



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: July 15, 2024

Re: SUP #511

Chad Kahle, applicant

Parcel ID# 32314

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on August 5, 2024.

Request

The applicant is requesting a special use permit for a kitchen and bath showroom within 100 feet of a residential district in the Eastern Lincoln Development District (ELDD) overlay.

Site Area and Description

The request involves a 7.39-acre parcel located at 4625 N. N.C. 16 Business Hwy., on the west side of N.C. 16 Business just south of the intersection with Grassy Creek Road in Catawba Springs Township. The subject property is located in the B-N (Neighborhood Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-N, 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 within an area that is designated by the Lincoln County Land Use Plan as Industrial Center, suitable for a variety of manufacturing, warehousing, and distribution uses.



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 Chad Kahle

Applicant Address 7492 Water Haven Trl.Denver, NC 28037

Applicant Phone Number 704-622-6630

Property Owner Name Denver Wesleyan Church

Property Owner Address PO Box 312 Denver, NC 28037

Property Owner Phone Number

PART II

Property Location 4625 N. NC 16 Business Hwy

Property ID (10 digits) 3685994910 Property size 7.396 acres

Parcel # (5 digits) 32314 Deed Book(s) 3305 Page(s) 319

PART III

Existing Zoning District B-N

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

Home is a residence

Out buildings used for vehicle/ machinery storage and shop/ garage

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

Upfit the home to be used as a Kitchen and Bath showroom and offices

outbuildings to store cabinetry orders received until time of delivery for project install

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.

Chad Kahle

6-26-24

Applicant's Signature

Date

Application # _____ Date 6-26-24 _____

Applicant's Name Chad Kahle _____

Applicant's Address 7492 Water Haven Trl. Denver, NC 28037 _____

Property Location 4625 N. NC 16 Business Hwy Existing Zoning B-N _____

Proposed Special Use Kitchen and Bath showroom in the residence, Cabinet order storage in outbuilding _____

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: It will not materially endanger public safety. It would be a low traffic facility with all updates and modifications made up to code. _____

2. The use meets all required conditions and specifications. YES NO _____

FACTUAL REASONS CITED: The use would meet all compliance with all the zoning ordinances, local codes and engineering specifications required. _____

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 will not injure the value of abutting property. It will still look and feel like it belongs visually and functionally. The use will benefit the community growth. _____

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: This is a small business that will benefit the community growth giving residents and contractors a place to view options to improve their projects. The property is next to a previous strip mall, now a church. The building upfit will still blend into the surroundings and conform to the land use plans. _____

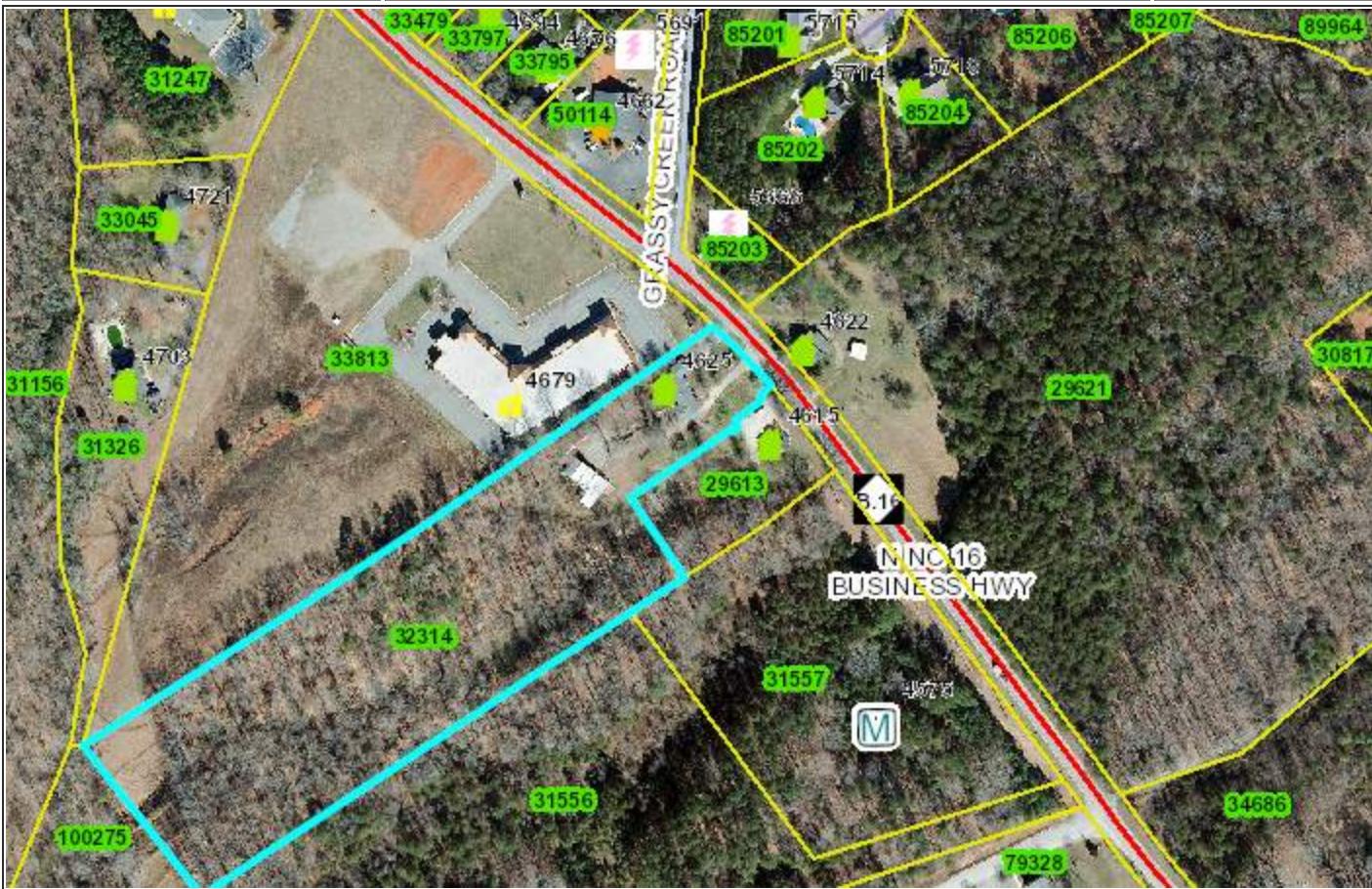
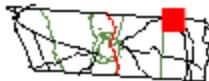


Lincoln County, NC

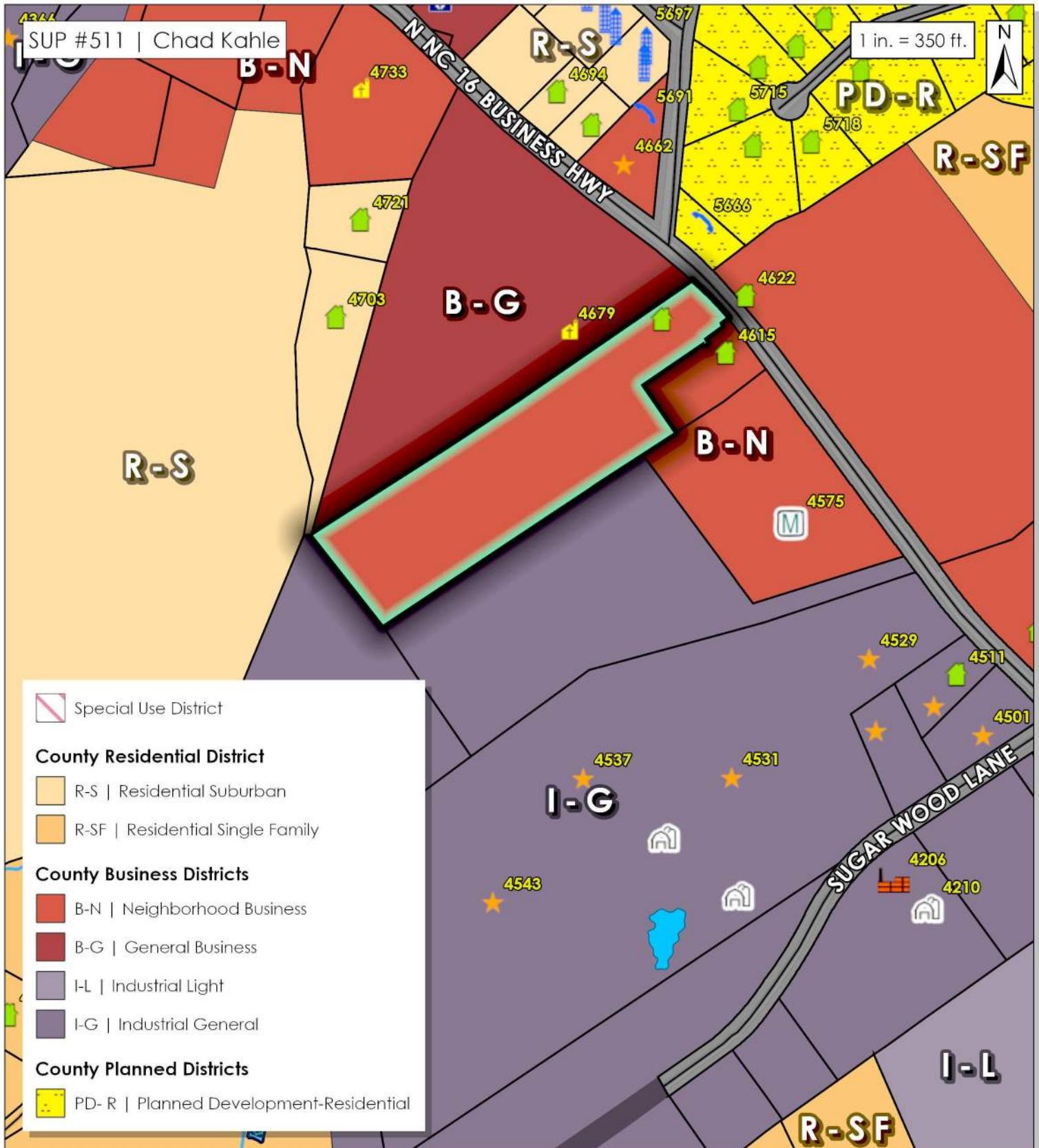
Office of the Tax Administrator, GIS Mapping Division

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: 7/12/2024 Scale: 1 Inch = 300 Feet



 32314	Parcel ID	32314	Owner	DENVER WESLEYAN CHURCH
	Map	3685	Mailing	PO BOX 312
	Account	0148404	Address	DENVER, NC 28037-0312
	Deed	3305 319	Last Transaction Date	02/15/2024
	Plat		Subdivision	
	Land Value	\$185,312	Improvement Value	\$127,501
	Previous Parcel			Total Value \$312,813
	-----All values for Tax Year 2024 -----			
	Description	HWY 16	Deed Acres	7.514
	Address	4625 N NC 16 BUSINESS HWY	Tax Acres	7.396
	Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
	Main Improvement	RANCH	Value	\$119,970
	Main Sq Feet	2008	Year Built	1963
	Zoning District		Voting Precinct	Calc Acres
	B-N	7.4	DW28	7.4
	Watershed		Sewer District	
		0.13		7.4
		7.27		
	Census County		Tract	Block
	109		071101	2000
	Flood	Zone Description	Panel	
	X	NO FLOOD HAZARD	3710368600	2.29
	X	NO FLOOD HAZARD	3710368500	5.1

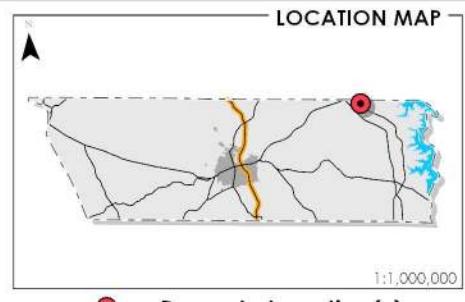


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 32314

 - Property Location(s)

See Attached Application for Parcel Information





Land Use Plan

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



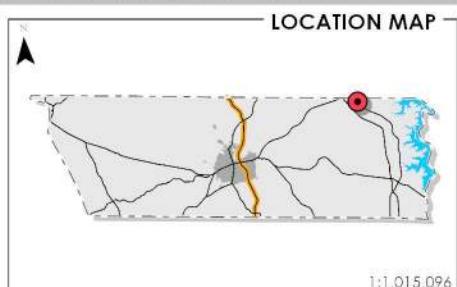
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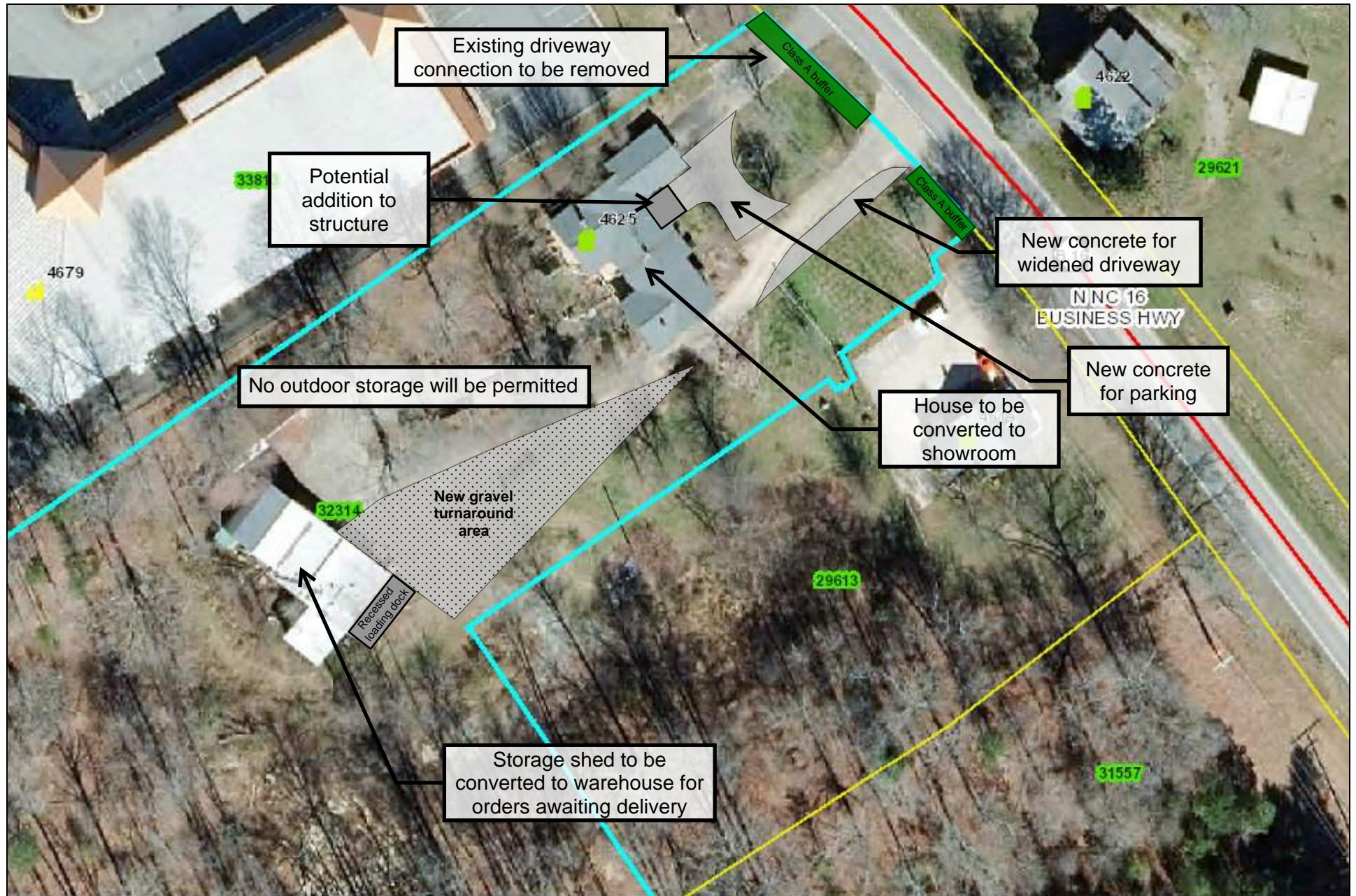
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LOCATION MAP



1:1,015,096

Property Location(s)



July 12, 2024

Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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0 100 200

1 inch = 60 feet