



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: March 8, 2024

Re: WSSUP #38

Shively Warehouse, Inc., applicant

Parcel ID# 50083

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on April 1, 2024.

Request

The applicant is requesting a special use permit to exceed 36% impervious surface area in the WS-IV Protected Area of the South Fork/Catawba River water supply watershed as a special nonresidential intensity allocation under the 10/70 option. The applicant is proposing to expand the parking area for freight trailers for shipping and receiving of materials for an existing plastics recycling facility, with an impervious surface area of approximately 56.4%.

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 a 5.63-acre parcel located at 1884 Kawai Rd. in Lincolnton Township. The subject property is located in the I-G (Industrial General) zoning district. The subject property is adjoined by property zoned I-G (Industrial General) and R-S (Residential Suburban). 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.



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 Shively Warehouse, Inc.

Applicant Address 1884 Kawai Rd., Lincolnton, NC 28092

Applicant Phone Number (760) 609-1500

Property Owner Name Shively Warehouse, Inc.

Property Owner Address 2540 South 600 East, Columbia City, IN 46725

Property Owner Phone Number (760) 609-1500

PART II

Property Location 1884 Kawai Rd., Lincolnton, NC

Property ID (10 digits) 3421390567 Property size 5.631 AC.

Parcel # (5 digits) 50083 Deed Book(s) 2733 Page(s) 374

PART III

Watershed District WS-IVP

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

The property is currently being used for the recycling of plastic containers and etc, for reuse in the manufacturing industry. The facility is housed in an existing 34,615 S.F. industrial building with limited storage.

Briefly describe the proposed project and the why it would require a Watershed Special Use Permit.

The proposed project is to develop an outside storage area for tractor trailer container to store recyclables awaiting the recycling process. The washed gravel area would increase the overall site impervious area above the low density amount.

\$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 Ty Siz

Date 2/14/2024

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **WSSUP #38**

Applicant **Shively Warehouse, Inc.**

Property Location **1884 Kawai Rd**

Parcel ID# **50083**

Proposed Special Use

**10/70 option in South Fork/Catawba River WS-IV
Protected Area for parking lot expansion**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. **YES**

All design and construction will meet all local, state, and federal requirements regarding safety, public health, and general welfare.

2. The use meets all required conditions and specifications. **YES**

The proposed parking lot expansion for freight trailer parking will meet all standards of the Lincoln County UDO.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. **YES**

The proposed use will conform to the requirements of the Land Use Plan to match other industrial lots in the surrounding area. This in turn will not substantially injure the value of adjoining or abutting property.

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**

Currently, the facility is in harmony with the surrounding area of industrial use. The parking lot expansion for freight trailer parking will be designed in such a manner that the use will remain in conformity with the surrounding area and consistent with the recommendations of the Lincoln County Land Use Plan.

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. **YES**

The parking lot expansion will increase the efficiency of the existing plastic recycling operation, and in turn will increase product equipment and will create a minimum increase of three (3) full-time positions for the company.



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: 3/8/2024 Scale: 1 Inch = 200 Feet

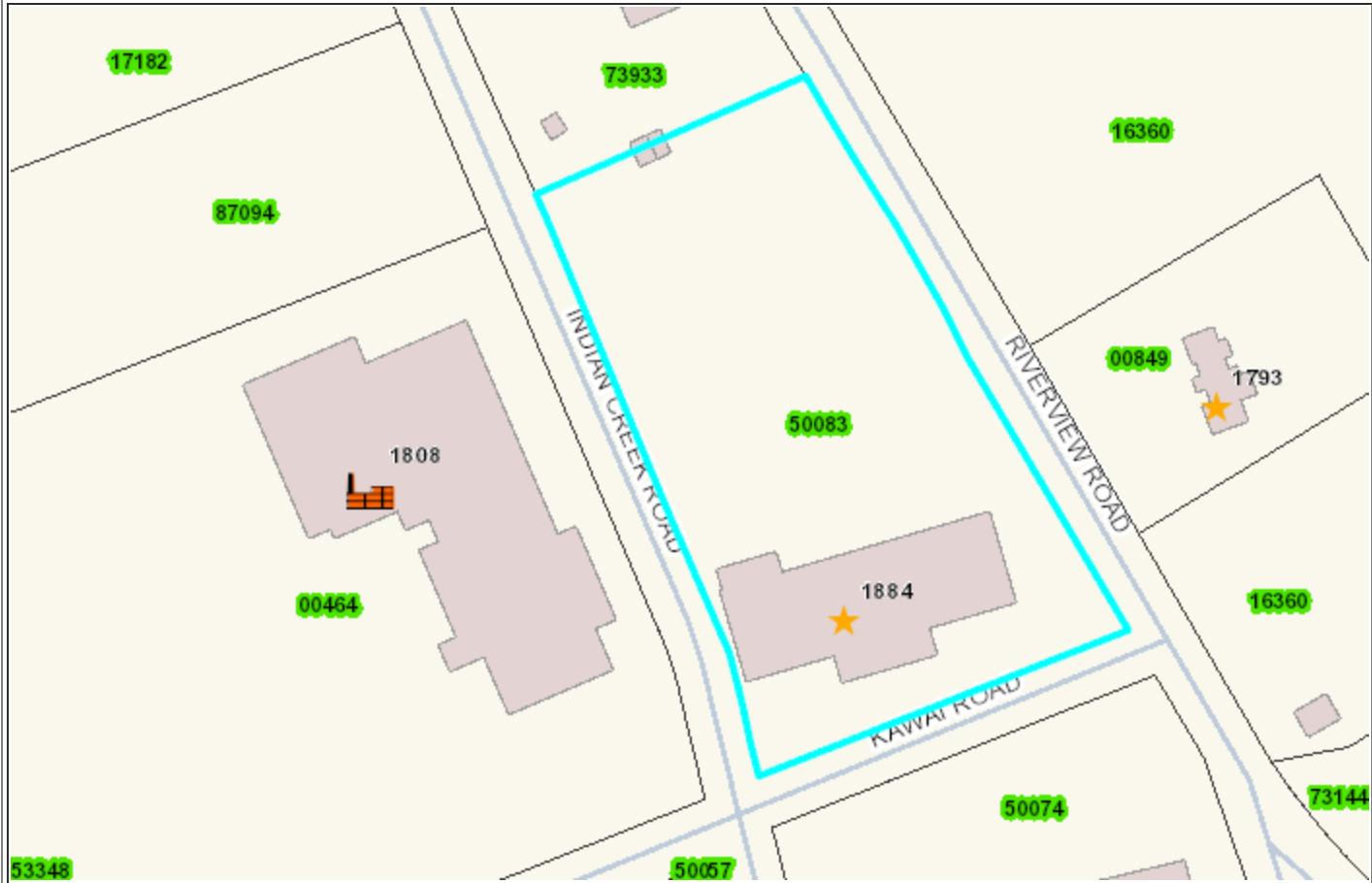
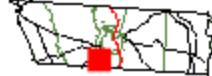
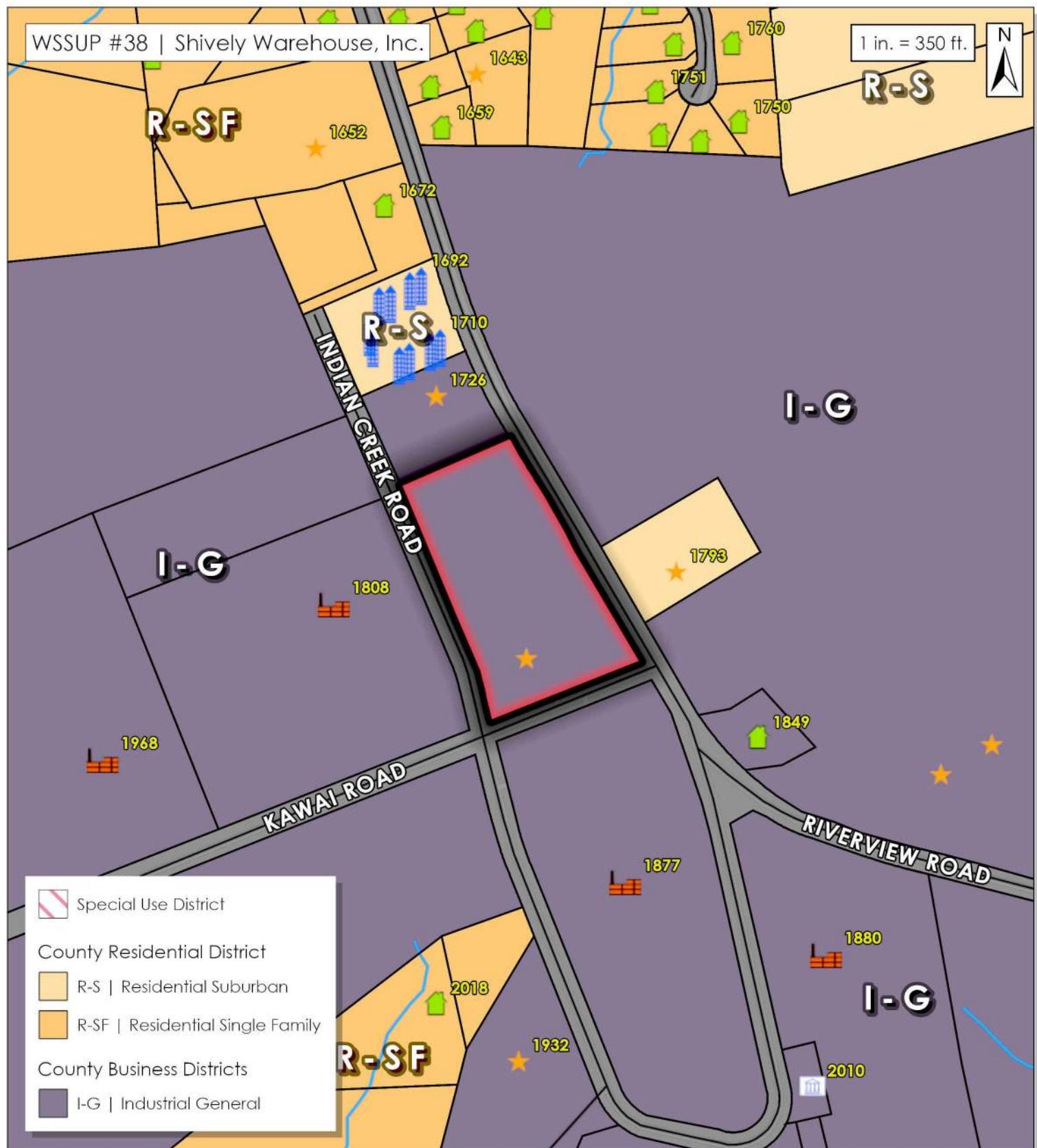


Photo Not Available

Parcel ID	50083	Owner	SHIVELY WAREHOUSE INC
Map	3621	Mailing	2540 S 600 E
Account	0266896	Address	COLUMBIA CITY, IN 46725
Deed	2733 374	Last Transaction Date	03/29/2018
Plat		Subdivision	
Land Value	\$172,620	Improvement Value	\$1,323,916
Previous Parcel	52734		Total Value \$1,496,536
-----All values for Tax Year 2024 -----			
Description	RD 1236	Deed Acres	6.61
Address	1884 KAWAI RD	Tax Acres	5.631
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	5.63	LB34	5.63
Watershed		Sewer District	
	5.63		5.63
Census County		Tract	Block
109		070400	3006
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710362100	5.63



Parcel ID # 50083

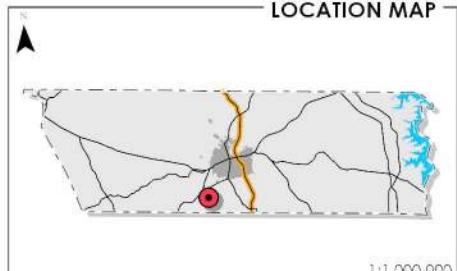
 - Property Location(s)

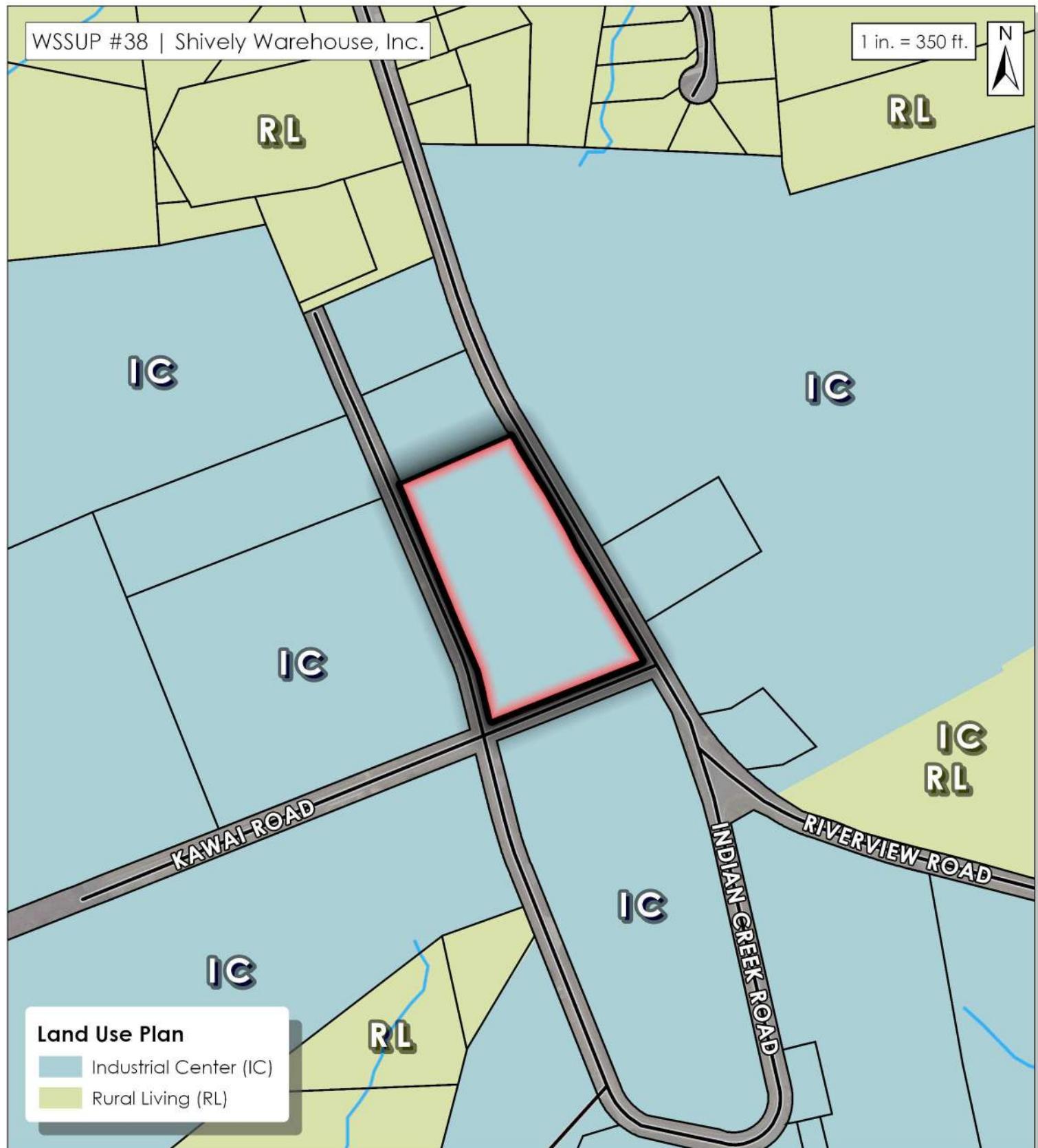
See Attached Application for Parcel Information



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

LOCATION MAP


 Property Location(s)



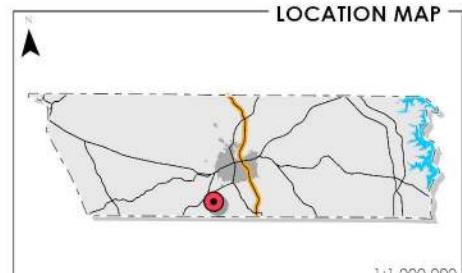
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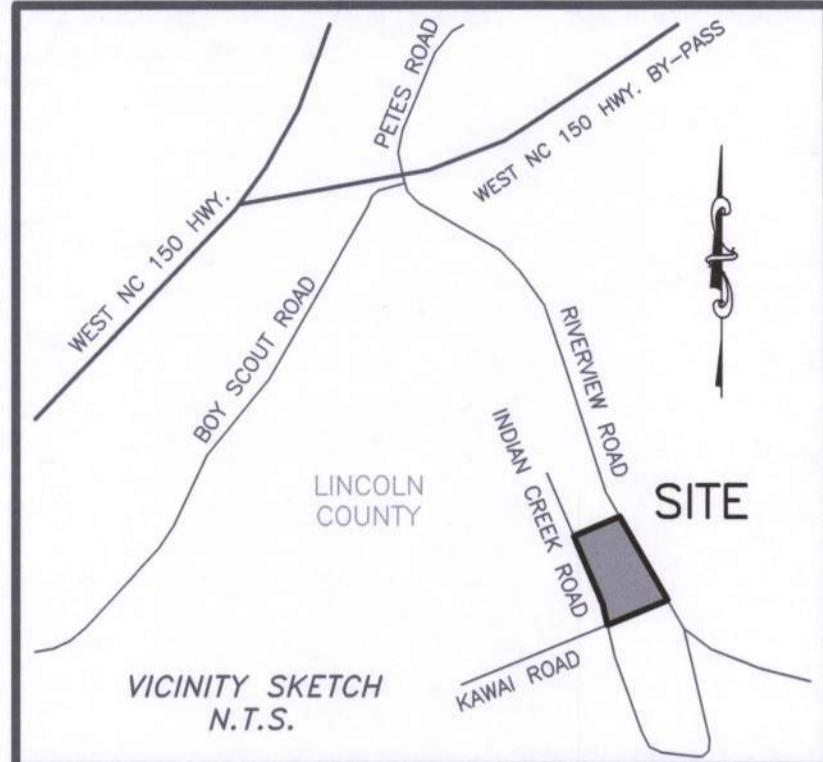
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Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



Property Location(s)



LEGEND :

- : EXISTING CORNER; TYPE NOTED
- : IPP : IRON PIPE FD.
- : IRF : IRON ROD FD.
- : CORNER SET; TYPE NOTED
- : CENTER LINE
- : R/W = RIGHT OF WAY
- : PROPERTY LINE
- : POWER POLE
- : SETBACK LINE
- : EASEMENT
- C.M.P. : CORRUGATED METAL PIPE
- R.C.P. : REINFORCED CONCRETE PIPE
- : GUARD RAIL

APPLICANT INFORMATION:

SHIVELY WAREHOUSE, INC.
2540 SOUTH 600 EAST
COLUMBIA CITY, IN 46725

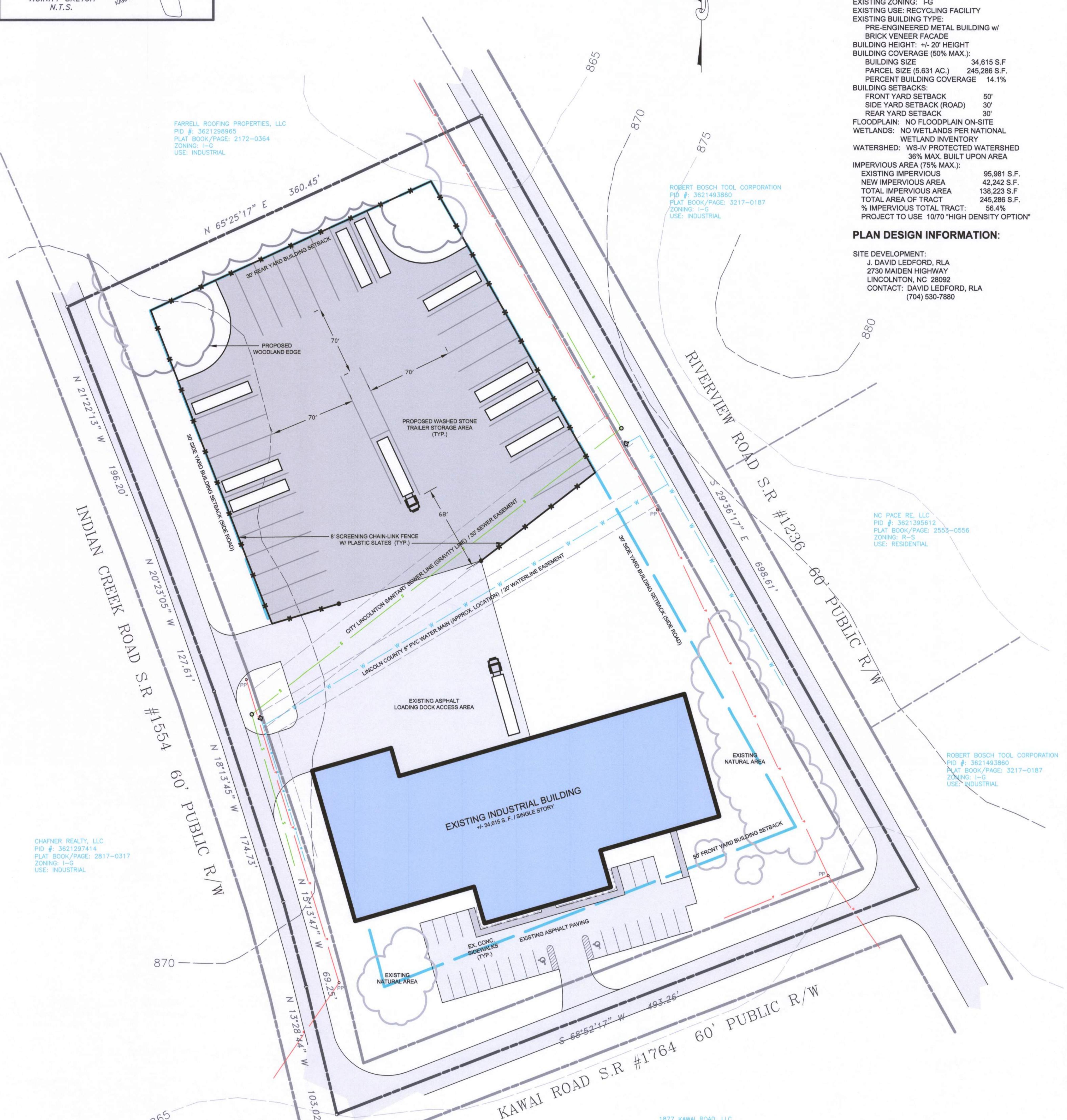
CONTACT: TYLER SHIVELY
(206) 609-1500
tyler@plasnet.net

PARCEL INFORMATION:

PARCEL ID #: #3621390567
OWNER: SHIVELY WAREHOUSE, INC.
2540 SOUTH 600 EAST
COLUMBIA CITY, IN 46725
ADDRESS: 1884 KAWAI ROAD
LINCOLNTON, NC
LINCOLN COUNTY
TOTAL ACREAGE: 5.631 AC.
DEED BOOK: 2733 DEED PAGE: 0374
EXISTING ZONING: I-G
EXISTING USE: RECYCLING FACILITY
EXISTING BUILDING TYPE:
PRE-ENGINEERED METAL BUILDING w/
BRICK VENEER FAÇADE
BUILDING HEIGHT: +/- 20' HEIGHT
BUILDING COVERAGE (50% MAX.):
BUILDING SIZE: 34,615 S.F.
PARCEL SIZE (5.631 AC.) 245,286 S.F.
PERCENT BUILDING COVERAGE 14.1%
BUILDING SETBACKS:
FRONT YARD SETBACK 50'
SIDE YARD SETBACK (ROAD) 30'
REAR YARD SETBACK 30'
FLOODPLAIN: NO FLOODPLAIN ON-SITE
WETLANDS: NO WETLANDS PER NATIONAL
WETLAND INVENTORY
WATERSHED: WS-IV PROTECTED WATERSHED
36% MAX. BUILT UPON AREA
IMPERVIOUS AREA (75% MAX.):
EXISTING IMPERVIOUS 95,981 S.F.
NEW IMPERVIOUS AREA 42,242 S.F.
TOTAL IMPERVIOUS AREA 138,223 S.F.
TOTAL AREA OF TRACT 245,286 S.F.
% IMPERVIOUS TOTAL TRACT: 56.4%
PROJECT TO USE 10/70 "HIGH DENSITY OPTION"

PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:
J. DAVID LEDFORD, RLA
2730 MAIDEN HIGHWAY
LINCOLNTON, NC 28092
CONTACT: DAVID LEDFORD, RLA
(704) 530-7880



Know what's below.
Call before you dig.

40 0 40 80 120
GRAPHIC SCALE: 1" = 40'

GENERAL NOTES :
UTILITIES SHOWN HEREON ARE BASED SOLELY ON VISIBLE ABOVE GROUND EVIDENCE.
THERE MAY BE UNDERGROUND UTILITIES THAT EXIST ON THE SITE THAT ARE NOT
SHOWN HERE. ACTUAL LOCATION, SIZE, AND DIRECTION OF LINES SHOULD BE
VERIFIED WITH THE INDIVIDUAL UTILITY COMPANIES BEFORE ANY PROPOSED
CONSTRUCTION. CALL 811 PRIOR TO ANY DIGGING.

ACREAGE DETERMINED FROM LINCOLN COUNTY GIS & RECORDS DEEDS INFORMATION.

2' CONTOUR DATA TAKEN FROM LINCOLN COUNTY GIS

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED
RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

PLAN DATE:	12/14/23
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	



J. DAVID LEDFORD, RLA

LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
2730 Maiden Highway
Lincolnton, NC 28092
jdavidledford@yahoo.com
CELL (704) 530-7880



S2
DRAWING NUMBER: