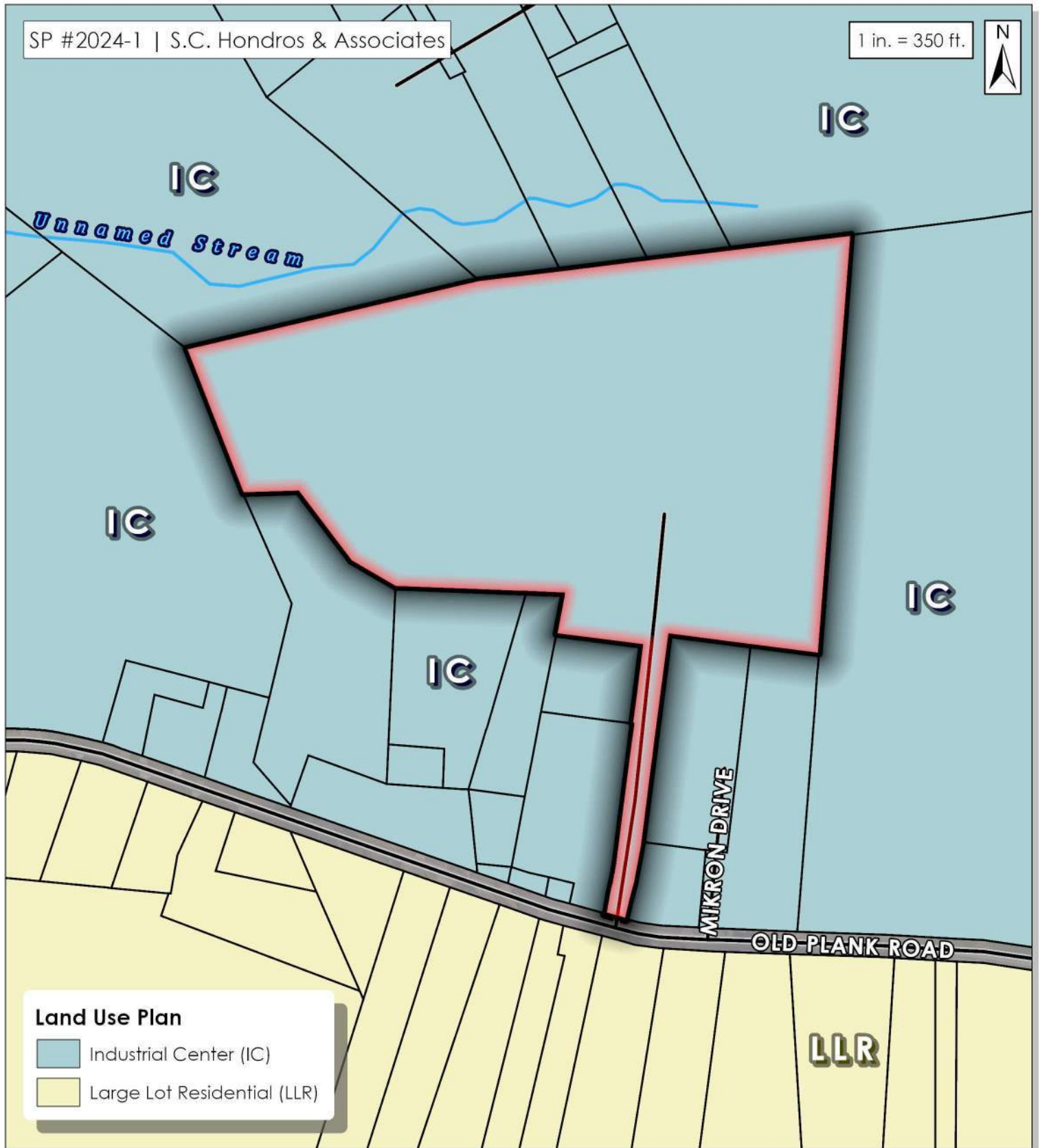


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



 Property Location(s)



Land Use Plan

-  Industrial Center (IC)
-  Large Lot Residential (LLR)

Parcel ID # 54664

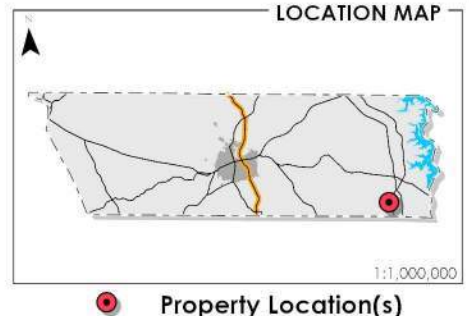
 - Property Location(s)

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

LOCATION MAP





Lincoln County Project Reviews



Project Number: **ZONE23-00246**

Project Type: **ZONING CASE**

Sub Type: **SPECIAL USE PERMIT**

Applied: **12/20/2023**

Status: **UNDER REVIEW**

Description: **SP #2024-1 SC Hondros & Associates (for Sennebogen)**

Parcel ID: **54664**

Applicant: **SC Hondros & Associates Inc**

Owner: **SENNEBOGEN REAL ESTATE LLC**

Surveyor: **<NONE>**

Approved:

Balance: **\$ 0.00**

Details:

Major Site Plan for 48,000-square-foot building and 43,200-square-foot equipment demonstration pad

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
11/6/2023	11/10/2023	11/10/2023	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	
Notes:						
11/6/2023	11/7/2023	11/10/2023	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: Fire apparatus road shall extend to within 150 ft. of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building, Sec. 503.1.1. All hydrants and FDC shall have 5 in. Storz connection. All hydrants shall be a minimum of 18 inches from the center of the steamer connection to the final grade surface. A fire hydrant shall be within 400 feet of the exterior of the building when measured by an approved route from an apparatus access road The FDC shall have a hydrant within 100 feet of the connection, Sec. 507.5.1.1.						
11/6/2023	11/10/2023	11/10/2023	INSPECTIONS PRE-APPLICATION	Jeff Wesdyk	COMPLETE	
Notes:						
11/6/2023	12/1/2023	11/10/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes: All slopes to be benched per state manual. Provide copy of 404/401 permits upon submittal. Provide copy of jurisdictional wetland determination. Follow NCG01 checklist prior to submittal for quicker review. Provide NCDOT driveway permit. Clearing already completed needs to be halted until plans are received and approved. No clearing violations exist at this time but if clearing continues prior to proper permitting civil penalties may arise.						

Printed: Tuesday, 16 January, 2024

1 of 2



Lincoln County Project Reviews



11/6/2023	11/10/2023	11/10/2023	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes:						
11/6/2023	11/17/2023	11/10/2023	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
Notes:						
1) Existing water and sewer service. No new services requested at this time.						



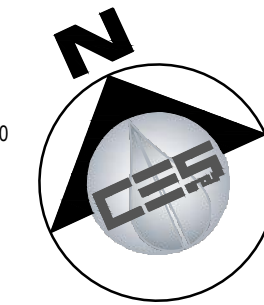
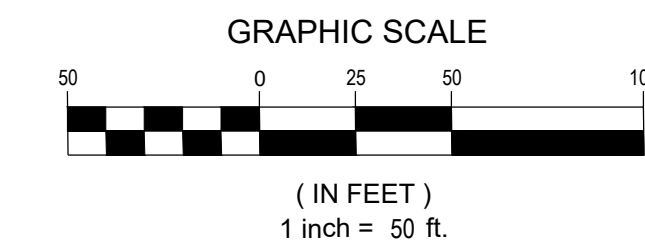
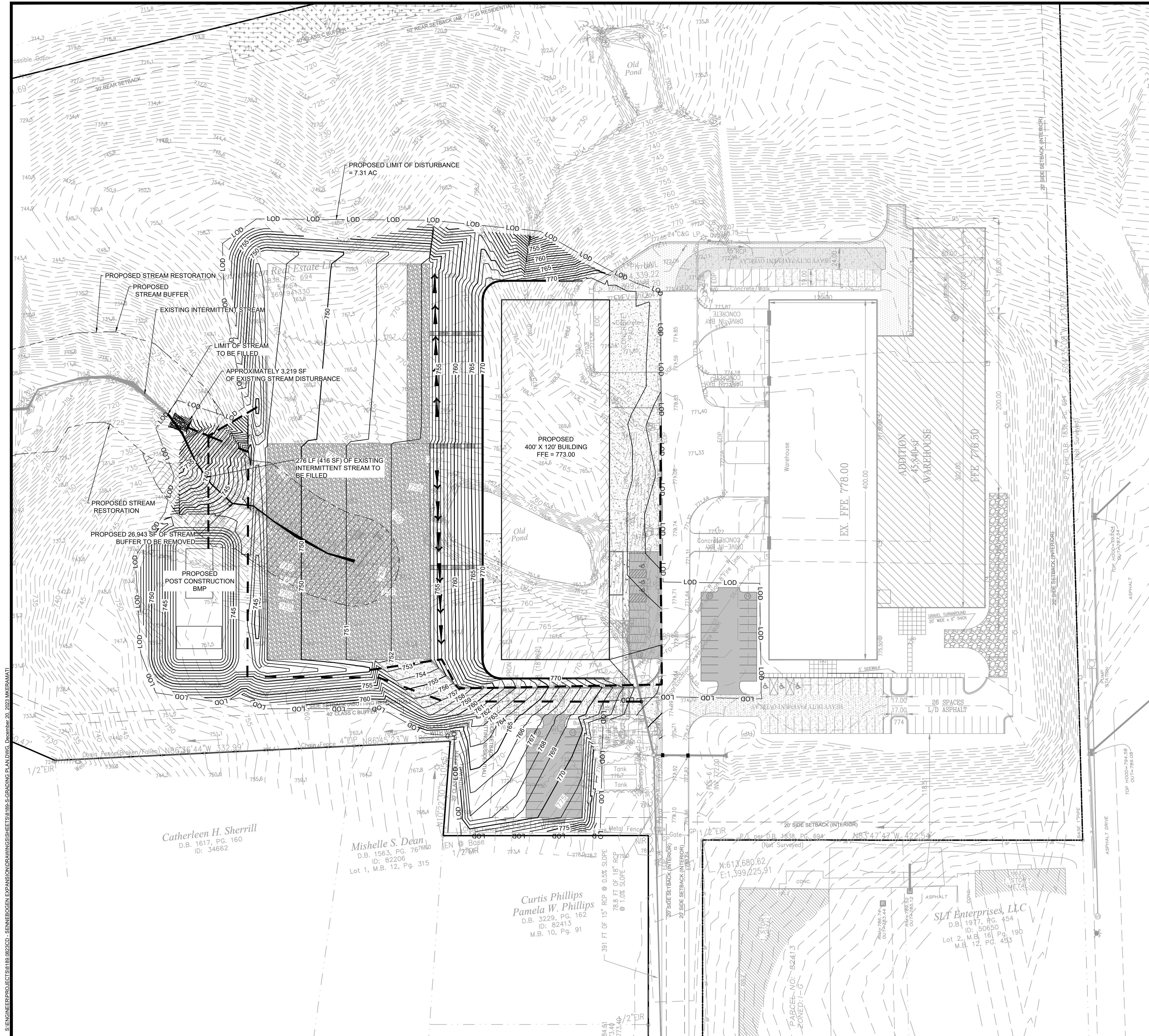


STREAMSIDE BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 7.5.2	STREAMSIDE BUFFER REQUIRED 50 FT	0 FT (V)
§ 7.5.2	ZONE 1 REQUIRED 30 FT	0 FT (V)
§ 7.5.2	ZONE 2 REQUIRED 20 FT	0 FT (V)





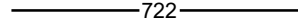
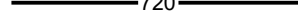















(V) : VARIANCE

SITE PLAN

DRAWING NUMBER:
C3.0



LEGEND

- | | |
|--|-------------------------------|
| × 874.50 | SPOT ELEVATION |
| × BC 874.50 | BACK OF CURB SPOT ELEVATION |
| × TC 874.50 | TOP OF CURB SPOT ELEVATION |
| × TW 874.50 | TOP OF WALL SPOT ELEVATION |
| × BW 874.50 | BOTTOM OF WALL SPOT ELEVATION |
| × FG 874.50 | FINISHED GRADE SPOT ELEVATION |
| × MATCH EX ±874.50 | MATCH EXISTING SPOT ELEVATION |
|  | PROPERTY LINE |
|  | RIGHT-OF-WAY LINE |
|  | CURB AND GUTTER |
|  | GENERAL EASEMENT LINE |
|  722 | MINOR CONTOUR |
|  720 | MAJOR CONTOUR |
|  W | WATER LINE |
|  | FIRE HYDRANT |
|  | GATE VALVE |
|  | WATER METER |
|  SS | SANITARY SEWER PIPE |
|  SS | SANITARY SEWER MANHOLE |
|  | STORM PIPE |
|  | CATCH BASIN |
|  CATV | UNDERGROUND CABLE |
|  OH | OVERHEAD UTILITY LINE |
|  UGE | UNDERGROUND ELECTRIC |
|  FO | FIBER OPTIC CABLE |
|  G | GAS MAIN |
|  | FENCE |
|  | UTILITY POLE |
| N/A | BENCHMARK |



ENGINEERS

PLANNERS

SURVEYORS

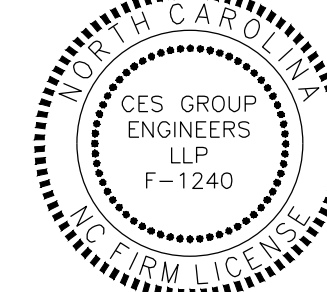
SCIENTISTS

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

SEAL:



CO. SEAL:



OWNER / DEVELOPER
S.C. HONDROS & ASSOCIATES, INC.
P.O. BOX 220456, CHARLOTTE, NC 28222-0456

PROJECT DESCRIPTION:

SENNEBOGEN EXPANSION

1957 SENNEBOGEN TRAIL
STANLEY, NC 28164

PROJECT NO: 8189.0823

ISSUE DATE: 12/20/2023

[illegible][illegible]

DRAWN BY: JT	REVISED BY: CB
CHECKED BY: JM	ISSUED BY: JM

DRAWING TITLE:

GRADING PLAN

DRAWING NUMBER:

C5.0



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