



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: May 10, 2024

Re: SUP #507  
Donna Machi, applicant  
Parcel ID# 76544

*The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on June 3, 2024.*

Request

The applicant is requesting a special use permit for a vehicle service business in the ELDD (Eastern Lincoln Development District) overlay.

Site Area and Description

The request involves a 0.58-acre parcel located on the west side of N.C. 16 Business about 100 feet north of Commerce Drive in Catawba Springs Township. The subject property is located in the B-G (General Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-G (General Business) and I-G (Industrial General). Land uses in this area include industrial, business, residential, and civic uses. This property is located in an area that is designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for a variety of manufacturing, warehousing, and distribution uses.

Additional Information

See the specific use standards in the Lincoln County Unified Development Ordinance for vehicle service on the following page.



PLANNING & INSPECTIONS DEPARTMENT

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§4.4.24 Vehicle Service

- A. A Class C buffer (see §3.4) shall be established along any side of the property adjacent to a residential use.
- B. All repair or service operations, excluding washing, shall be conducted entirely within a fully-enclosed building. The term fully-enclosed building shall not be construed to limit open bay doors during hours of operation.
- C. Operable vehicles may be parked on-site during business hours. All vehicle parking shall be accomplished on the site, and in no case shall a parked vehicle encroach within ten feet of the right-of-way.
- D. The outdoor overnight storage of vehicles may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).
- E. There shall be no dismantling of vehicles for salvage.
- F. The storage of impounded vehicles shall not be permitted.



### **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 Donna Machi

Applicant Address 144 Twin Sisters Ln. Mooresville, NC

Applicant Phone Number 973-768-3546

Property Owner Name AM Denver Properties, LLC

Property Owner Address 144 Twin Sisters Ln. Mooresville, NC

Property Owner Phone Number 973-768-3546

#### **PART II**

Property Location Lot #1 Triangle Industrial Park

Property ID (10 digits) 4603670461 Property size 0.582

Parcel # (5 digits) 76544 Deed Book(s) 2725 Page(s) 49

#### **PART III**

Existing Zoning District ELDD B-G

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

The property is currently vacant and does not have any existing structures.

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

The proposed use is a one-story, 2,276-SF quick lube vehicle service center with three service bays.

**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

*Donna Machi*

4/18/24

Date

Application # \_\_\_\_\_ Date 4/18/24

Applicant's Name Donna Machi

Applicant's Address 144 Twin Sisters Ln., Mooresville, NC 28117

Property Location 7925 Commerce Dr., Denver, NC Existing Zoning ELDD B-G

Proposed Special Use Automotive Service Center

### **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 use will be constructed in accordance with all state and local codes

2. The use meets all required conditions and specifications. YES ☒ NO \_\_\_\_\_

FACTUAL REASONS CITED: The use is in compliance with all requirements of the zoning ordinance and engineering specifications required by State, Federal and Local agencies

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: The use is consistent with the current zoning for the subject parcel and the neighboring parcels.

