



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 (260) 609-1500
Property Owner Name Shively Warehouse, Inc.
Property Owner Address 2540 South 600 East, Columbia City, IN 46725
Property Owner Phone Number (260) 609-1500

PART II

Property Location 1884 Kawai Rd., Lincolnton, NC
Property ID (10 digits) 3621390567 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.

Ty SLP
Applicant's Signature

2/14/2024
Date

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

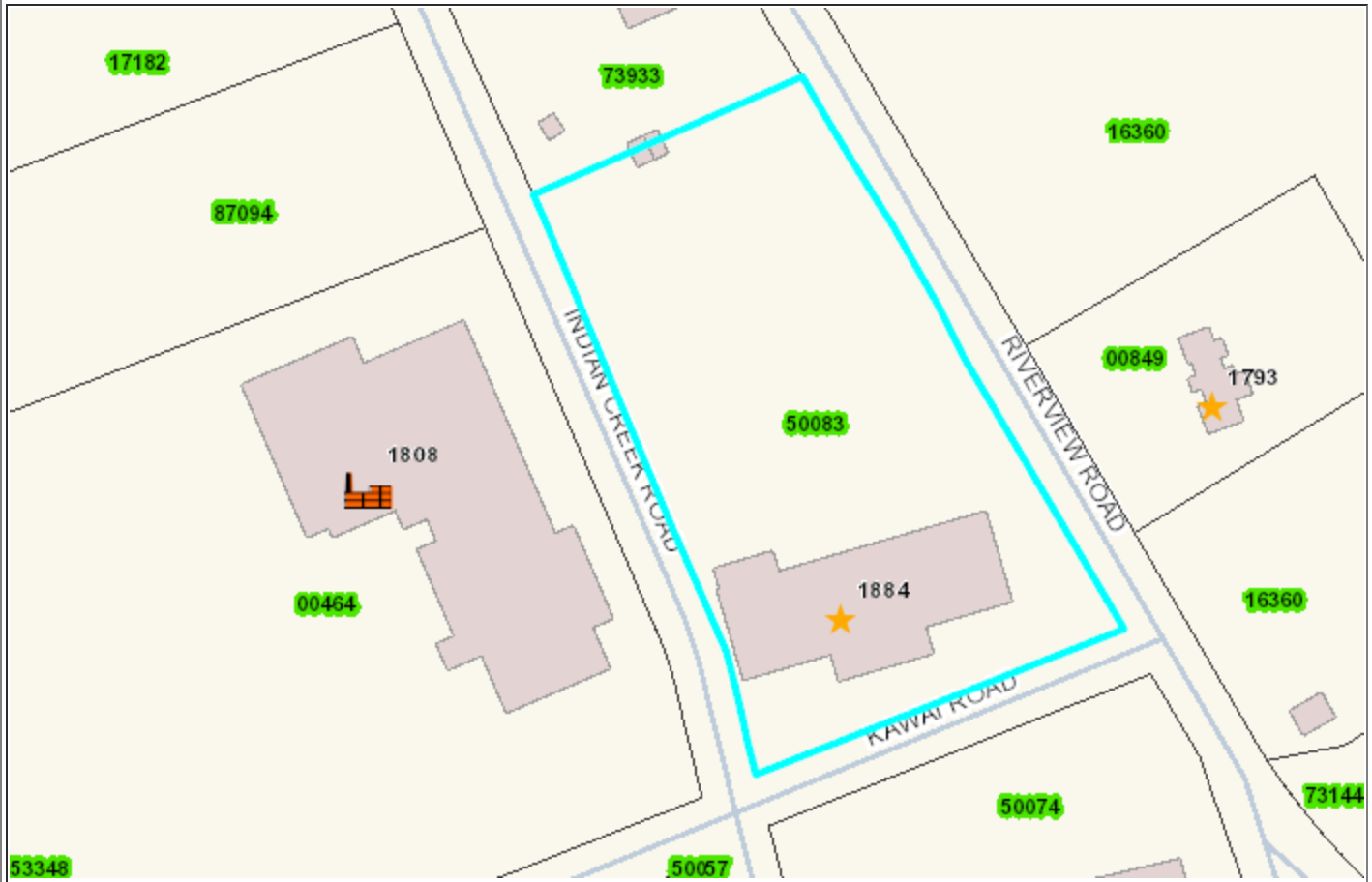
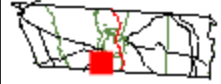


Photo Not
Available

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	Sale Price \$1,100,000
Plat		Subdivision		Lot
Land Value	\$172,620	Improvement Value	\$1,323,916	Total Value \$1,496,536
Previous Parcel	52734			

