



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: February 12, 2024

Re: SUP #503
KAT Properties, LLC, applicant
Parcel ID# 29859, 30256, 30258, and 33332

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on March 4, 2024.

Request

The applicant is requesting a special use permit to construct a contractor's office and contractor's yard. Under the Unified Development Ordinance, a contractor's offices and a contractor's yards are special uses in the Eastern Lincoln Development District (ELDD) overlay if the parcel is located within 100 feet of a residential district.

Site Area and Description

The request involves 2.66 acres located at 1316 S. N.C. 16 Business Hwy. on the south side of Old Plank Road at the intersection with N.C. 16 Business in Catawba Springs Township. The subject property is located in the B-N (Neighborhood Business) zoning district, but a concurrent request (ZMA #730) proposes to rezone the property to I-G (Industrial General). This property is also located in the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned R-SF (Residential Single-Family), B-N (Neighborhood Business), I-G (Industrial General), 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 Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.



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 Kat Properties LLC

Applicant Address PO BOX 152 Denver NC 28037

Applicant Phone Number 704-308-5689

Property Owner Name Kat Properties LLC & Charlie/Melanie Donaldson

Property Owner Address 7614 Sifford Rd, Stanley NC 28164

Property Owner Phone Number 704-308-5689

PART II

Property Location 1316 S NC 16 Business Hwy

Property ID (10 digits) 4601026468, 4601025674, 4601026451, 4601027632 Property size Total 2.622 acres

Parcel # (5 digits) 29859, 30256, 30258, 33332 Deed Book(s) 3271 3269 Page(s) 151 705

PART III

Existing Zoning District ELDD BN

Briefly describe how the property is being used and any existing structures.
3 vacant lots, one unoccupied houses

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

Construction Office, parkint lot, and enclosed shop

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

1/17/24

Application # _____ Date 1/17/24

Applicant's Name Kat Properties LLC

Applicant's Address PO BOX 152 Denver NC 28037

Property Location 1316 S NC 16 Business Hwy Existing Zoning ELDD BN

Proposed Special Use ELDD IG Contractor office and shop

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 NO

FACTUAL REASONS CITED: _____

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

FACTUAL REASONS CITED: Site plan will meet all requirements, proposed building will meet all requirements.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO NO

FACTUAL REASONS CITED: Office building will meet requirements, landscaping buffer will be installed.

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 YES NO _____

FACTUAL REASONS CITED: Industrial, business, and other commercial are in the area.



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: 2/12/2024 Scale: 1 Inch = 100 Feet