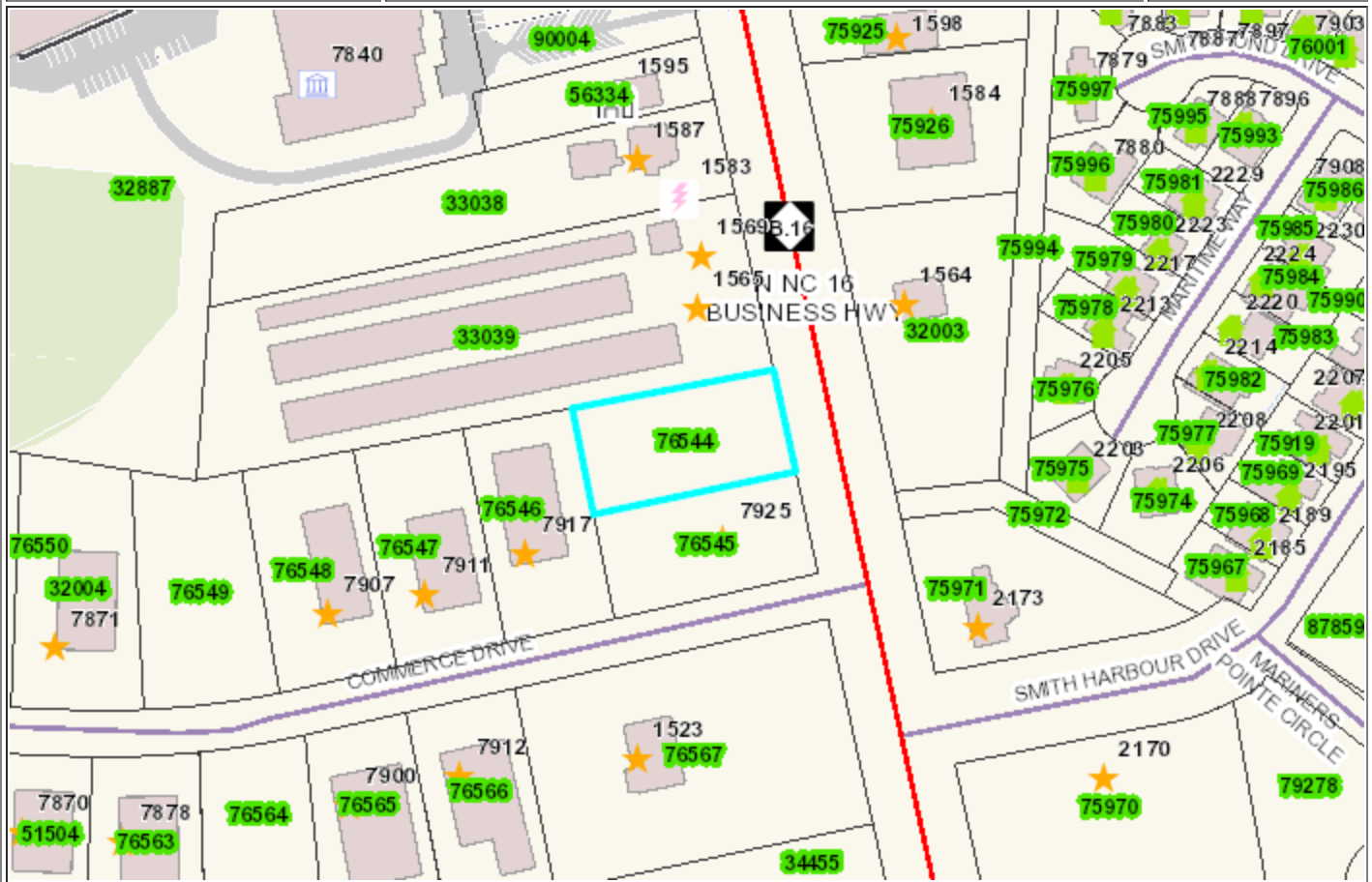
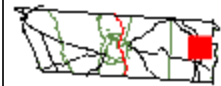
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES ☒ NO \_\_\_\_\_



















FACTUAL REASONS CITED: The site is located within the existing Industrial Park, the use is consistent with all other surrounding uses and provides neighborhood services to the surrounding community



