



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
From: Jeremiah Combs, Planner
Date: February 12, 2024
Re: WSSUP #37
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 exceed 24% impervious surface area in the Mountain Island Lake WS-IV Protected Area as a special nonresidential intensity allocation under the 10/70 option. The applicant is proposing to develop a 2.66-acre site for a contractor's office and contractor's yard, with an impervious surface area of approximately 41%.

Under the 10/70 option, 10 percent of the acreage in a watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners. One of the findings of fact that must be made in approving a permit for a special nonresidential intensity allocation is that the project will substantially increase the county's tax base or otherwise significantly promote or expand economic development and/or job opportunities, or serve a community purpose such as a place of worship, school, or other community facility.

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



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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.



Watershed 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

Watershed District WS-IVP

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

Briefly describe the proposed project and the why it would require a Watershed Special Use Permit.
Construction Office, parking lot, and enclosed shop

\$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.

Applicant's Signature [Signature] Date 1/22/2024

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: _____
The office, parking lot, and shop will not endanger public health

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 NO _____

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

5. The proposed development will substantially increase the ad valorem tax base of Lincoln County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents, or serve a community purpose such as a place of worship, school, or other community facility. YES NO _____

FACTUAL REASONS CITED: _____
Office building will replace old home and vacant land with will create more taxes.
Company will employ over 50 full and part time employees.



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

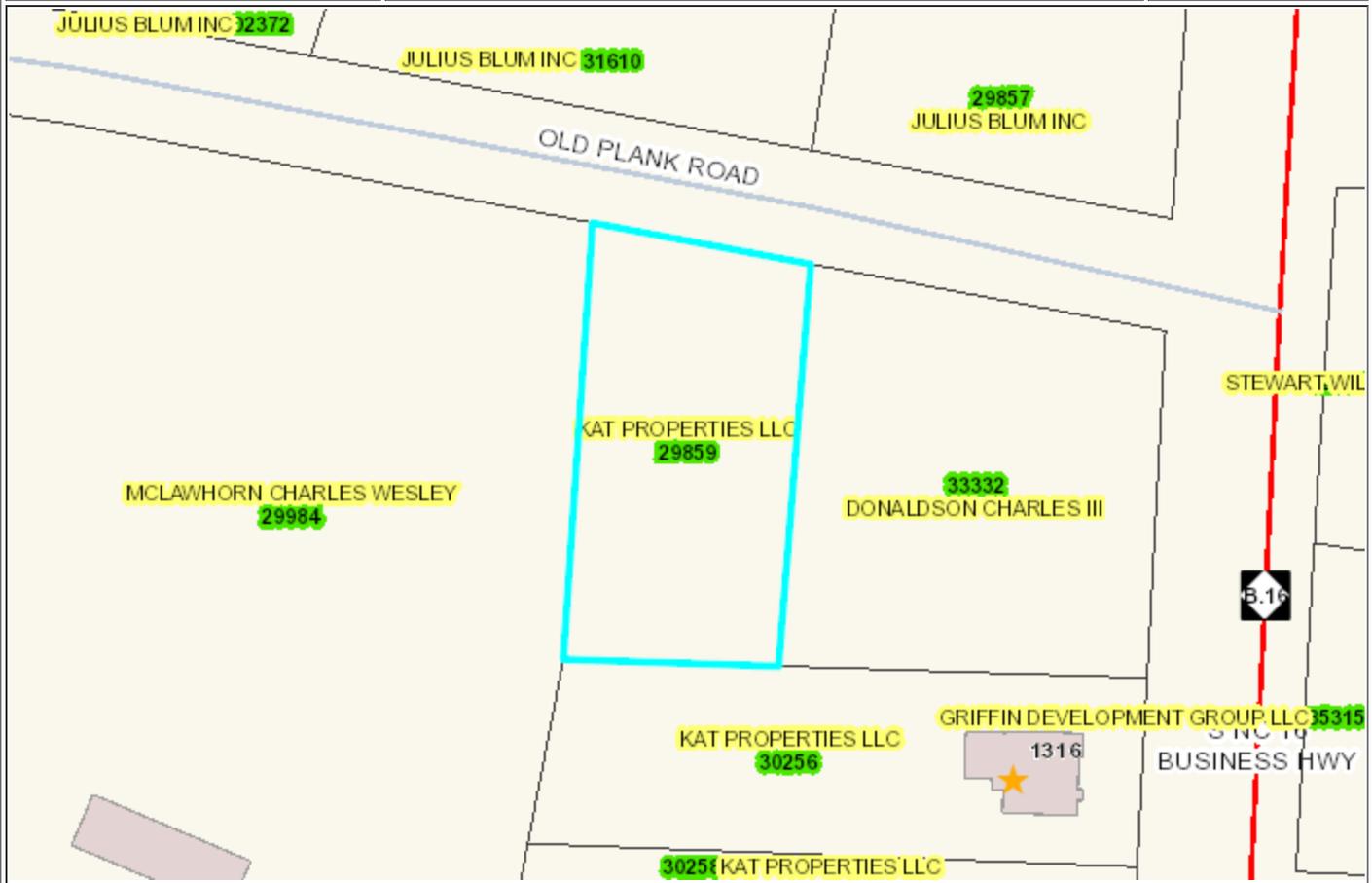
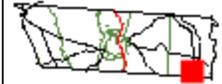


Photo Not Available

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	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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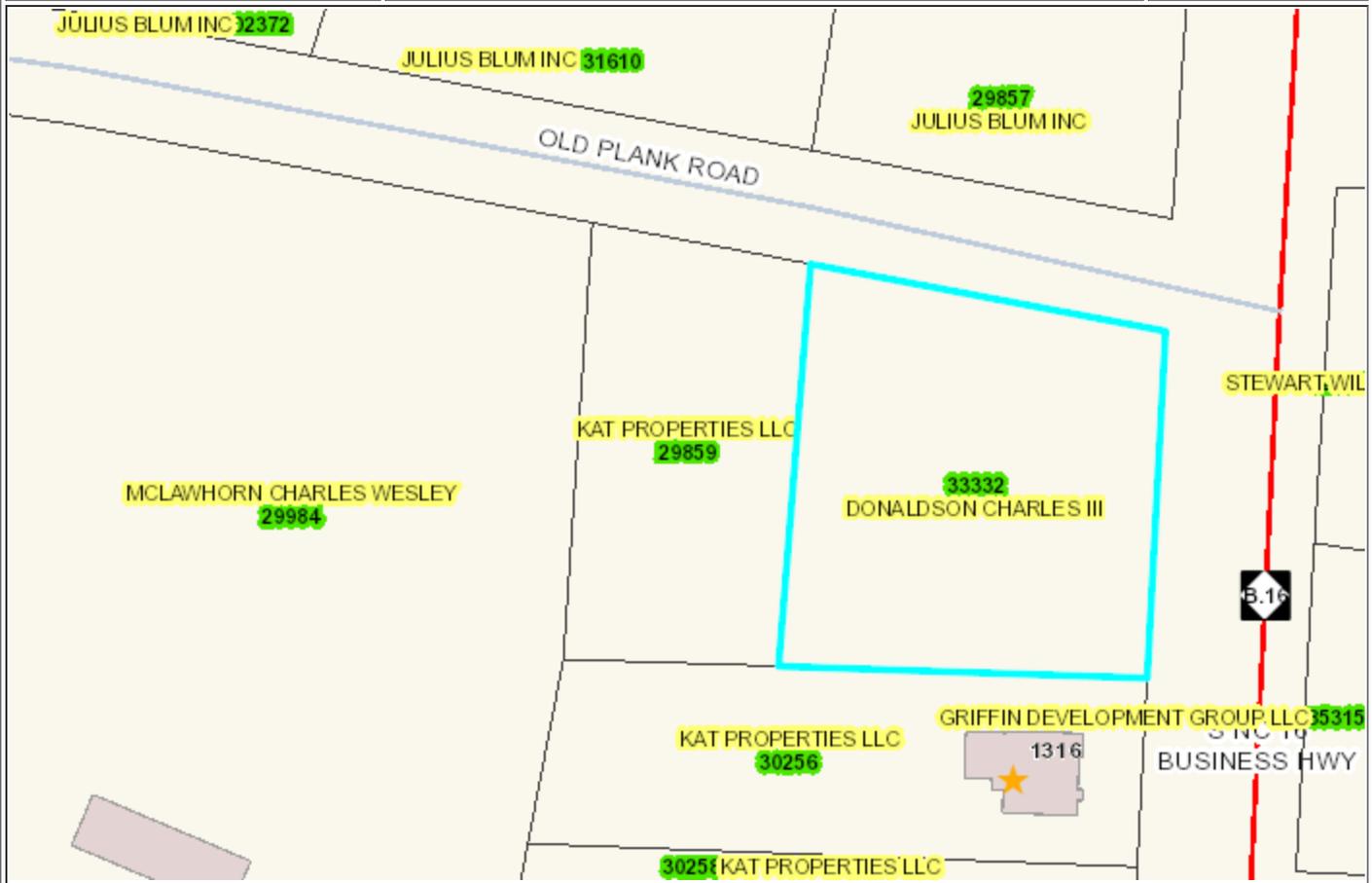
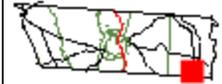
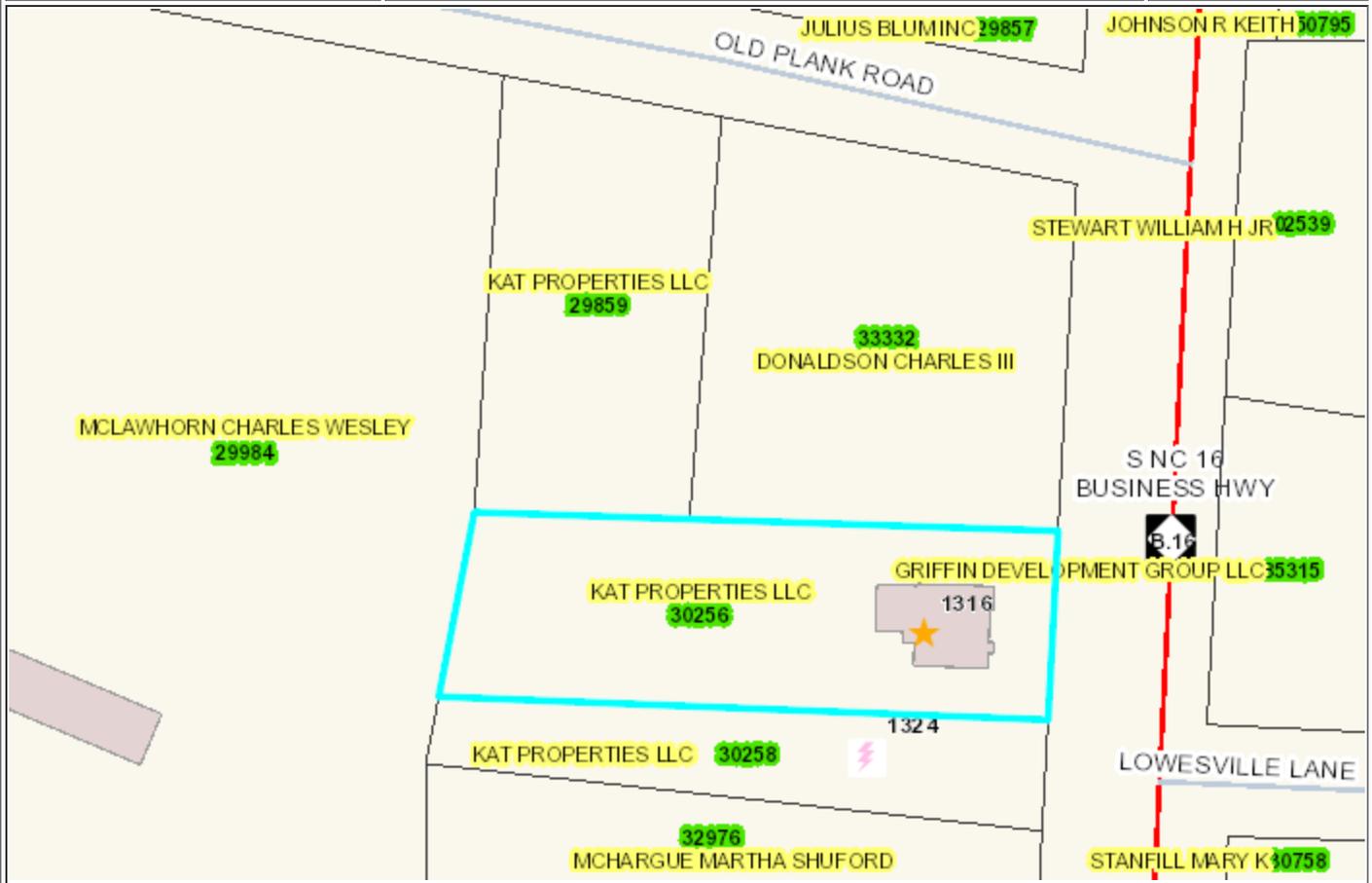
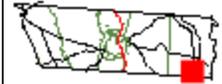


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Parcel ID	33332	Owner	DONALDSON CHARLES III DONALDSON MELANIE RENEE	
Map	4601	Mailing	7614 SIFFORD ROAD	
Account	268502	Address	STANLEY, NC 28164	
Deed	3269 705	Last Transaction Date	08/14/2023	Sale Price \$200,000
Plat		Subdivision		Lot
Land Value	\$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		Stories	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	Sale Price \$425,000
Plat		Subdivision		Lot
Land Value	\$161,605	Improvement Value	\$155,953	Total Value \$317,558
Previous Parcel				
-----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	B-N	Calc Acres	0.74	Voting Precinct LW31
				0.74
Watershed	0.4	Sewer District	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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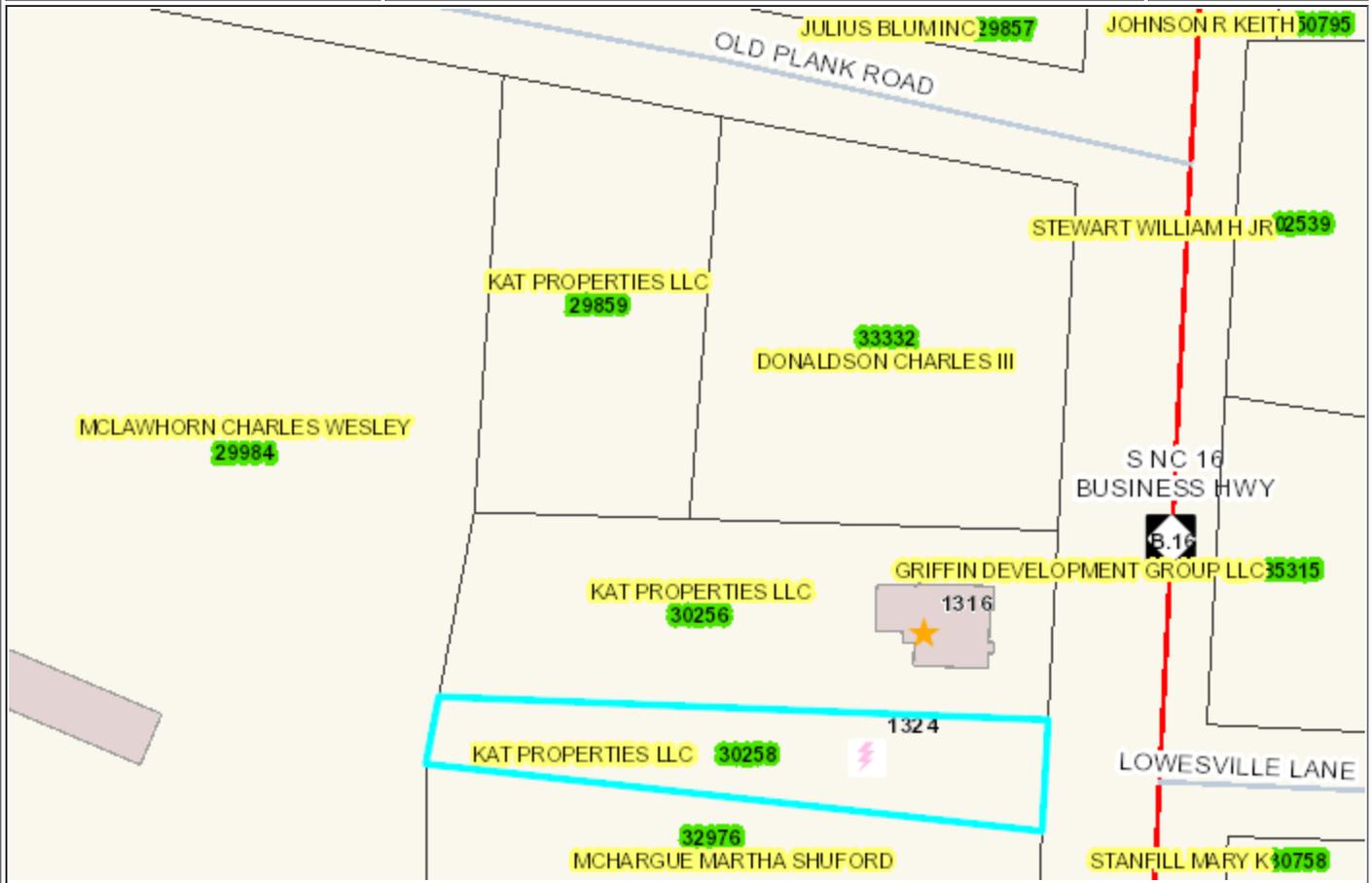
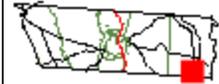
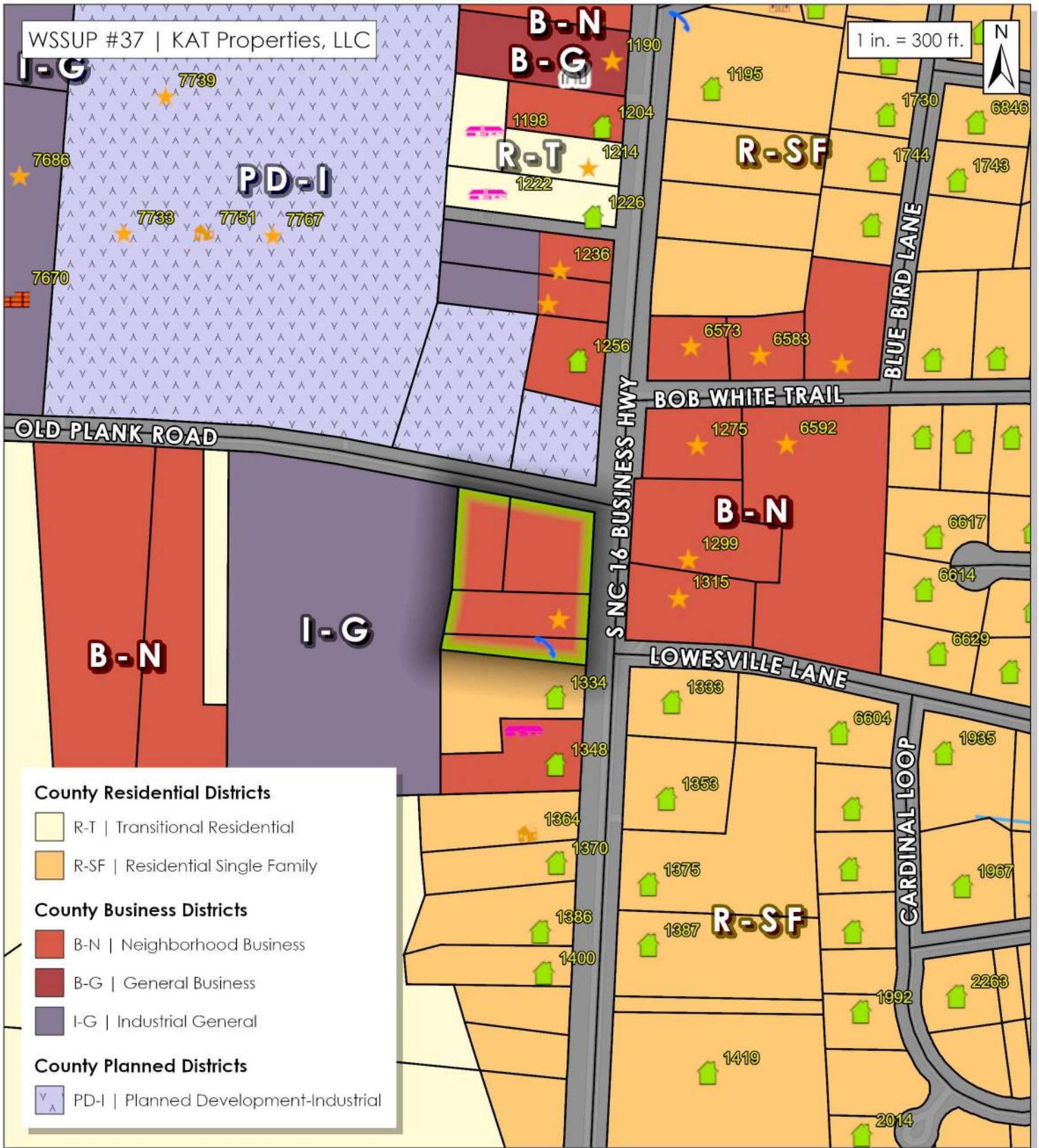


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Parcel ID	30258	Owner	KAT PROPERTIES LLC	
Map	4601	Mailing	PO BOX 152	
Account	274377	Address	DENVER, NC 28037	
Deed	3271 151	Last Transaction Date	08/21/2023	Sale Price \$425,000
Plat		Subdivision		Lot
Land Value	\$39,855	Improvement Value	\$0	Total 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

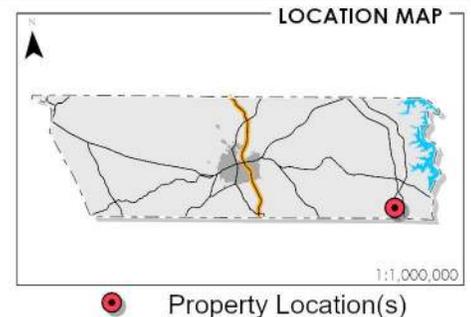


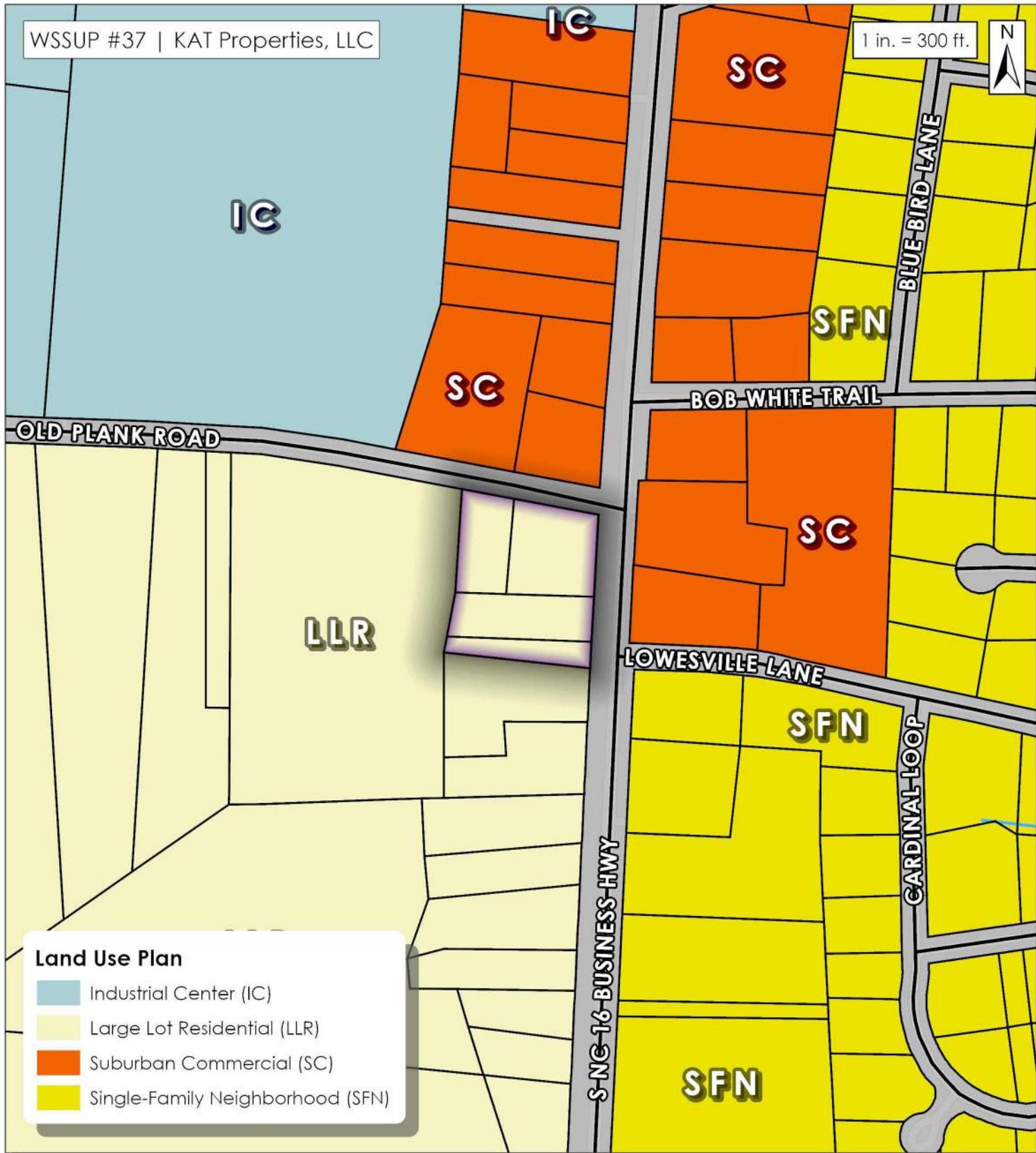
Lincoln County
 Planning & Inspections
 115 W. Main St
 3rd Floor
 Lincolnton, NC 28092

Parcel ID # 29859, 30256,
 30258, and 33332

- Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

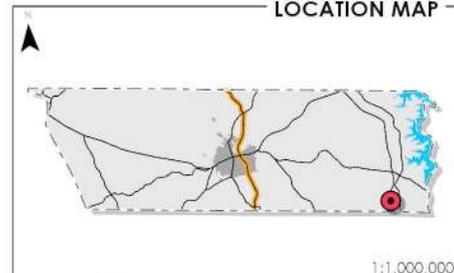
-  Industrial Center (IC)
-  Large Lot Residential (LLR)
-  Suburban Commercial (SC)
-  Single-Family Neighborhood (SFN)

**Parcel ID # 29859, 30256,
30258, and 33332**

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



1:1,000,000

 Property Location(s)



