



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: January 14, 2025

Re: SUP #508

Butternut Investments, LLC, applicant
Parcel ID# 33243 and 74369

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on February 3, 2025.

Request

The applicant is requesting a special use permit for a contractor's office, a contractor's yard, and vehicle sales in the Eastern Lincoln Development District (ELDD) overlay. The I-L (Industrial Light) zoning district, in which the subject property is located, also requires a special use permit for vehicle sales. The proposed site plan shows an initial phase for the contractor's office in an existing structure, with the contractor's yard behind it and a vehicle sales display area near the front property line. A future development phase shown on the site plan includes an office building with warehouse space, along with the associated parking and loading areas.

Site Area and Description

The request involves a 5.8-acre site located on the east side of N.C. 16 Business about 1600 feet north of Webbs Road in Catawba Springs Township, which includes all of Parcel ID# 33243 and the portion of Parcel ID# 74369 that is zoned I-L. The subject property is adjoined by property zoned B-N (Neighborhood Business) and R-SF (Residential Single-Family). Land uses in this area include industrial, business, and residential uses. This property is located in 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.



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Additional Information

This parcel is located within the WS-IV Critical Area of the Catawba River/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 2.0 units per acre. All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 24% of the project area. However, under the High Density Option, the maximum impervious coverage of such developments (those that do not include single-family or two-family homes) may be increased to 50% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners and compliance with the standards in §7.3.9 of the Unified Development Ordinance for the design, installation, inspection, and maintenance of the engineered stormwater control structure(s) that will control and treat the runoff from the developed site.

The applicant has indicated on his site plan that the development will not exceed 24% impervious coverage.



o. 704.736.8440



lincolncounty.org



115 W. Main St. | Lincolnton, NC 28092

**Special Use Permit Application**

Lincoln County Planning and Inspection Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 735-8440 Fax: (704) 732-9010

PART I

Applicant Name Butternut Investments, LLC

Applicant Address PO Box 1439, Denver, NC 28037

Applicant Phone Number 704-483-2144

Property Owner Name Butternut Investments, LLC

Property Owner Address PO Box 1439, Denver, NC 28037

Property Owner Phone Number 704-483-2144

PART II

Property Location 2996 N NC 16 Business Hwy

Property ID (s) 4605206623 & 4605314263 Property size 5.8 acres

Parcel # (s) 33243 & Deed Book(s) 3013 Page(s) 34
portion of

PART III 74369

Existing Zoning District ELDD I-L

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

Contractor's storage yard for equipment and materials; barn structure located in rear for storage of materials and small equipment for deck contractor

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

Existing barn to become contractors yard office with screened material and equipment storage behind; converted to commercial structure for storage, boat lift assembly, and fleet maintenance; boat lift sales with display in front of future 6000 to 7200 sq ft office building with warehouse space.

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.

Applicant's Signature

1/13/25
Date

Application # SUP #508 Date _____

Applicant's Name Butternut Investments, LLC

Applicant's Address PO Box 1439, Denver, NC 28037

Property Location _____ Existing Zoning I-1

Proposed Special Use Contractor's offices, contractor's yard, boat lift 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: Materials and equipment will be properly stored in either a locked warehouse or storage barn out of public view to prevent access or injury.

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

FACTUAL REASONS CITED: It will meet all zoning and building guidelines as required by Lincoln County.

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: It will increase the property value for the surrounding properties.

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 _____

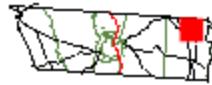
FACTUAL REASONS CITED: Building and property will adhere to the Denver development guidelines as stated on the proposed drawing.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 1/14/2025 Scale: 1 Inch = 300 Feet

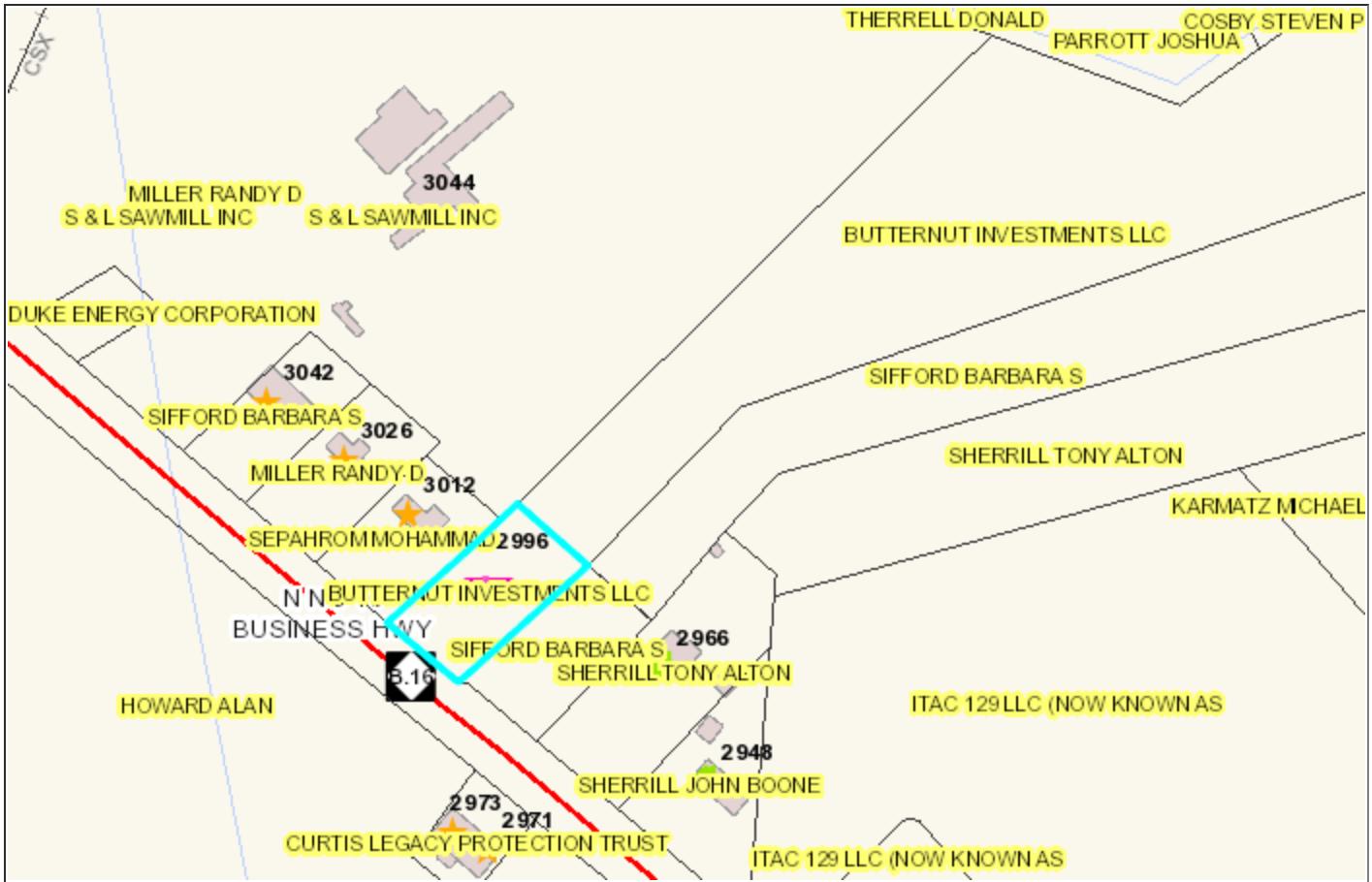


Photo Not Available

Parcel ID	33243	Owner	BUTTERNUT INVESTMENTS LLC
Map	4605	Mailing	PO BOX 1439
Account	0278013	Address	DENVER, NC 28037
Deed	3013 34	Last Transaction Date	03/02/2021
Plat		Subdivision	
Land Value	\$241,250	Improvement Value	\$0
Previous Parcel		Total Value	
-----All values for Tax Year 2024 -----			
Description	SHERRILL LD HWY 16		
Address	N NC 16 BUSINESS HWY		
Township	CATAWBA SPRINGS		
Main Improvement			
Main Sq Feet	Stories		
Zoning District	Conditional Use	Calc Acres	Voting Precinct
I-L		0.97	DN29
Watershed		Calc Acres	
0.65		0.97	
0.32			
		Sewer District	
		SEWER	0.97
Census County		Tract	Block
109		071203	1059
Flood	Panel		
X	NO FLOOD HAZARD		
		3710460500	0.97

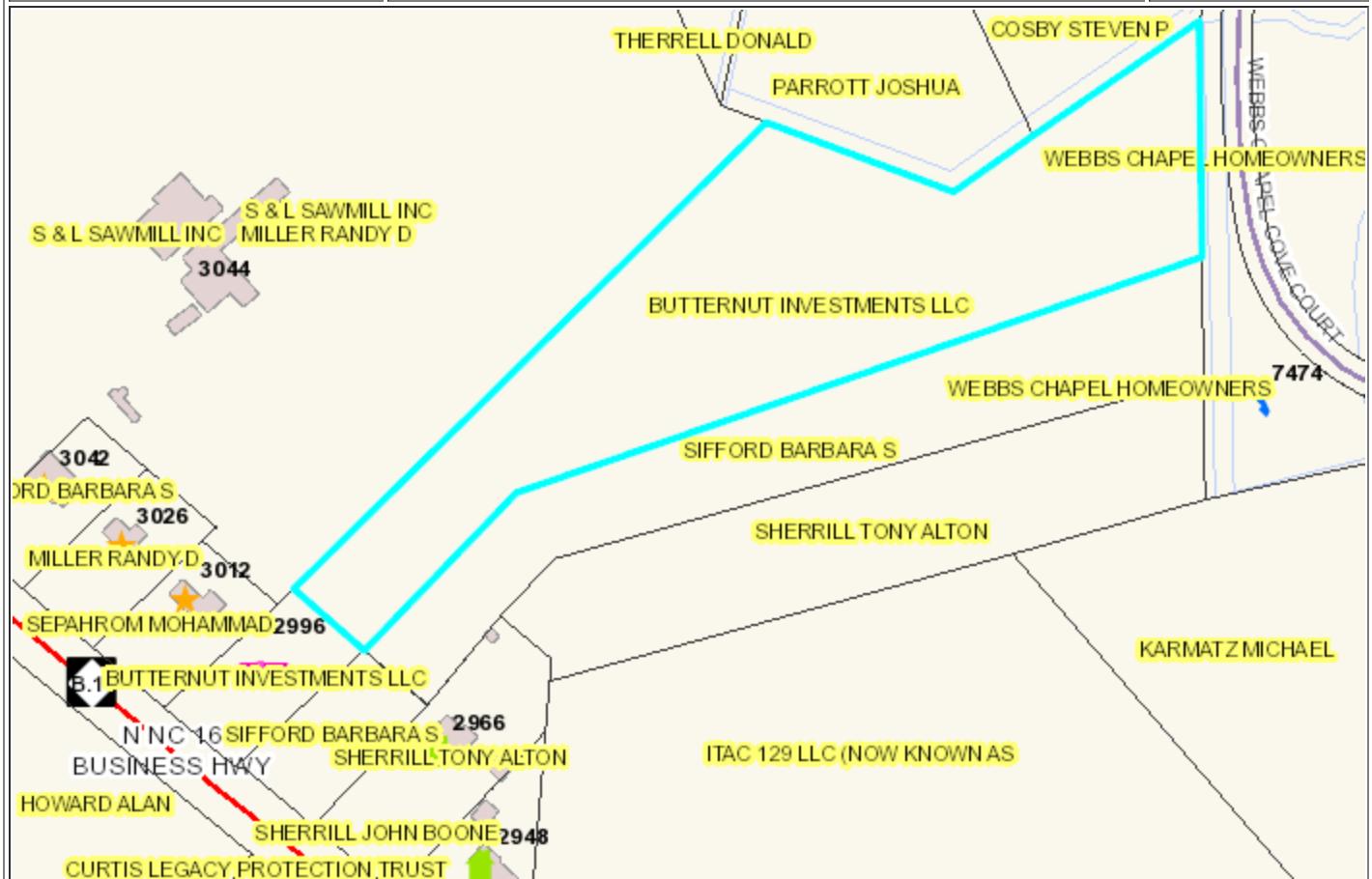
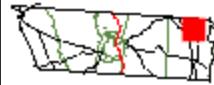


Lincoln County, NC

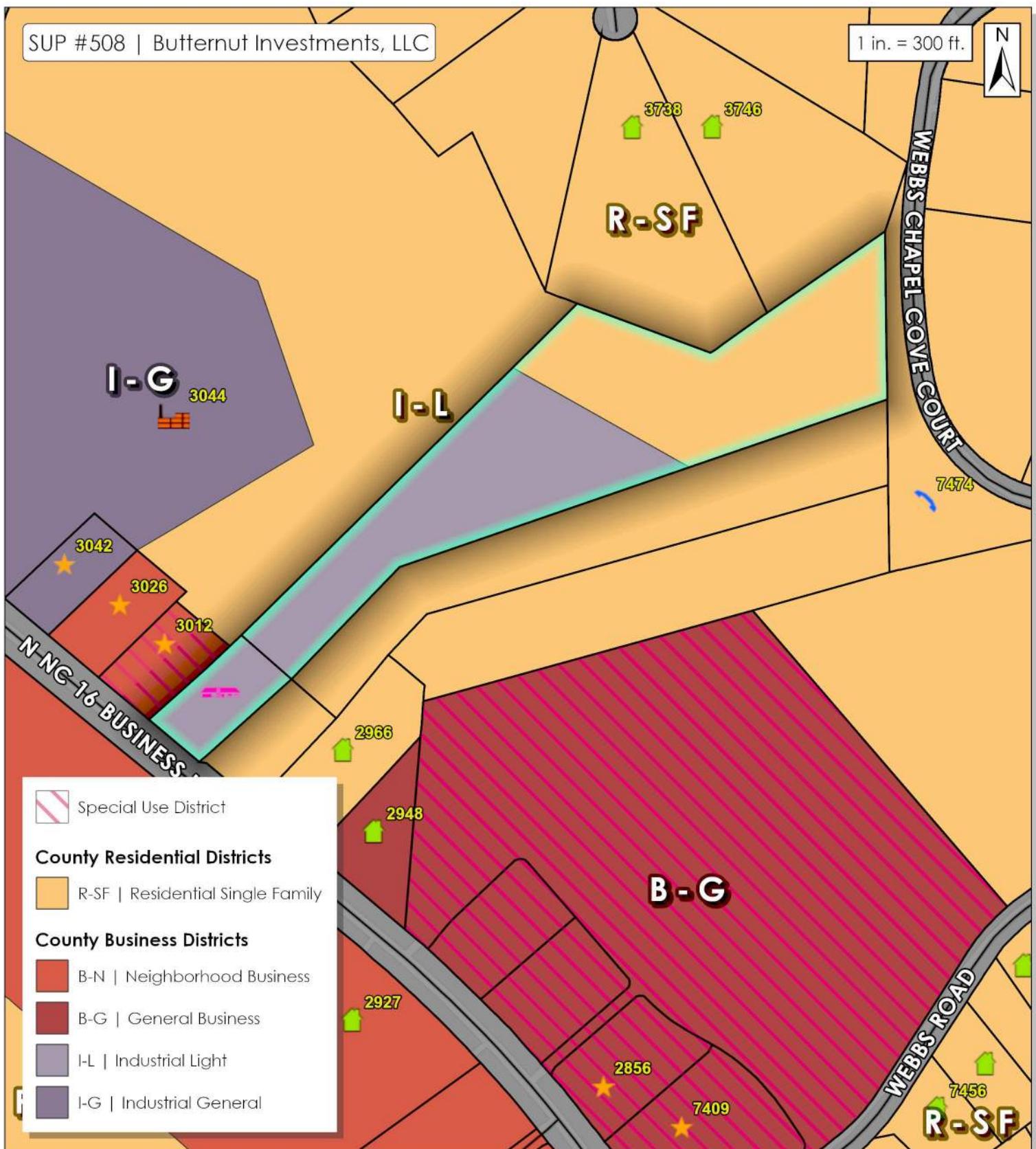
Office of the Tax Administrator, GIS Mapping Division

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Date: 1/14/2025 Scale: 1 Inch = 300 Feet



Parcel ID	74369	Owner	BUTTERNUT INVESTMENTS LLC
Map	4605	Mailing	PO BOX 1439
Account	0278013	Address	DENVER, NC 28037
Deed	3013 34	Last Transaction Date	03/02/2021
Plat	H 437	Subdivision	RALPH & JESSIE SHERRILL ESTATE
Land Value	\$218,360	Improvement Value	\$13,549
			Total Value \$231,909
Previous Parcel			
-----All values for Tax Year 2024 -----			
Description	#5 LT RALPH & JESSIE		
Address	N NC 16 BUSINESS HWY		
Township	CATAWBA SPRINGS		
Main Improvement	Tax/Fire District		
Main Sq Feet	Stories		
Zoning District	Conditional Use	Calc Acres	Voting Precinct
I-L		4.8	DN29
R-SF		5.04	9.84
Watershed			Sewer District
	9.84		8.36
			SEWER 1.48



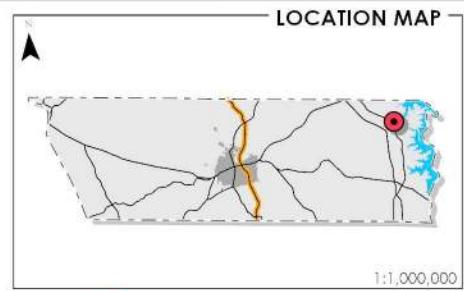
Parcel ID # 33243 & 74369

- Property Location(s)

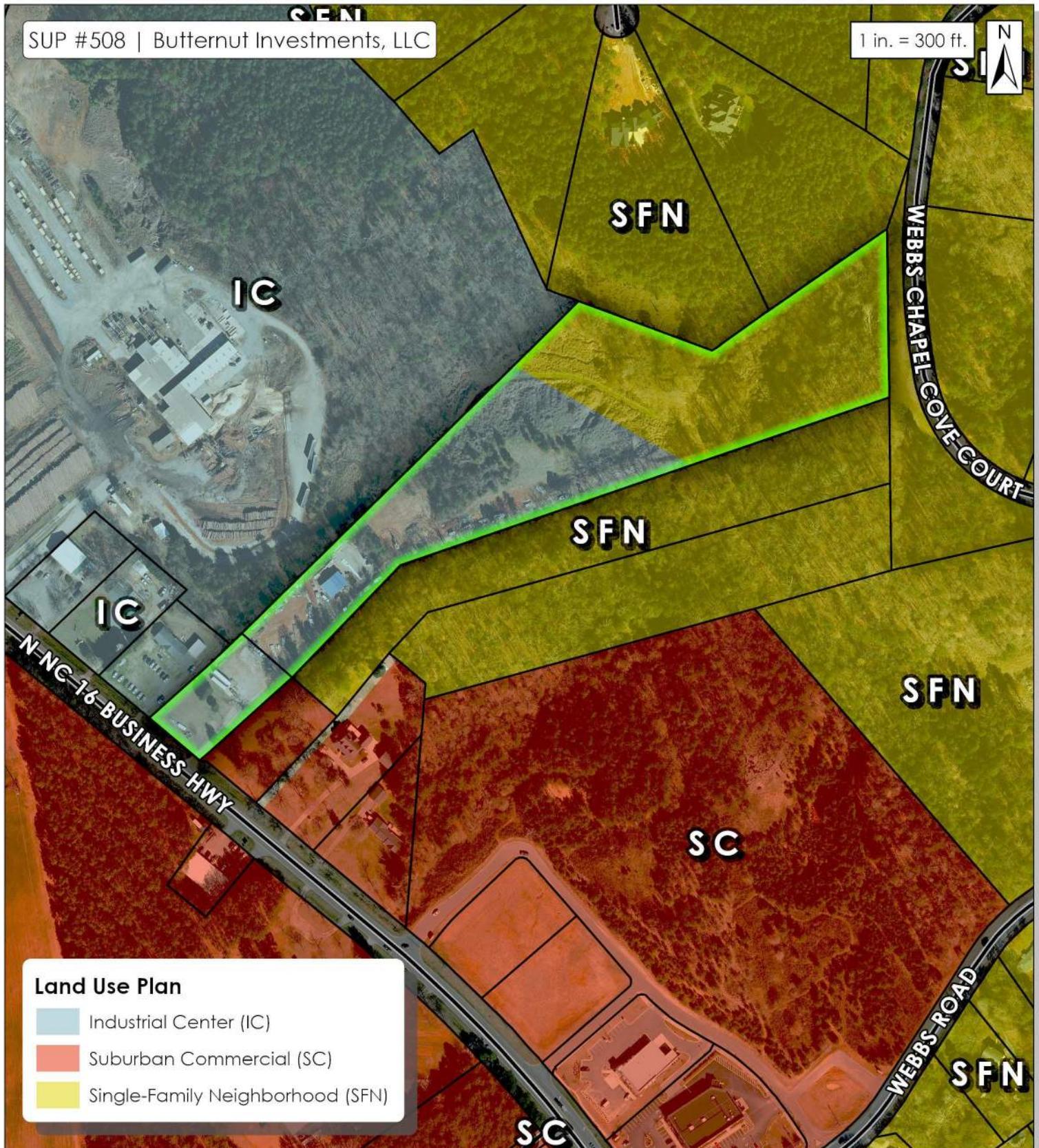
See Attached Application for Parcel Information



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



Property Location(s)

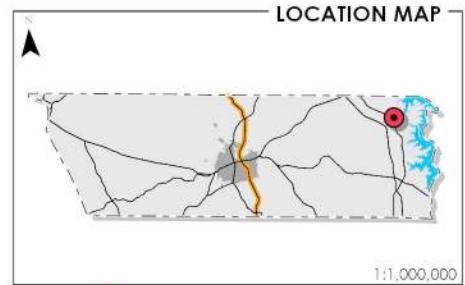


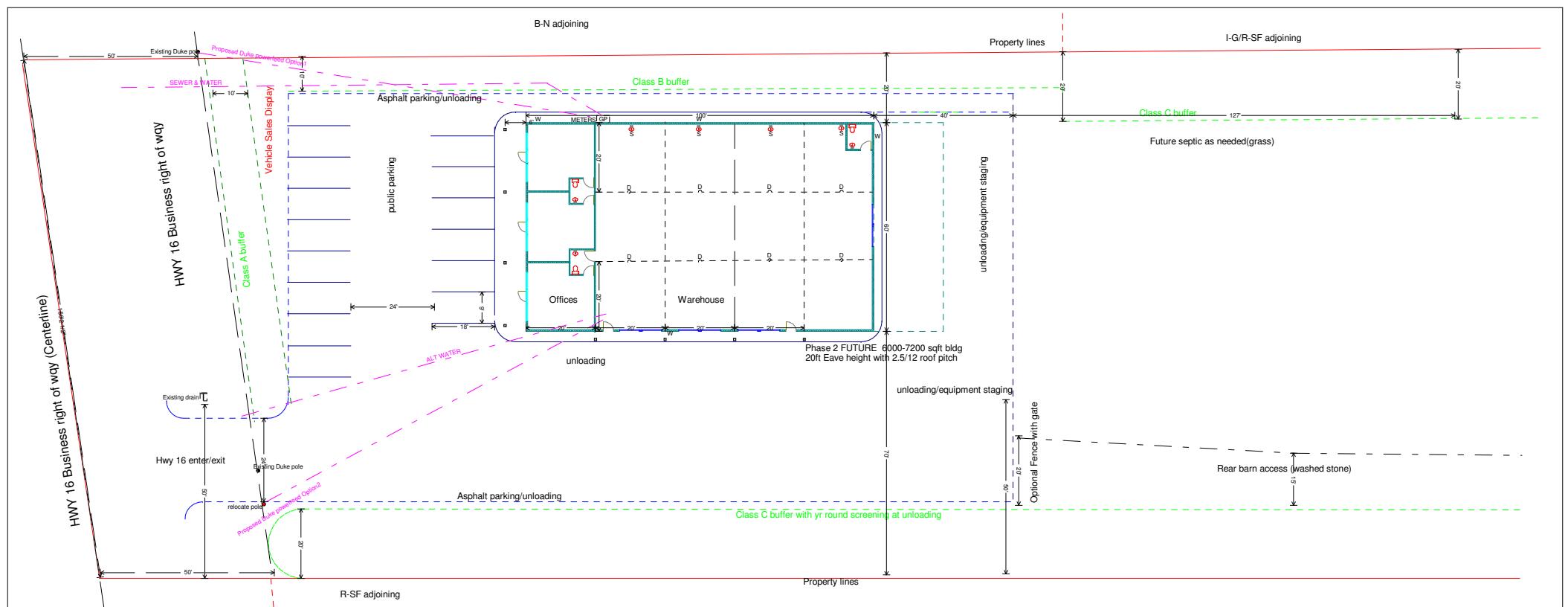
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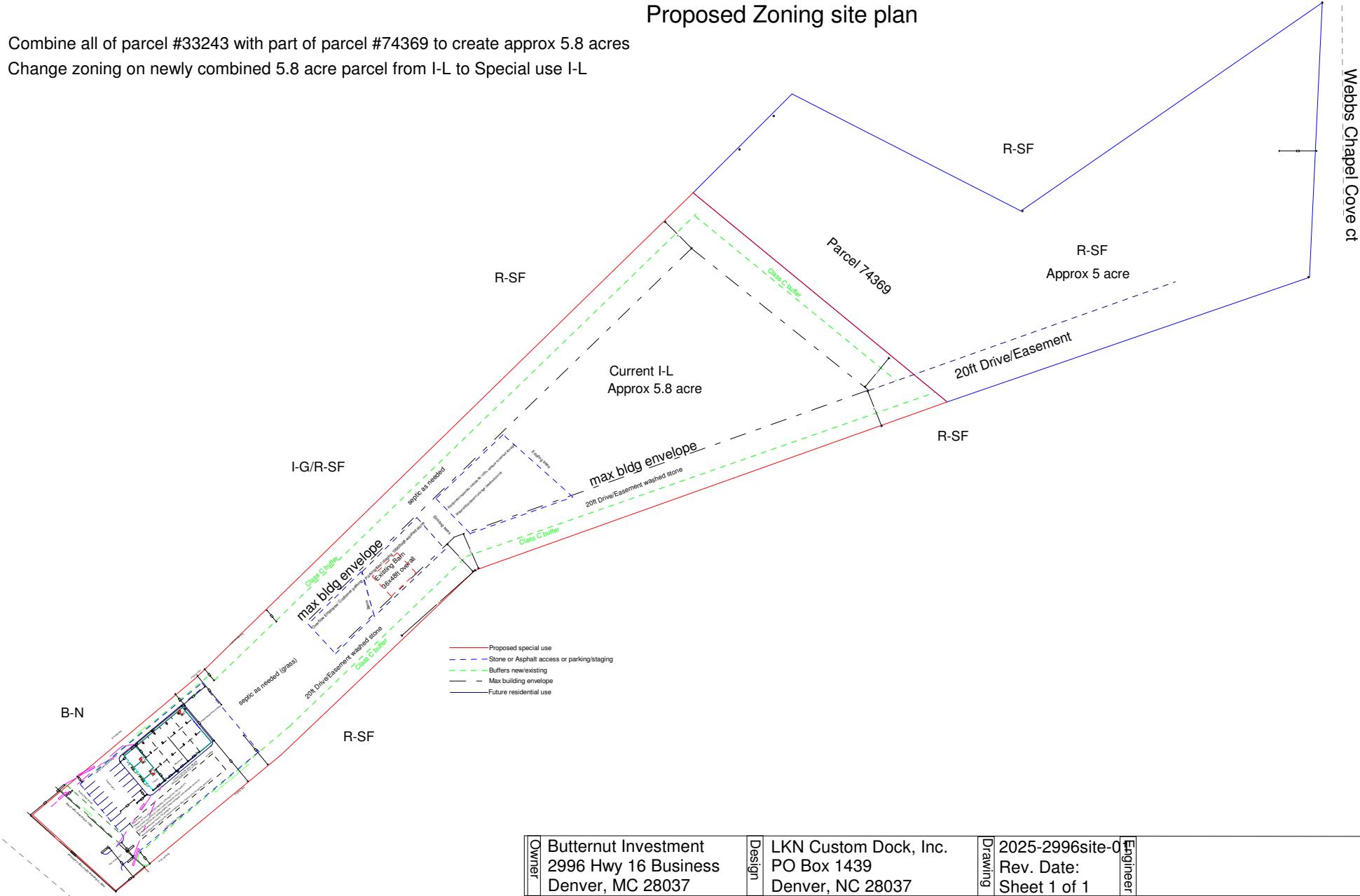
Proposed building layout

Owner	Dean Fisher 2996 Hwy 16 Business Denver, MC 28037	Design	LKN Custom Dock. / CDR PO Box 1439 Denver, NC 28037	Drawing	2025-2996BLD Rev. 1/1/2025	Engineer	
					Sheet 1 of 1		

Proposed Zoning site plan

Combine all of parcel #33243 with part of parcel #74369 to create approx 5.8 acres

Change zoning on newly combined 5.8 acre parcel from I-L to Special use I-L



Owner	Butternut Investment 2996 Hwy 16 Business Denver, MC 28037	Design	LKN Custom Dock, Inc. PO Box 1439 Denver, NC 28037	Drawing	2025-2996site-0 Rev. Date: Sheet 1 of 1	Engineer
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