**Office of the Tax Administrator, GIS Mapping Division**

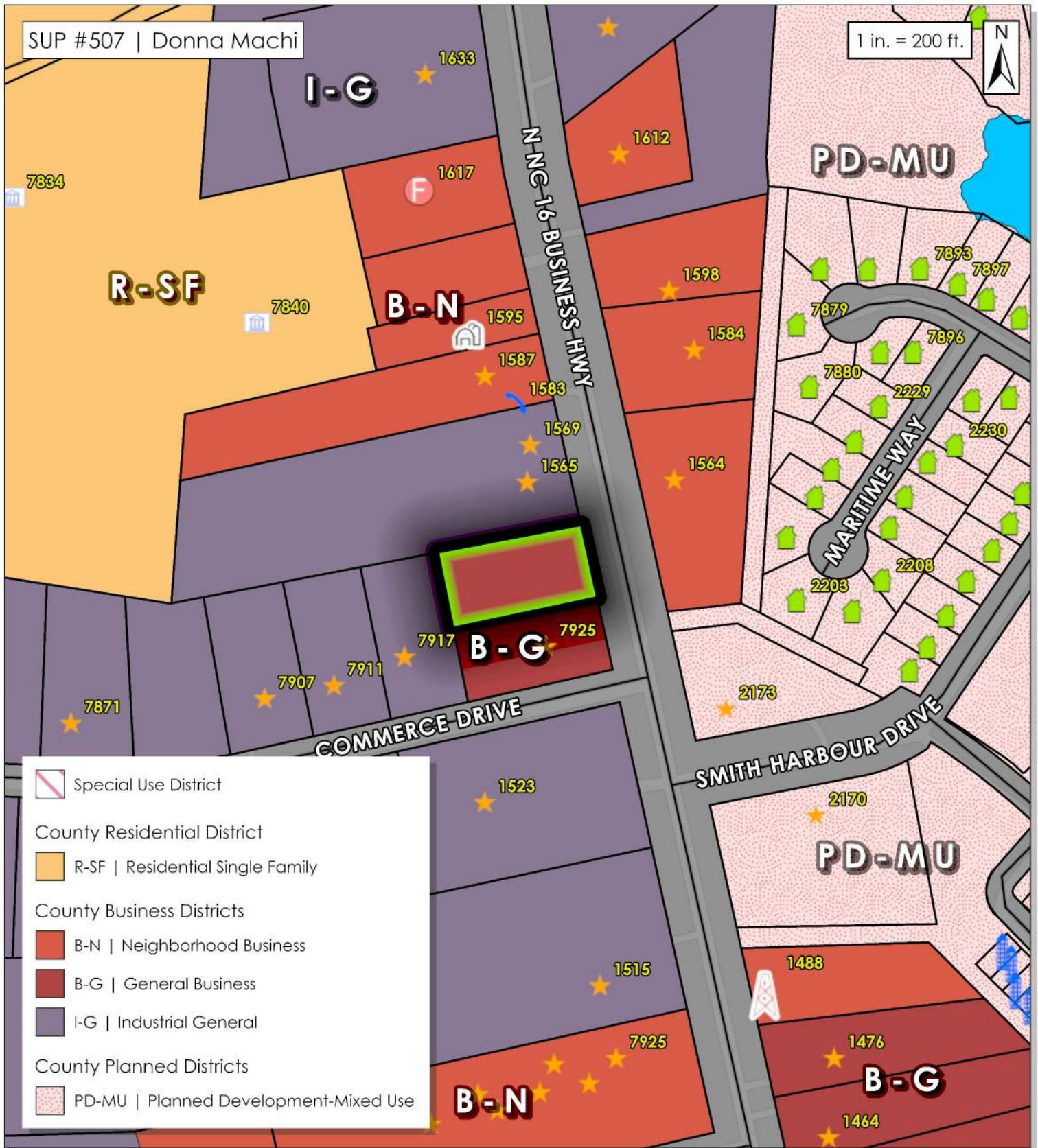
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
Date: 5/10/2024      Scale: 1 Inch = 200 Feet



-  ATM
-  Active Poultry House
-  Apartment, Condominium
-  Business
-  Cell Tower
-  Child Facility
-  Church
-  Fire Department
-  Public Building
-  Home Site
-  Inactive Poultry House
-  Industry
-  Manufactured Home
-  Mobile Home
-  Mobile Home Space
-  Outbuilding
-  Site-built Home
-  Modular Home
-  UnAddressed Mobile Home
-  Utility

<b>Parcel ID</b>	76544	<b>Owner</b>	AM DENVER PROPERTIES LLC		
<b>Map</b>	4603	<b>Mailing</b>	144 TWIN SISTERS LANE		
<b>Account</b>	0266268	<b>Address</b>	MOORESVILLE, NC 28117		
<b>Deed</b>	2725 49	<b>Last Transaction Date</b>	02/23/2018	<b>Sale Price</b>	\$500,000
<b>Plat</b>	10 93	<b>Subdivision</b>	TRIANGLE INDUSTRIAL PARK	<b>Lot</b>	1
<b>Land Value</b>	\$218,250	<b>Improvement Value</b>	\$0	<b>Total Value</b>	\$218,250
<b>Previous Parcel</b>	32004				
-----All values for Tax Year 2024 -----					
<b>Description</b>	LOT #1 TRIANGLE IND PARK				<b>Deed Acres</b> 0.577
<b>Address</b>	N NC 16 BUSINESS HWY				<b>Tax Acres</b> 0.582
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	EAST LINCOLN	
<b>Main Improvement</b>					<b>Value</b>
<b>Main Sq Feet</b>	<b>Stories</b>		<b>Year Built</b>		
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>		<b>Calc Acres</b>	
B-G	0.58	WP32		0.58	
<b>Watershed</b>	<b>Sewer District</b>				
0.58	SEWER		0.58		
<b>Census County</b>	<b>Tract</b>		<b>Block</b>		
109	071101		3007	0.58	
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>		