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

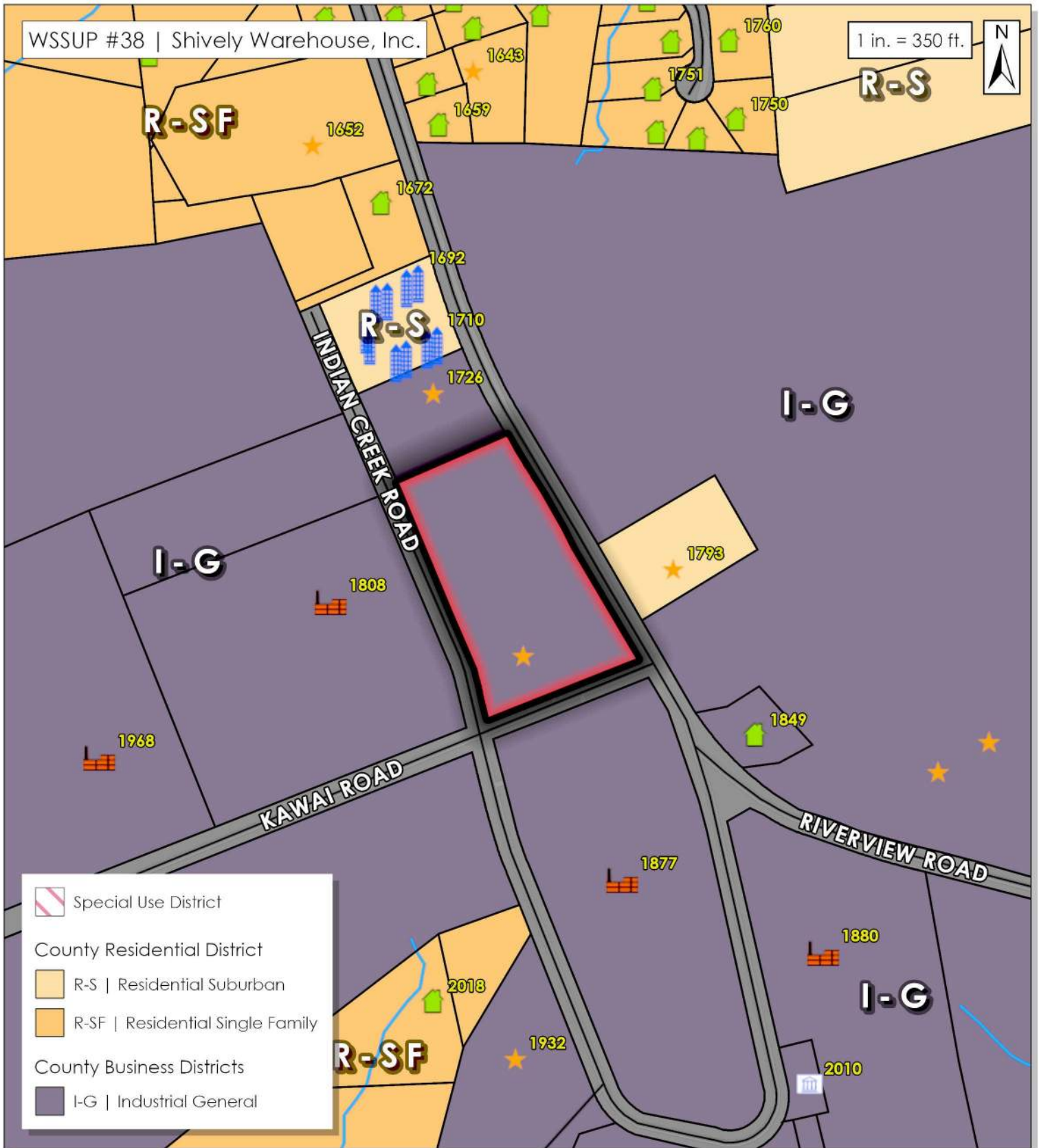
Description	RD 1236	Deed Acres	6.61
Address	1884 KAWAI RD	Tax Acres	5.631
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
I-G	5.63	LB34	5.63

Watershed	5.63	Sewer District	5.63
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Census County	109	Tract	070400	Block	3006	5.63
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Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710362100	5.63
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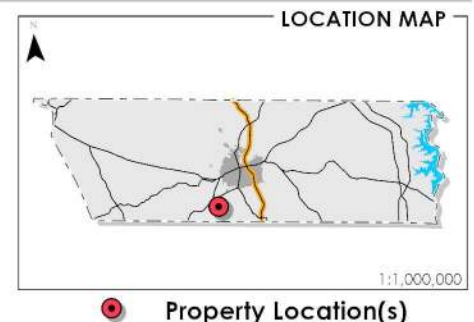


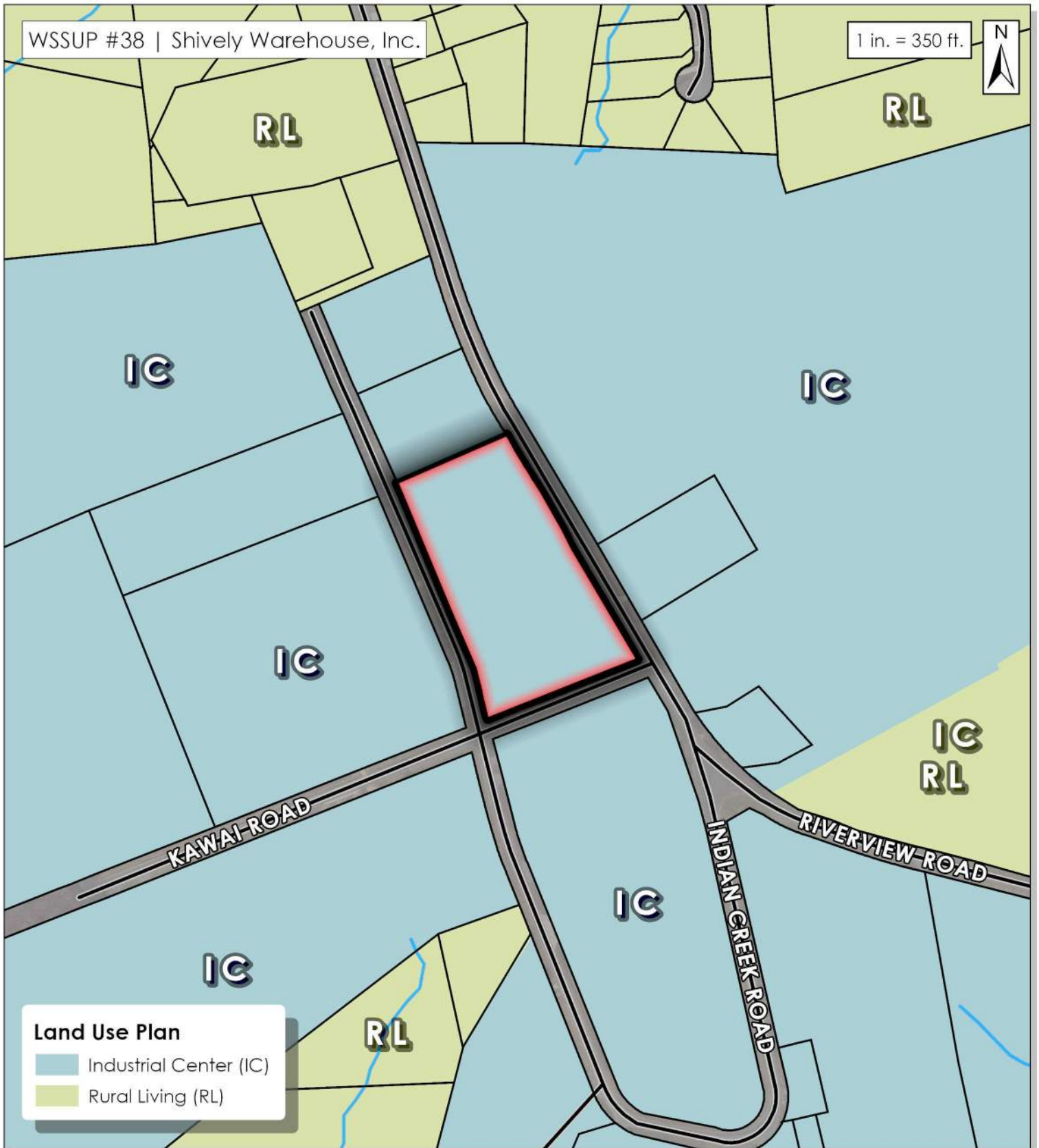
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 50083

- Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

-  Industrial Center (IC)
-  Rural Living (RL)

Parcel ID # 50083

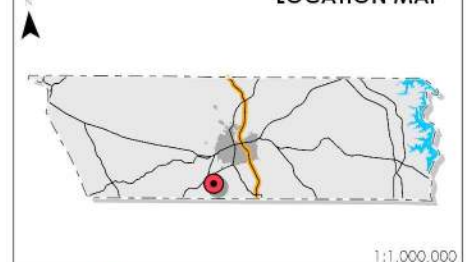
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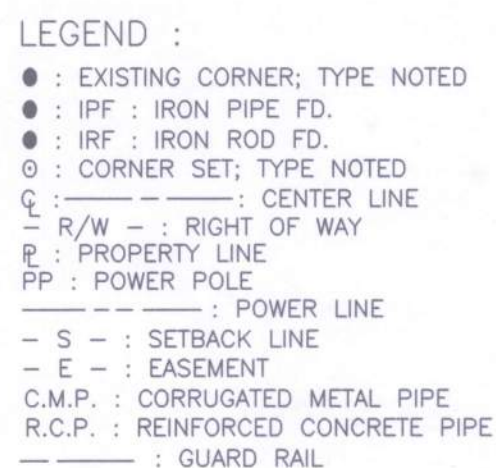


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



 **Property Location(s)**



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

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