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**

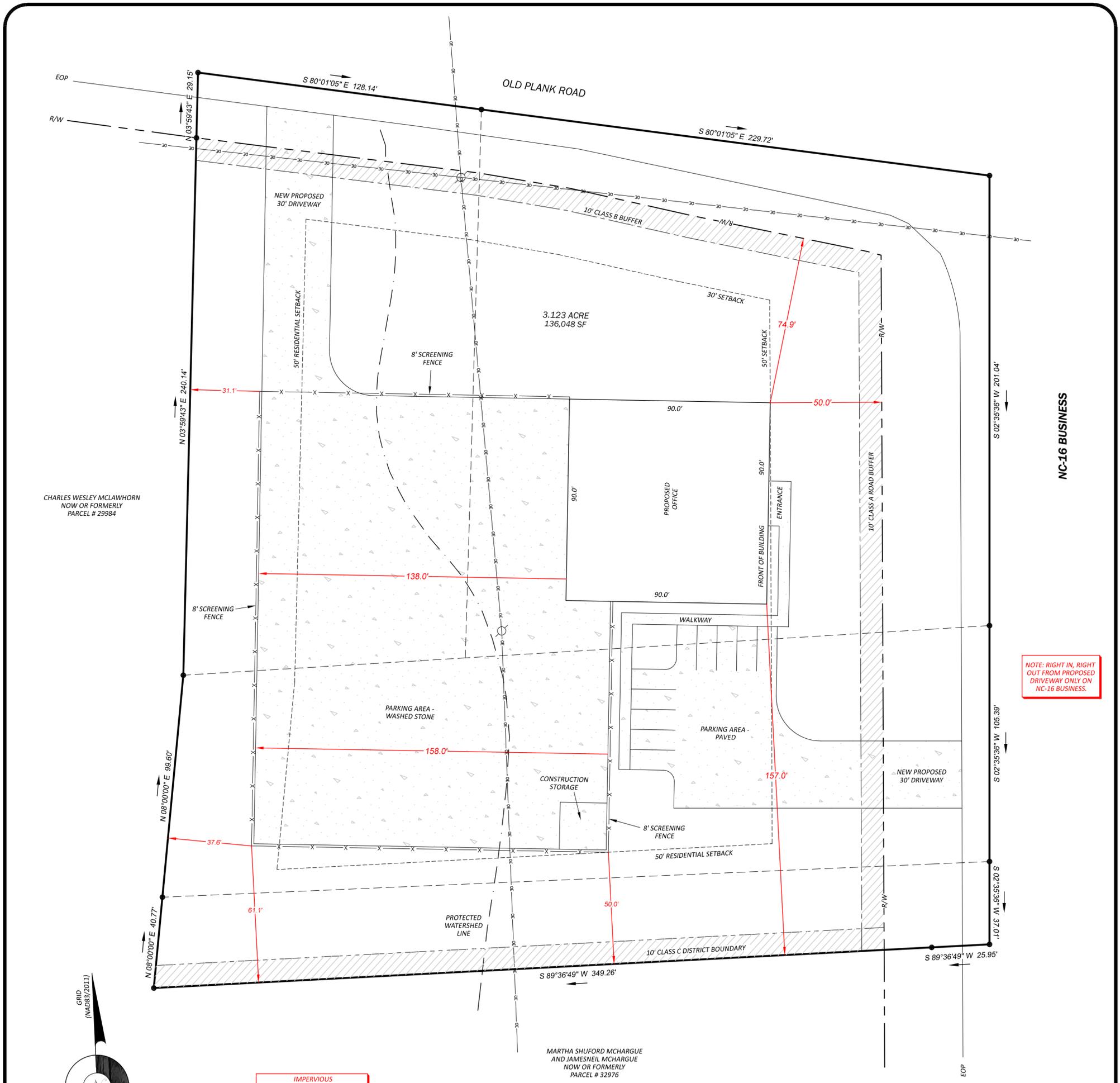
Balance: **\$ 0.00**

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.						

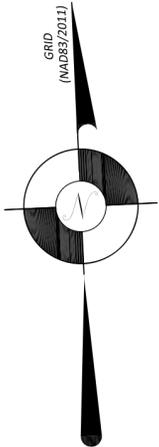


CHARLES WESLEY MCLAWHORN
NOW OR FORMERLY
PARCEL # 29984

MARTHA SHUFORD MCHARGUE
AND JAMESNEIL MCHARGUE
NOW OR FORMERLY
PARCEL # 32976

NOTE: RIGHT IN, RIGHT
OUT FROM PROPOSED
DRIVEWAY ONLY ON
NC-16 BUSINESS.

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 S.O.'S FACING NORTH (ERG)
3) 2/9/24 ADDED 8' FENCE AROUND REAR PARKING AREA (ERG)

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

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 LINES"
PROFESSIONAL LAND SURVEYOR



SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED ELDD 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