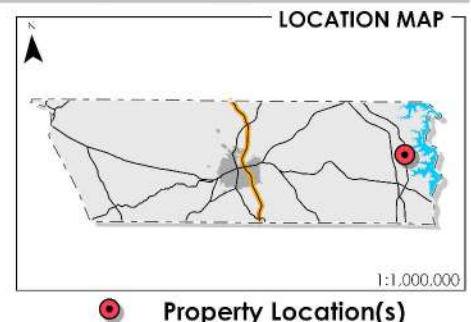


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

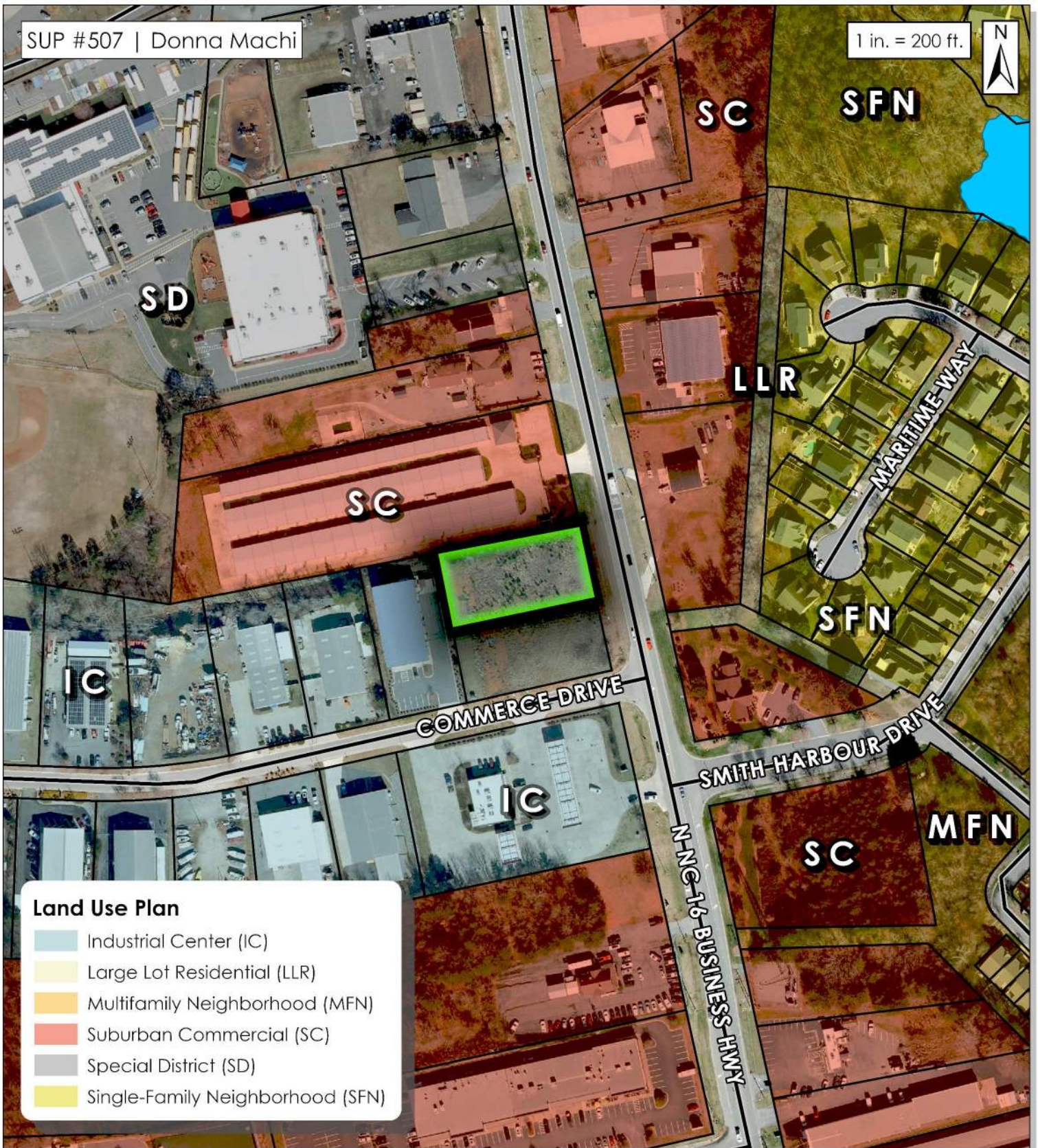
Parcel ID # 76544

- Property Location(s)

See Attached Application for Parcel Information







### Land Use Plan

- Industrial Center (IC)
- Large Lot Residential (LLR)
- Multifamily Neighborhood (MFN)
- Suburban Commercial (SC)
- Special District (SD)
- Single-Family Neighborhood (SFN)

Parcel ID # 76544

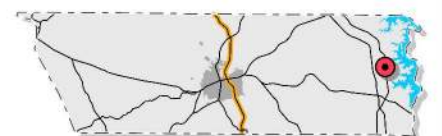
- Property Location(s)

