



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: August 16, 2024

Re: SUP #513
The Kindred Company, LLC, applicant
Parcel ID# 30023, 32384, and 32408

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on September 9, 2024.

Request

The applicant is requesting a special use permit for building materials sales in the Eastern Lincoln Development District (ELDD) overlay.

Site Area and Description

The request involves a 6.76-acre site located at 2301 N. N.C. 16 Business Hwy. on the west side of N.C. 16 Business about 300 feet south of Hagers Hollow Drive in Catawba Springs Township. The subject property is located in the B-N (Neighborhood Business) zoning district, but a concurrent request (ZMA #739) proposes to rezone it to B-G (General Business). The subject property is adjoined by property zoned B-N, B-G (General Business), I-G (Industrial General), I-L (Industrial Light), R-SF (Residential Single-Family), and PD-R (Planned Development-Residential). 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 Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre.

Additional Information

The proposed site plan demonstrates that no building materials will be stored outdoors on this site.



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 The Kindred Company, LLC
Applicant Address 143 Rebekah Lane, Troutman, NC 28166
Applicant Phone Number (704) 904-0140 (Tammy Hoke)
Property Owner Name The Kindred Company, LLC
Property Owner Address 143 Rebekah Lane, Troutman, NC 28166
Property Owner Phone Number (704) 904-0140 (Tammy Hoke)

PART II

Property Location South NC 16 Business Highway
Property ID (10 digits) 4604441059, 4604444161,
4604432996 Property size 6.763 AC.
Parcel # (5 digits) 30023, 32384,
32408 Deed Book(s) 3269 Page(s) 834

PART III

Existing Zoning District ELDD B-N

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

The parcels are currently vacany and the existing structure has been used for business use.

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

The proposed use of Building Materials Sales with the current B-N Zoning District would require a Rezoning to B-G and a Special Use Permit within the ELDD Overlay District.

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.

Jamala Hoke, manager
Applicant's Signature

01-19-2024
Date



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department

Zoning Administrator

115 W. Main St., Lincolnton, NC 28092

Phone: (704) 736-8440

Part I

Applicant Name The Kindred Company, LLC

Applicant Address 143 Rebekah Lane, Troutman, NC 28166

Applicant Phone Number (704) 904-0140 (Tammy Hoke)

Property Owner's Name The Kindred Company, LLC

Property Owner's Address 143 Rebekah Lane, Troutman, NC 28166

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Part II

Property Location South NC 16 Business Highway

Property ID # (10 digits) 4604441059, 4604444161, 4604432996 Property Size

Parcel # (5 digits) 30023, 32384, 32408 Deed Book(s) 3269 Page(s) 834

Part III

Existing Zoning District ELDD B-N Proposed Zoning District ELDD B-G

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

The parcels are currently vacant and the existing structure has been used for business use.

Briefly explain the proposed use and/or structure which would require a rezoning.

The proposed use of Building Material Sales with the current B-N Zoning District would require a Rezoning to B-G and a Special Use Permit within the ELDD Overlay District.

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)

MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Jamala Hoke, manager
Applicant

07-19-2024
Date

Application # _____ Date _____

Applicant's Name The Kindred Company, LLC

Applicant's Address 143 Rebekan Lane, Troutman, NC 28166

Property Location South NC 16 Business Highway Existing Zoning ELDD B-N

Proposed Special Use Building Material Sales

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 proposed Building Material Sales Facility will follow all Federal, State and Local guidelines for public health and safety with the development of the proposed plans.

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

FACTUAL REASONS CITED: The Building Material Sales Facility will meet all required conditions specifications for the Lincoln County UDO, Building Inspections and all other Federal and State regulations and guidelines. These include but not limited to buffers, screening, setbacks, enclosed storage of all building materials and along with even on-site equipment not to have backup alarms.

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 Building Material Sales Facility will not substantially injure the value of adjoining or abutting properties. With the compliance to the Lincoln County UDO guidelines, additional plan compliance notes, and the proximity to adjoining other B-N, B-G, I-G parcels, the proposed B-G zoning district is within a similar use area of development.

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 Building Material Sales Facility location and sales use will be harmony within the area per the submitted plan and the SUP Permit in the ELDD B-G District. Also with the parcels being sandwich between adjacent parcels that are in general conformity with the Land Use Plan along NC Hwy 16 Business, this parcel would also be in conformity of the overall use in the area and the Lincoln County Land Use Plan.



