



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: October 14, 2024

Re: SUP #518
JBDK Family Limited Partnership, applicant
Parcel ID# 71407

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on November 4, 2024.

Request

The applicant is requesting a special use permit to expand a self-storage facility in the Eastern Lincoln Development District (ELDD) overlay. The proposed plan includes a new 6300-square-foot building located behind the existing structures.

Site Area and Description

The request involves a 16.29-acre parcel located at 2585 N. N.C. 16 Business Hwy. in Catawba Springs Township. The subject property is located in the B-G (General Business) zoning district, but a concurrent rezoning request (ZMA #742) proposes to rezone the property to I-L (Industrial Light). The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business), R-T (Transitional Residential), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, residential, and recreational uses. This property is located within an area that is designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

Specific Use Standards

§4.4.19 Self-Storage Facility

A. All storage shall be contained within a fully enclosed building.

Commentary: Outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).

B. A Class C buffer (see §3.4) shall be established along any side of the property where the self-storage facility abuts or is across the road from a residential use or a residential district.

C. End walls shall have a brick or masonry façade.

D. Where the end wall of the self-storage facility is visible from a public road, the wall shall be buffered by a hedge that has a mature height of at least four feet.

E. The following activities shall be prohibited on the premises:

1. Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage facility may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of North Carolina regulations.
2. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
3. Operation of a transfer-and-storage business.
4. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment except when needed for maintenance of the use.
5. Any activity that is noxious or offensive because of odors, dust, noise, fumes or vibrations.
6. Storage of hazardous chemicals, flammable liquids or combustible and explosive materials.
7. Habitation of storage units by humans or animals.



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 J BDK Family Limited Partnership

Applicant Address 1450 NC 16 Denver NC 28037

Applicant Phone Number 704-516-6068 Tyler Wyatt

Property Owner Name J BDK Family Limited Partnership

Property Owner Address 1450 NC 16 Denver NC 28037

Property Owner Phone Number 704-516-6068

PART II

Property Location 2585 N NC Bus Hwy 16 Denver NC

Property ID (10 digits) 4604269911 Property size 16 AC +/-

Parcel # (5 digits) 71407 Deed Book(s) 1962 Page(s) 734
PB 23-92

PART III

Existing Zoning District ELDD - B-G

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

mini storage facility climate and non climate
outdoor parking
140 existing units

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

adding climate controlled building 45'x140'
42-48 new units

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.

Tim Wyatt
Applicant's Signature

9/19/24

Date

Application # _____ Date 9/20/24

Applicant's Name JBDK Family Limited Partnership

Applicant's Address 1450 NC 16 Denver NC 28037

Property Location 2905 N NC 16 Bus Hwy Existing Zoning ELDO-B-G

Proposed Special Use I-L expansion of self storage

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: will be located behind existing buildings

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

FACTUAL REASONS CITED: new building/entrance and drive aisles will meet new zoning requirements

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: No change in use of 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 NO _____

FACTUAL REASONS CITED: All requirements will be met and new building will match existing buildings

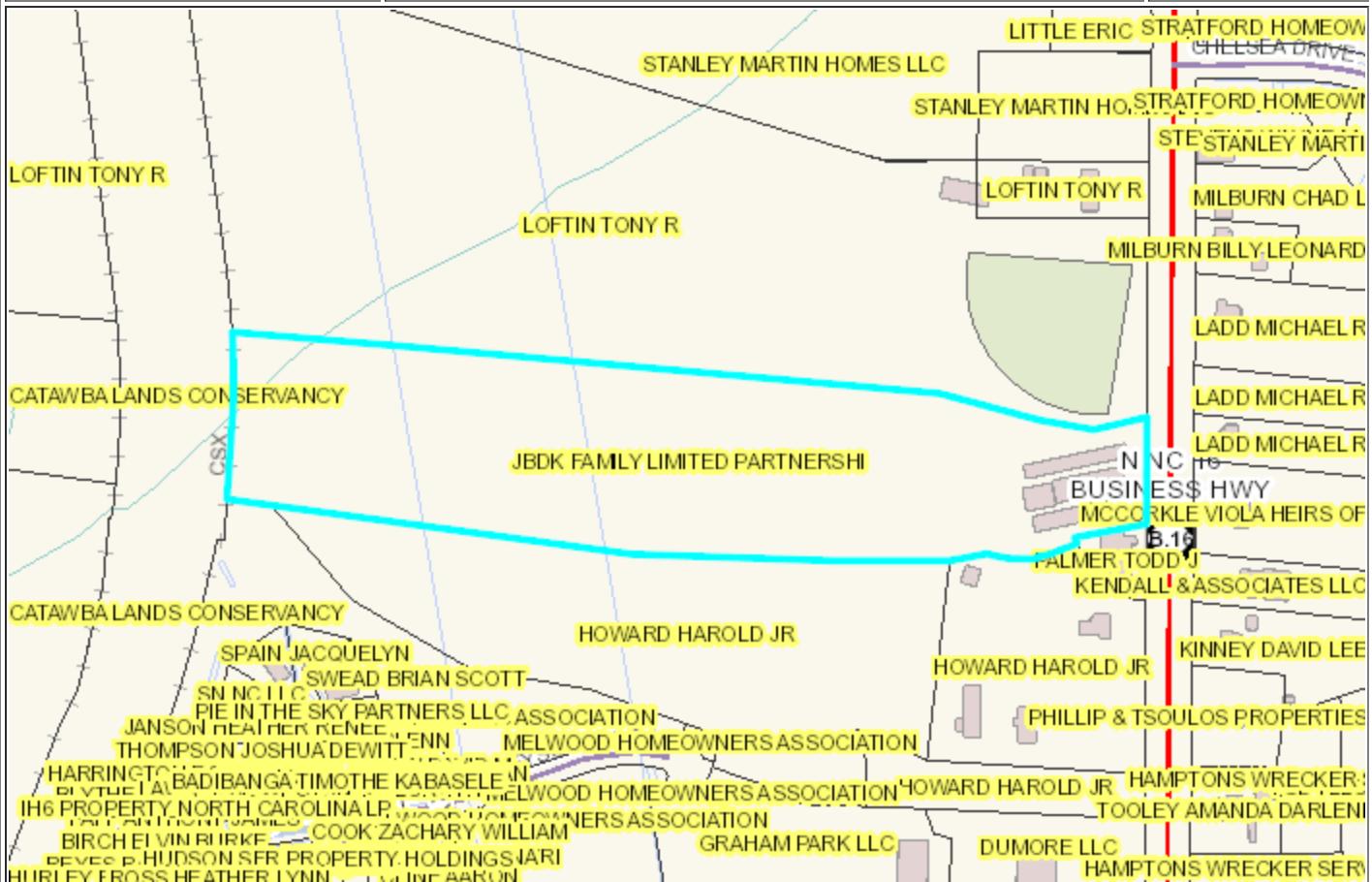
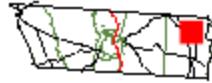


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

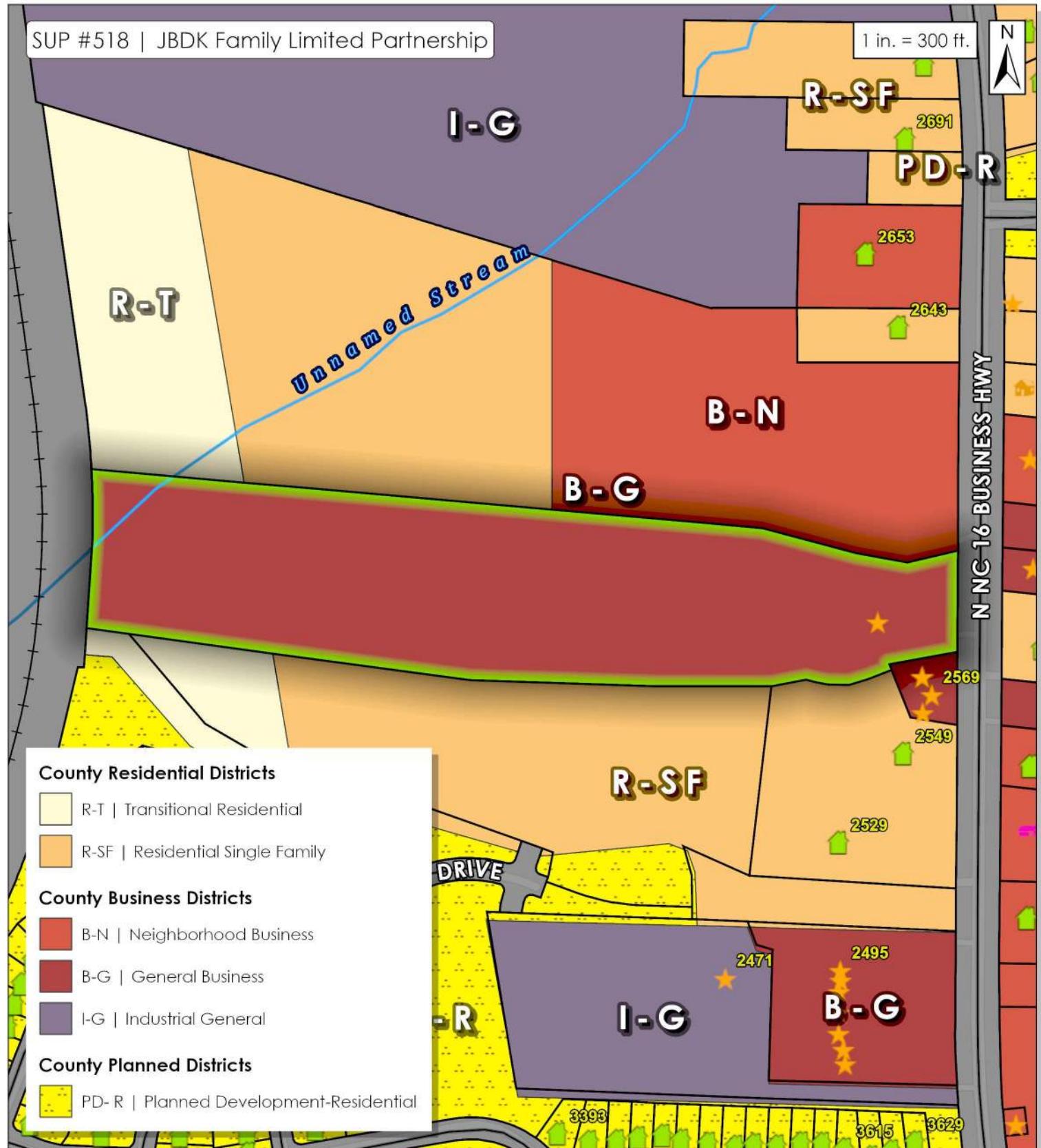
Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Date: 10/15/2024 Scale: 1 Inch = 400 Feet



Parcel ID	71407	Owner	JBDK FAMILY LIMITED PARTNERSHIP		
Map	4604	Mailing	1450 NC 16		
Account	0205817	Address	DENVER, NC 28037		
Deed	1962 734	Last Transaction Date	01/13/2023	Sale Price	\$0
Plat	23 92	Subdivision	JBDK FAMILY LP	Lot	1
Land Value	\$1,253,537	Improvement Value	\$805,141	Total Value	\$2,058,678
Previous Parcel					
-----All values for Tax Year 2024 -----					
Description	#1 LT JBDK FAMILY LP			Deed Acres	16.496
Address	2585 N NC 16 BUSINESS HWY			Tax Acres	16.295
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement	MINI WAREHOUSE			Value	\$168,134
Main Sq Feet	6000	Stories	1	Year Built	2003
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres		
B-G		16.3	WP32 16.3		
Watershed			Sewer District		
0.09			11.23		
16.21			SEWER 5.07		
Census County		Tract	Block		
109		071101	3000 4.25		
109		071101	3003 12.05		

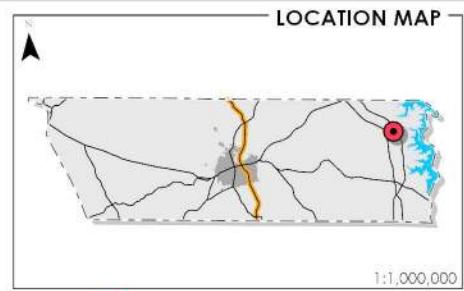
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	16.3



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

See Attached Application for Parcel Information

- Property Location(s)



Property Location(s)

1 in. = 300 ft.



SFN

SFN

SC

Unnamed Stream

SC

SFN

SFN

TREYSON-DRIVE

SC

SFN

SD

SFN

Land Use Plan

Suburban Commercial (SC)

Special District (SD)

Single-Family Neighborhood (SFN)



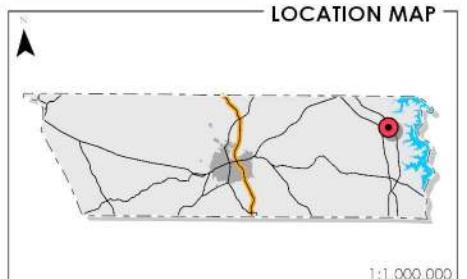
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 71407

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



1:1,000,000

Property Location(s)



Lincoln County Project Reviews

Project Number: ZONE24-00178

Description: SUP #518 JBDK Family Limited Partnership

Project Type: ZONING CASE

Parcel ID: 71407

Sub Type: SPECIAL USE PERMIT

Applicant: JBDK FAMILY LIMITED PARTNERSHIP

Applied: 8/23/2024

Approved:

Owner: JBDK FAMILY LIMITED PARTNERSHIP

Status: UNDER REVIEW

Balance: \$ 0.00

Surveyor: <NONE>

Details:

Pre-application meeting scheduled for 08/29/24

Public hearing scheduled for November 4, 2024

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: TRC PRE-APPLICATION						
8/23/2024	8/23/2024	8/29/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: Vehicle gates shall have knox entry Vehicle gates shall be a min. 12 ft. All surfaces shall be of approved surface and maintained to support a min. 75,000 lb. vehicle in any weather. All drive isles shall be a min. 20 ft. in width and the end turns shall be wide enough for 45 ft. long emergency vehicles to turn Isles between parked vehicles or trailers shall be a min. 20 ft. wide There shall be a min. 20 ft. drive isle between the retaining wall and the existing building Turning radius between existing buildings and the new shall be of sufficient area for 45 ft. long emergency vehicles.						
8/23/2024	8/30/2024	8/29/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes: Project will need a single lot erosion control permit application to be submitted prior to land disturbance.						
8/23/2024	8/29/2024	8/29/2024	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes: No new County utility services requested.						
8/23/2024	9/6/2024	8/29/2024	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	see notes

NOTES:

- * PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
- * 10' DRAINAGE & UTILITY EASEMENT MAY EXIST ALONG ALL LOT LINES
- * OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.

- * DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED 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.
- * ALL UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
- * ALL PINS WERE FOUND EXISTING AS SHOWN UNLESS NOTED OTHERWISE.

Course	Bearing	Distance
L1	S 24°54'33" E	20.03'
L2	S 68°42'08" W	58.89'
L3	S 74°37'09" W	44.90'
L4	N 88°40'40" W	47.61'
L5	N 79°57'17" W	27.10'
L6	N 75°57'33" W	26.22'

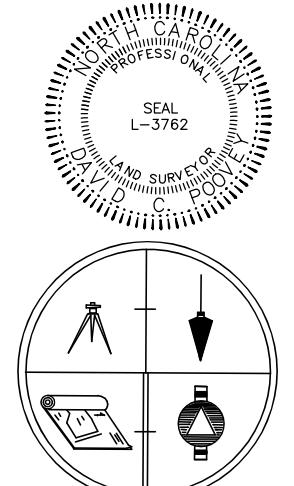
SITE PLAN
AND ZONING MAP
JBDK FAMILY
LIMITED PARTNERSHIP

PARCEL #71407 CURRENTLY ZONED ELDD B-G
2585 N NC BUS. HWY - DENVER, NC

CATAWBA SPR. TOWNSHIP - LINCOLN COUNTY
SCALE: 1" = 60'

CHUCK POOVEY, PLS #3762
ROBERT DEDMON, PLS #3899
3704 NC HIGHWAY #16 NORTH
P.O. BOX 494 - DENVER, NC 28037
PHONE: 704/483/4908
FIRM #C-0453

WWW.DEDMONSURVEYS.COM



DEDMON SURVEYS

SURV BY: HI DRAWN: CP JOB# WFS16B

VICINITY MAP