See Attached Application for Parcel Information



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

### LOCATION MAP



1:1,015,096

Property Location(s)





# Lincoln County Project Reviews

Project Number: **ZONE24-00050**

Description: **SUP #507 Donna Machi**

Project Type: **ZONING CASE**

Parcel ID: **76544**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **Donna Machi**

Applied: **9/11/2023**

Approved:

Owner: **AM DENVER PROPERTIES LLC**

Status: **UNDER REVIEW**

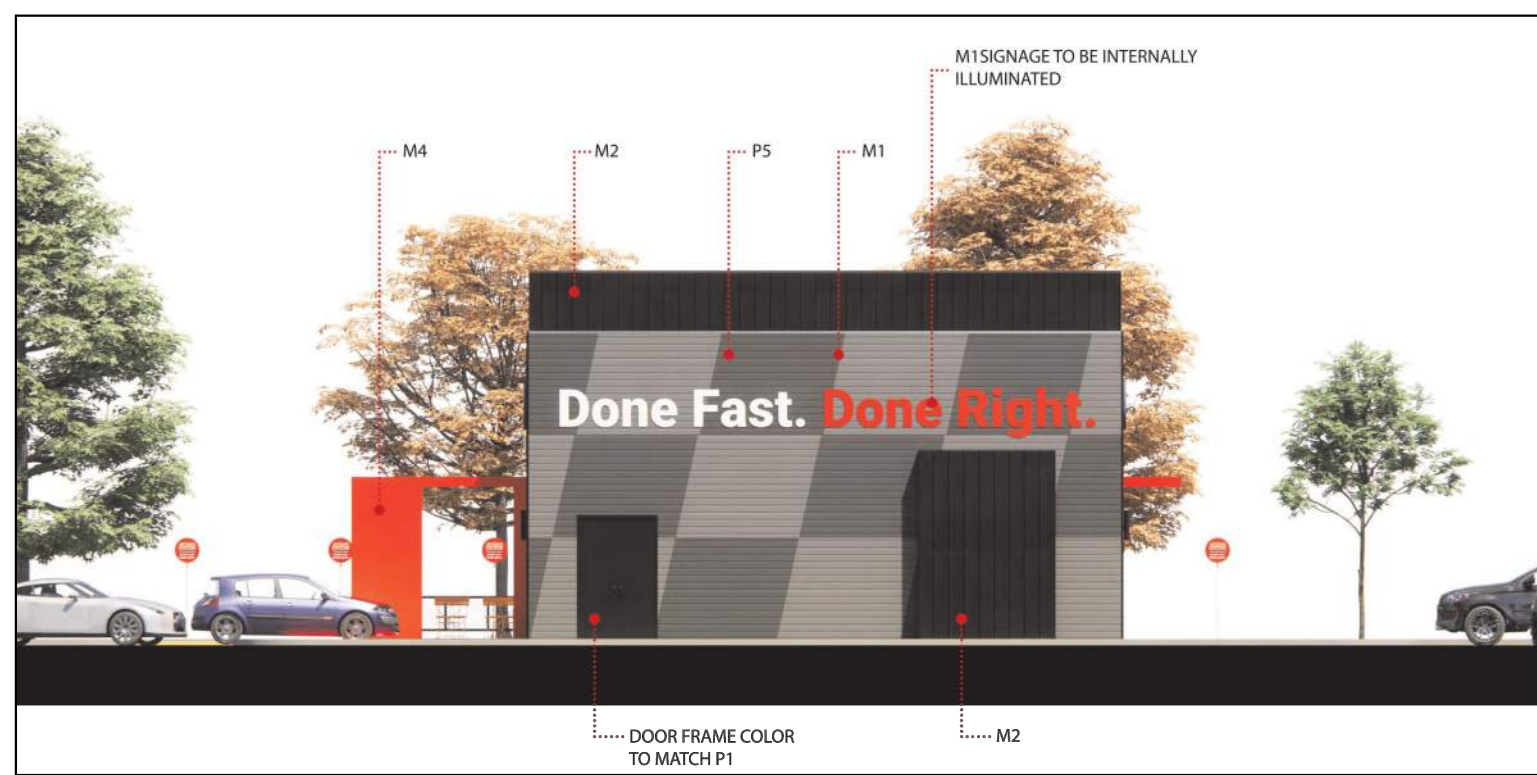
Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
9/11/2023	9/15/2023	9/15/2023	ZONING - COUNTY	Jeremiah Combs		
Notes: 1) Need recorded driveway easement prior to plan approval for permit issuance 2) Possible public safety issue if coffee shop is open prior to heavy equipment work being complete on Grease Monkey 3) Relocate dumpster pad outside of drive aisle 4) See Natural Resources comment about timing of grading and EC plans						
9/11/2023	5/10/2024	9/15/2023	FIRE MARSHAL - COUNTY	Burl Shrum	COMPLETE	
Notes: The 16 ft. drive shall be 20 ft., after further investigation the hydrant is within distance						
9/11/2023	5/10/2024	9/15/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	
Notes: If both sites are to be graded at same time under one EC plan, then sequencing will need to be very detailed. If the adjoining parcel is going to be graded under a different EC plan, then that property owner will need to sign a permission letter for the offsite work (shared driveway and construction entrance).						
9/11/2023	5/10/2024	9/15/2023	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes:						
9/11/2023	5/10/2024	9/15/2023	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	
Notes:						