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: 8/21/2024 Scale: 1 Inch = 200 Feet

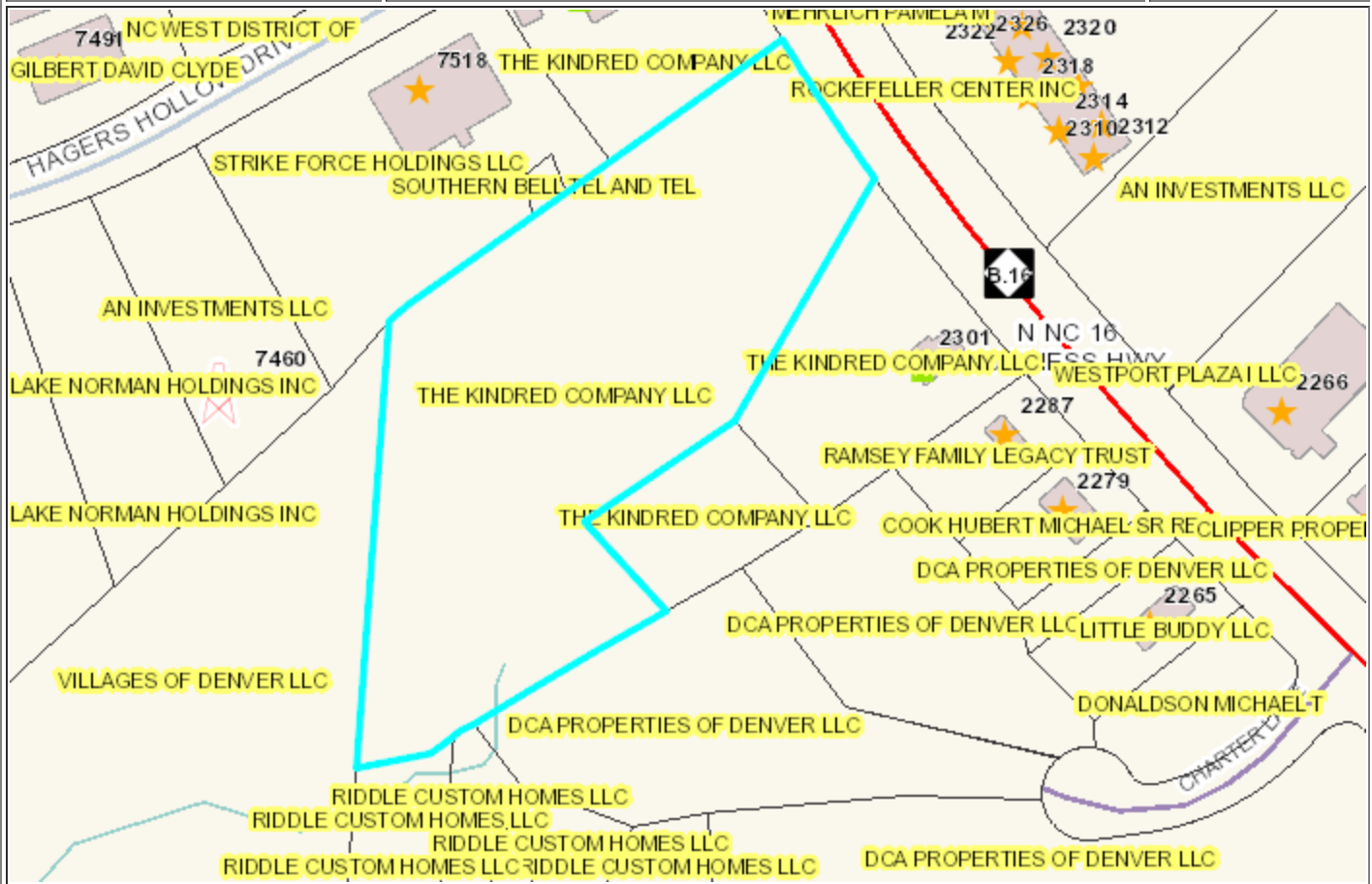


Photo Not
Available

Parcel ID	30023	Owner	THE KINDRED COMPANY LLC
Map	4604	Mailing	143 REBEKAH LANE
Account	0298970	Address	TROUTMAN, NC 28166
Deed	3269 834	Last Transaction Date	08/14/2023
Plat		Subdivision	
Land Value	\$362,784	Improvement Value	\$0
Previous Parcel		Total Value	\$362,784

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

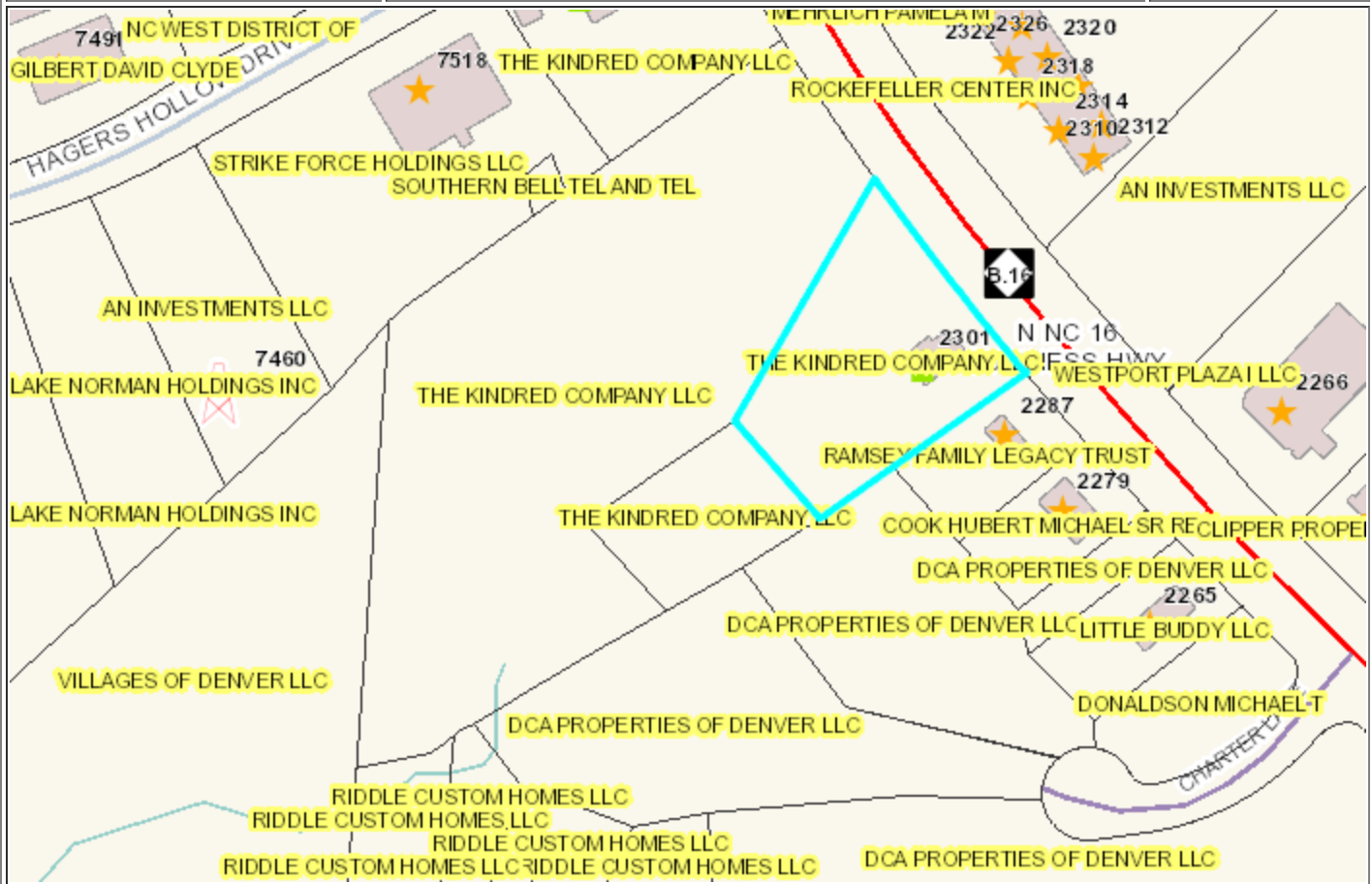
Description	BROTHERTON LD HWY 16	Deed Acres	5.23
Address	N NC 16 BUSINESS HWY	Tax Acres	4.899
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	4.9	WP32	4.9
Watershed		Sewer District	
4.9		SEWER	4.59
Census County		Tract	Block
109		071101	3007
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	4.9



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 8/21/2024 Scale: 1 Inch = 200 Feet



32384

Parcel ID	32384	Owner	THE KINDRED COMPANY LLC
Map	4604	Mailing	143 REBEKAH LANE
Account	0298970	Address	TROUTMAN, NC 28166
Deed	3269 834	Last Transaction Date	08/14/2023
Plat		Subdivision	
Land Value	\$297,543	Improvement Value	\$59,961
Previous Parcel		Total Value	\$357,504

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

Description	BROTHERTON LAND HWY 16	Deed Acres	1.17
Address	2301 N NC 16 BUSINESS HWY	Tax Acres	1.267
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	CONVENTIONAL	Value	\$59,961
Main Sq Feet	1328	Stories	1
		Year Built	1940
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	1.27	WP32	1.27
Watershed	1.27	Sewer District	
		SEWER	1.27
Census County	109	Tract	071101
		Block	3007
			1.27
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	1.27



Lincoln County, NC

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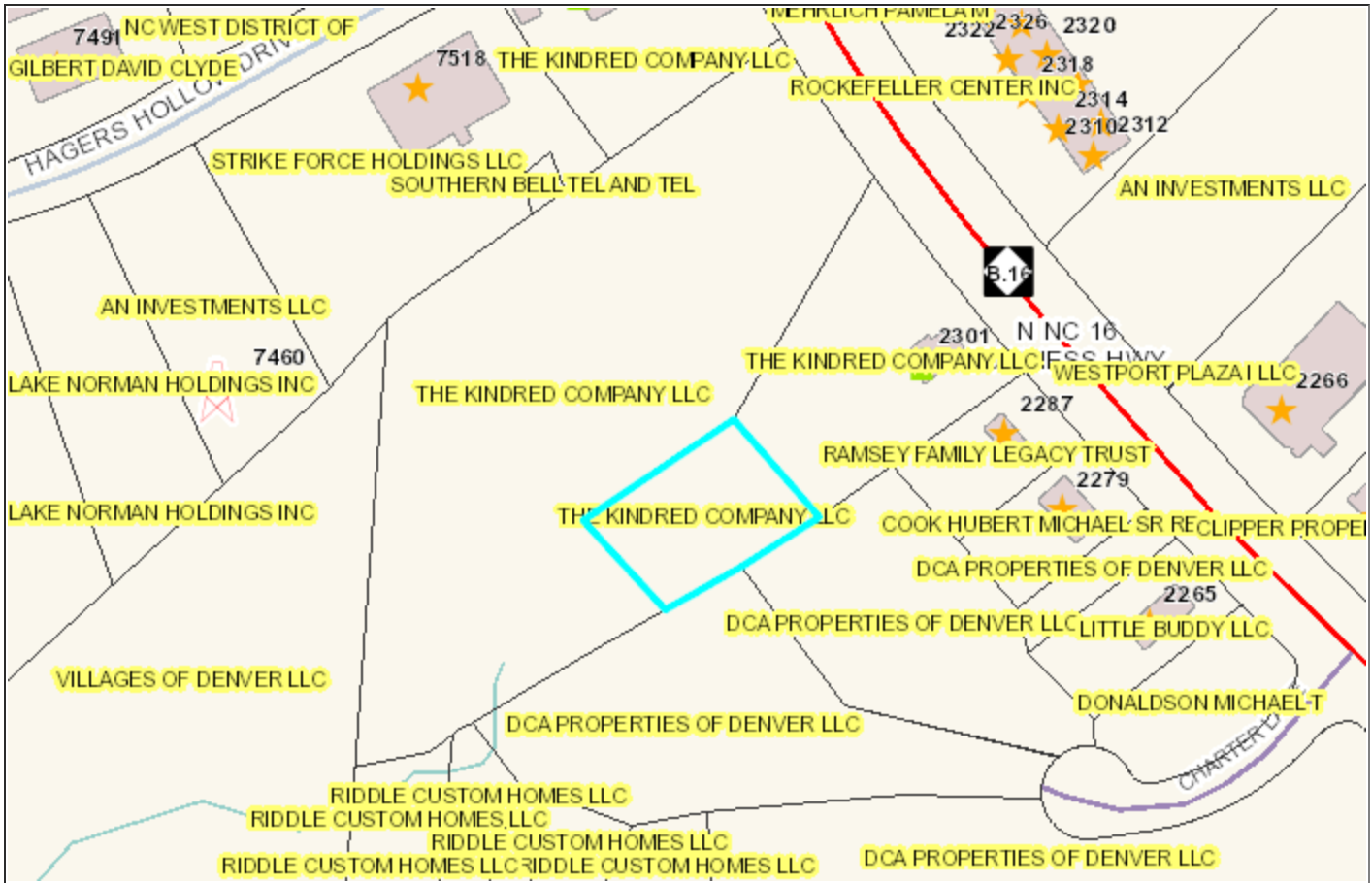


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Parcel ID	32408	Owner	THE KINDRED COMPANY LLC
Map	4604	Mailing	143 REBEKAH LANE
Account	0298970	Address	TROUTMAN, NC 28166
Deed	3269 834	Last Transaction Date	08/14/2023
Plat		Subdivision	
Land Value	\$26,865	Improvement Value	\$0
Previous Parcel		Total Value	\$26,865

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

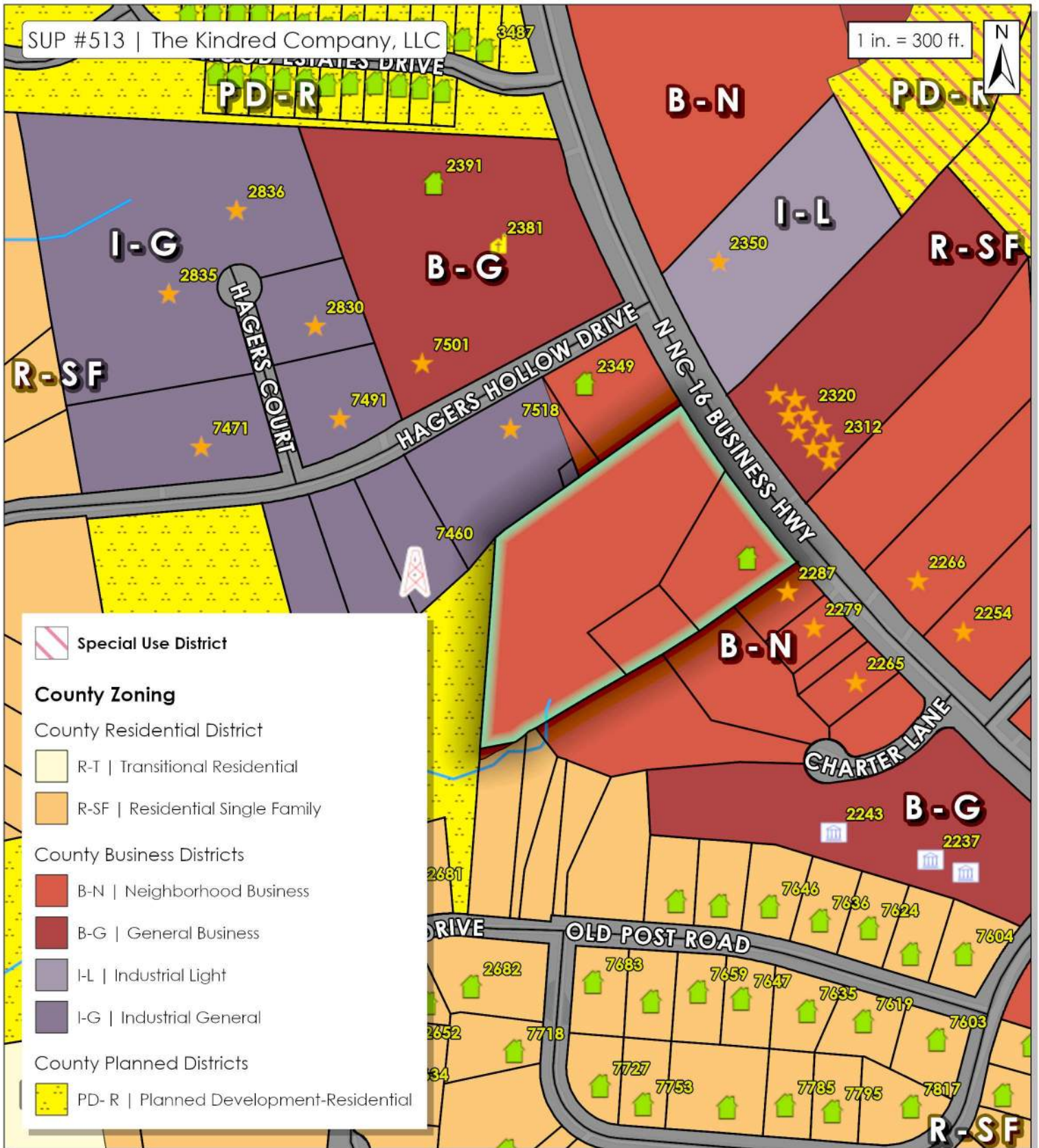
Description	BROTHERTON LOT W/D	Deed Acres	0.69
Address	N NC 16 BUSINESS HWY	Tax Acres	0.597
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	0.6	WP32	0.6

Watershed	0.6	Sewer District	
		SEWER	0.6

Census County	109	Tract	071101	Block	3007	0.6
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Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710460400	0.6
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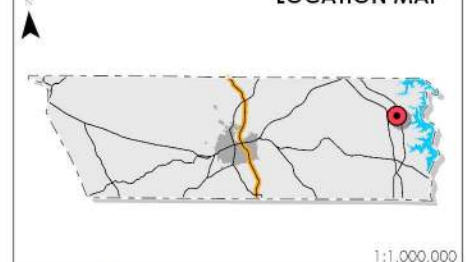
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID # 30023, 32384, 32408

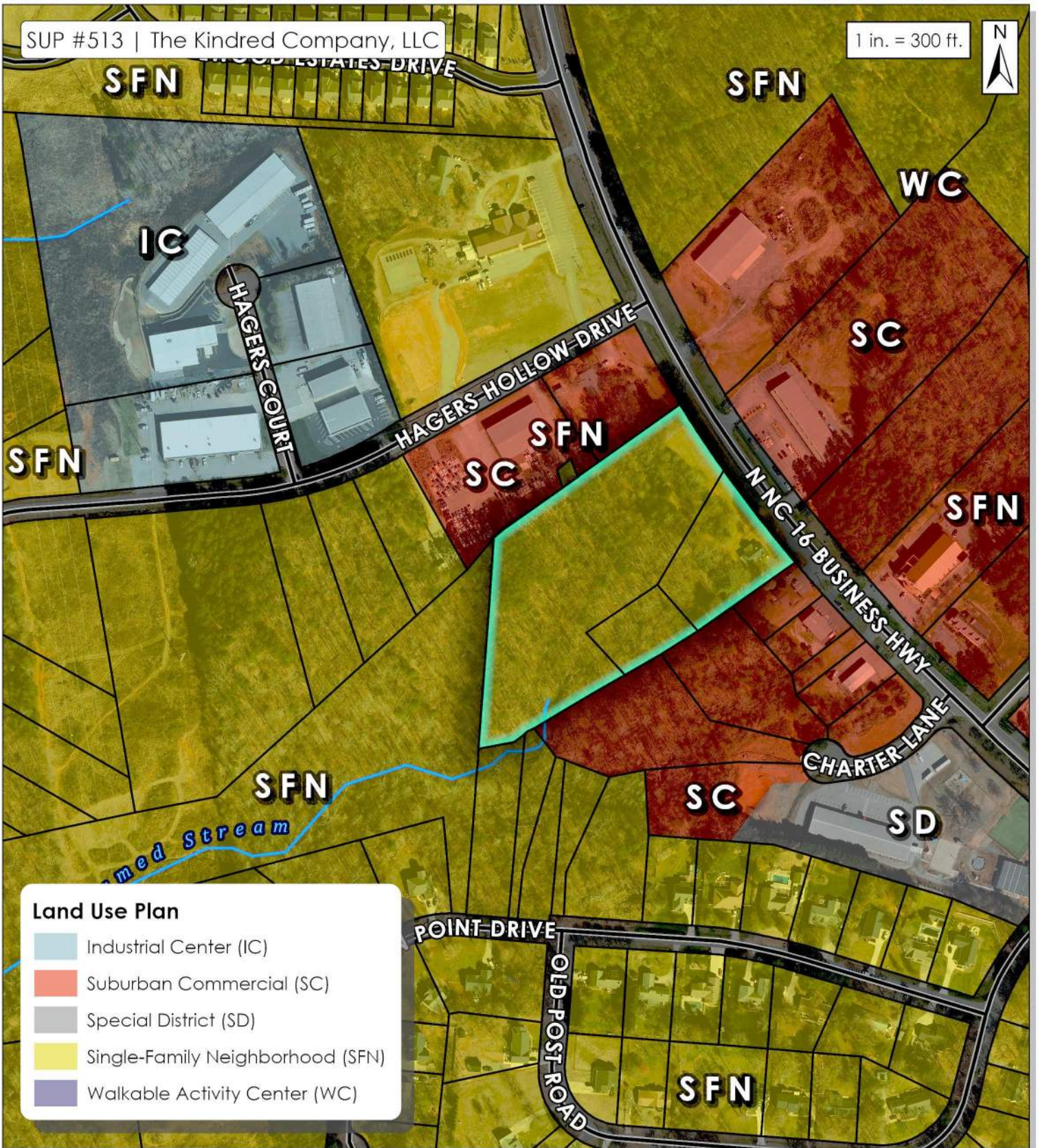
 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)



Land Use Plan

-  Industrial Center (IC)
-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)
-  Walkable Activity Center (WC)



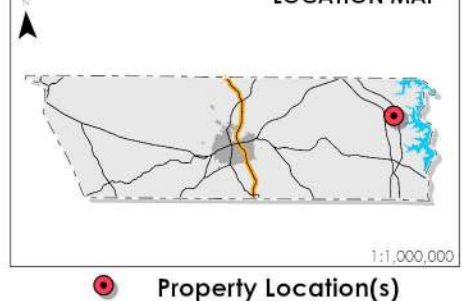
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 30023, 32384, 32408

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP





Lincoln County Project Reviews

Project Number: **ZONE24-00151**

Project Type: **ZONING CASE**

Sub Type: **SPECIAL USE PERMIT**

Applied: **7/9/2024**

Status: **UNDER REVIEW**

Approved:

Balance: **\$ 0.00**

Description: **SUP #513 The Kindred Company, LLC**

Parcel ID: **30023**

Applicant: **THE KINDRED COMPANY LLC**

Owner: **THE KINDRED COMPANY LLC**

Surveyor: **<NONE>**

Details:

Building materials sales with no outdoor storage proposed; contingent upon rezoning to B-G (see ZONE24-00159 for ZMA #739)

Public hearing scheduled for September 9, 2024

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: TRC PRE-APPLICATION						
7/9/2024	7/17/2024	7/12/2024	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	NA Public water and sewer
Notes:						
7/9/2024	7/9/2024	7/12/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	RESUBMITTAL REQUIRED	
Notes: Need resubmittal with distances between storage buildings, main building to the others, driving space around the islands, Driveway a minimum 20 feet wide and be of an approved surface to support 75,000 lb. emergency vehicles. Driving surface in the stock yard shall be of approved surface to support 75,000 lb. emergency vehicles and be maintained as such. Add a hydrant at the driveway due to materials stored and distance to other hydrants.						
7/9/2024	7/24/2024	7/12/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	Submit EC Plan for Review
Notes:						
7/9/2024	7/11/2024	7/12/2024	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes: 1) A driveway permit will be required. Additional taper from the driveway radius on each side of driveway is recommended; this will provide more asphalt for trucks entering and exiting the site to reduce the frequency of the rear wheels tracking off the asphalt and onto the shoulder.						

