



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.*

Applicant's Signature

Date

12-19-23

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

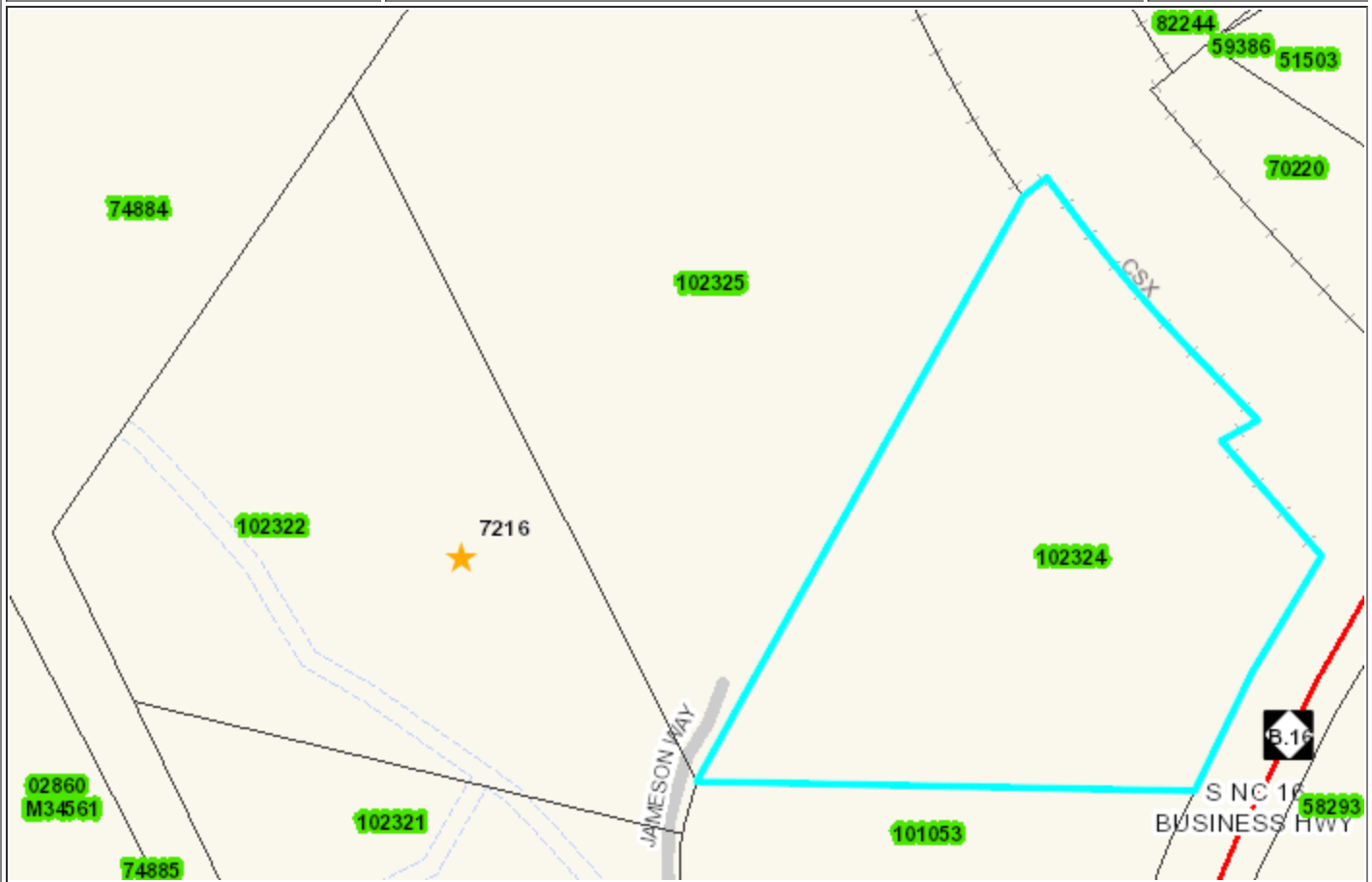
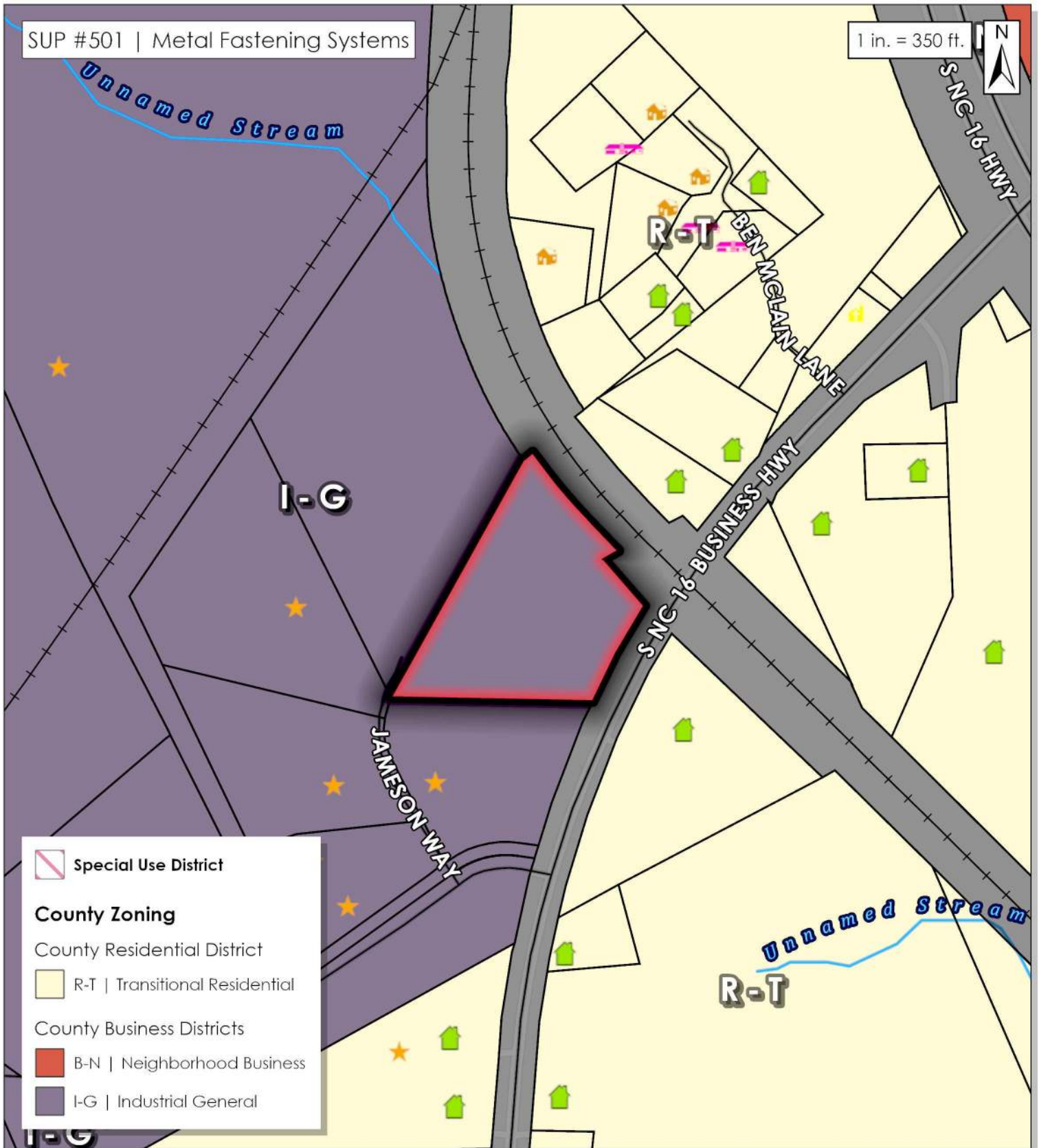


Photo Not  
Available

<b>Parcel ID</b>	102324	<b>Owner</b>	METAL FASTENING SYSTEMS INC
<b>Map</b>	4601	<b>Mailing</b>	7670 MIKRON DR
<b>Account</b>	0248051	<b>Address</b>	STANLEY, NC 28164-0000
<b>Deed</b>	2968 166	<b>Last Transaction Date</b>	10/28/2020
<b>Plat</b>	18 63	<b>Subdivision</b>	PRESTIGE BUSINESS PARK MAP 2
<b>Land Value</b>	\$455,175	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>	101053	<b>Sale Price</b>	\$432,000
<b>Lot</b>	5	<b>Total Value</b>	\$455,175
<b>-----All values for Tax Year 2023 -----</b>			
<b>Description</b>	#5 LT PRESTIGE BUSINESS	<b>Deed Acres</b>	6.168
<b>Address</b>	JAMESON WAY	<b>Tax Acres</b>	5.684
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
I-G	5.68	LW31	5.68
<b>Watershed</b>	5.68	<b>Sewer District</b>	5.68
<b>Census County</b>	109	<b>Tract</b>	071102
		<b>Block</b>	1020
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	5.68



 Special Use District

### County Zoning

County Residential District

 R-T | Transitional Residential

County Business Districts

 B-N | Neighborhood Business

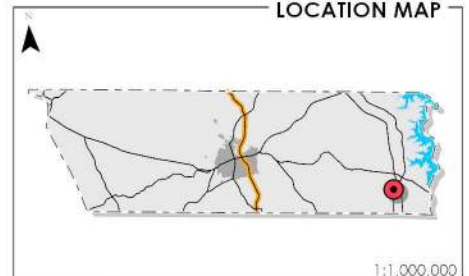
 I-G | Industrial General

Parcel ID # 102324

 - Property Location(s)

See Attached Application for Parcel Information

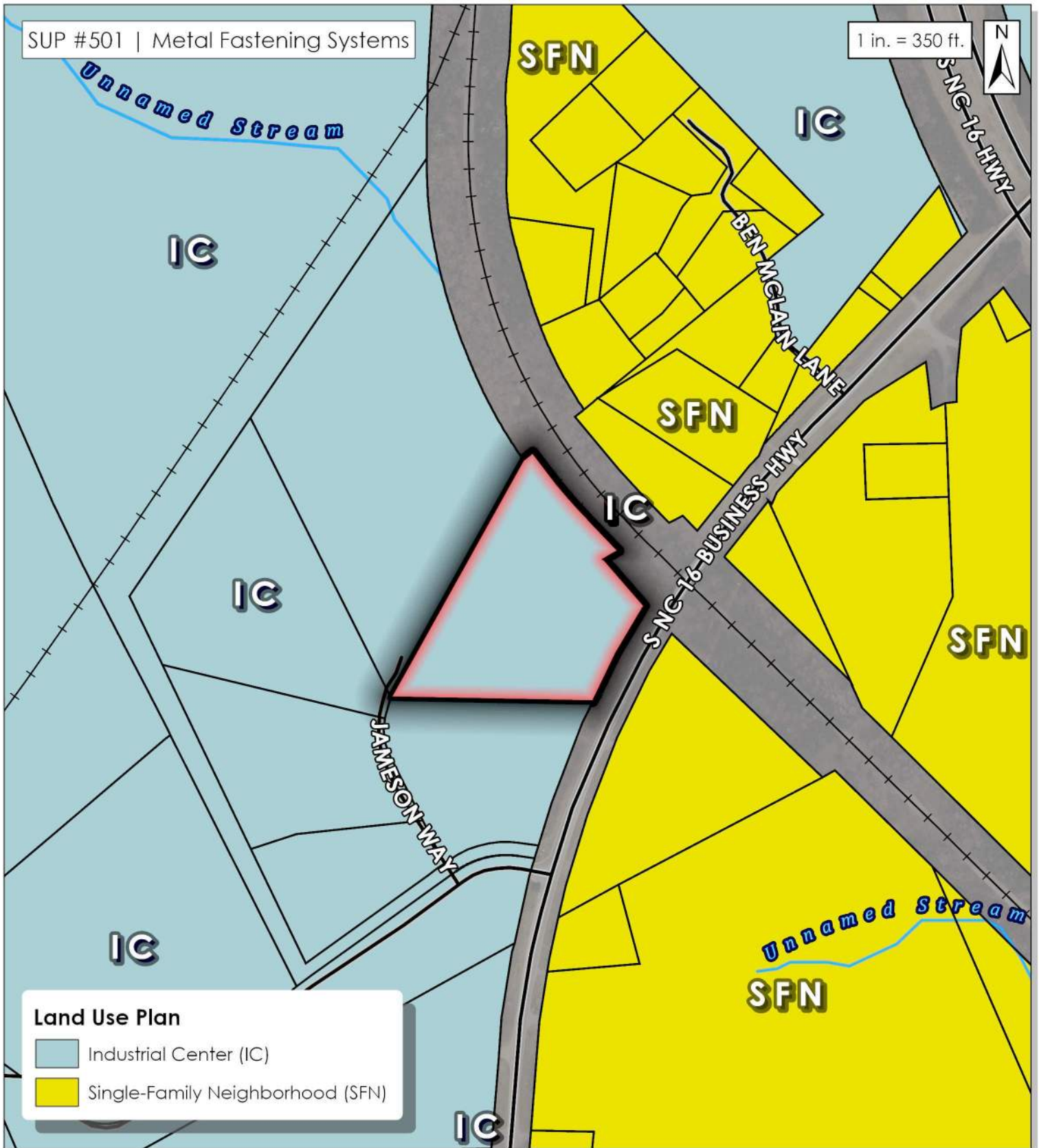
LOCATION MAP





 Property Location(s)



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



**Land Use Plan**

-  Industrial Center (IC)
-  Single-Family Neighborhood (SFN)

Parcel ID # 102324

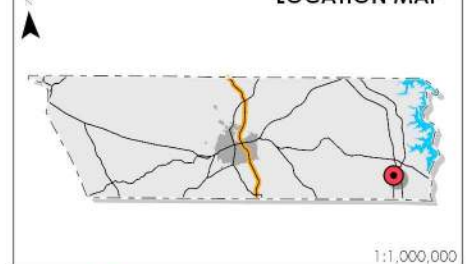
 - Property Location(s)

See Attached Application for Parcel Information



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

**LOCATION MAP**



 Property Location(s)



# 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	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
12/5/2023	12/8/2023	12/8/2023	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	
Notes:						
12/5/2023	12/5/2023	12/8/2023	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
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
Notes: No major concerns percieved. 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	
Notes:						



# Lincoln County Project Reviews



12/5/2023	12/11/2023	12/8/2023	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
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Notes:

General Comments:

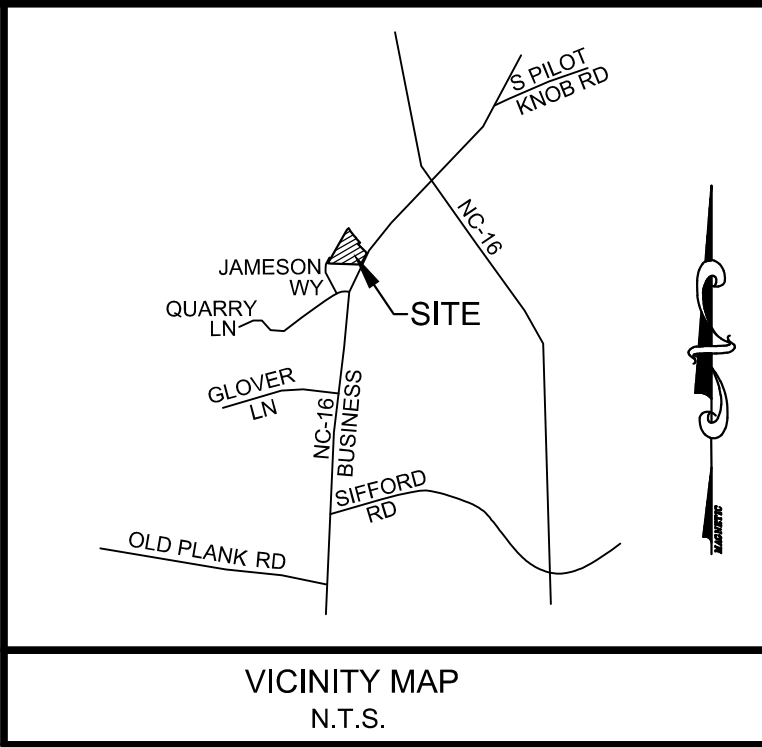
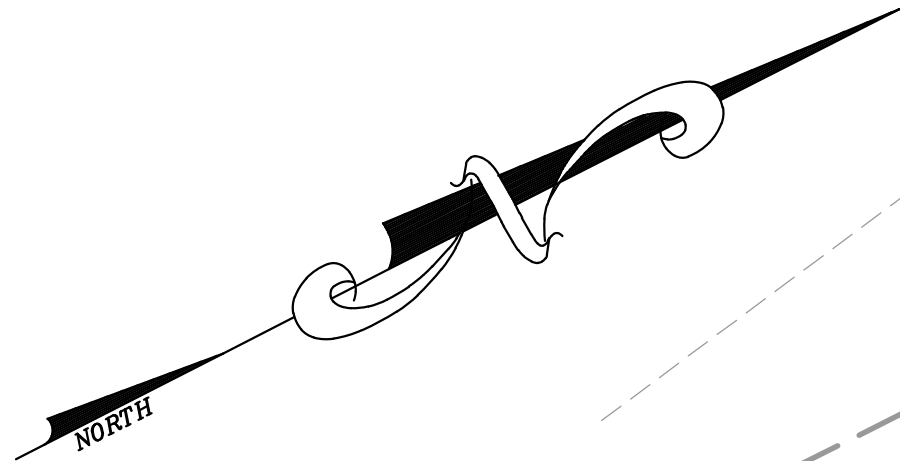
1) This parcel has a existing tap that was installed by Prestige Business Park water main extension.

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.

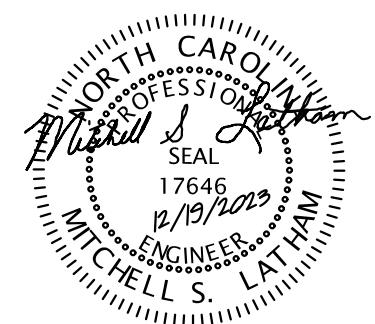
3) If additional connections to the water main are desired the installation will need to be done by a Licensed Utility Contractor hired by the Developer and at their expense.

4) County sewer is not available to this site.





**LWE**  
LATHAM-WALTERS  
ENGINEERING, INC.  
N.C. CORP. LIC. C-1815  
16507-A NORTH CROSS DRIVE  
HUNTERSVILLE, N.C. 28078  
PHONE: (704) 895-8484  
FAX: (704) 237-4362



METAL FASTENING  
SYSTEMS, INC.

