



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.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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.

**Special Use Permit Application**

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

PART IApplicant Name Butternut Investments, LLCApplicant Address PO Box 1439, Denver, NC 28037Applicant Phone Number 704-483-2144Property Owner Name Butternut Investments, LLCProperty Owner Address PO Box 1439, Denver, NC 28037Property Owner Phone Number 704-483-2144**PART II**Property Location 2996 N NC 16 Business HwyProperty ID (10 digits) 4605206623 & 4605314263 Property size 5.8 acresParcel # (5 digits) 33243 & Deed Book(s) 3013 Page(s) 34
portion of**PART III**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

Date

1/13/25

Application # SUP #508 Date _____

Applicant's Name Butternut Investments, LLC

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

Property Location _____ Existing Zoning I-L

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

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

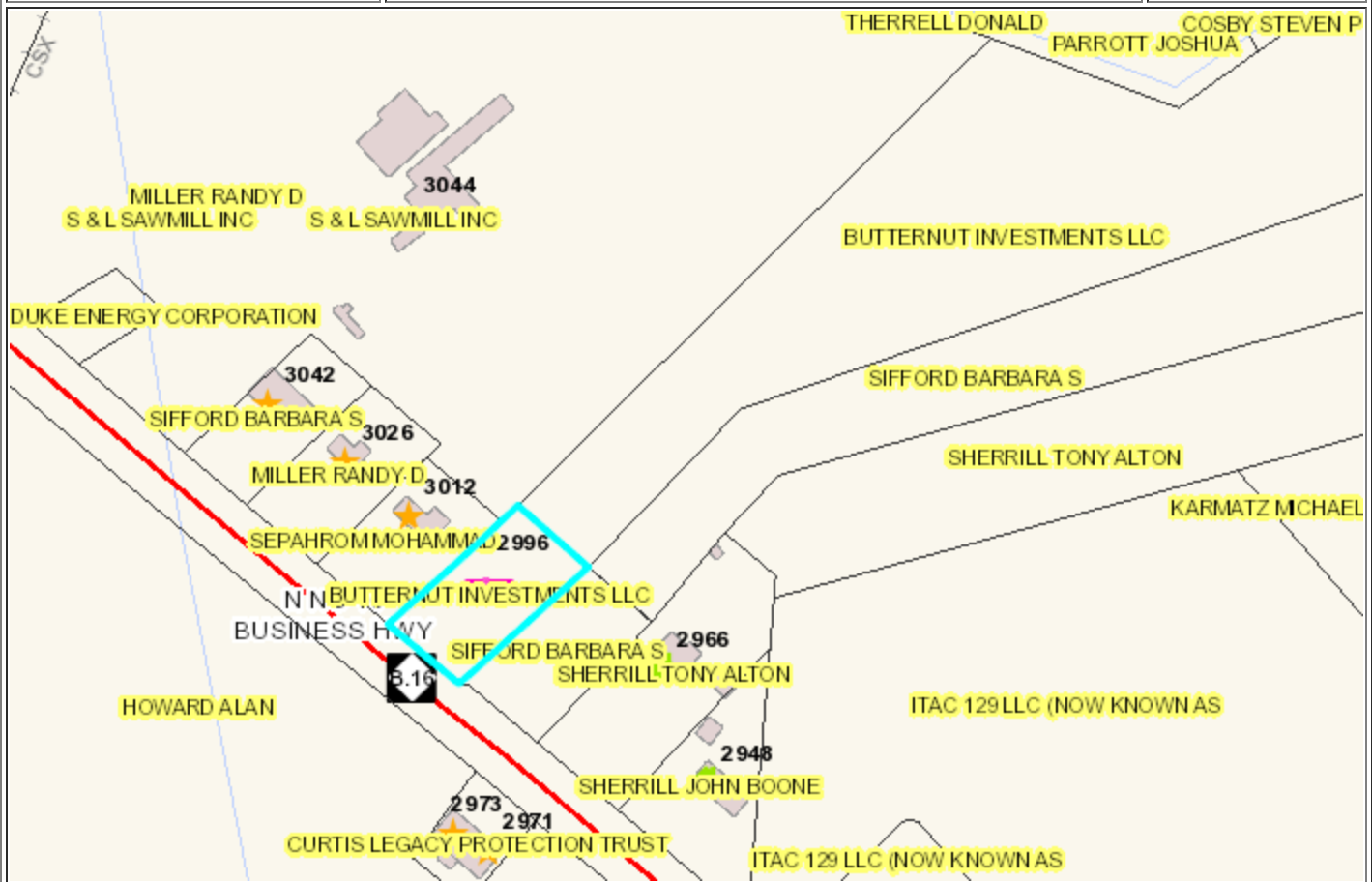


Photo Not
Available

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	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$241,250	Improvement Value	\$0	Total Value \$241,250
Previous Parcel				
-----All values for Tax Year 2024 -----				
Description	SHERRILL LD HWY 16			Deed Acres 1.11
Address	N NC 16 BUSINESS HWY			Tax Acres 0.965
Township	CATAWBA SPRINGS			Tax/Fire District DENVER
Main Improvement				Value
Main Sq Feet				Year Built
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
I-L		0.97	DN29	0.97
Watershed				Sewer District
0.65				SEWER
0.32				0.97
Census County			Tract	Block
109			071203	1059
				0.97
Flood	Zone Description			Panel
X	NO FLOOD HAZARD			3710460500
				0.97

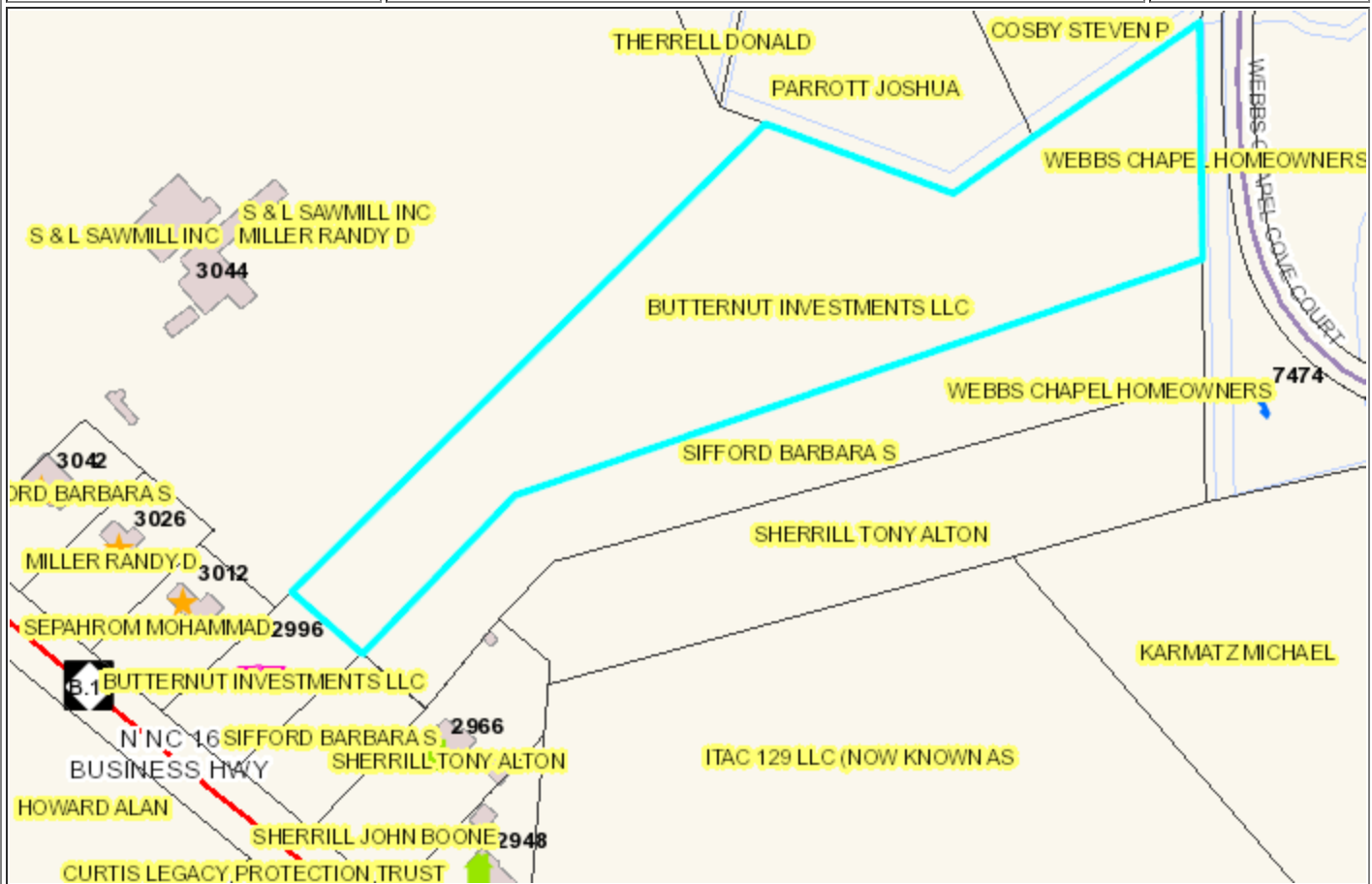


Lincoln County, NC

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

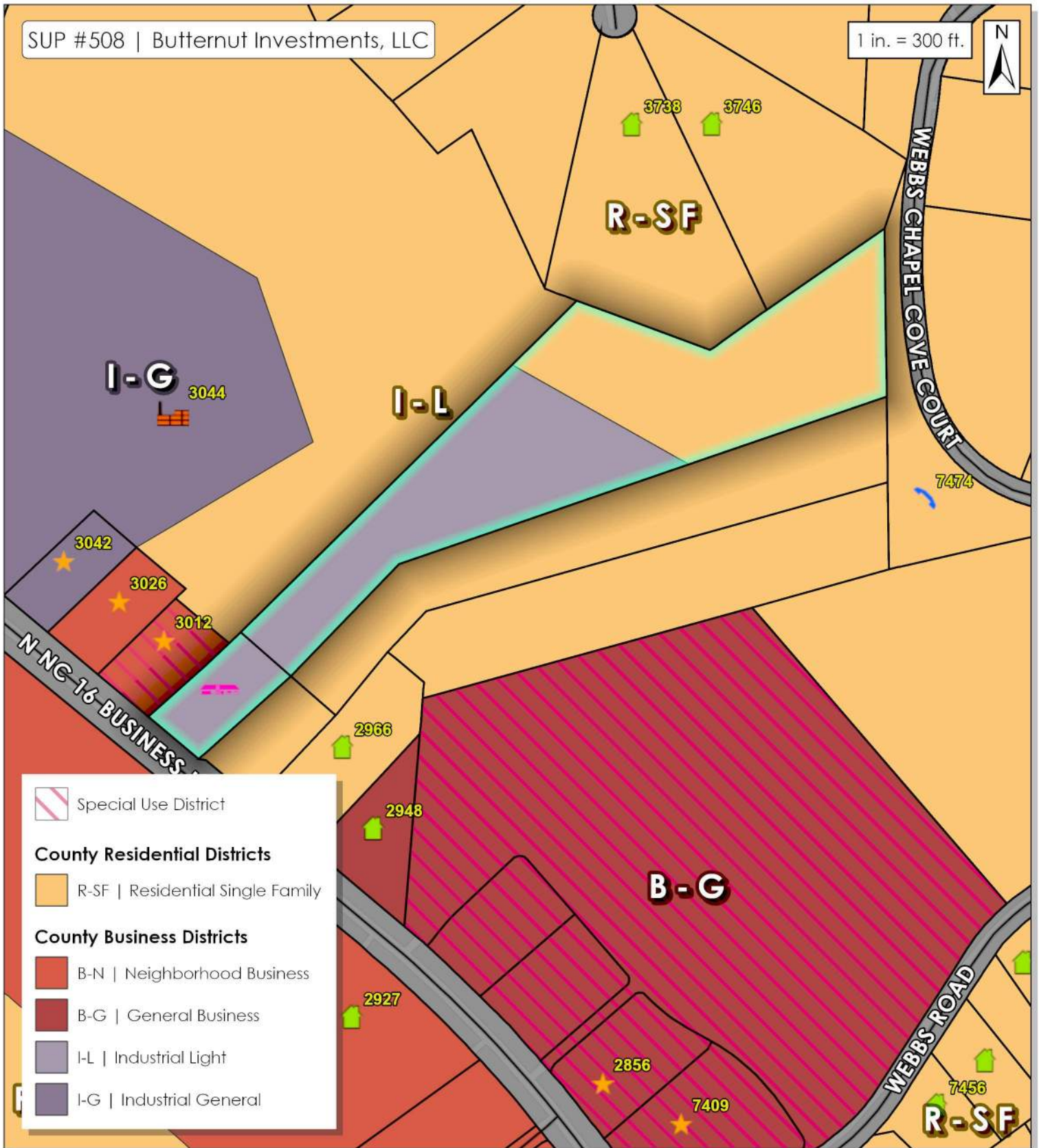


74369

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	Sale Price \$0
Plat	H 437	Subdivision	RALPH & JESSIE SHERRILL ESTATE	Lot 5
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			Deed Acres 9.815
Address	N NC 16 BUSINESS HWY			Tax Acres 9.838
Township	CATAWBA SPRINGS			Denver
Main Improvement				Value
Main Sq Feet				Year Built
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
I-L		4.8	DN29	9.84
R-SF		5.04		
Watershed				Sewer District
	9.84			8.36
			SEWER	1.48

SUP #508 | Butternut Investments, LLC

1 in. = 300 ft.



 Special Use District

County Residential Districts

 R-SF | Residential Single Family

County Business Districts

 B-N | Neighborhood Business

 B-G | General Business

 I-L | Industrial Light

 I-G | Industrial General



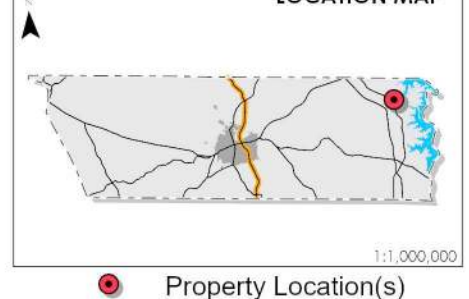
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID # 33243 & 74369

 - Property Location(s)

See Attached Application for Parcel Information

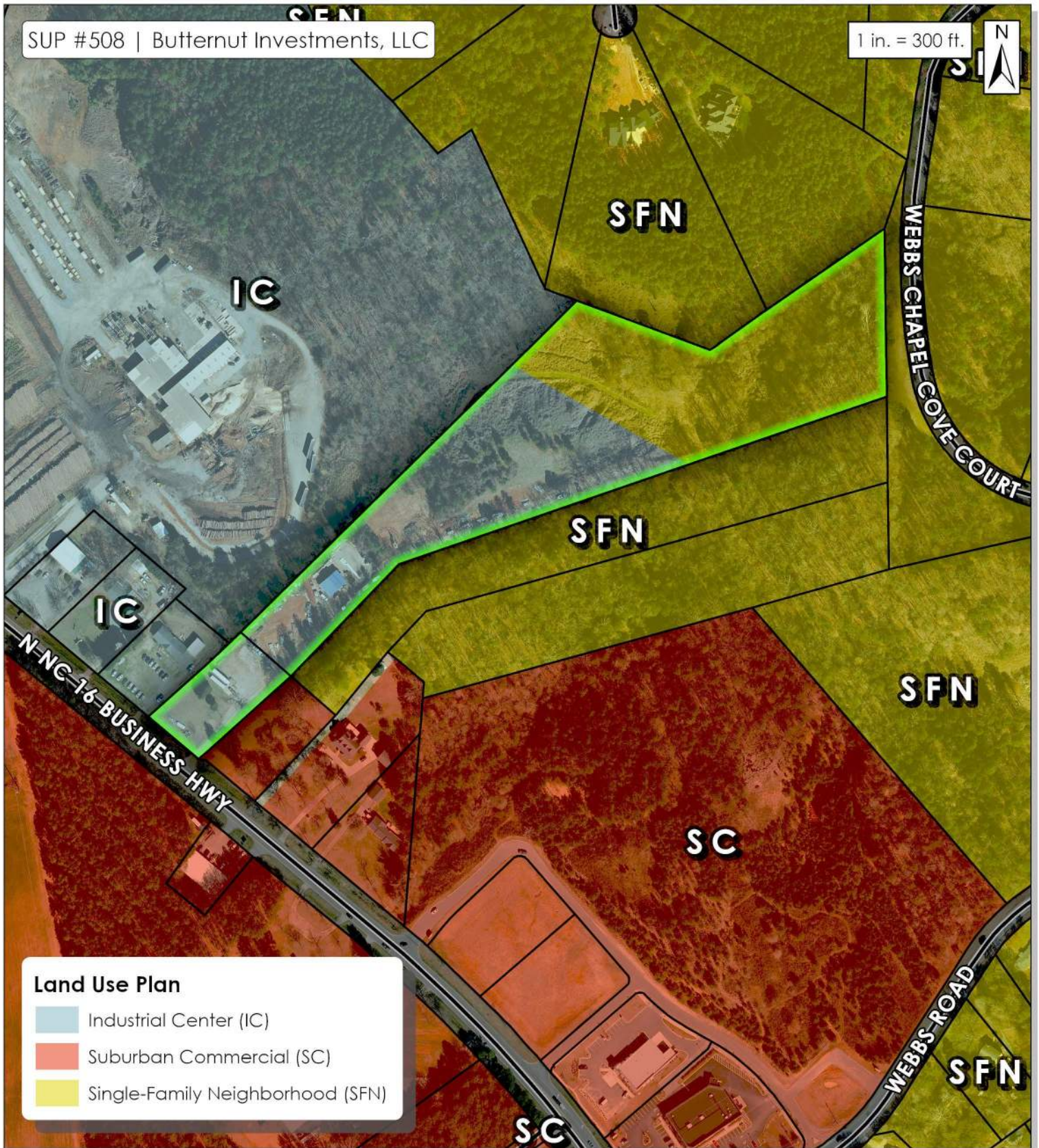
LOCATION MAP






 Property Location(s)

SUP #508 | Butternut Investments, LLC

1 in. = 300 ft.



Land Use Plan

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



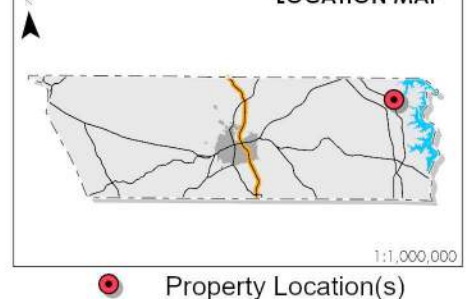
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

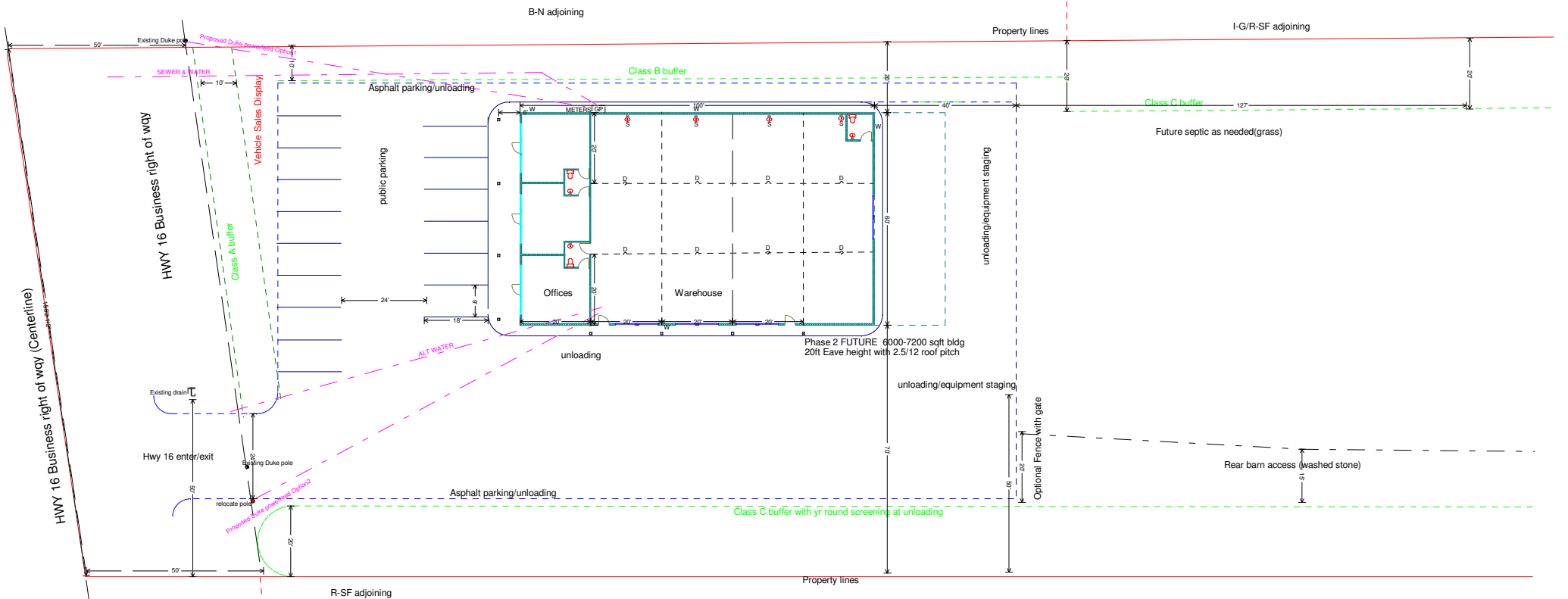
Parcel ID # 33243 & 74369

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



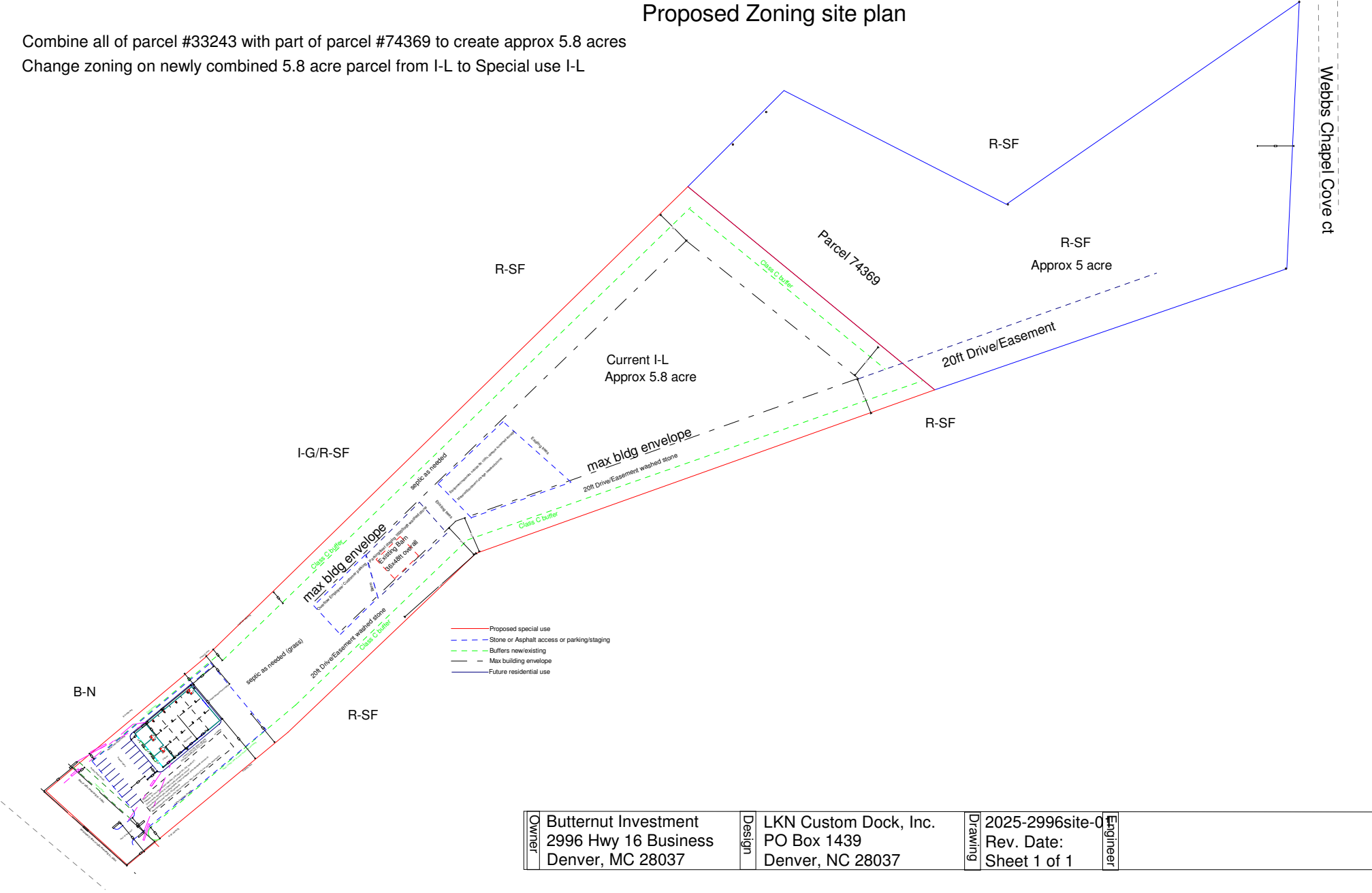


Proposed building layout

Owner	Dean Fisher	Design	LKN Custom Dock. / CDR	Drawing	2025-2996BLD	Engineer
	2996 Hwy 16 Business Denver, MC 28037		PO Box 1439 Denver, NC 28037		Rev. 1/1/2025 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-01 Rev. Date: Sheet 1 of 1	Engineer	
-------	--	--------	--	---------	--	----------	--