



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Joshua Grant, Division Manager

Date: November 12, 2024

Re: SUP #520
Crystal Clean Partners, LLC, applicant
Parcel ID# 107621

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on December 2nd, 2024.

Request

The applicant is requesting a special use permit to construct a car wash in the Eastern Lincoln Development District (ELDD) overlay. The Unified Development Ordinance classifies a car wash as Vehicle Service, which requires a special use permit to operate in the ELDD.

Site Area and Description

The request involves a .59-acre parcel located at 445 N N.C. 16 Business Hwy. in Catawba Springs Township. The subject property is located in the I-G (Industrial General) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-N (Neighborhood Business) and I-G (Industrial General). Land uses in this area include industrial and business commercial 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 CRYSTAL CLEAN PARTNERS LLC - Rick Thompson

Applicant Address 1609 Churchill Downs Drive Waxhaw NC 28173

Applicant Phone Number 704-995-1085

Property Owner Name Crystal Clean Partners LLC - Rick Thompson

Property Owner Address 1609 Churchill Downs Drive Waxhaw NC 28173

Property Owner Phone Number 704-995-1085
Washman rich@gmail.com

PART II

Property Location 445 N Highway 16, Denver NC 28037

Property ID (10 digits) 4602666464 Property size .776 ac

Parcel # (5 digits) 33266 Deed Book(s) 26/54 Page(s) 54

PART III

Existing Zoning District IG

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

Currently used AS A CARWASH - 6 Bays Self Serve
2600 sq ft + Bldg existing
Plans to Replace with similar size Automatic only CARWASH

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

The property use will continue to be A CARWASH.
Plans are to Rebuild to an Automatic CARWASH
with employees and offer better wash process. 35' x 80' 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.

Rick Thompson
Applicant's Signature

10-18-24
Date

Application # _____ Date _____

Applicant's Name CRYSTAL Clean Partners - Rick Thompson

Applicant's Address 1609 Church, 11 Downs Dr. WAXHAW, NC 28173

Property Location 445 N. Hwy 16, Denver NC 28173 Existing Zoning I6

Proposed Special Use AUTOMATIC CARWASH TUNNEL

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: Because the current business/structure is a carwash. We plan to change "Type of Carwash". Building will improve the appearance and continue with the same use.

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

FACTUAL REASONS CITED: Because we are not increasing sq footage Building and will be making improvements for stormwater. We currently recycle water and will continue to do so with modern unit.

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: Because it will improve the appearance in the Area with Newer Construction and provide some jobs for the Area. Neighboring Businesses may upgrade as well.

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: Because the new carwash will look professional, enhance the Area, provide better opportunity to work with Area youth programs, charities, etc. The current use is 25 year old carwash and continues to be dumping area for trash. We plan to run a (occupied) business with professional carwash services. The footprint of Building is approximately the same as the current structure.



Lincoln County Project Reviews



Project Number: ZONE24-00188

Description: SUP #520 Crystal Clean Partners, LLC

Project Type: ZONING CASE

Parcel ID: 107621

Sub Type: SPECIAL USE PERMIT

Applicant: CRYSTAL CLEAN PARTNERS LLC

Applied: 9/10/2024

Approved:

Owner: CRYSTAL CLEAN PARTNERS 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: TRC PRE-APPLICATION						
9/10/2024		9/13/2024	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris		
Notes:						
9/10/2024	9/16/2024	9/13/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	APPROVED	
Notes:						
Parking lot and all travel lanes shall be constructed to withstand 75,000 lb. emergency vehicle Control room shall have knox entry						
9/10/2024	9/17/2024	9/13/2024	INSPECTIONS PRE-APPLICATION	Jeff Wesdyk	COMPLETE	
Notes:						
9/10/2024	10/10/2024	9/13/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes:						
Permission letter to be obtained for storm outfall on neighboring property. NCDOT approval letter. State stormwater approval.						
9/10/2024	9/12/2024	9/13/2024	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes:						
1) Provide a demolition plan 2) Provide a better stacking and queuing plan, with drying and vacuum stalls labeled (need to be able to review the vehicular flow through the site)						





Lincoln County Project Reviews



9/10/2024	10/4/2024	9/13/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
-----------	-----------	-----------	--	----------------------	----------	-----------

Notes:

1) This parcel has existing water and sewer taps. The sewer tap is a low pressure sewer tap and will require a County approved grinder pump be installed. The County approve grinder pump list can be found at: <https://lincolncountync.gov/DocumentCenter/View/3284/Approved-Grinder-Pump-Systems-Memo-07-28-2017?bidId=>

2) A approved grease interceptor must be installed before the grinder pump station.





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: 11/12/2024

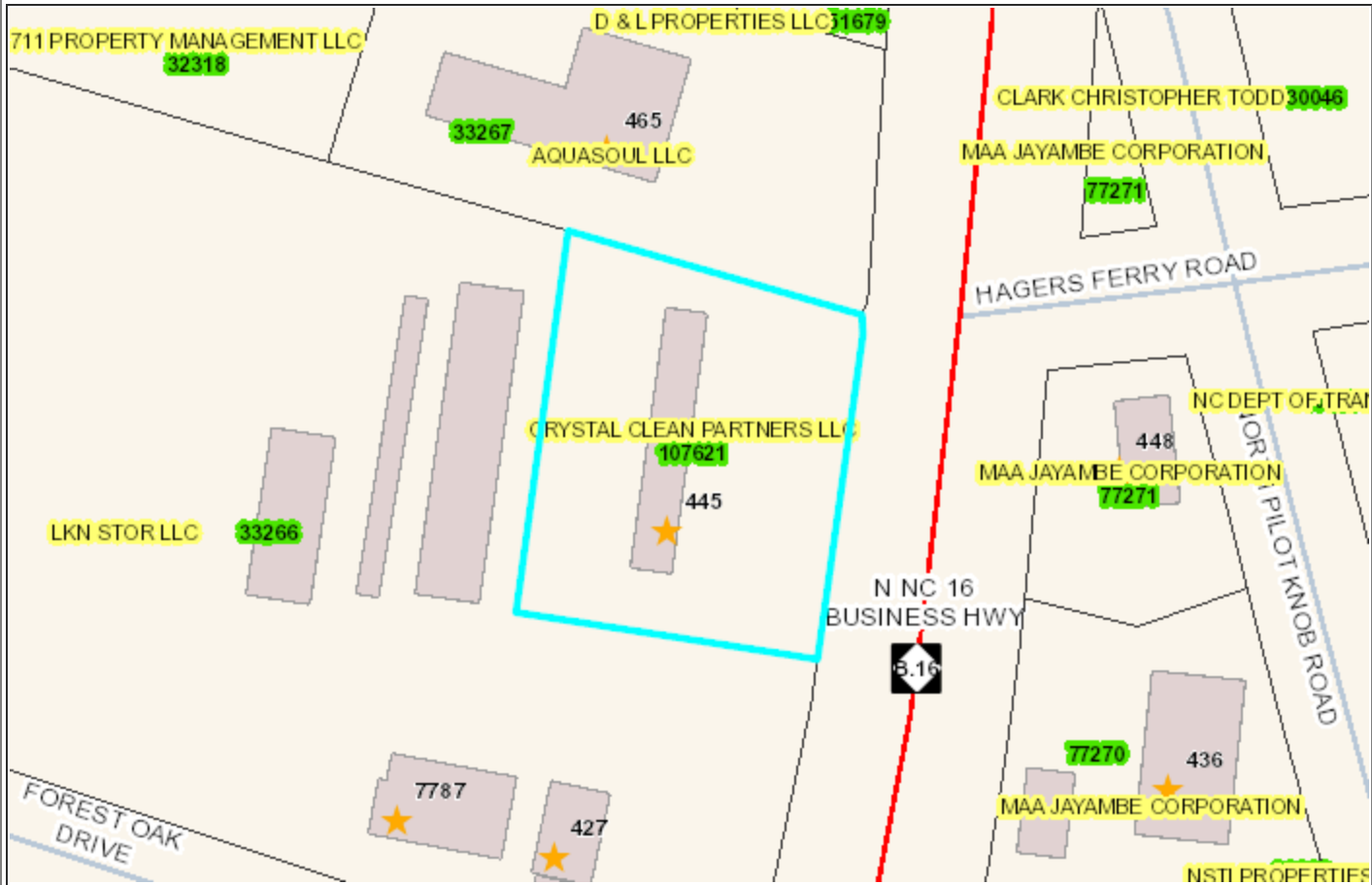
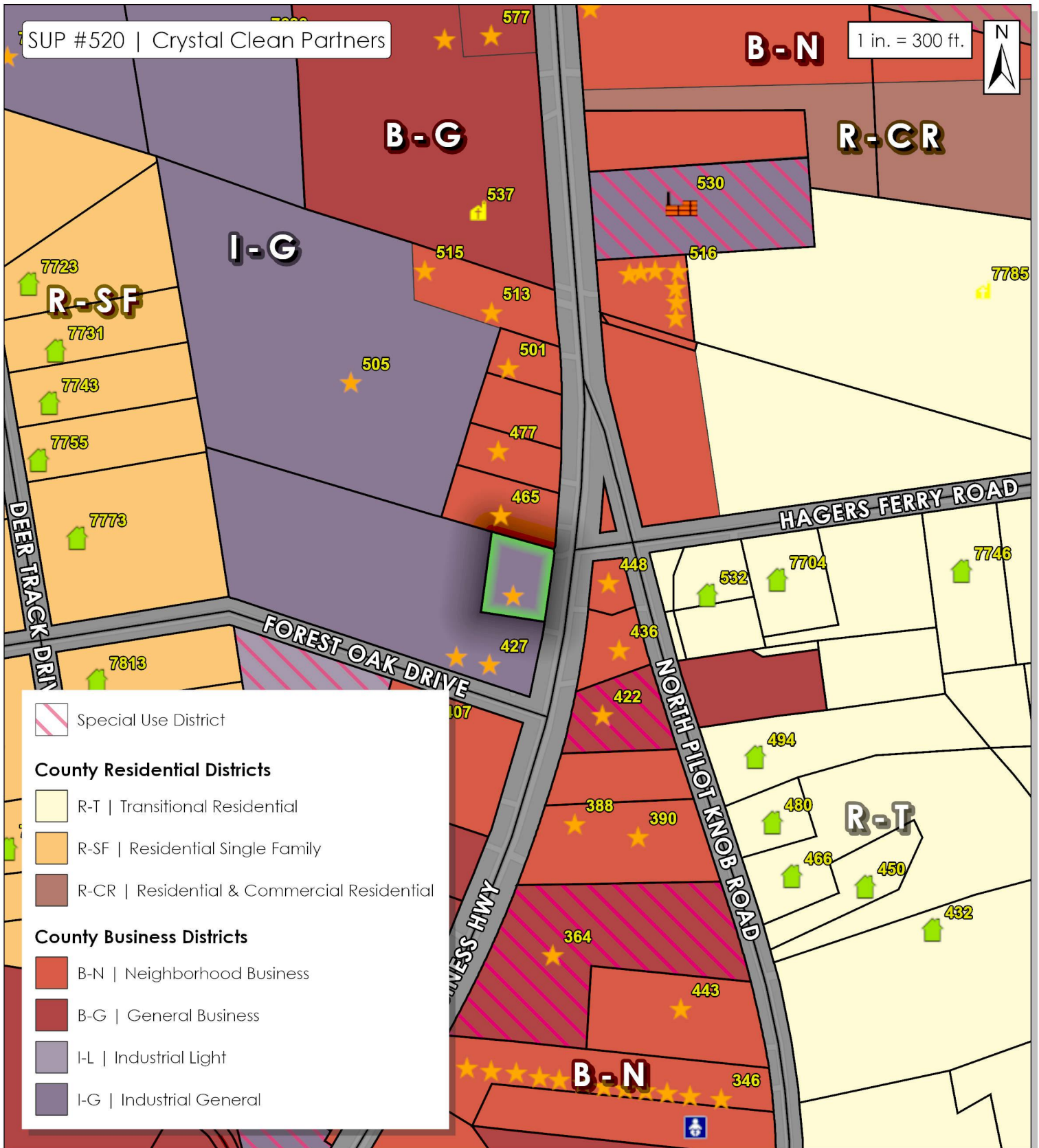


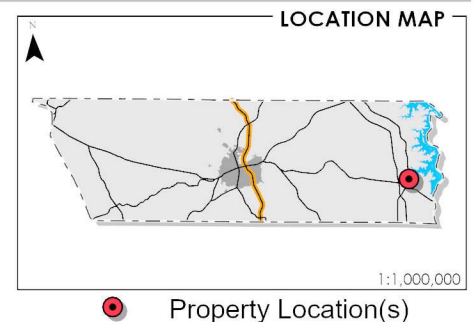
Photo Not Available

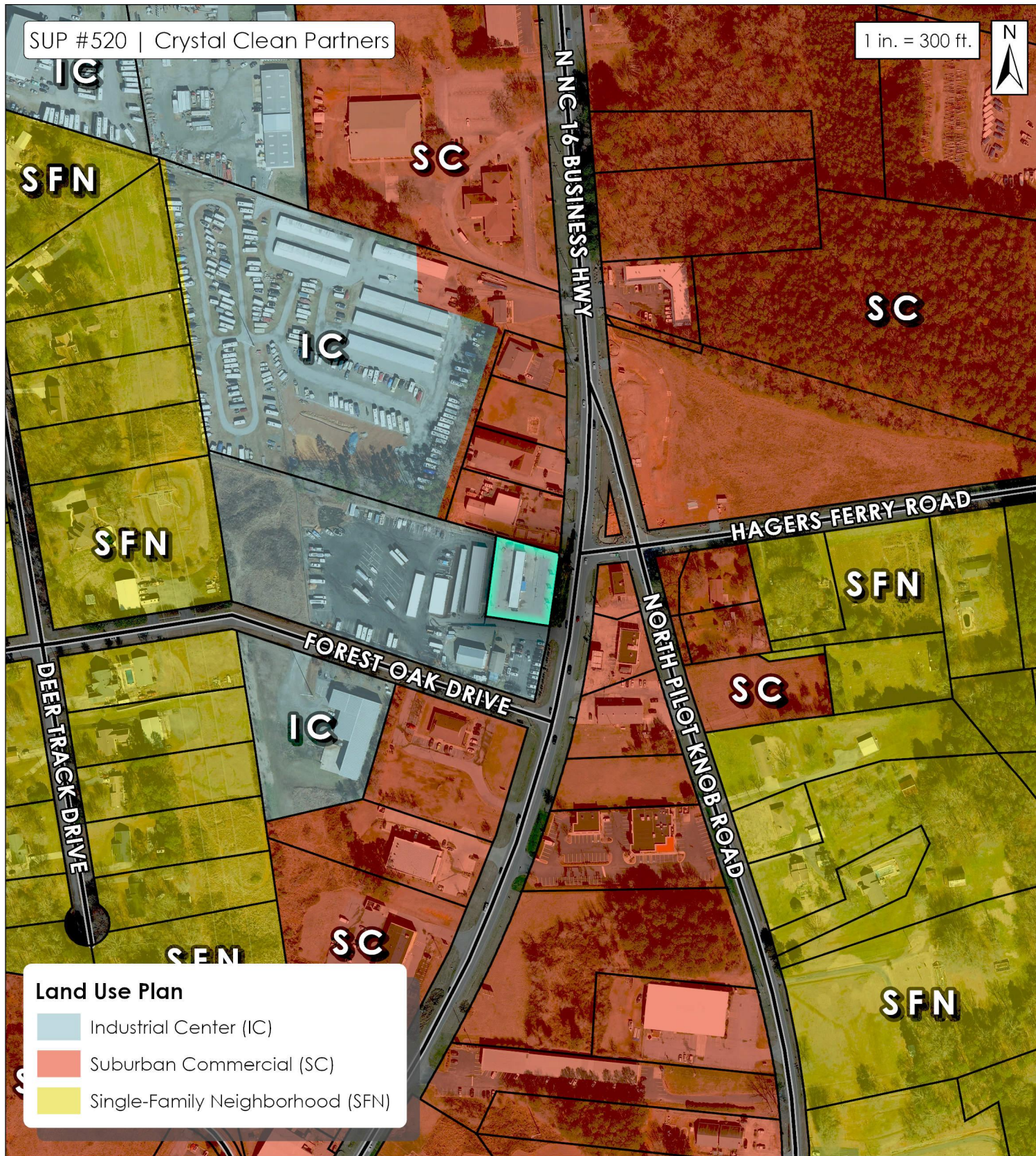
Parcel ID	107621	Owner	CRYSTAL CLEAN PARTNERS LLC		
Map	4602	Mailing	1609 CHUCHILL DOWNS DR		
Account	0304084	Address	CHARLOTTE, NC 28173		
Deed	3325 644	Last Transaction Date	05/20/2024	Sale Price	\$650,000
Plat	26 54	Subdivision	LKN STOR LLC	Lot	1
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress
Previous Parcel	33266				
-----All values for Tax Year 2024 -----					
Description	1 LKN STOR LLC			Deed Acres	0.776
Address	445 N NC 16 BUSINESS HWY			Tax Acres	0.59
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN	
Main Improvement				Value	
Main Sq Feet		Stories		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	
I-G		0.59	TA37	0.59	
Watershed		Sewer District			
0.59		SEWER		0.59	
Census County		Tract	Block		
109		071101	3019		0.59
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460200		0.59



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

See Attached Application for Parcel Information





Land Use Plan

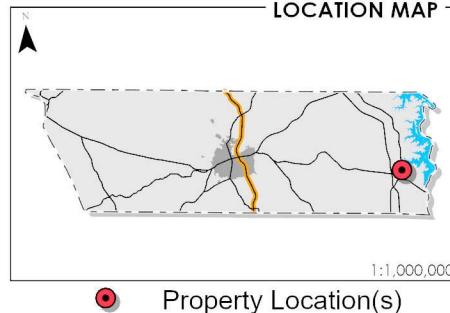
- Industrial Center (IC)
- Suburban Commercial (SC)
- Single-Family Neighborhood (SFN)

Parcel ID # 107621

- Property Location(s)

See Attached Application for Parcel Information

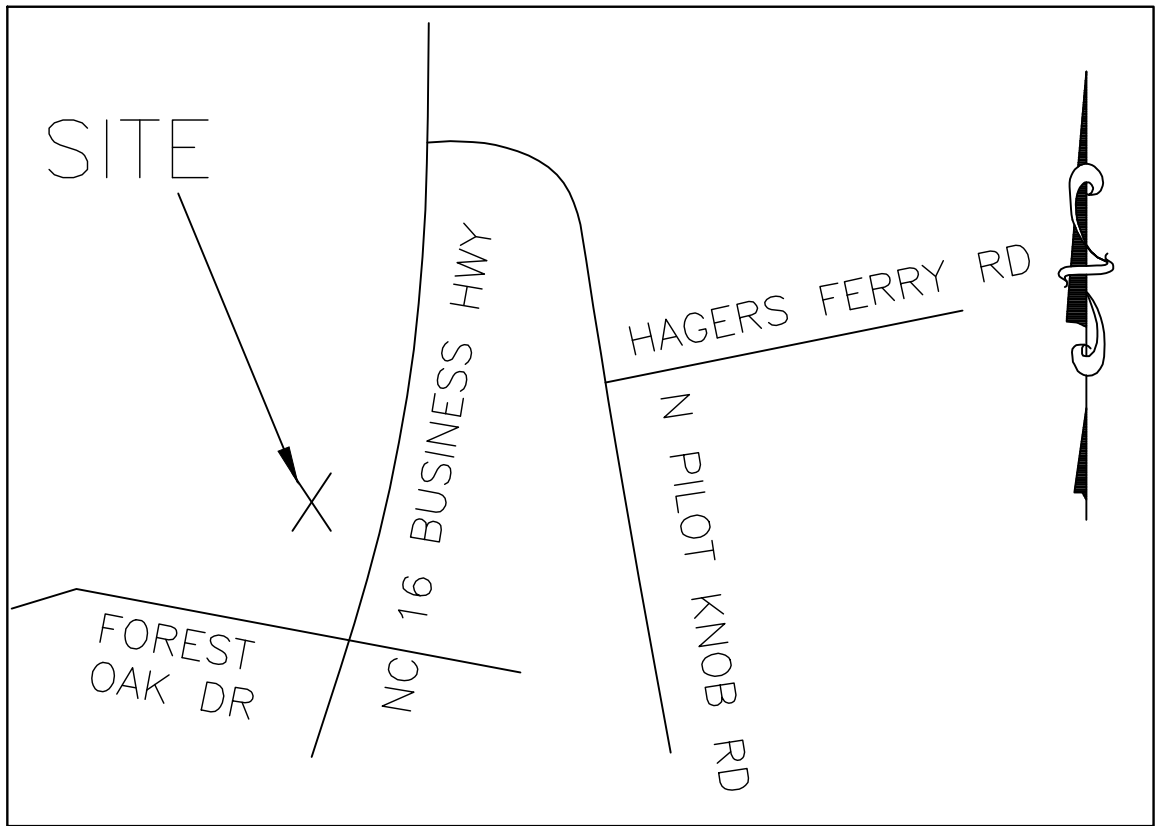
LOCATION MAP



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

Property Location(s)

THIS PLAN SHOULD BE CONSIDERED A COPY UNLESS IT CONTAINS AN EMBOSSED SEAL. ORIGINAL PLAN ON FILE AT THE OFFICE OF SWARTZ DESIGN AND ENGINEERING, PLLC. PLAN COPYRIGHT 2024 BY JEFFREY J. SWARTZ, P.E., LEED AP.



VICINITY MAP
NTS

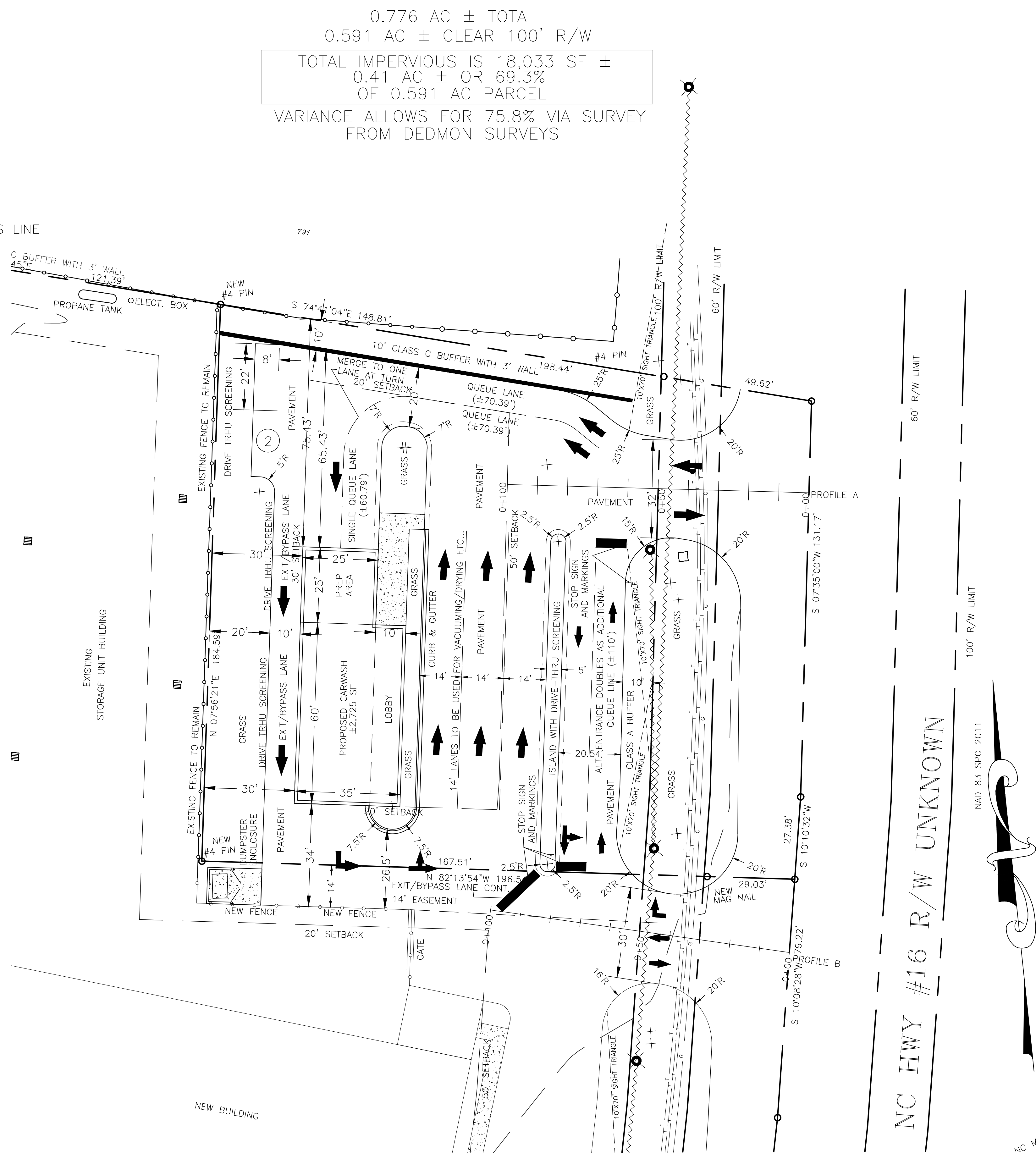
SHEET INDEX			
1	OF 16	C1	EXISTING CONDITIONS
2	OF 16	C2	DEMO PLAN
3	OF 16	C3	SITE PLAN
4	OF 16	C4	TRAFFIC FLOW PLAN
5	OF 16	C5	GRADING PLAN
6	OF 16	C6	GRADING DETAILS
7	OF 16	C7	EROSION CONTROL PLAN PHASE 1
8	OF 16	C8	EROSION CONTROL PLAN PHASE 2
9	OF 16	C9	EROSION CONTROL PLAN DETAILS
10	OF 16	C10	EROSION CONTROL PLAN DETAILS
11	OF 16	C11	EROSION CONTROL PLAN DETAILS
12	OF 16	C12	EROSION CONTROL PLAN DETAILS
13	OF 16	C13	UTILITY PLAN
14	OF 16	C14	UTILITY PLAN DETAILS
15	OF 16	C15	UTILITY PLAN DETAILS
16	OF 16	C16	LANDSCAPE PLAN

LAND USE INFORMATION:

1. ZONING DISTRICT: I-G
BUILDING USE: FULL SERVICE CARWASH
2018 NCBC BUILDING USE CLASSIFICATION: S-2 AND/OR GROUP B
2. PROPOSED HEIGHT OF BUILDING = ± 20'-0"
3. REQUIRED BUILDING SETBACKS: FRONT=50'; SIDES=20'; REAR=30'
4. OWNER: CRYSTAL CLEAN PARTNERS, LLC
1609 CHURCHILL DOWNS DRIVE
CHARLOTTE, NC 28173
5. APPLICANT: RICK THOMPSON - 704-995-1085
6. 1 LOT CONSISTING OF 0.591 ACRES. ZONED I-G, PARCEL 107621
7. LOT DOES NOT LIE WITHIN A FLOOD PLAIN. LOT IS ABOVE FEMA 100 YEAR FLOOD ELEVATION.
8. COUNTY WATER SUPPLY NEEDED.
9. COUNTY SEWER CONNECTION NEEDED.
10. TOTAL PREDEVELOPMENT IMPERVIOUS AREA: 75.8% (0.45 AC)
TOTAL PROPOSED IMPERVIOUS AREA: 69.3% (0.41 AC)
RESULTS IN 6.5% IMPERVIOUS AREA DECREASE
11. PARKING:
REQUIRED: 1 SPACE PER WASH BAY
1 BAY = 1 SPACE
PROVIDED: 2 SPACES
12. BOUNDARY AND FEATURES SURVEY FROM DEDMON SURVEYS
13. THE SITE IS NOT LOCATED IN ANY PROTECTED WATERSHEDS OR NCDEQ STORMWATER OVERLAYS.
14. ONE TRASH/DUMPSTER ENCLOSURE PROPOSED. ENCLOSURE TO MATCH BUILDING MATERIAL
15. TWO DRIVEWAY ENTRANCES PROPOSED. ONE IS SHARED WITH ADJACENT PARCEL VIA DRIVEWAY EASEMENT.
16. REQUIRED QUEUE LENGTH: 12 CARS 25' EACH = 300'
PROVIDED QUEUE LENGTH: 310.8'

LEGEND

R\W	RIGHT-OF-WAY
E\P	EDGE OF PAVEMENT
C\L	CENTERLINE
PDE	PERMANENT DRAINAGE EASEMENT
⊗	UTILITY POLE
⊙	LIGHT POLE
—•—	UNDERGROUND POWER
—s—	SANITARY SEWER LINE
~~~~~	OVERHEAD UTILITY LINE
+++++	GUY WIRE
—T—	UNDERGROUND TELECOMMUNICATIONS LINE
—G—	GAS LINE
—W—	WATER LINE
—F—	FIBER OPTIC CABLE LINE
☼	8"-12" BRADFORD PEAR
⊕	STORM MANHOLE
■	DROP INLET



SITE PLAN  
SCALE: 1"=20'

NOTE: DASHED CURB AREAS SHOW SHALLOW VALLEY CURBS FOR EMERGENCY VEHICLE ACCESSIBILITY. ALL DRIVEWAYS SHALL BE DESIGNED TO ACCOMMODATE 75,000 LBS.

FINAL DRAWING — FOR CONSTRUCTION

C3

SHEET NO.: 3 OF 16

PROJECT NO.: 2024-92

DATE: 10/18/2024

PROJECT MANAGER:	PHIL SCHMIDT	DESIGN BY:	PHIL SCHMIDT	CHECKED BY:	JUS	DRAWN BY:	JUS
OWNER:	CRYSTAL CLEAN PARTNERS, LLC 1609 CHURCHILL DOWNS DRIVE CHARLOTTE, NC 28173 PHONE: (704) 995-1085						
SHEET TITLE		SITE PLAN					

PROPOSED CARWASH  
SITE PLAN

LINCOLN COUNTY, NORTH CAROLINA

SWARTZ  
DESIGN  
&  
ENGINEERING, PLLC

811  
Know what's below.  
Call before you dig.  
NORTH CAROLINA  
ONE-CALL CENTER INC.  
DIAL 811 or 1-800-652-6949  
2 BUSINESS DAYS BEFORE DIGGING  
www.ncocc.org

505 BAY LANE  
TRUROSVILLE, NC 28681  
PHONE: (828) 632-0499  
FAX: (831) 604-5011  
E-MAIL: info@swartzdesign.com