7687 OLD PLANK ROAD  
STANLEY, NC 28164  
PHONE: (704) 820-3110  
metalfasteningssystems.com

METAL FASTENING SYSTEMS  
JAMESON WAY STANLEY, NC 28164

SPECIAL USE SITE PLAN

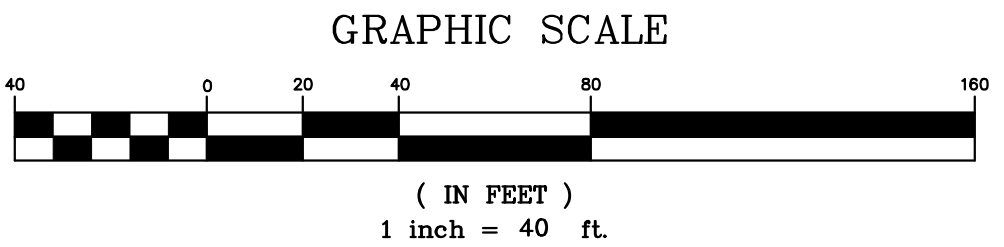
- SITE NOTES:**
1. TAX PARCEL ID: 102324  
PIN: 4601-18-2354  
DB./PG.: 2968/106  
LOT #5 PRESTIGE BUSINESS / PLAT BOOK 18-63  
SITE AREA: ±5.6 ACRES
  2. SITE ADDRESS: JAMESON WAY  
CATAWBA SPRINGS TOWNSHIP  
STANLEY, NC 28164
  3. PROPERTY ZONING: I-G (INDUSTRIAL GENERAL)  
THIS PROPERTY IS LOCATED IN THE EAST LINCOLN DEVELOPMENT  
DISTRICT (ELDD) ZONING OVERLAY DISTRICT  
EXISTING USE: VACANT  
PROPOSED USE: INDUSTRIAL BUILDING
  4. SETBACKS: ROAD YARD SETBACK = 50' MIN.  
REAR YARD = 30'  
SIDE YARD (INTERIOR) = 20'  
SIDE YARD (ROAD) = 30'
  5. PROPOSED BUILDINGS: 40,000 S.F.  
GROSS FLOOR AREA: N/A  
MAX. BUILDING HEIGHT: 16'
  6. PARKING REQUIRED:  
COMMERCIAL USE = 1 SPACE PER 1,000 S.F. OF GFA  
(MANUFACTURING, LIMITED) x 3000 SF = 3 SPACES  
INDUSTRIAL USE = 1 SPACE PER EMPLOYEE ON SHIFT OF GREATEST  
EMPLOYMENT (MANUFACTURING) x 23  
EMPLOYEES = 23 SPACES.  
PARKING REQUIRED: 26  
PARKING PROVIDED: 30 (INCLUDING 4 HANDICAP)  
ACCESSIBLE REQUIRED: 2 SPACES  
ACCESSIBLE PROVIDED: 4 SPACES (ALL VAN ACCESSIBLE)
  7. IMPERVIOUS CALCULATIONS:  
PARKING & MANEUVERING AREA: ±55,426 S.F.  
CONCRETE SIDEWALKS: ±978 S.F.  
BUILDING: ±40,000 S.F. / DOCK: ±1,152 S.F.  
TOTAL IMPERVIOUS: ±97,596 S.F. (±2.24 ACRES)  
% IMPERVIOUS: 40.00 %
  8. WATERSHED: NOT WITHIN A REGULATED WATERSHED
  9. FEMA FLOOD PANEL: #3710460100J DATED: 8/16/2007  
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE
  10. SURVEY PLAT BY: VERITAS LAND SERVICES  
3556-A CENTRE CIRCLE DRIVE  
FORT MILL, SC 29715  
PHONE: 704-508-0554  
DATED: 04/25/2019
  11. ANY AND ALL CONSTRUCTION SHALL NOT COMMENCE UNTIL STRO  
HAS GIVEN FINAL APPROVAL ON THE SUBMITTED ENGINEERING.
  12. FRONT OF BUILDING SHALL NOT BE METAL FACING.

REVISIONS

PROJECT NO.: 2023.21  
SCALE: 1" = 40'  
DRAWN BY: PAB  
CHECKED BY: MSL  
DATE: 12/06/2023

SHEET NO:

C1.0



- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING  
APPROPRIATE PARTIES AND ASSURING THAT EXISTING  
UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES  
USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY  
TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO  
BE REPLACED ACCORDING TO STANDARDS OF THE NORTH  
CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING  
STANDARDS PART 1908 SUBPART P, OR AS AMENDED.



Know what's below.  
Call before you dig.

2321-SP.dwg