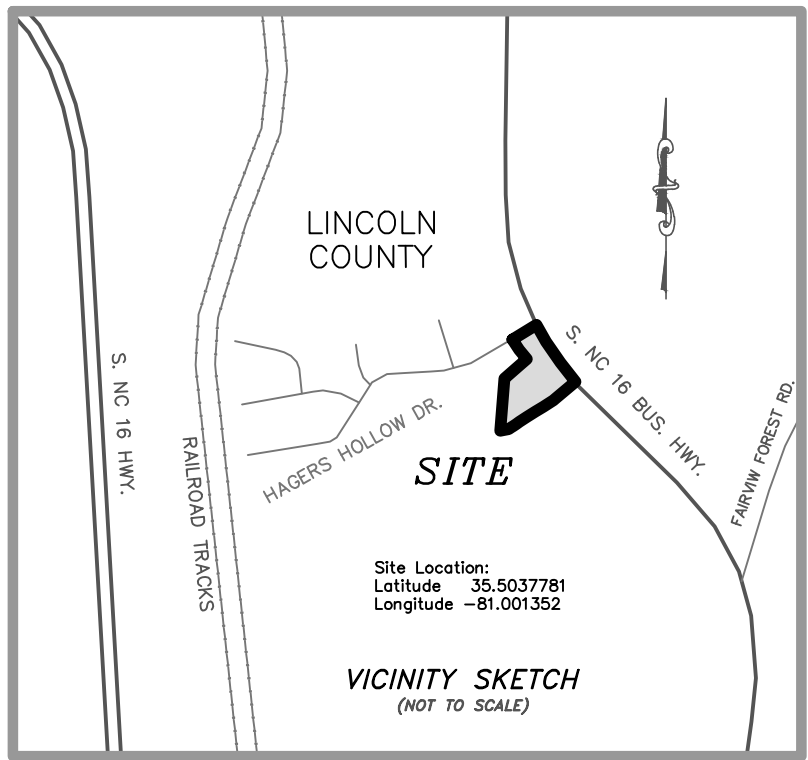


Lincoln County Project Reviews



7/9/2024	7/11/2024	7/12/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
<p>Notes:</p> <p>General Comments:</p> <p>1) The County has a 12" water main that is available for tapping. There is currently a 3/4-inch meter serving parcel 32384 that can be used for water service for the ne development. If the Developer desired additional water taps they will need to be installed by a Licensed Utility Contractor at the Developer's expense.</p> <p>2) The County has a 8" gravity main on NC 16 Bus that is available for tapping. Allocation will be evaluated at time of building permit plan review. Any taps to the gravity sewer system will need to be done by a Licensed Utility Contractor at the Developer's expense.</p> <p>3) An application for service must be submitted and fees paid prior to Public Utility approval of any building permits.</p> <p>4)NCDOT Encroachments will be required for any new services.</p> <p>5) all taps shall be done in accordance with all state and local standards.</p> <p>Plan Comments:</p> <p>1) Plans must show the existing water and sewer mains along NC 16 Bus. Please have your engineer request asbuilt plans.</p>						





Course	Bearing	Distance
L1	S 57°47'00" W	110.03'
L2	S 57°45'47" W	86.08'
L3	S 57°49'05" W	94.30'
L4	S 56°39'15" W	82.49'
L5	S 56°19'48" W	38.62'
L6	S 55°41'24" W	31.78'
L7	S 55°41'24" W	19.78'
L8	S 55°41'24" W	29.78'
L9	S 78°35'14" W	79.98'
L10	S 30°25'45" W	25.42'

NOTES:

- PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED.
- OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAN SHOULD NOT BE SCALED OR REPLIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
- DIGITAL COPIES OF THIS FILE ARE FOR REFERENCE ONLY AND MAY NOT BE USED FOR DESIGN WORK.
- 10' DRAIN & UTILITY EASEMENT MAY EXIST ALONG EACH LOT LINE.
- NO UGGS OR MONUMENT FOUND WITHIN ADJACENT OF SUBJECT PROPERTY.
- ALL PINS WERE FOUND EXISTING AS SHOWN UNLESS NOTED OTHERWISE.

NOTE: NOT ALL UTILITIES ARE IDENTIFIED ON THIS MAP. ONLY THOSE MARKED AT TIME OF FIELD SURVEY ARE NOTED. CONTRACTOR/ENGINEER/ESTIMATOR SHOULD VERIFY LOCATION, SIZE & TYPE BY A FIELD VISIT. CONTRACTOR MUST HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO ANY CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES NOT SHOWN ON SURVEY.