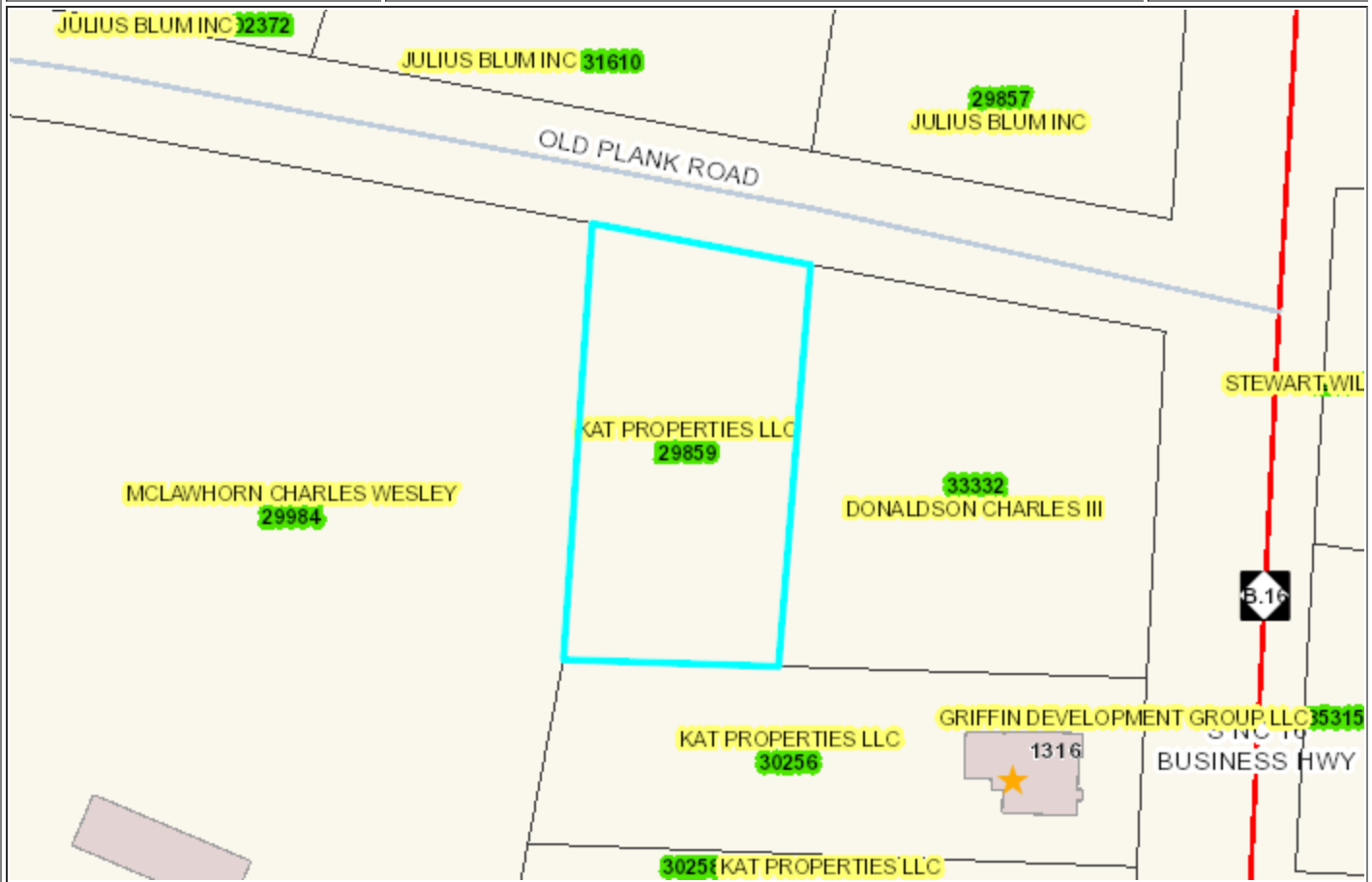


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| | | | | | |
|---|---------------------|-----------------------|--------------------|--------------|-----------|
| Parcel ID | 29859 | Owner | KAT PROPERTIES LLC | | |
| Map | 4601 | Mailing | PO BOX 152 | | |
| Account | 274377 | Address | DENVER, NC 28037 | | |
| Deed | 3271 151 | Last Transaction Date | 08/21/2023 | Sale Price | \$425,000 |
| Plat | | Subdivision | | Lot | |
| Land Value | \$99,315 | Improvement Value | \$0 | Total Value | \$99,315 |
| Previous Parcel | | | | | |
| -----All values for Tax Year 2024 ----- | | | | | |
| Description | C REINHARDT RD 1511 | | | Deed Acres | 0.74 |
| Address | OLD PLANK RD | | | Tax Acres | 0.608 |
| Township | CATAWBA SPRINGS | | Tax/Fire District | EAST LINCOLN | |
| Main Improvement | | | | Value | |
| Main Sq Feet | Stories | | Year Built | | |
| Zoning District | Calc Acres | | Voting Precinct | Calc Acres | |
| B-N | 0.61 | | LW31 | 0.61 | |
| Watershed | | | Sewer District | | |
| | 0.07 | | | 0.61 | |
| | 0.54 | | | | |
| Census County | | Tract | | Block | |
| 109 | | 071102 | | 1080 | 0.61 |
| Flood | Zone Description | | Panel | | |
| X | NO FLOOD HAZARD | | 3710460100 | | 0.61 |



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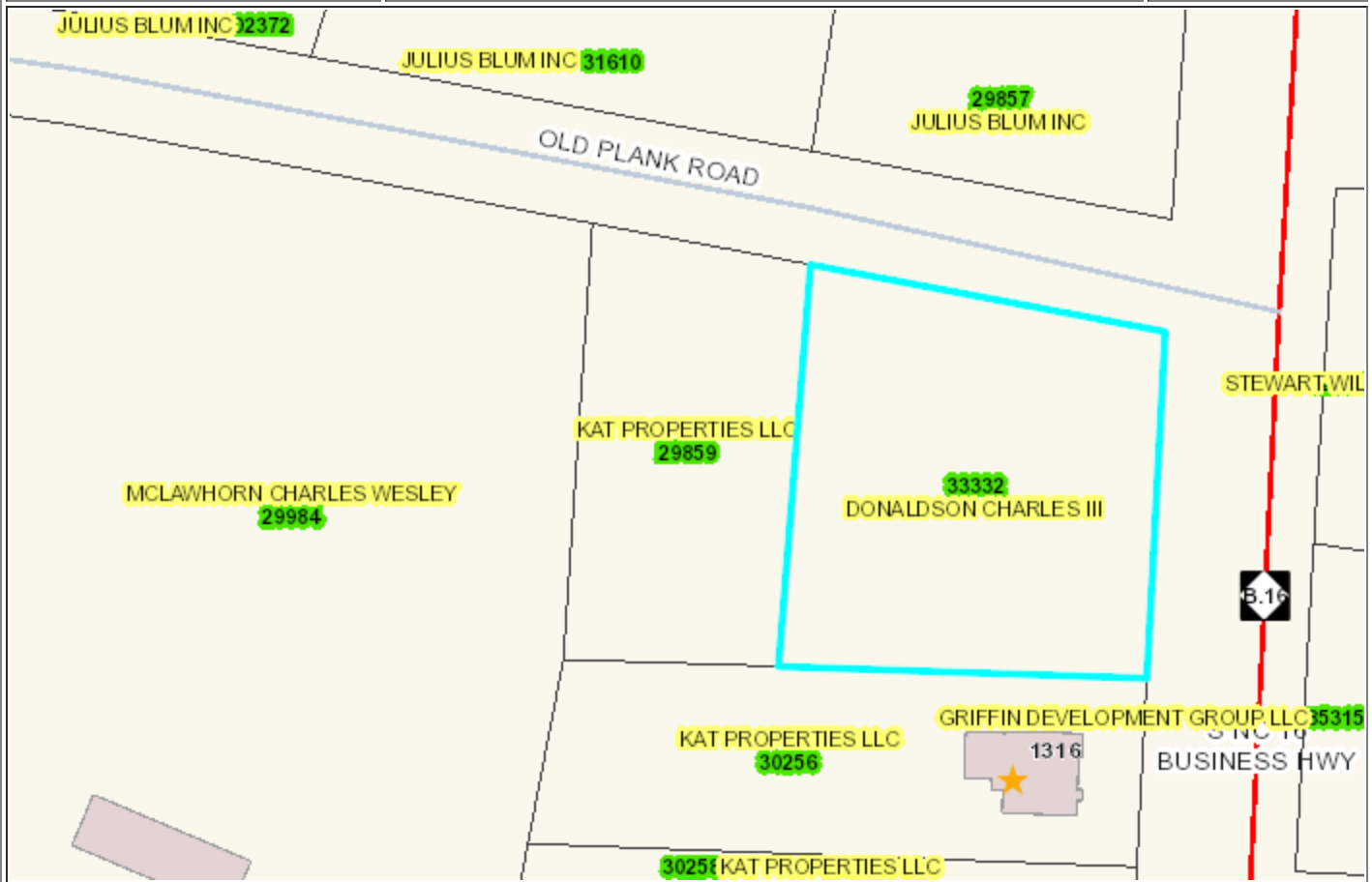
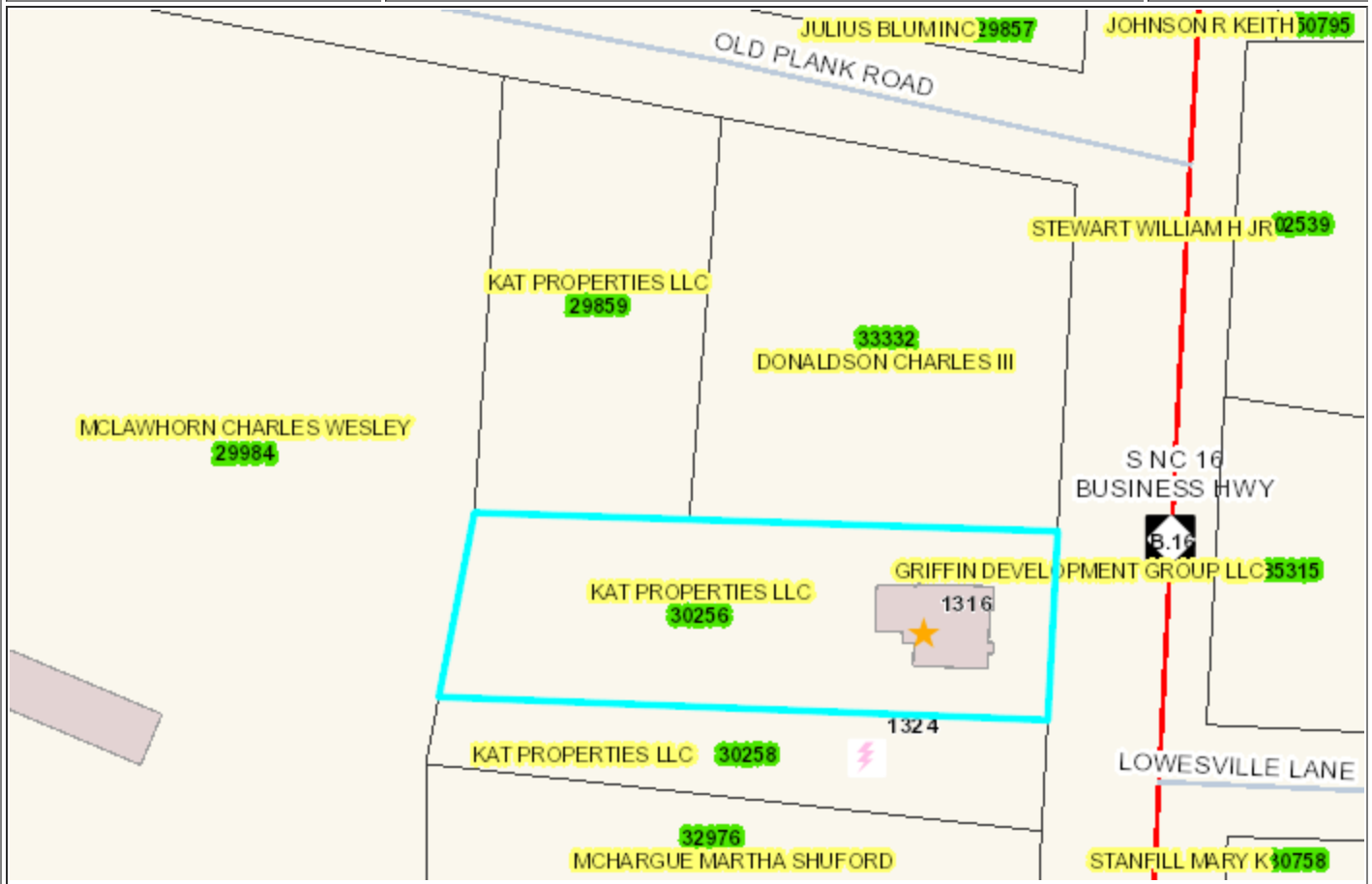


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| | | | |
|--|-------------------------|------------------------------|--|
| Parcel ID | 33332 | Owner | DONALDSON CHARLES III DONALDSON MELANIE RENEE |
| Map | 4601 | Mailing | 7614 SIFFORD ROAD |
| Account | 268502 | Address | STANLEY, NC 28164 |
| Deed | 3269 705 | Last Transaction Date | 08/14/2023 |
| Plat | | Subdivision | |
| Land Value | \$226,923 | Improvement Value | \$0 |
| Previous Parcel | | Total Value | \$226,923 |
| -----All values for Tax Year 2024 ----- | | | |
| Description | J. BASS HWY 16-151 | Deed Acres | 1.18 |
| Address | S NC 16 BUSINESS HWY | Tax Acres | 0.906 |
| Township | CATAWBA SPRINGS | Tax/Fire District | EAST LINCOLN |
| Main Improvement | | Value | |
| Main Sq Feet | | Year Built | |
| Zoning District | Calc Acres | Voting Precinct | Calc Acres |
| B-N | 0.91 | LW31 | 0.91 |
| Watershed | 0.9 | Sewer District | |
| | 0.01 | | 0.91 |
| Census County | | Tract | Block |
| 109 | | 071102 | 1080 |
| | | | 0.91 |
| Flood | Zone Description | Panel | |
| X | NO FLOOD HAZARD | 3710460100 | 0.91 |



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30256

| | | | |
|------------------------|-----------|------------------------------|--------------------|
| Parcel ID | 30256 | Owner | KAT PROPERTIES LLC |
| Map | 4601 | Mailing | PO BOX 152 |
| Account | 274377 | Address | DENVER, NC 28037 |
| Deed | 3271 151 | Last Transaction Date | 08/21/2023 |
| Plat | | Subdivision | |
| Land Value | \$161,605 | Improvement Value | \$155,953 |
| Previous Parcel | | Total Value | \$317,558 |

-----All values for Tax Year 2024 -----

| | | | |
|-------------------------|---------------------------|--------------------------|--------------|
| Description | KINCAID LOT HWY 16 | Deed Acres | 0.75 |
| Address | 1316 S NC 16 BUSINESS HWY | Tax Acres | 0.742 |
| Township | CATAWBA SPRINGS | Tax/Fire District | EAST LINCOLN |
| Main Improvement | CONVERSION OFFICE | Value | \$155,300 |
| Main Sq Feet | 1605 | Stories | 1 |
| | | Year Built | 1954 |

| | | | |
|------------------------|------------|------------------------|------------|
| Zoning District | Calc Acres | Voting Precinct | Calc Acres |
| B-N | 0.74 | LW31 | 0.74 |

| | | | |
|------------------|------|-----------------------|------|
| Watershed | | Sewer District | |
| | 0.4 | | 0.74 |
| | 0.35 | | |

| | | | | | | |
|----------------------|-----|--------------|--------|--------------|------|------|
| Census County | 109 | Tract | 071102 | Block | 1080 | |
| | | | | | | 0.74 |

| | | | | | | |
|--------------|---|-------------------------|-----------------|--------------|------------|------|
| Flood | X | Zone Description | NO FLOOD HAZARD | Panel | 3710460100 | |
| | | | | | | 0.74 |



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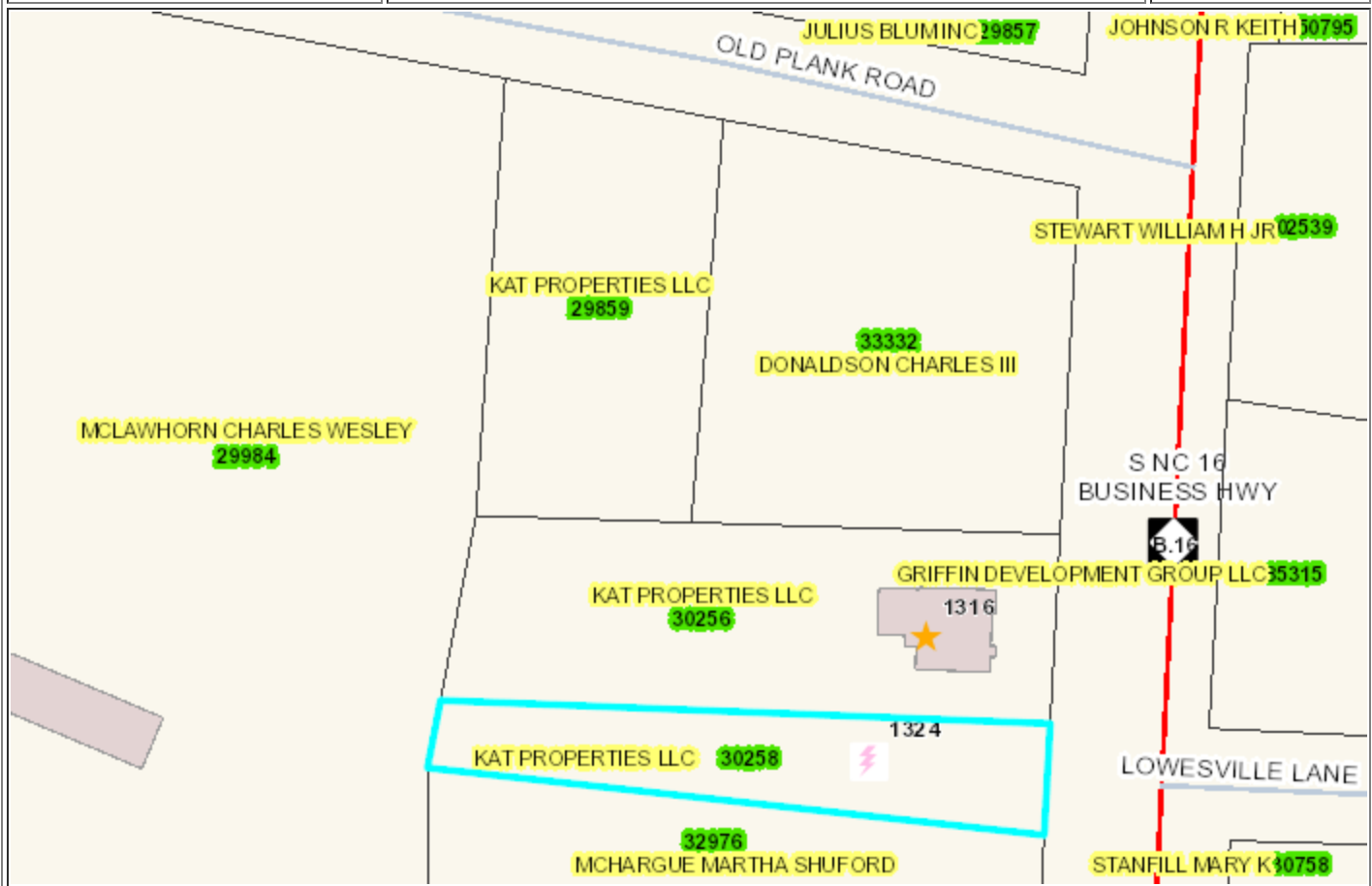
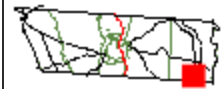
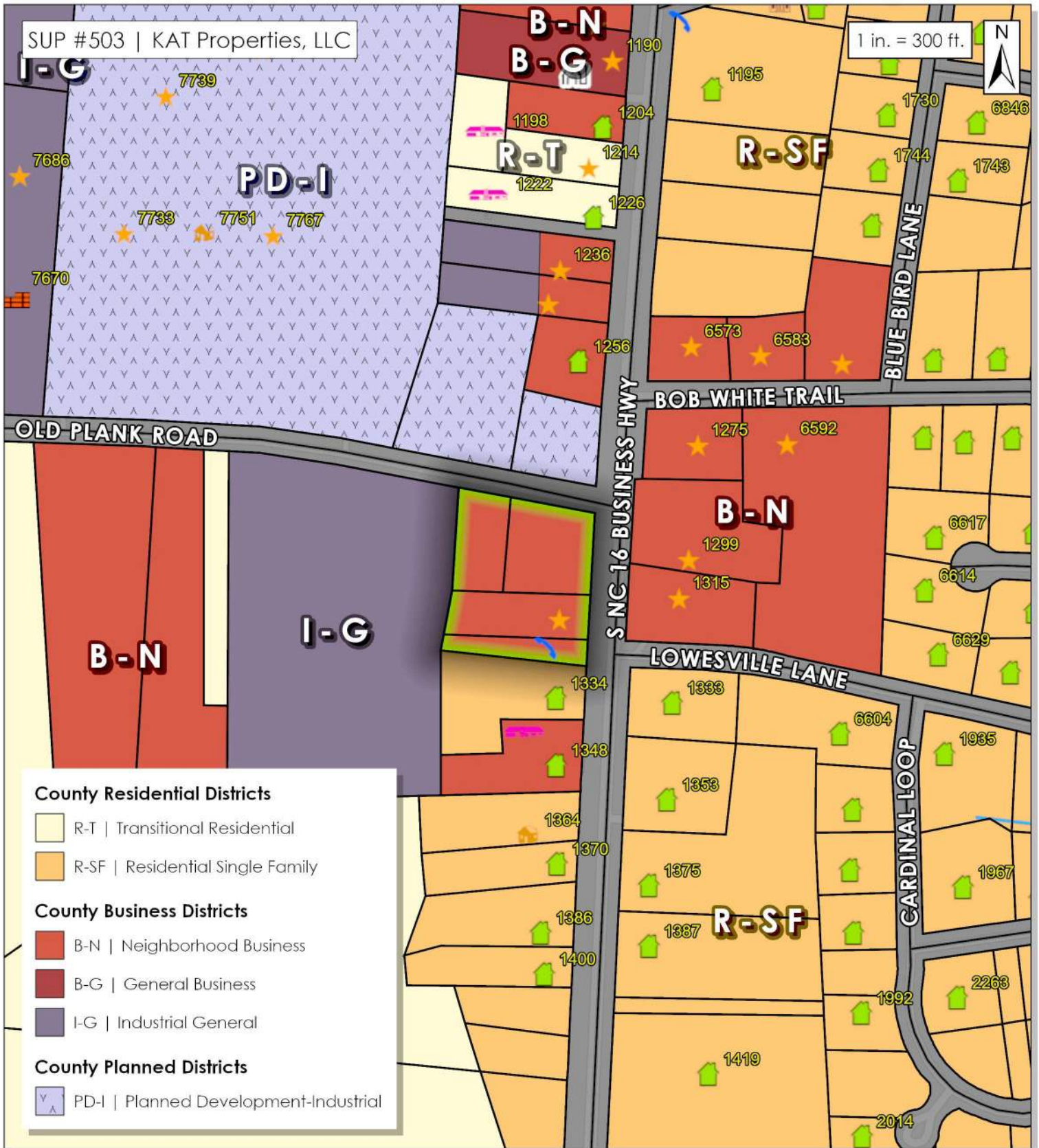


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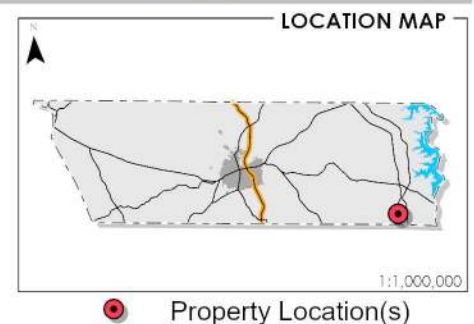
| | | | | | |
|---|----------------------|-----------------------|--------------------|--------------|-----------|
| Parcel ID | 30258 | Owner | KAT PROPERTIES LLC | | |
| Map | 4601 | Mailing | PO BOX 152 | | |
| Account | 274377 | Address | DENVER, NC 28037 | | |
| Deed | 3271 151 | Last Transaction Date | 08/21/2023 | Sale Price | \$425,000 |
| Plat | | Subdivision | | Lot | |
| Land Value | \$39,855 | Improvement Value | \$0 | Total Value | \$39,855 |
| Previous Parcel | | | | | |
| -----All values for Tax Year 2024 ----- | | | | | |
| Description | KINCAID LOT HWY 16 | | | Deed Acres | 0.33 |
| Address | S NC 16 BUSINESS HWY | | | Tax Acres | 0.366 |
| Township | CATAWBA SPRINGS | | Tax/Fire District | EAST LINCOLN | |
| Main Improvement | | | Value | | |
| Main Sq Feet | | Stories | Year Built | | |
| Zoning District | Calc Acres | | Voting Precinct | Calc Acres | |
| B-N | 0.37 | | LW31 | 0.37 | |
| Watershed | | | Sewer District | | |
| | 0.2 | | | 0.37 | |
| | 0.17 | | | | |
| Census County | | Tract | Block | | |
| 109 | | 071102 | 1080 | 0.37 | |
| Flood | Zone Description | | Panel | | |
| X | NO FLOOD HAZARD | | 3710460100 | 0.37 | |



Parcel ID # 29859, 30256,
30258, and 33332

- Property Location(s)

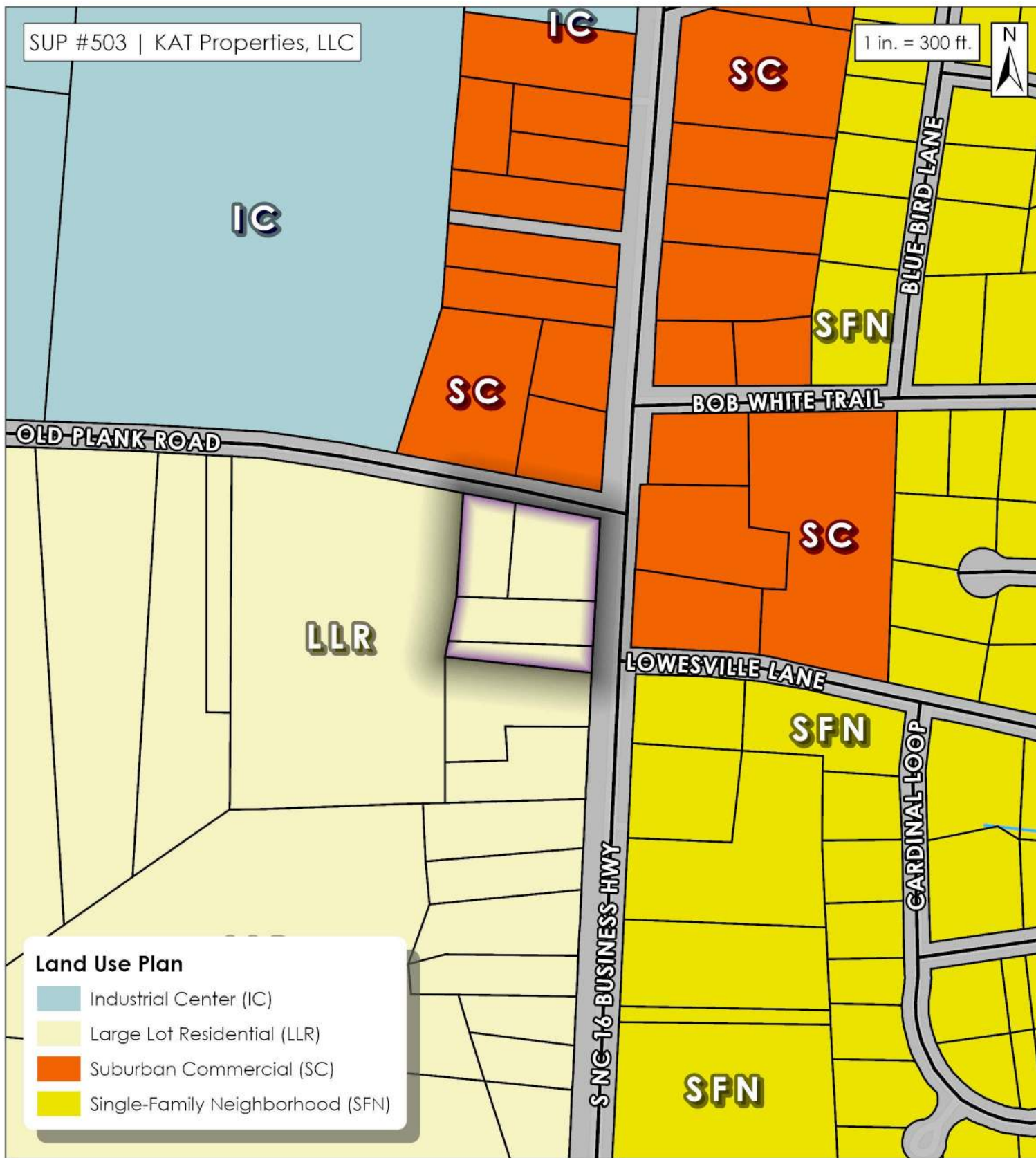
See Attached Application for Parcel Information



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

SUP #503 | KAT Properties, LLC

1 in. = 300 ft.



Land Use Plan

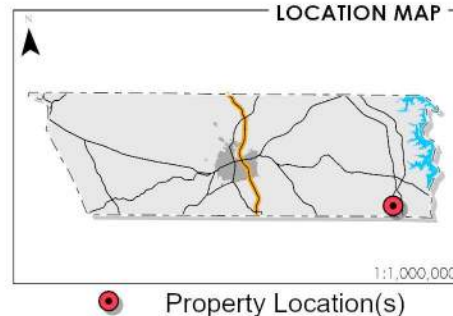
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

Parcel ID # 29859, 30256,
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 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



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



Lincoln County Project Reviews

Project Number: **ZONE24-00004**

Description: **SUP #503 KAT Properties**

Project Type: **ZONING CASE**

Parcel ID: **33332**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **KAT PROPERTIES LLC**

Applied: **1/19/2024**

Approved:

Owner: **DONALDSON CHARLES III**

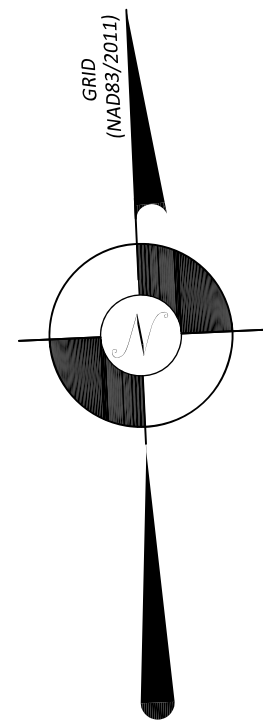
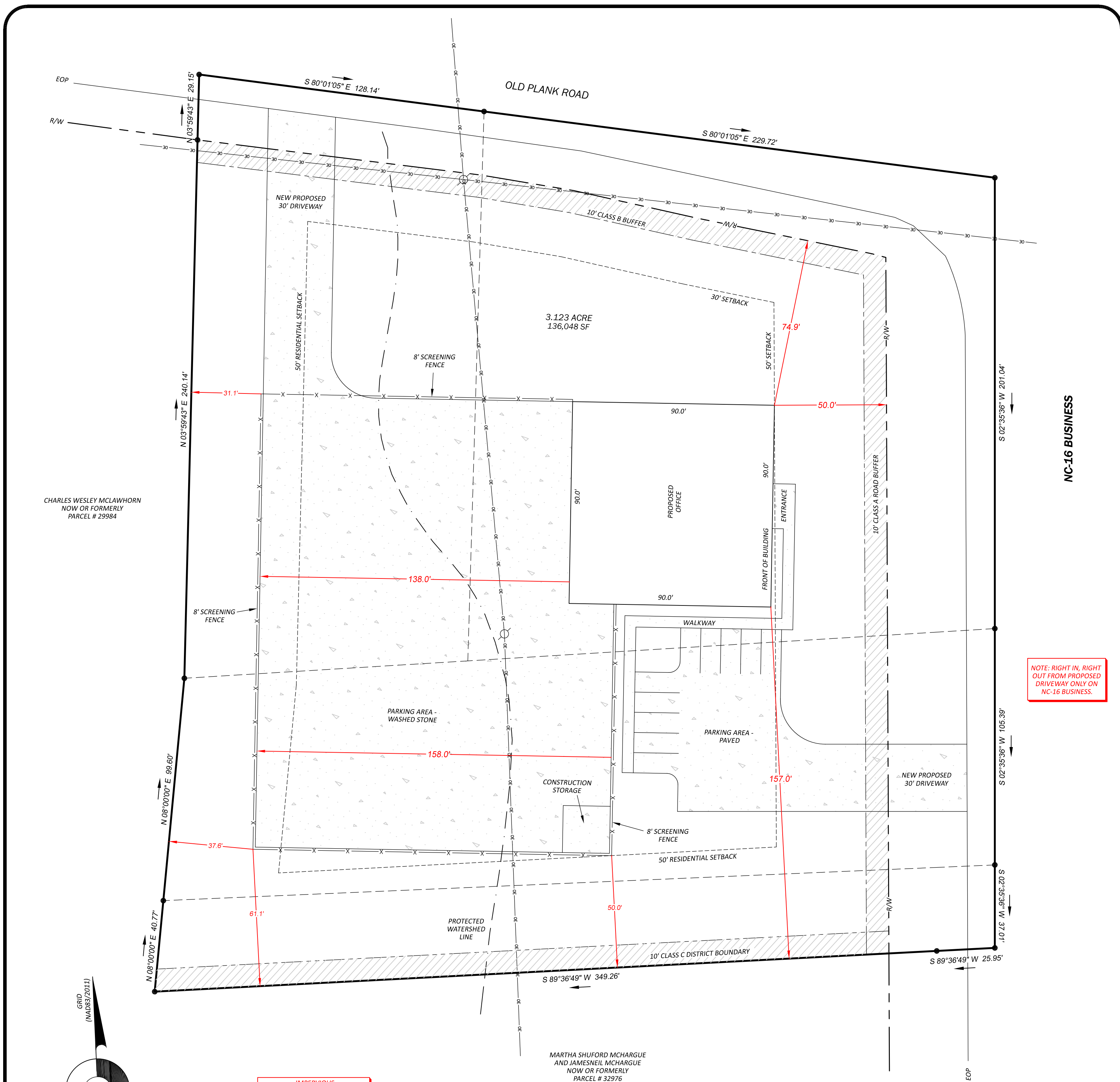
Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

| LIST OF REVIEWS | | | | | | |
|--|---------------|-----------|--|----------------------|----------|---------|
| SENT DATE | RETURNED DATE | DUE DATE | TYPE | CONTACT | STATUS | REMARKS |
| Review Group: AUTO | | | | | | |
| 1/2/2024 | 1/5/2024 | 1/11/2024 | ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION | Jonathan Harris | COMPLETE | |
| Notes: | | | | | | |
| 1/2/2024 | 1/3/2024 | 1/11/2024 | FIRE MARSHAL - COUNTY PRE-APPLICATION | Burl Shrum | COMPLETE | |
| Notes: | | | | | | |
| The parking lot shall be of an approved surface that will support a 75,000 lb. emergency vehicle in any weather condition. | | | | | | |
| 1/2/2024 | 1/5/2024 | 1/11/2024 | NATURAL RESOURCES PRE-APPLICATION | Danielle Rudisill | COMPLETE | |
| Notes: | | | | | | |
| 1/2/2024 | 1/5/2024 | 1/11/2024 | NCDOT PRE-APPLICATION | Michael Watson | COMPLETE | |
| Notes: | | | | | | |
| Commercial driveway permit will be required | | | | | | |
| 1/2/2024 | 2/3/2024 | 1/11/2024 | PUBLIC WORKS - COUNTY PRE-APPLICATION | Jonathan Drazenovich | COMPLETE | |
| Notes: | | | | | | |
| 1) this site has an existing 3/4 inch meter. 2) The County has a 12" sewer force main on Old Plank Rd. | | | | | | |



| IMPERVIOUS CALCULATIONS | |
|-------------------------|-----------|
| TOTAL: | 59,137 SF |
| 70%: | 41,395 SF |
| BUILDING: | 8,100 SF |
| DRIVE/PARKING: | 15,401 SF |
| WALKWAY: | 750 SF |
| PROPOSED: | 24,251 SF |

GRAPHIC SCALE



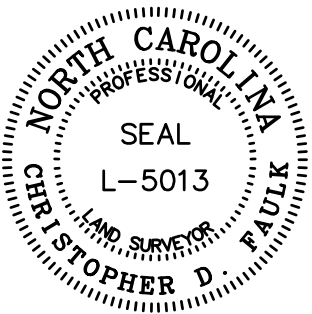
(IN FEET)
1 inch = 30 ft.

REVISIONS:
1) 2/8/24 REVISIONS MADE PER COUNTY NOTES (ERG)
2) 2/8/24 FLIP PLOT PLAN FOR 50' ITS FACING NORTH (ERG)
3) 2/9/24 ADDED 8' FENCE AROUND REAR PARKING AREA (ERG)

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3269, PAGE 705 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____, OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)." THIS 19th DAY OF FEBRUARY, 2024.

PRELIMINARY PLAT NOT FOR RECORDATION
PLANES, OR NOTES
PROFESSIONAL LAND SURVEYOR



SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED ELDD B-N

50' FEET FROM RESIDENTIAL PROPERTIES

PLOT PLAT

AT PROPERTY KNOWN AS
1316 S. NC-16 BUSINESS
DB 3269 PG 705
PARCEL ID # 33332
TOWN OF STANLEY, LINCOLN COUNTY, NC
FOR: CHARLIE DONALDSON

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C-6106

| | |
|------------|------------|
| Job No. | 099-24-005 |
| Date | 1/19/24 |
| Proj. Mgr. | CDF |
| Drawn | ERG |
| Checked | CDF |
| Sheet | 1 |