NOTE: SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

### GENERAL NOTES

- DIMENSIONS FROM BACK OF CURB (TYP).
- ALL CURB RADII TO BE 5'-0" U.N.O.
- STANDARD PARKING DIMENSIONS:  
STD AUTO: 9'-0" WIDE X 19'-0" LONG  
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG  
HANDICAP: 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT
- CONTRACTOR SHALL REMOVE TREES ONLY AS NEEDED FOR CONSTRUCTION U.N.O.

### ZONING CODE SUMMARY

PROJECT NAME: CARIBOU COFFEE  
OWNER: AM DENVER PROPERTIES, LLC PHONE #  
PLANS PREPARED BY: WOODBINE DESIGN, PC PHONE # (980) 722-2669  
ZONING: ELDD B-G JURISDICTION: LINCOLN COUNTY  
PROPOSED USE: VEHICLE SERVICE - QUICK LUBE (SPECIAL USE PERMIT)  
BUILDING HEIGHT: 24' (60' MAX) FEET STORIES: 1  
BUILDING COVERAGE: 2276 SQ. FT.  
LOT SIZE: 25,181 / 0.58 SQ. FT./ACRES  
TAX PARCEL ID: 76544 (4603-67-0461) GROSS FLOOR AREA: 2276 SQ. FT.  
NUMBER OF UNITS OR SUITES: 1  
YARD REQUIREMENTS:  
SETBACK (FRONT): 30 MIN 90 MAX FT. FROM R/W,  
SIDE YARD (R): 15 FT. SIDE YARD (L): 15 FT.  
REAR YARD: 25 FT.  
WATERSHED: NOT WITHIN A WATERSHED

PARKING DATA: (SPECIFY REQUIREMENT)  
AS PER LINCOLN COUNTY ZONING ORDINANCE SECTION NO. 3.6  
PARKING REQUIREMENT: (2) SPACES PER BAY NUMBER OF BAYS = 3  
REQ'D PARKING: 6 PROVIDED: 12  
HANDICAP: 1 PROVIDED: 1

REQUIRED SCREENING:  
FRONT: NO / YES REAR: NO / YES  
SIDE (R): NO / YES SIDE (L): NO / YES  
PARKING/SERVICE AREA: NO / YES

REQUIRED BUFFERS:  
FRONT: NO / YES 15' CLASS A FT. REAR: NO / YES  
SIDE (R): NO / YES FT. SIDE (L): NO / YES

### TRASH NOTES

TRASH COLLECTION SHALL BE PRIVATE. TRASH PICKUP WILL CONSIST OF ONSITE DUMPSTERS AND RECYCLING. DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LINCOLN COUNTY UDO §3.4.8.8

### UTILITY NOTES

SITE WILL BE SERVED BY EXISTING WATER MAIN AND SS ALONG NC HWY 16. PROPOSED UTILITIES SHALL BE ALL UTILITIES SHALL ADHERE TO NCDOT & LINCOLN COUNTY STANDARDS.

### LIGHTING NOTES

STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE LINCOLN COUNTY UDO §3.11. LIGHTING SHALL BE PERMITTED SEPARATELY AND IS NOT PART OF THIS PLAN SET.

### PHASING NOTES

NO PROJECT PHASING PROPOSED.

### IMPERVIOUS AREA DATA

SITE AREA:	25,181/0.578	SQ. FT./ACRES
MAX. ALLOWABLE IMPERVIOUS:	75% = 18,885/0.434	SQ. FT./ACRES
EX. IMPERVIOUS COVERAGE:	0	SQ. FT./ACRES
EX. IMPERVIOUS REMOVED:	0	SQ. FT./ACRES
PROPOSED BUILDING:	2,276/0.052	SQ. FT./ACRES
PROPOSED PAVEMENT:	13,867/0.318	SQ. FT./ACRES
PROPOSED SIDEWALK/PATIO:	385/0.009	SQ. FT./ACRES
PROPOSED OTHER:	125/0.003	SQ. FT./ACRES
TOTAL NEW IMPERVIOUS:	16,653/0.382	SQ. FT./ACRES
PERCENT IMPERVIOUS:	16,653/25,181 = 66.13% (2,232-SF REMAINING)	

WATERSHED: NOT WITHIN A WATERSHED

### LANDSCAPE NOTES

- PARKING LOT SHALL BE SCREENED FROM PUBLIC VIEW WITH A CONTINUOUS EVERGREEN HEDGE. SUCH SCREENING SHALL BE AT LEAST 18 INCHES IN HEIGHT AT TIME OF INSTALLATION AND CAPABLE OF REACHING A MAXIMUM HEIGHT OF 36 INCHES WITHIN TWO YEARS. ALL PARKING LOT SCREENING SHALL ADHERE TO LINCOLN COUNTY UDO §3.4.6.B.2
- INTERNAL PARKING LOT PLANTINGS SHALL ADHERE TO LINCOLN COUNTY UDO §3.4.10
- ABOVE GROUND UTILITY/MECHANICAL EQUIPMENT SHALL BE SCREENED WITH A CONTINUOUS EVERGREEN HEDGE. MATURE HEIGHT SHALL BE EQUAL TO THAT OF THE UTILITY STRUCTURE. UTILITY SCREENING SHALL ADHERE TO LINCOLN COUNTY UDO §3.4.8.8
- ALL ARCS SHOWN WITH TREES & SHRUBS SHALL BE COVERED WITH 4-INCHES OF TOPSOIL AND 3-INCHES OF MULCH.
- ALL AREAS SHOWN AS "LAWN" SHALL BE SEEDED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION, WITH NATIVE DROUGHT-RESISTANT SPECIES TO PROVIDE PERMANENT GROUND COVER.
- ALL PARKING SPACE SHALL BE WITHIN 60-LF OF A CANOPY TREE.
- SHRUBS SHALL BE INSTALLED 5-FT ON CENTER.
- ALL LANDSCAPING SHALL ADHERE TO LINCOLN COUNTY UDO §3.4

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 9/7/2023

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### PAVEMENT NOTES

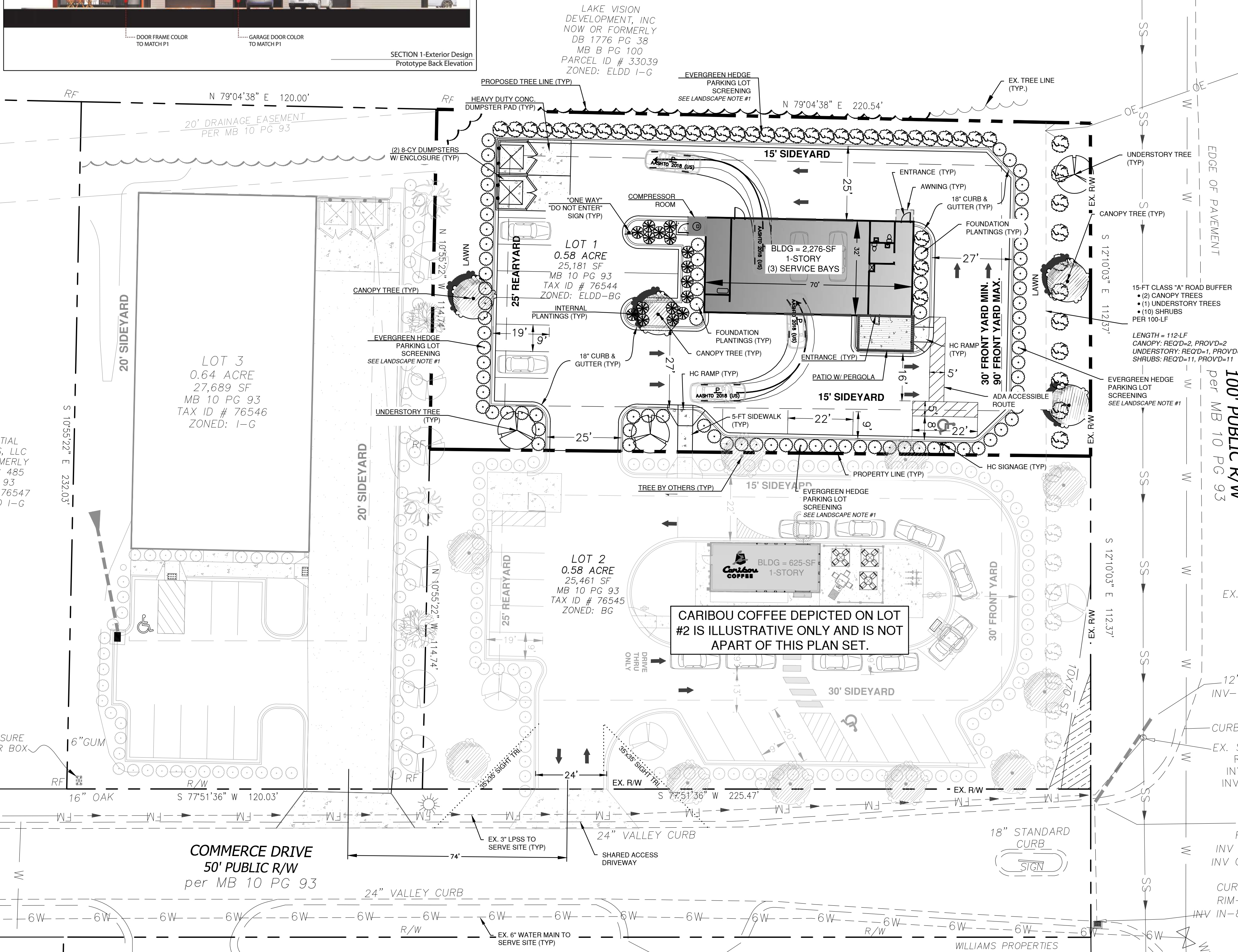
- HEAVY DUTY  
HEAVY DUTY PAVING SPECIFICATION (TRUCK PATH)  
8" AGGREGATE BASE COURSE  
1.5" S9.5B SURFACE COURSE  
1.5" S9.5B SURFACE COURSE
  - LIGHT DUTY  
LIGHT DUTY PAVING SPECIFICATION  
6" AGGREGATE BASE COURSE  
2" S9.5B SURFACE COURSE
  - CONCRETE APRON & HD CONCRETE PADS  
6" THICK, 4000 PSI CONCRETE WITH REINFORCING STEEL  
FIBER 50-LBS PER CUBIC YARD
  - CONCRETE SIDEWALK  
4" THICK, 3600 PSI CONCRETE
  - ALL CONCRETE WORK WILL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.
- NOTE:  
ALL FIRE ACCESS ROADS SHALL BE CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.



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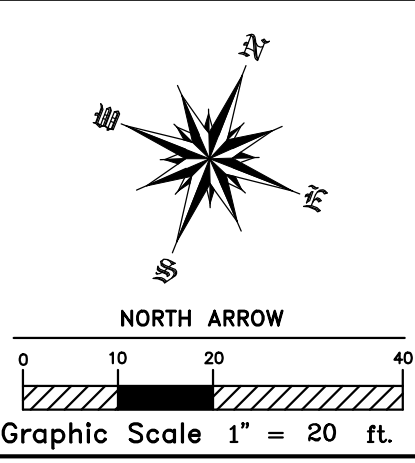
### SITE LEGEND

PROPOSED CURB & GUTTER	
REVERSED PITCH CURB & GUTTER	
PROPERTY LINE	
LOT LINES	
DECORATIVE FENCING	
PAVEMENT STRIPING	
PAVEMENT	
CONCRETE	
TRAFFIC FLOW	
PARKING BAY COUNT	
SPOT ELEVATION	
TRUNCATED DOMES	



Woodbine Design, P.C.  
Land planning & civil engineering  
www.woodbinedesign.com  
rburgess@woodbinedesign.com  
980.722.2669 20816 N. Main Street, Suite 204  
704.315.5887 Cornelius, NC 28001

SEAL



**SITE PLAN**  
Project: GREASE MONKEY  
Location: COMMERCE DR. - LOT #1 TRIANGLE IND. PARK DENVER, LINCOLN CO, NC  
Sheet Title: SITE PLAN

DEVELOPER/OWNER  
AM DENVER PROPERTIES, LLC  
144 TWIN SISTERS LN.  
MOORESVILLE, NC 28117

Designed By: WOODBINE DESIGN  
Drawn By: NJA  
Date: 9/7/23  
Revisions:

Sheet: Z1 of 1  
Project Number: 23014