



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

1/17/24
Date

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 _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. 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 _____

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.

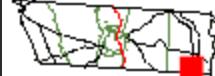


Lincoln County, NC

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



JULIUS BLUM INC 32372

JULIUS BLUM INC 31610

29857 JULIUS BLUM INC

OLD PLANK ROAD

MCLAWHORN CHARLES WESLEY
29984

KAT PROPERTIES LLC
29859

33332 DONALDSON CHARLES III

STEWART TWIL

B.16

KAT PROPERTIES LLC
30256

1316 GRIFFIN DEVELOPMENT GROUP LLC 35315

BUSINESS HWY

3025 KAT PROPERTIES LLC



Photo Not Available

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
Plat		Subdivision	
Land Value	\$99,315	Improvement Value	\$0
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		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
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.61



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30256

GRIFIN DEVELOPMENT GROUP LLC
1316 35315

S NC 16 BUSINESS HWY

3025 KAT PROPERTIES LLC

B.16



Photo Not Available

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
			Total Value \$226,923
Previous Parcel			
-----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		0.91
	0.01		
Census County		Tract	Block
109		071102	1080
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.91

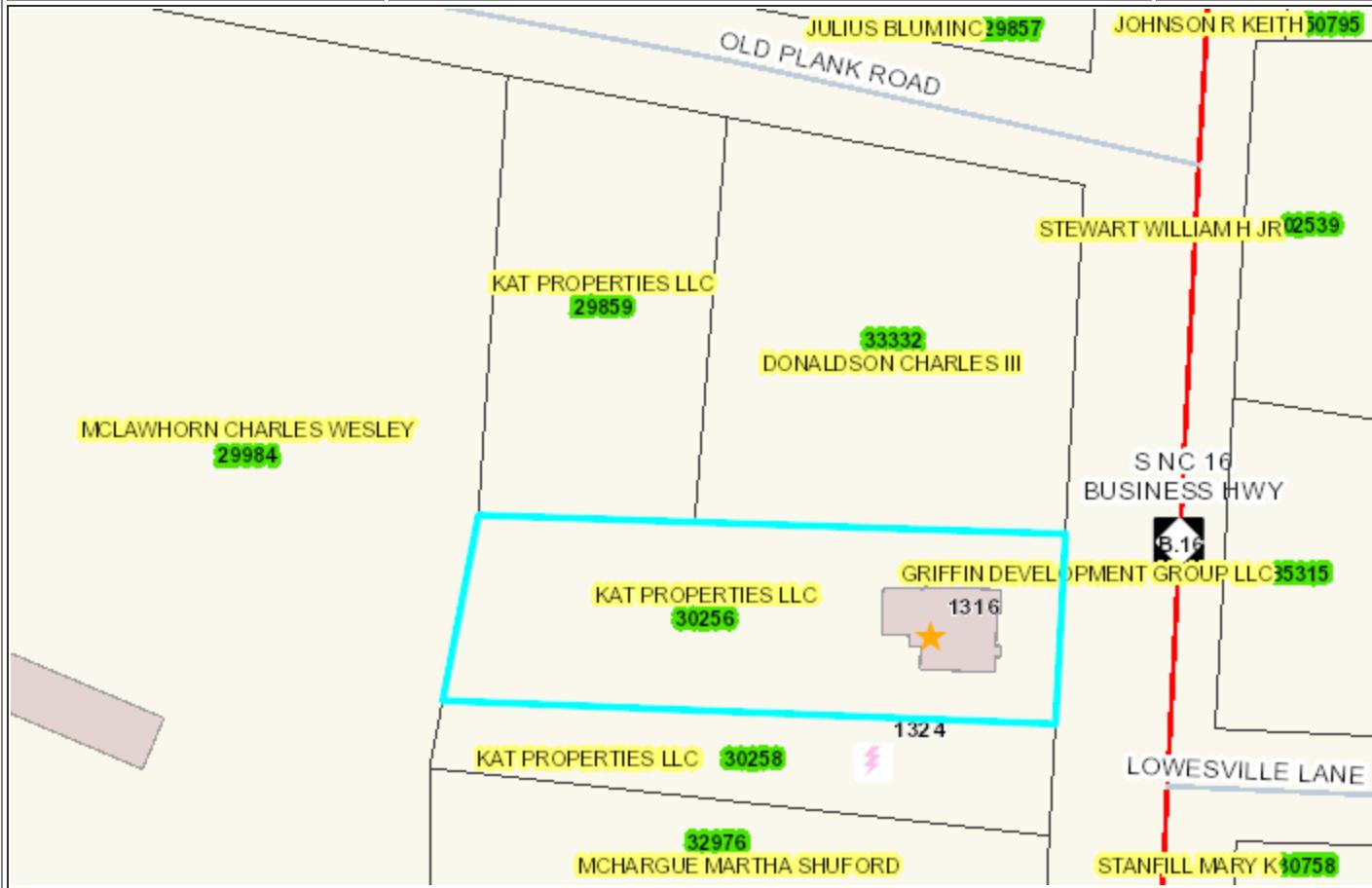
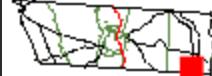


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Parcel ID	30256	Owner	KAT PROPERTIES LLC
Map	4601	Mailing	PO BOX 152
Account	274377	Address	DENVER, NC 28037
Deed	3271 151	Last Transaction Date	08/21/2023
Plat		Subdivision	
Land Value	\$161,605	Improvement Value	\$155,953
Previous Parcel			Total 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		Tract	Block
109		071102	1080
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.74



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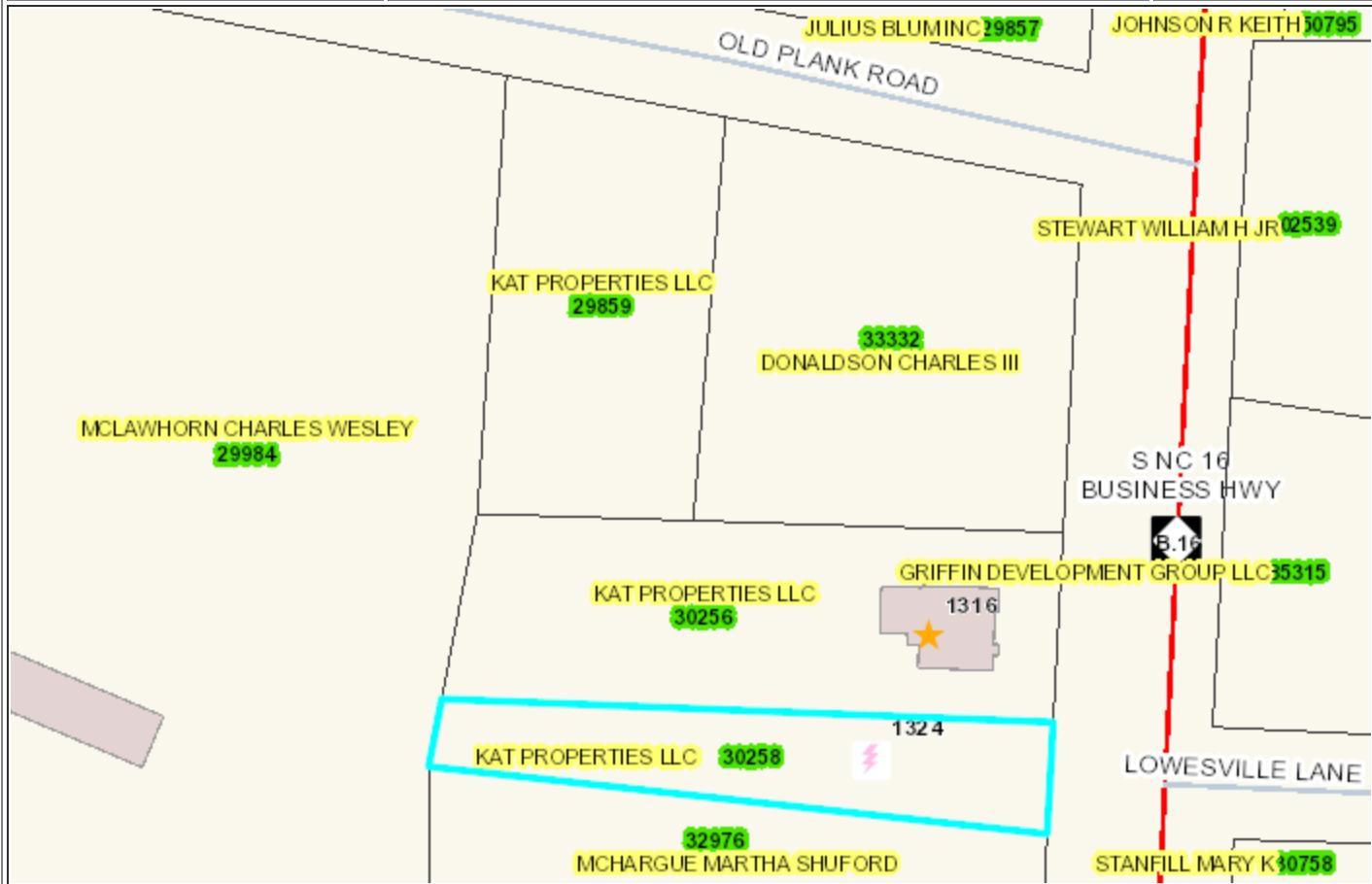
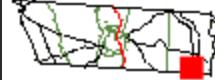
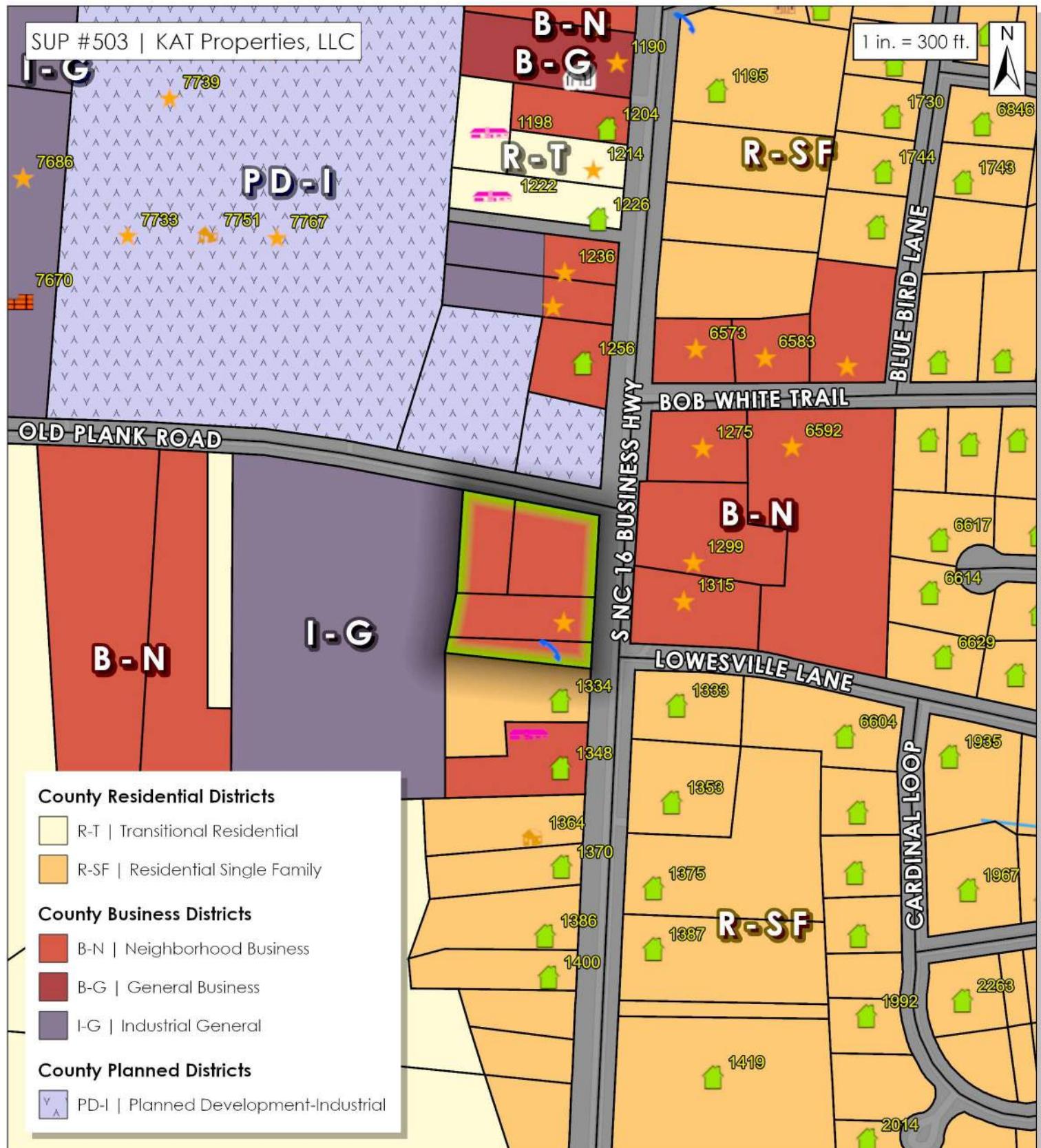