APPLICANT INFORMATION:

THE KINDRED COMPANY, LLC
143 REBEKAH LANE
TROUTMAN, NC 28166

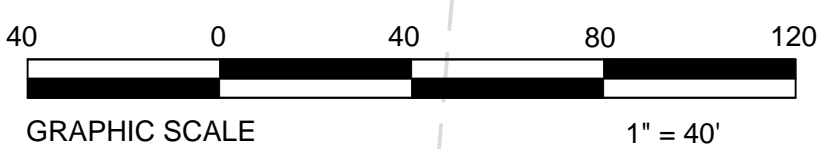
CONTACT: TAMMY HOKE
(704) 904-0140

PARCEL INFORMATION:

PARCEL ID #s: 30023, 32384, 32408
PARCEL PIN #s: 4604441059, 4604444161, 4604432996
OWNER: THE KINDRED COMPANY, LLC
143 REBEKAH LANE
TROUTMAN, NC 28166
ADDRESS: SOUTH NC 16 BUSINESS HIGHWAY
DENVER, NC 28037
LINCOLN COUNTY
TOTAL ACREAGE: 6.763 AC.
DEED BOOK: 3269 DEED PAGE: 834
EXISTING ZONING: ELDD B-N
PROPOSED ZONING: ELDD G-B
PROPOSED USE: BUILDING SUPPLY SALES
PROPOSED BUILDING TYPE: PRE-ENGINEERED METAL
BUILDING w/ UP-GRADED FRONT & RIGHT SIDE
FACADES AND FEATURES TO COMPLY WITH
ELDD DISTRICT & LINCOLN COUNTY UDO ORDINANCE
BUILDING HEIGHT: APPROX. +/- 28'
BUILDING SQUARE FOOTAGE:
OFFICE / SALES / WAREHOUSE 10,000 S.F.
PROPOSED ENCLOSED STORAGE 7,800 S.F.
FUTURE ENCLOSED STORAGE 18,800 S.F.
TOTAL BUILDING SQUARE FOOTAGE 36,600 S.F.
BUILDING COVERAGE:
TOTAL BUILDING S.F. 36,600 S.F.
TOTAL PARCEL S.F. 294,596 S.F.
TOTAL BUILDING COVERAGE 12.4%
BUILDING SETBACKS:
FRONT YARD SETBACK (ELDD) 15' MIN.
90' MAX.
15'
SIDE YARD SETBACK
REAR YARD SETBACK (RESI.) 30'
PARKING REQUIREMENT:
OFFICE SPACE: 1,650 S.F. 5 SPACES
(1 SPACE PER 400 S.F.)
RETAIL SPACE: 5,150 S.F. 17 SPACES
(1 SPACE PER 300 S.F.)
WAREHOUSE: 3,200 S.F. 3 SPACES
(1 SPACE PER 1,000 S.F.)
TOTAL REQUIRED SPACES: 25 SPACES
PROPOSED NUMBER SPACES: 30 SPACES
WATERSHED: NOT IN A PROTECTED WATERSHED
IMPERVIOUS COVERAGE:
IMPERVIOUS AREA 204,346 S.F.
SITE AREA 294,596 S.F.
TOTAL % IMPERVIOUS 69.4%
FLOODPLAIN: NO FLOODPLAIN ON-SITE
WETLANDS: NO WETLANDS PER NATIONAL
WETLAND INVENTORY

REZONING PLAN COMPLIANCE NOTES:

- NO BACKUP ALARMS WILL BE USED OR REQUIRED ON ON-SITE EQUIPMENT PER OSHA GENERAL INDUSTRY STANDARDS (OSHA 29 CFR PART 1910).
- NO OUTSIDE STORAGE WILL BE ALLOWED ON-SITE SINCE THE PROPOSED GENERAL BUSINESS ZONING DISTRICT DOES NOT ALLOW THIS USE. ALL STORAGE OF SALE SUPPLIES AND MATERIALS WILL BE FULLY ENCLOSED WITHIN THE WAREHOUSE AND DRIVE-THRU ENCLOSED STORAGE BUILDINGS.
- IN ADDITION TO THE REQUIRE DISTRICT AND SCREENING BUFFER PLANTINGS, A SCREENING FENCE WILL BE INSTALLED FOR SITE SECURITY AND ADDITIONAL SCREENING PURPOSES.



PROJECT DESCRIPTION:

PROPOSED SITE PLAN HOKE BUILDING SUPPLY

SOUTH NC 16 BUSINESS HIGHWAY, DENVER, NC

PLAN DATE: **06/04/24**

DRAWN BY: **JDL**

CHECKED BY: **JDL**

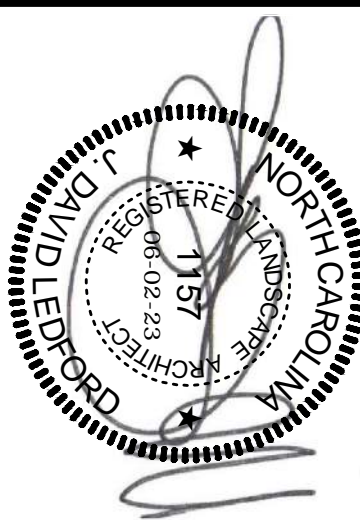
REVISIONS:

J.DAVIDLEDFORD, RLA

LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING

2730 Maiden Highway
Lincolnton, NC 28092

jdauidledford@yahoo.com
CELL (704) 530-7880



S1

DRAWING
NUMBER: