



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: January 16, 2024

Re: SUP #501
Metal Fastening Systems, applicant
Parcel ID# 102324

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 a special use permit to construct a distribution center in the Eastern Lincoln Development District (ELDD) overlay.

Site Area and Description

The request involves a 5.6-acre parcel located at the end of Jameson Way on the west side of N.C. 16 Business 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 (Industrial General). The property on the opposite side of N.C. 16 Business is zoned R-T (Transitional Residential). CSX railroad right-of-way adjoins the northern property line of this parcel. Land uses in this area include industrial, and residential uses. This property is located in an area designated by the Lincoln County Land Use Plan as an Industrial Center.



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 Metal Fastening Systems, Inc. (Jerod R. Lutz, V.P.)

Applicant Address 7670 Mikron Drive Stanley, NC 28164

Applicant Phone Number 704-822-3562

Property Owner Name Metal Fastening Systems, Inc.

Property Owner Address 7670 Mikron Drive, Stanley, NC 28164

Property Owner Phone Number 704-822-3562

PART II

Property Location Lot 5 of Prestige Business Park located on Jameson Way

Property ID (10 digits) 4601-18-2354 Property size 5.6 Ac

Parcel # (5 digits) 102324 Deed Book(s) 2968 Page(s) 166

PART III

Existing Zoning District I-G and East Lincoln Development District

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

Property is a vacant lot within the Prestige Business Park.

Briefly explain the proposed use and/or structure which would require a Special Use Permit.

Owner is proposing to construct two 20,000 sf buildings to house their metal fastening business.

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.

Jerod R. Lutz
Applicant's Signature

12-19-23

Date

Application # _____ Date _____

Applicant's Name Metal Fastening Systems, Inc.

Applicant's Address 7670 Mikron Drive, Stanley, NC 28164

Property Location Lot 5 Prestige Business Park - Jameson Way Existing Zoning I-G/East Lincoln Development

Proposed Special Use Construction of Buildings for Metal Fastening Systems, Inc. Operations

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 site will be constructed in accordance with local and state buildings codes in order to ensure the safety and welfare of the public.

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

FACTUAL REASONS CITED: The site will be developed in accordance with the current zoning including the East Lincoln Development District requirements.

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 business park was developed for this type of business and will not adversely affect neighboring property values.

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 business park is zoned I-G and is in harmony with the proposed use.



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 = 200 Feet

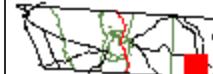
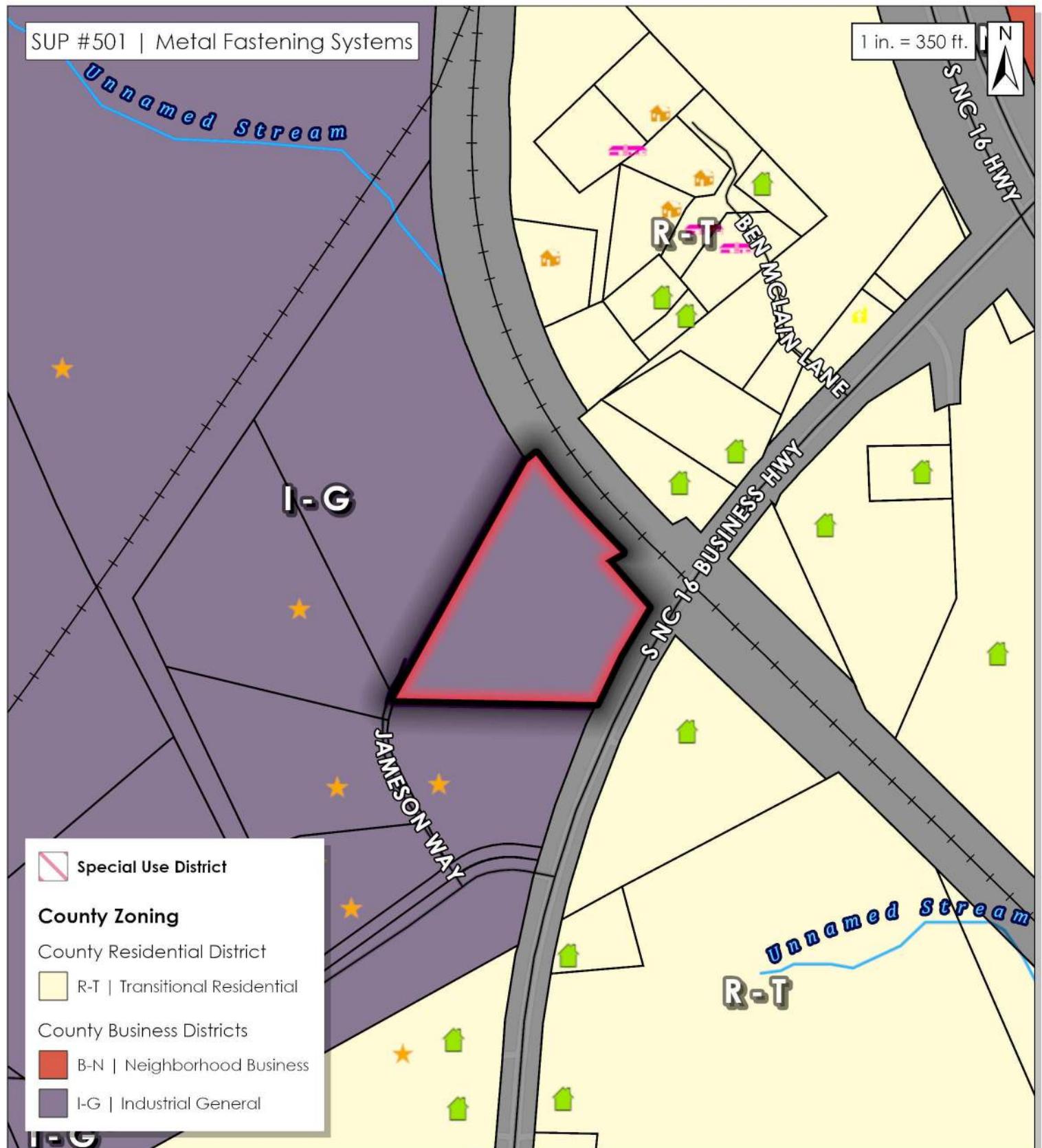


Photo Not Available

Parcel ID	102324	Owner	METAL FASTENING SYSTEMS INC	
Map	4601	Mailing	7670 MIKRON DR	
Account	0248051	Address	STANLEY, NC 28164-0000	
Deed	2968 166	Last Transaction Date	10/28/2020	
Plat	18 63	Subdivision	PRESTIGE BUSINESS PARK MAP 2	
Land Value	\$455,175	Improvement Value	\$0	
Previous Parcel	101053		Total Value	\$455,175
-----All values for Tax Year 2023 -----				
Description	#5 LT PRESTIGE BUSINESS			
Address	JAMESON WAY			
Township	CATAWBA SPRINGS			
Main Improvement				
Main Sq Feet	Stories			
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
I-G	5.68	LW31	5.68	
Watershed				
	5.68	Sewer District		
Census County	Tract	Block		
109	071102	1020	5.68	
Flood	Zone Description	Panel		

1 in. = 350 ft.

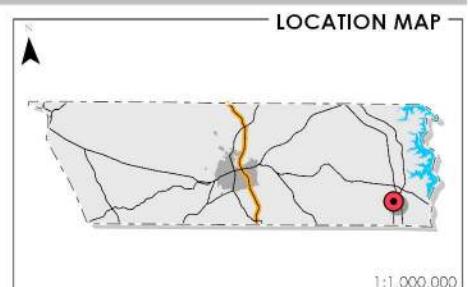


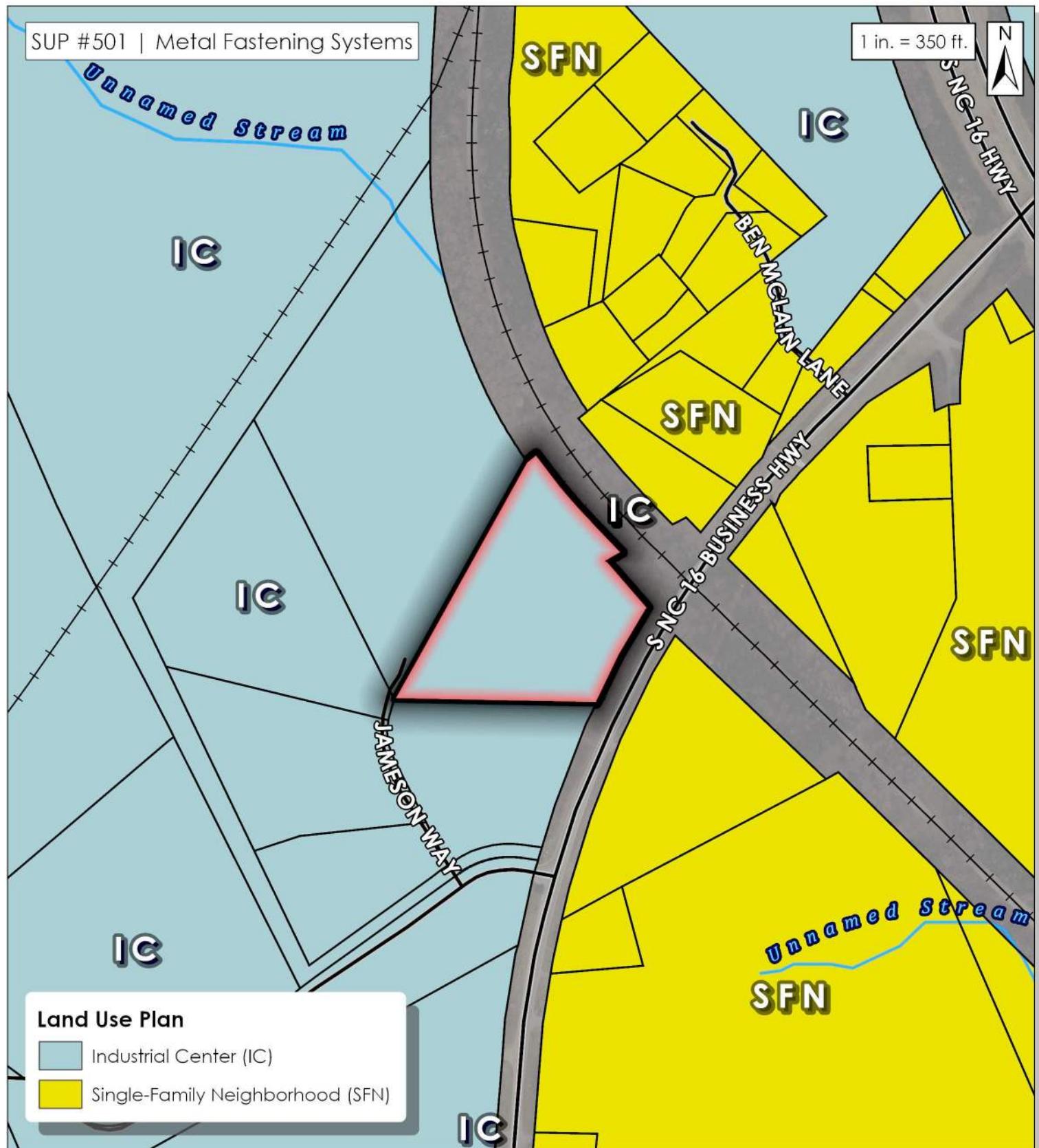
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 102324

- Property Location(s)

See Attached Application for Parcel Information



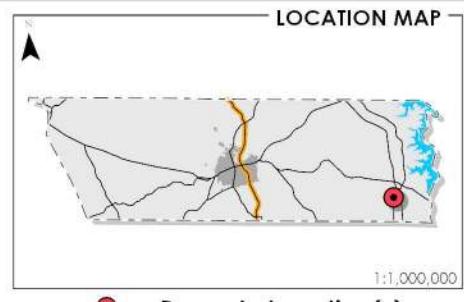


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Lincoln County Project Reviews

Project Number: **ZONE23-00263**

Description: **SUP #501 Metal Fastening Systems, Inc.**

Project Type: **ZONING CASE**

Parcel ID: **102324**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **METAL FASTENING SYSTEMS INC**

Applied: **12/19/2023**

Approved:

Owner: **METAL FASTENING SYSTEMS INC**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
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Review Group: ALL

12/5/2023	12/8/2023	12/8/2023	ENVIRONMENTAL HEALTH ON-SITE PRE- APPLICATION	Jonathan Harris	COMPLETE	
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Notes:

12/5/2023	12/5/2023	12/8/2023	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
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Notes:

1. Access road shall extend to within 150 ft. of all portions of the facility, Sec. 503.1.1

2. Fire apparatus road shall have an unobstructed width of not less than 20 ft.
Sec.503.2.1

3. Fire access road shall be designed and maintained to support emergency
vehicle up to 75,000 lb. in any type weather conditions Sec. 503.2.3

4. Fire apparatus roads shall be of acceptable surface.

12/5/2023	12/5/2023	12/8/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
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Notes:

No major concerns perceived. Follow NCG01 checklist PRIOR to submitting to facilitate a quicker review. All slopes should be benched per state guidelines. Provide any NCDOT or utility permission letters if required for project.

12/5/2023	12/8/2023	12/8/2023	NCDOT PRE- APPLICATION	Michael Watson	COMPLETE	
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Notes:



Lincoln County Project Reviews

12/5/2023	12/11/2023	12/8/2023	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
Notes:						
General Comments: 1) This parcel has a existing tap that was installed by Prestige Business Park water main extension. 2) Prior to any building permit approval a application for water service will need to be submitted to Public Utilities. Please contact Public Utilities at 704-736-8495 for application requirements. 3) If additional connections to the water main are desired the installation will need to be done by a Licensed Utility Contractor hired by the Developer and at their expense. 4) County sewer is not available to this site.						