Photo Not Available

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
Plat		Subdivision	
Land Value	\$39,855	Improvement Value	\$0
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		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
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.37



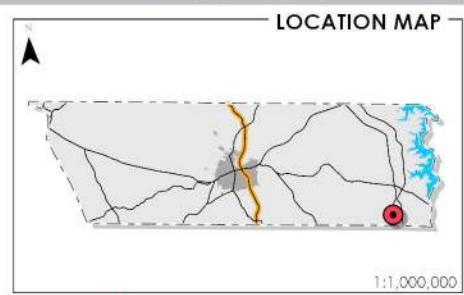
Parcel ID # 29859, 30256,
30258, and 33332

- Property Location(s)

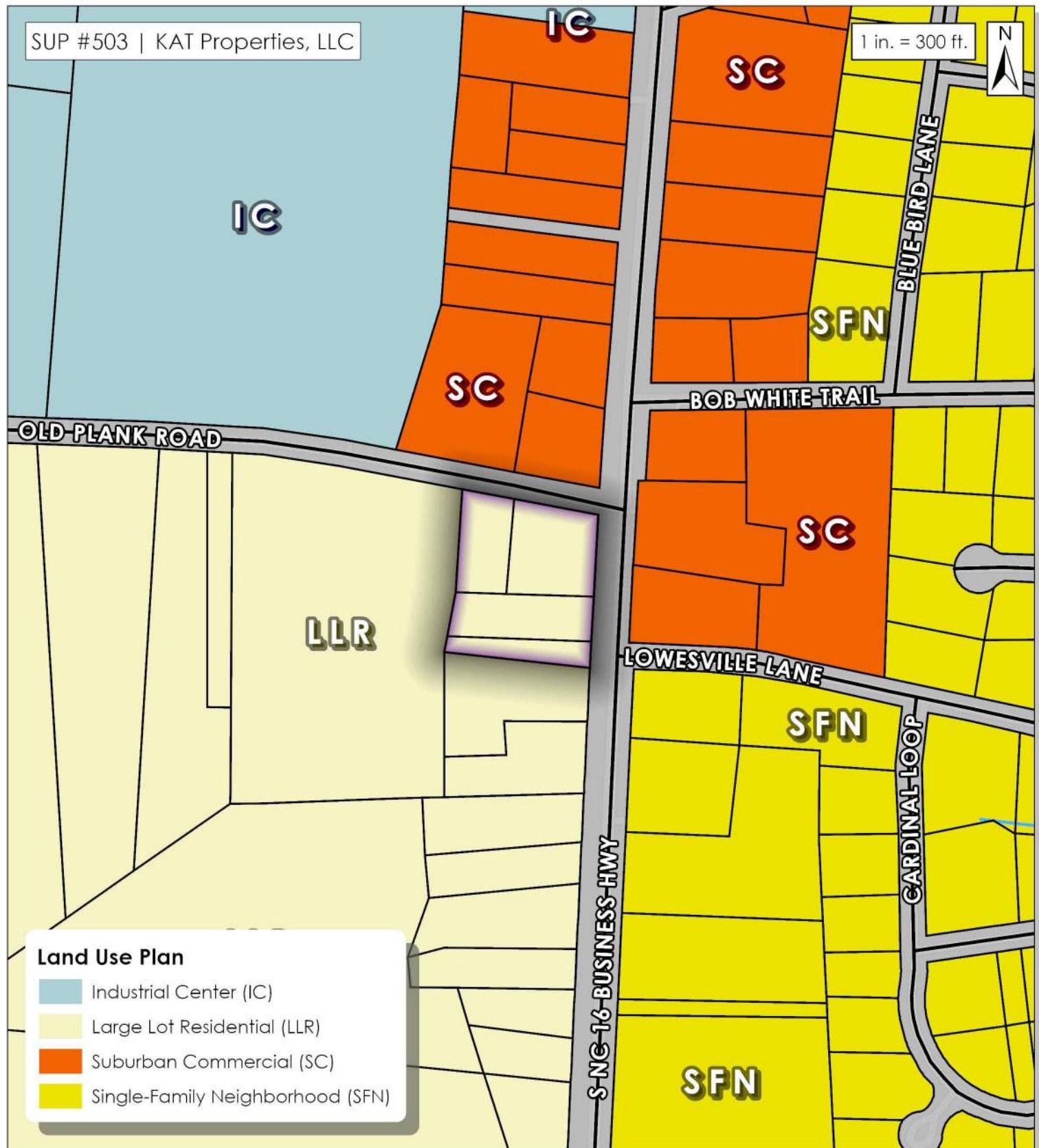


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

See Attached Application for Parcel Information



Property Location(s)



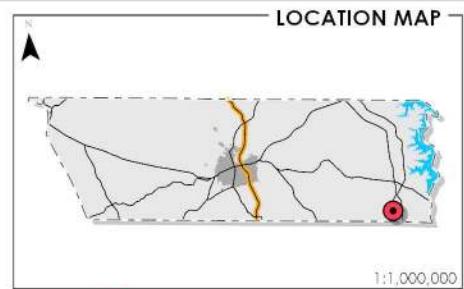
Parcel ID # 29859, 30256,
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- Property Location(s)



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

See Attached Application for Parcel Information



● Property Location(s)



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**

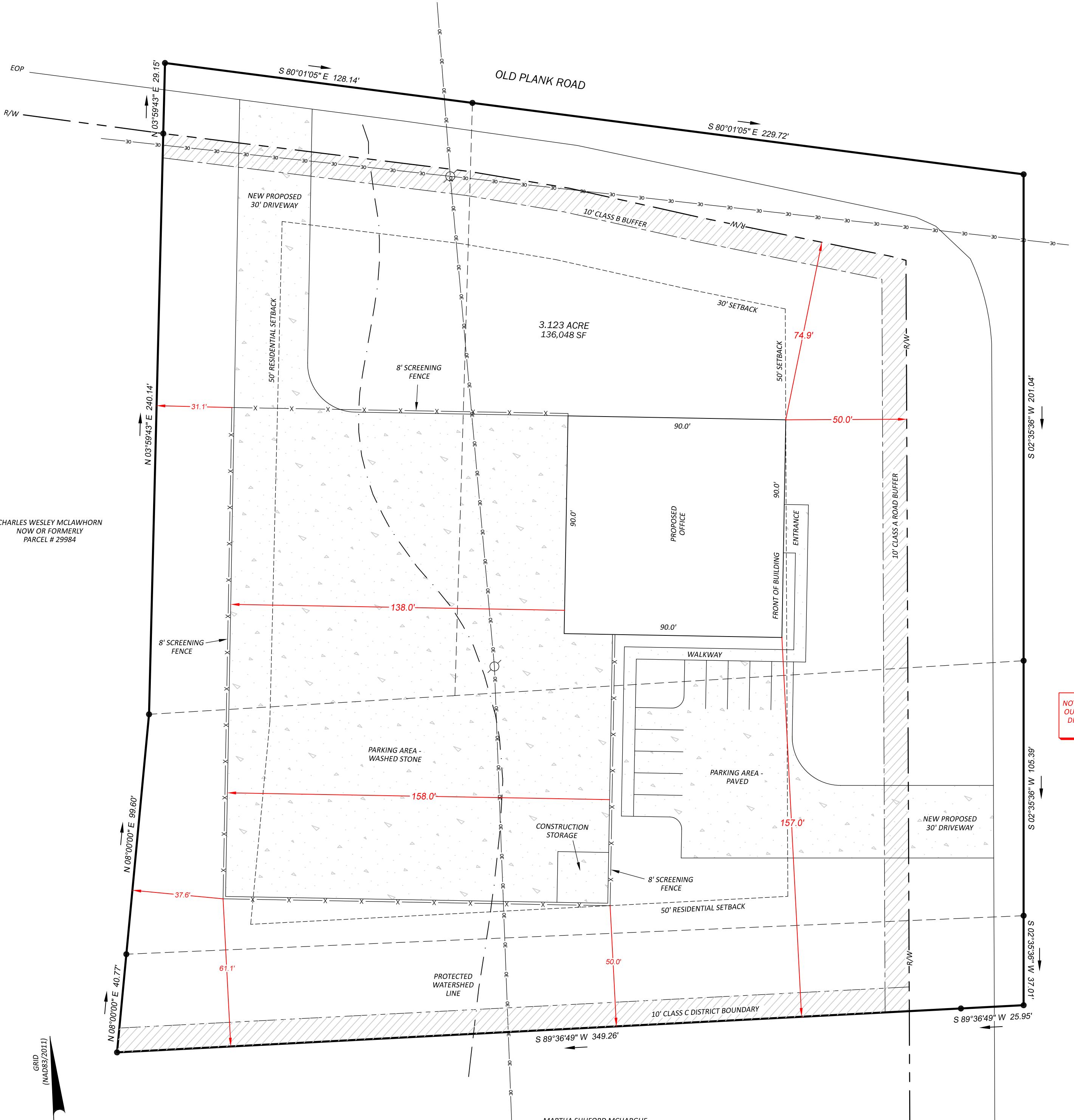
Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

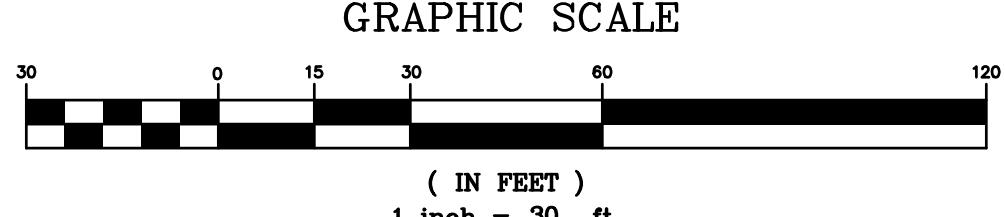
LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUUE 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.						

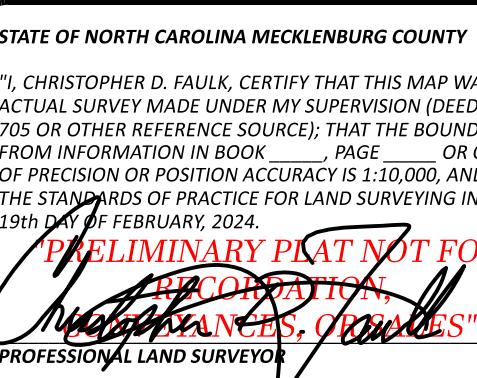


PLOT PLAT

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



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



SITE NOTES:
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED ELD B-N
50' FEET FROM RESIDENTIAL PROPERTIES

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