



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: October 14, 2024

Re: SUP #518
JBKD 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.



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 JBDK Family Limited Partnership

Applicant Address 1450 NC 16 Denver NC 28037

Applicant Phone Number 704-516-6068 Tyler Wyatt

Property Owner Name JBDK 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.

Tyler Wyatt 9/19/24
Applicant's Signature Date

Application # _____ Date 9/20/24
Applicant's Name JBDK Family Limited Partnership
Applicant's Address 1450 NC 16 Denver NC 28037
Property Location 2585 N NC 16 Bus Hwy Existing Zoning ELDD-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

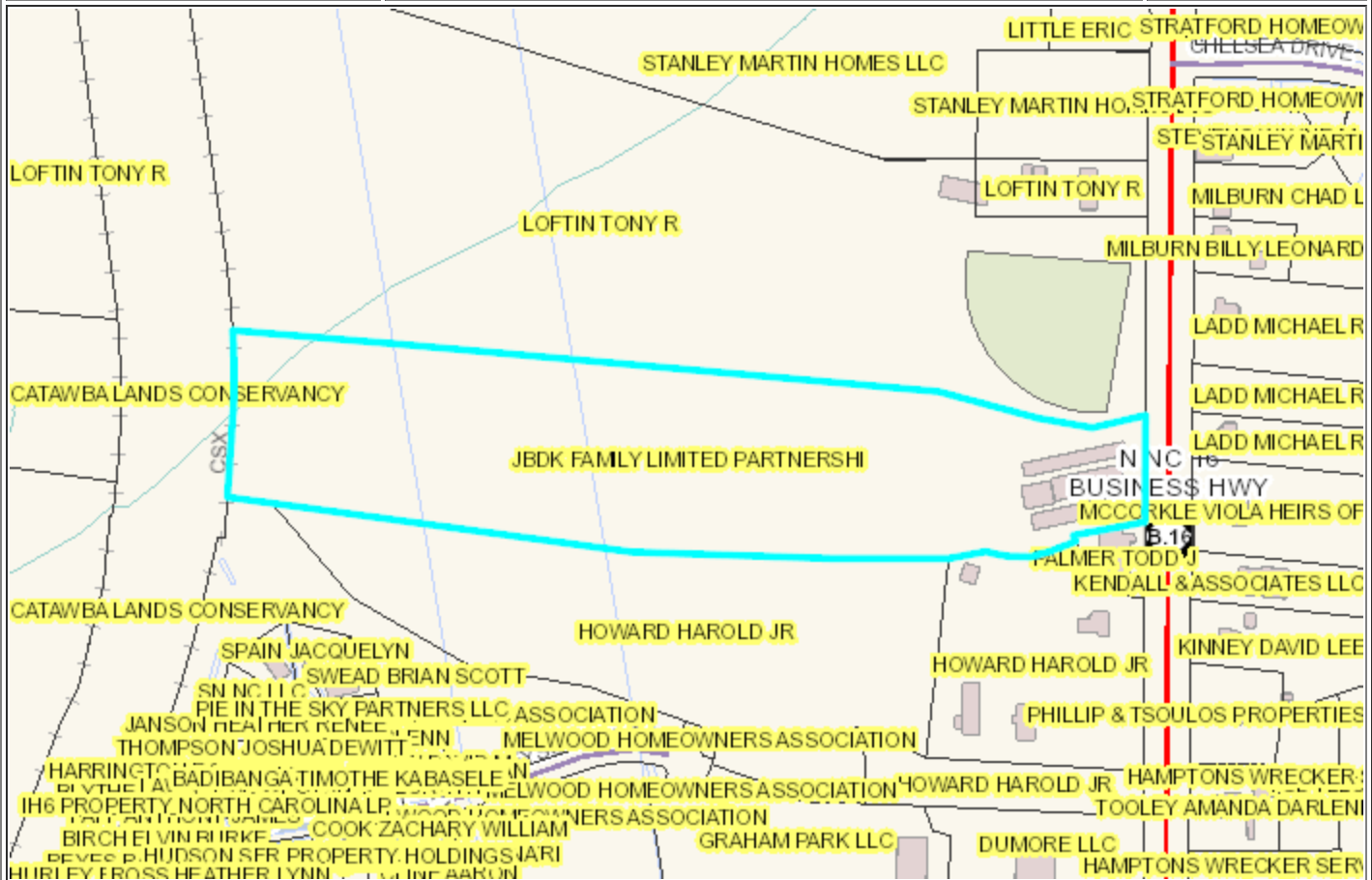


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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



Parcel ID	71407	Owner	JBDK FAMILY LIMITED PARTNERSHI
Map	4604	Mailing	1450 NC 16
Account	0205817	Address	DENVER, NC 28037
Deed	1962 734	Last Transaction Date	01/13/2023
Plat	23 92	Subdivision	JBDK FAMILY LP
Land Value	\$1,253,537	Improvement Value	\$805,141
Previous Parcel		Total Value	\$2,058,678

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

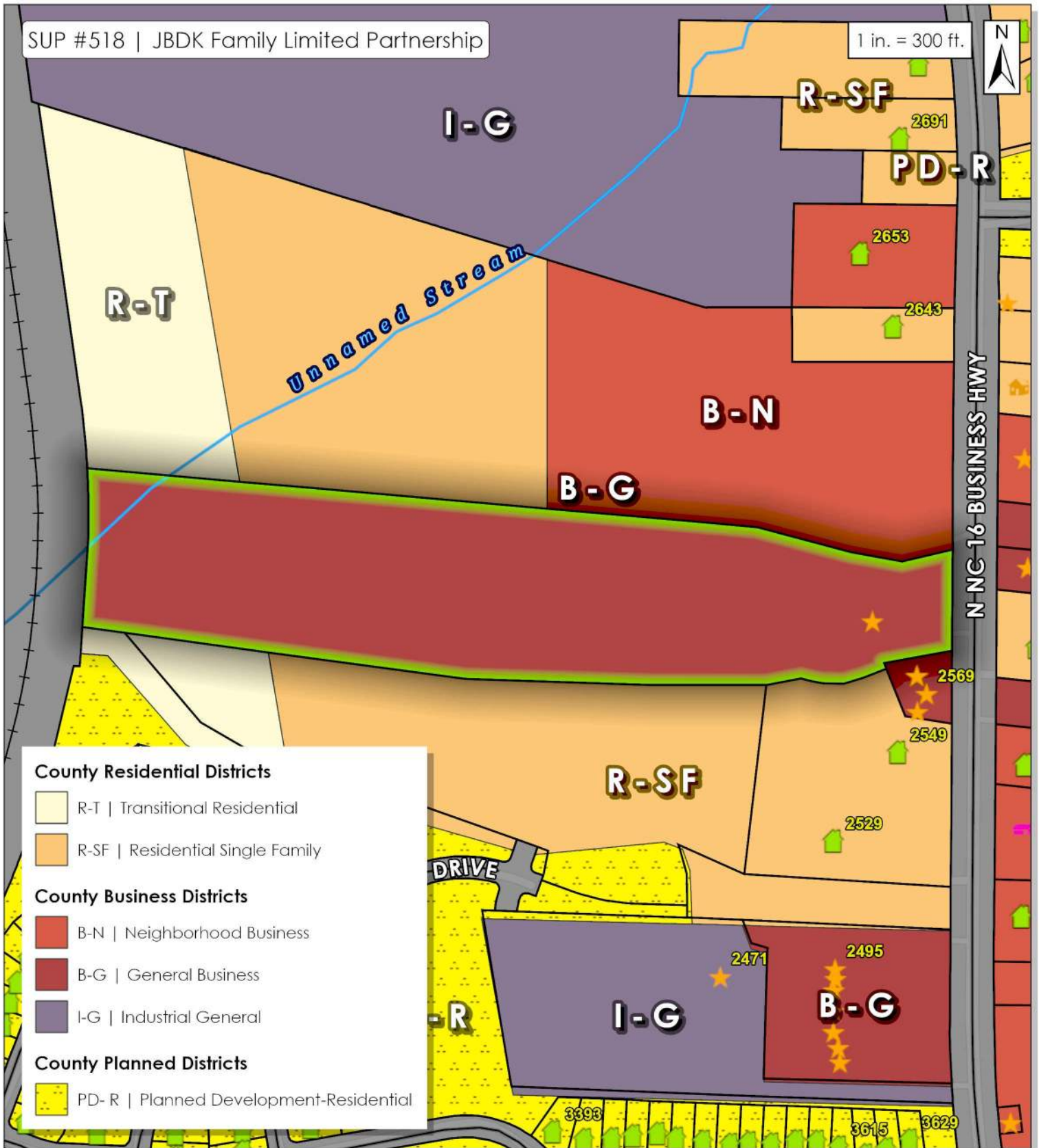
Description	#1 LT JBDK FAMILY LP	Deed Acres	16.496
Address	2585 N NC 16 BUSINESS HWY	Tax Acres	16.295
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	MINI WAREHOUSE	Value	\$168,134
Main Sq Feet	6000	Year Built	2003

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



County Residential Districts

- R-T | Transitional Residential
- R-SF | Residential Single Family

County Business Districts

- B-N | Neighborhood Business
- B-G | General Business
- I-G | Industrial General

County Planned Districts

- PD-R | Planned Development-Residential

Parcel ID # 71407

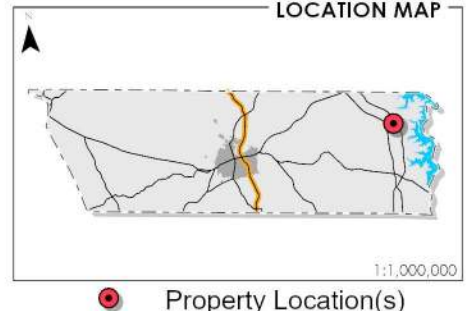
- Property Location(s)

See Attached Application for Parcel Information

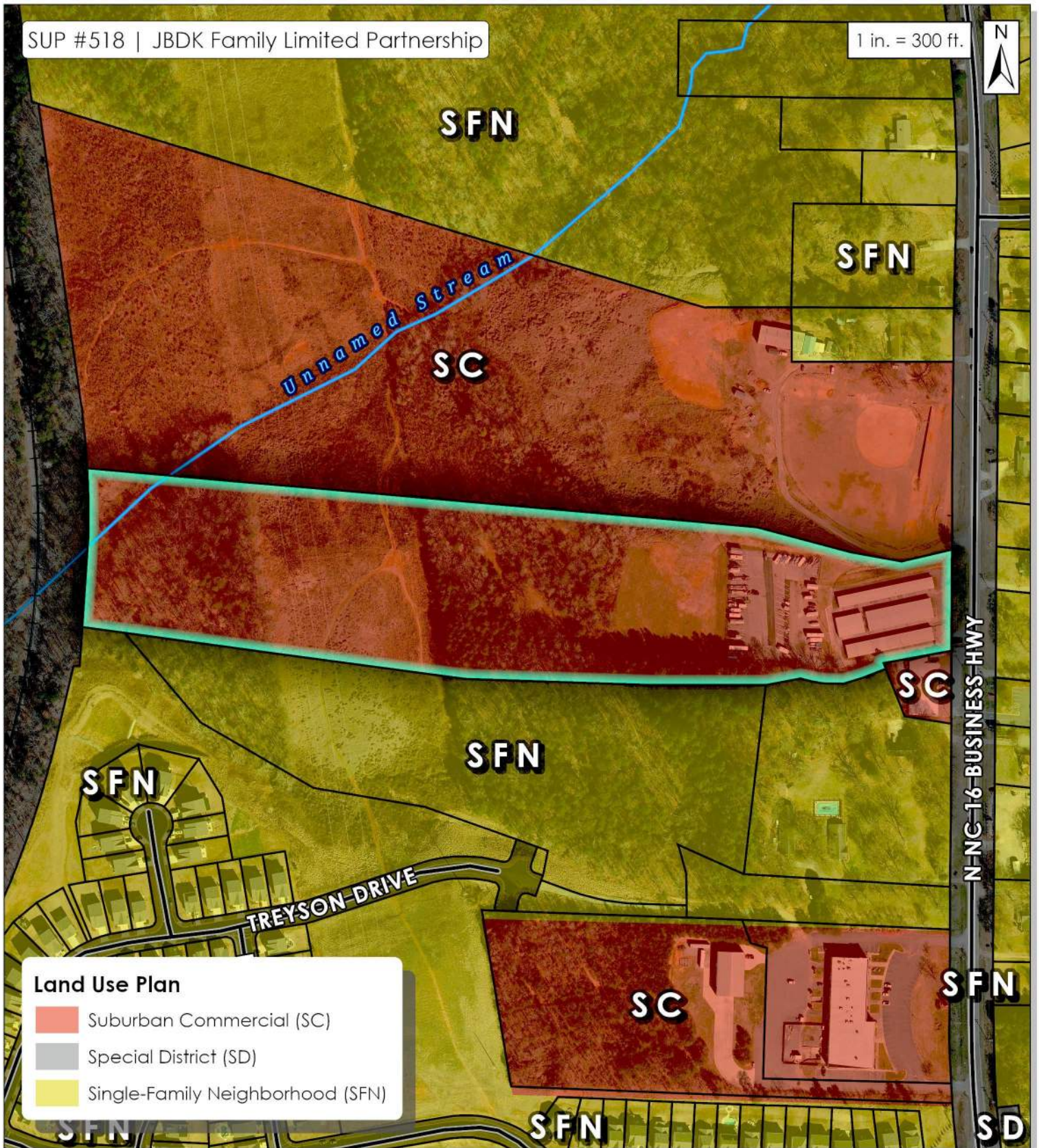


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



Property Location(s)



Land Use Plan

-  Suburban Commercial (SC)
-  Special District (SD)
-  Single-Family Neighborhood (SFN)

Parcel ID # 71407

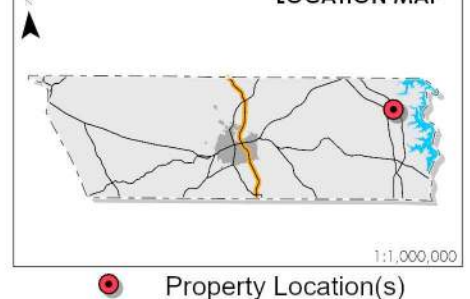
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Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP





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 PARTNERSHI

Applied: 8/23/2024

Approved:

Owner: JBDK FAMILY LIMITED PARTNERSHI

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:						
8/23/2024	9/6/2024	8/29/2024	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	see notes
Notes: No new County utility services requested.						

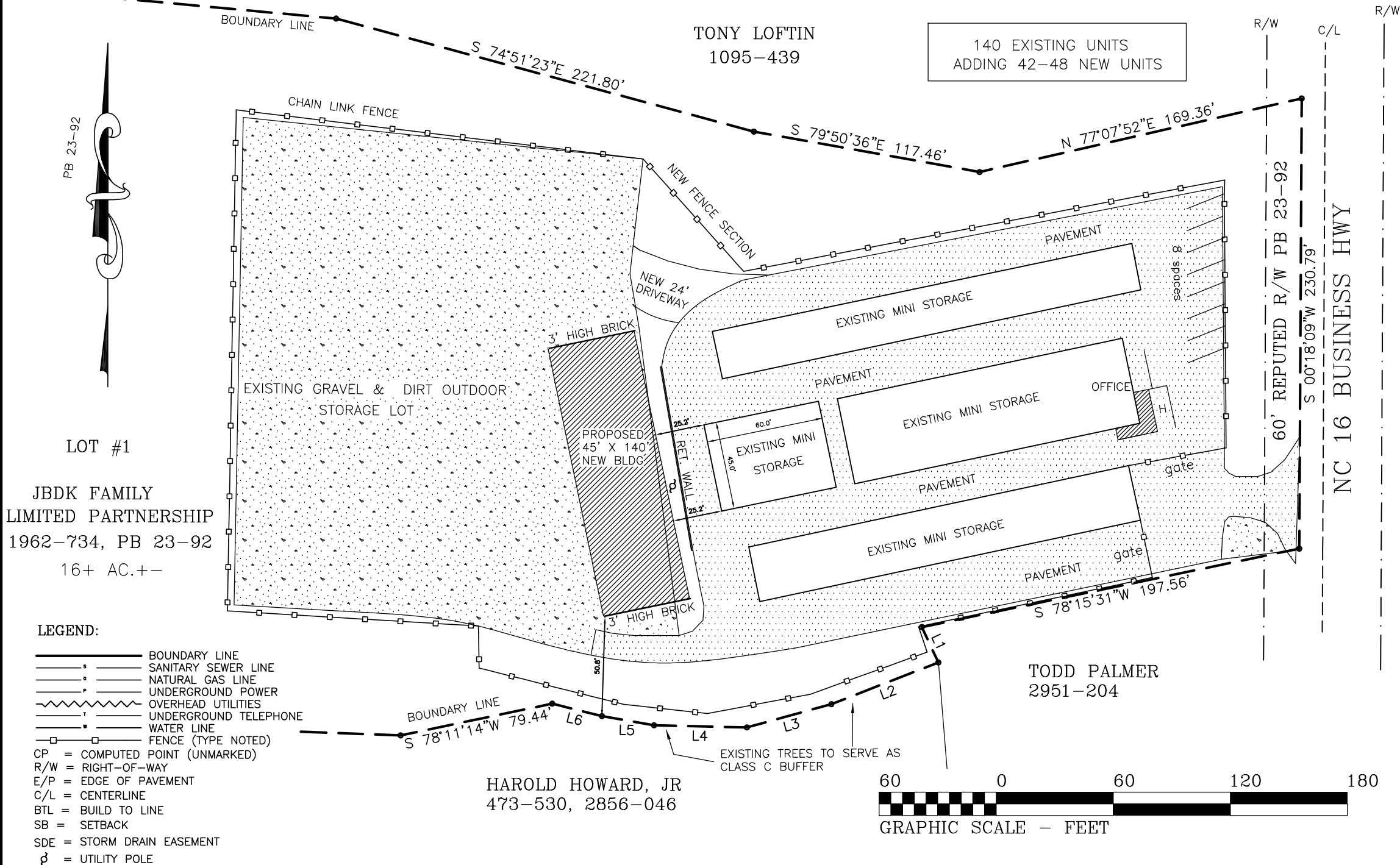
NOTES:

- * 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'

140 EXISTING UNITS
ADDING 42-48 NEW UNITS



SITE PLAN
AND ZONING MAP
JBKD FAMILY
LIMITED PARTNERSHIP

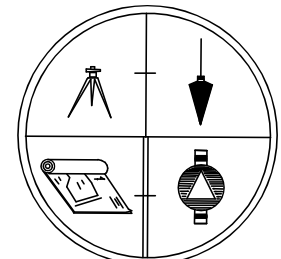
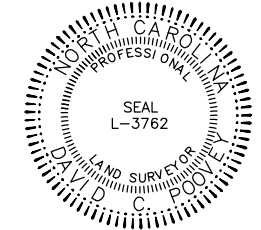
PARCEL #71407 CURRENTLY ZONED ELDD B-G
2585 N NC BUS. HWY - DENVER, NC

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

DEDMON SURVEYS

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: HL

DRAWN: CP

JOB# WES16B

VICINITY MAP

