



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: February 14, 2025

Re: WSSUP #39  
Lake Norman Storage Partners, LLC, applicant  
Parcel ID# 57288

*The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on March 10, 2025.*

Request

The applicant is requesting a special use permit to allow the use of the high-density option in the WS-IV Critical Area of the Catawba River/Lake Norman Watershed with designed stormwater control measures for the development of a 19.2-acre site with up to 49% impervious coverage. The high-density option would allow the development to have a built-upon surface area covering up to 50 percent of the site, with the use of engineered stormwater controls. Otherwise, in this watershed district, non-residential developments that require an erosion control plan are limited to a built-upon area of 24 percent.

Site Area and Description

The request involves a 19.2-acre parcel located on the east side of N.C.16 Business about 500 feet south of the intersection with Cherry Point Drive in Catawba Springs Township. The subject property was conditionally rezoned in 2022 to CZ I-G for an office building and a self-storage facility. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), I-G (Industrial General), R-S (Residential Suburban), and R-CR (Residential and Commercial Recreational). Land uses in this area include industrial, business, and residential uses.



## PLANNING & INSPECTIONS DEPARTMENT

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### High Density Option Requirements

Under the water-supply watershed regulations of the Lincoln County Unified Development Ordinance, the Catawba River/Lake Norman watershed is designated for the use of the high-density option. The option requires the use of stormwater control structures to control and treat the runoff from the first one-inch of rain. The structures must be designed to meet the Best Management Practices (BMP) standards of the N.C. Department of Environment Quality. In this case, the plans call for a underground storage chambers and a level spreader.

The regulations require the developer to post a bond or other financial security in an amount not less than 1.25 times the cost of constructing the necessary stormwater control structure. In addition, a binding agreement must be signed, requiring the owner to maintain, repair and, if necessary, reconstruct the structure in accordance with an approved operations and maintenance plan. Once the stormwater control structure have been constructed and inspected, and prior to the release of the financial security, the applicant is required to deposit with the county either cash or a similar approved instrument in an amount equal to 15 percent of the total construction cost or 100 percent of the cost of maintaining the structure over a 20-year period, whichever is greater.



## **Watershed 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 Lake Norman Storage Partners LLC

Applicant Address 701 S. Parker Street, Suite 190, Orange, CA 92868

Applicant Phone Number 714-390-0952

Property Owner Name Lake Norman Storage Partners LLC

Property Owner Address 701 S. Parker Street, Suite 190, Orange, CA 92868

Property Owner Phone Number 714-390-0952

### **PART II**

Property Location NC 16 Business Hwy

Property ID (10 digits) 4602796282 Property size 19.2 acres

Parcel # (5 digits) 57288 Deed Book(s) 2977 Page(s) 847

### **PART III**

Watershed District Lake Norman IV Critical

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

Property is currently vacant cleared land.

Briefly describe the proposed project and the why it would require a Watershed Special Use Permit.

Property is proposed to be developed as commercial with impervious up to 50%.

**\$1,000.00 APPLICATION FEE 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.*

Jim Stepanian  
Applicant's Signature

12/16/24

Date

Application # \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Name Lake Norman Storage Partners LLC

Applicant's Address 701 S. Parker Street, Suite 190, Orange, CA 92868

Property Location NC 16 Business Hwy (PID# 4602796282) Existing Zoning ELDD CZ-IG

Proposed Special Use Commercial Storage Facility of Boat and RV

### **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: Site is located in an industrial zoned property adjacent to an industrial facility. Site has been designed with security fencing and buffers from residential tract to the north.

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

FACTUAL REASONS CITED: Site is designed to meet Lincoln County zoning ordinance and all Lincoln County land development standards.

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: Property zoning as industrial has increased value of land and should increase value of adjoining 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: Proposed architectural design of buildings and landscaping will provide an attractive development that will be in harmony with the area.

# Stormwater Control Measure Operation & Maintenance Specifications

Storage Caves – Lincoln County, NC

## **ADS SC-800 StormTech Underground Chamber System**

*All directives are per manufacturer's specifications*

1. Inspect isolator row plus for sediment
  - a. Inspection ports (if present)
    - i. Remove/open lid on nyloplast inline drain
    - ii. Remove and clean flexstorm filter if installed
    - iii. Using a flashlight and stadia rod, measure depth of sediment and record on maintenance log
    - iv. Lower a camera into isolator row plus for visual inspection of sediment levels (optional)
    - v. If sediment is at, or above, 3" (80 mm) proceed to step 2. If not, proceed to step 3.
  - b. All isolator plus rows
    - i. Remove cover from structure at upstream end of isolator row plus
    - ii. Using a flashlight, inspect down the isolator row plus through outlet pipe
      1. mirrors on poles or cameras may be used to avoid a confined space entry
      2. follow osha regulations for confined space entry if entering manhole
      3. If sediment is at, or above, 3" (80 mm) proceed to step 2. If not, proceed to step 3.
2. Clean out isolator row plus using the jetvac process
  - a. A fixed culvert cleaning nozzle with rear facing spread of 45" (1.1 m) or more is preferred
  - b. Apply multiple passes of jetvac until backflush water is clean
  - c. Vacuum structure sump as required
3. Replace all covers, grates, filters, and lids; record observations and actions.
4. Inspect and clean basins and manholes upstream of the stormtech system.

### Additional Notes

1. Inspect every 6 months during the first year of operation. Adjust the inspection interval based on previous observations of sediment accumulation and high water elevations.
2. Conduct jetting and vactoring annually or when inspection shows that maintenance is necessary.

## **Level Spreader – Filter Strip**

*All directives are per the NCDEQ Stormwater Design Manual*

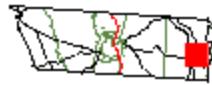
1. Immediately after the FS is established, grass shall be watered twice weekly if needed until the plants become established (commonly six weeks).
2. Stable groundcover shall be maintained in the drainage area to reduce the sediment to the LS-FS.
3. Every two weeks during the growing season, the FS shall be mowed. Turf grass should not be cut shorter than 4-6 inches and may be allowed to grow as tall as 12 inches depending on aesthetic requirements (nipc, 1993).
4. Once a year, the soil shall be aerated if necessary and the FS will be reseeded to maintain a dense growth of vegetation.
5. Once a year, soil ph shall be tested and lime will be added if necessary.
6. For the first two years after the LS-FS is established, it shall be inspected quarterly and within 24 hours after every storm event greater than 1.0 inch. After two years of successful performance, the LS-FS shall be inspected quarterly. Records of operation and maintenance will be kept in a known set location and will be available upon request.



## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

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Date: 2/14/2025 Scale: 1 Inch = 300 Feet

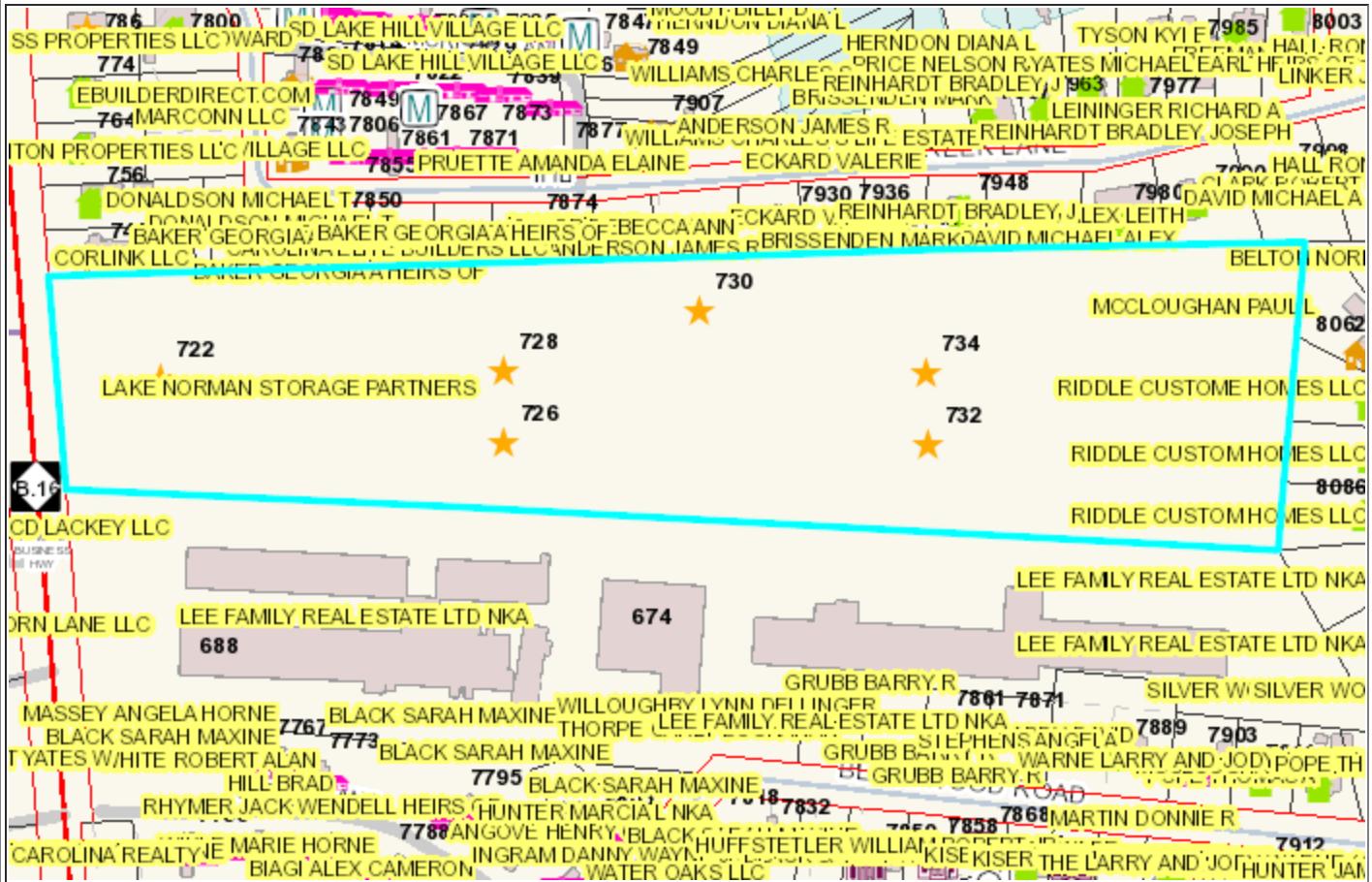
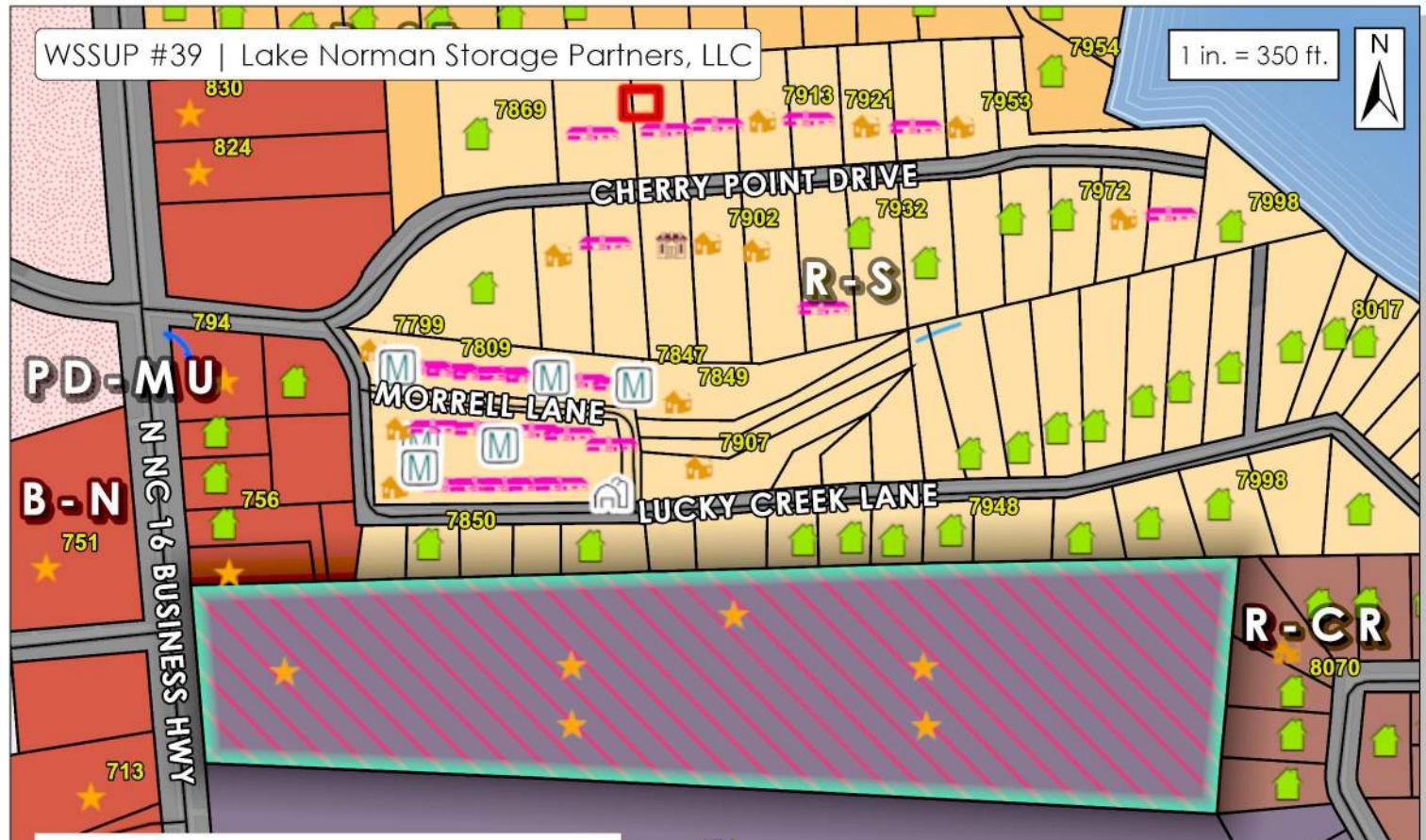




Photo Not Available

<b>Parcel ID</b>	57288	<b>Owner</b>	LAKE NORMAN STORAGE PARTNERS LLC
<b>Map</b>	4602	<b>Mailing</b>	17853 SANTIAGO BLVD # 107-237
<b>Account</b>	0308429	<b>Address</b>	VILLA PARK, CA 92861
<b>Deed</b>	3377 701	<b>Last Transaction Date</b>	01/06/2025
<b>Plat</b>		<b>Subdivision</b>	<b>Sale Price</b> \$1,450,000
<b>Land Value</b>	\$750,758	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>			<b>Total Value</b> \$750,758
-----All values for Tax Year 2025 -----			
<b>Description</b>	S NIXON LD HWY 16	<b>Deed Acres</b>	19.22
<b>Address</b>	722 34 N NC 16 BUSINESS HWY	<b>Tax Acres</b>	19.218
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> <b>Calc Acres</b>
I-G	CZ	19.22	TA37 19.22
<b>Watershed</b>		<b>Sewer District</b>	
19.1	0.12	SEWER	19.22
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		071201	1020 19.22
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460200	19.22



Special Use District

#### County Residential Districts

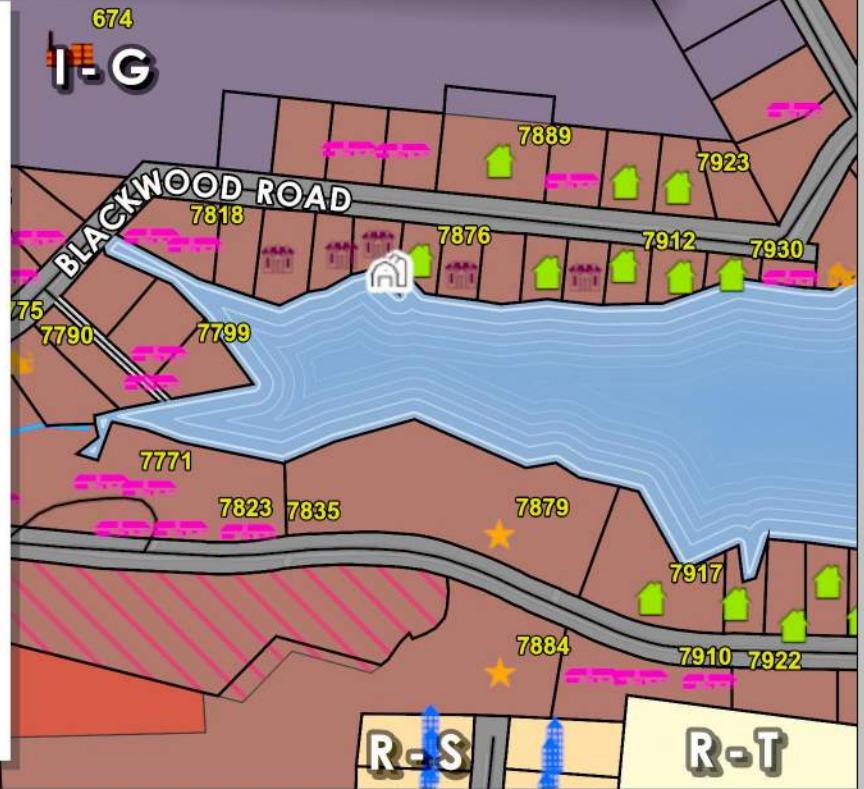
- R-T | Transitional Residential
- R-S | Residential Suburban
- R-SF | Residential Single Family
- R-CR | Residential & Commercial Residential

#### County Business Districts

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

#### County Planned Districts

- PD-MU | Planned Development-Mixed Use



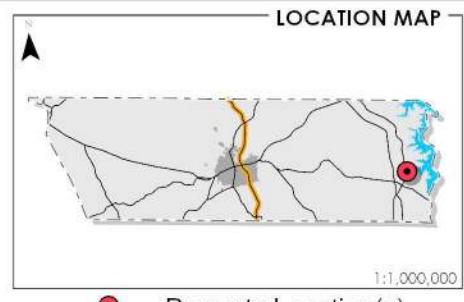
Parcel ID # 57288

- Property Location(s)

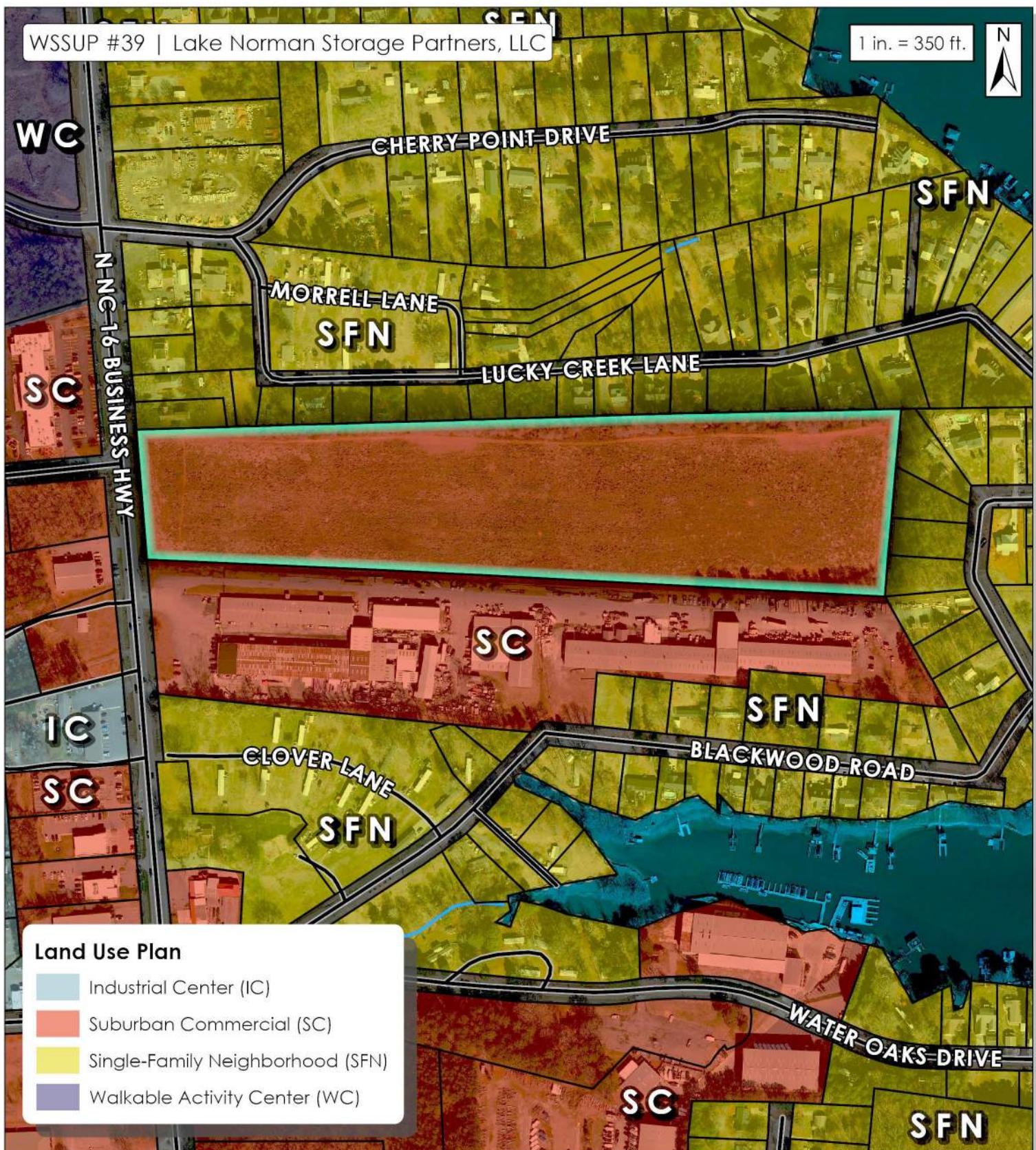
See Attached Application for Parcel Information



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



Property Location(s)

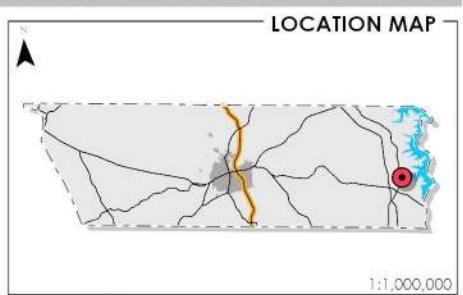


Parcel ID # 57288

- 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)



## SITE PLAN (2 OF 2) STORAGE CAVES NC-16 BUSINESS HIGHWAY DENVER, LINCOLN, NC



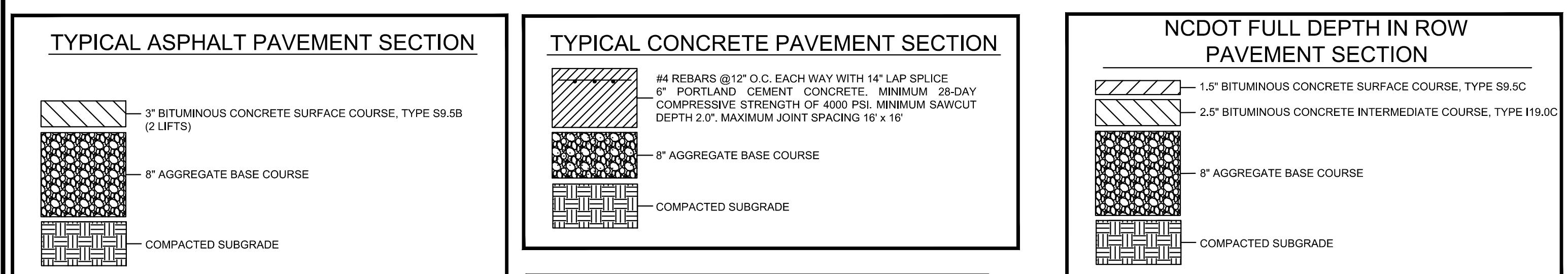
PLAN STATUS

12/13/24 FULL SET  
02/10/24 S.W. COMMENTS

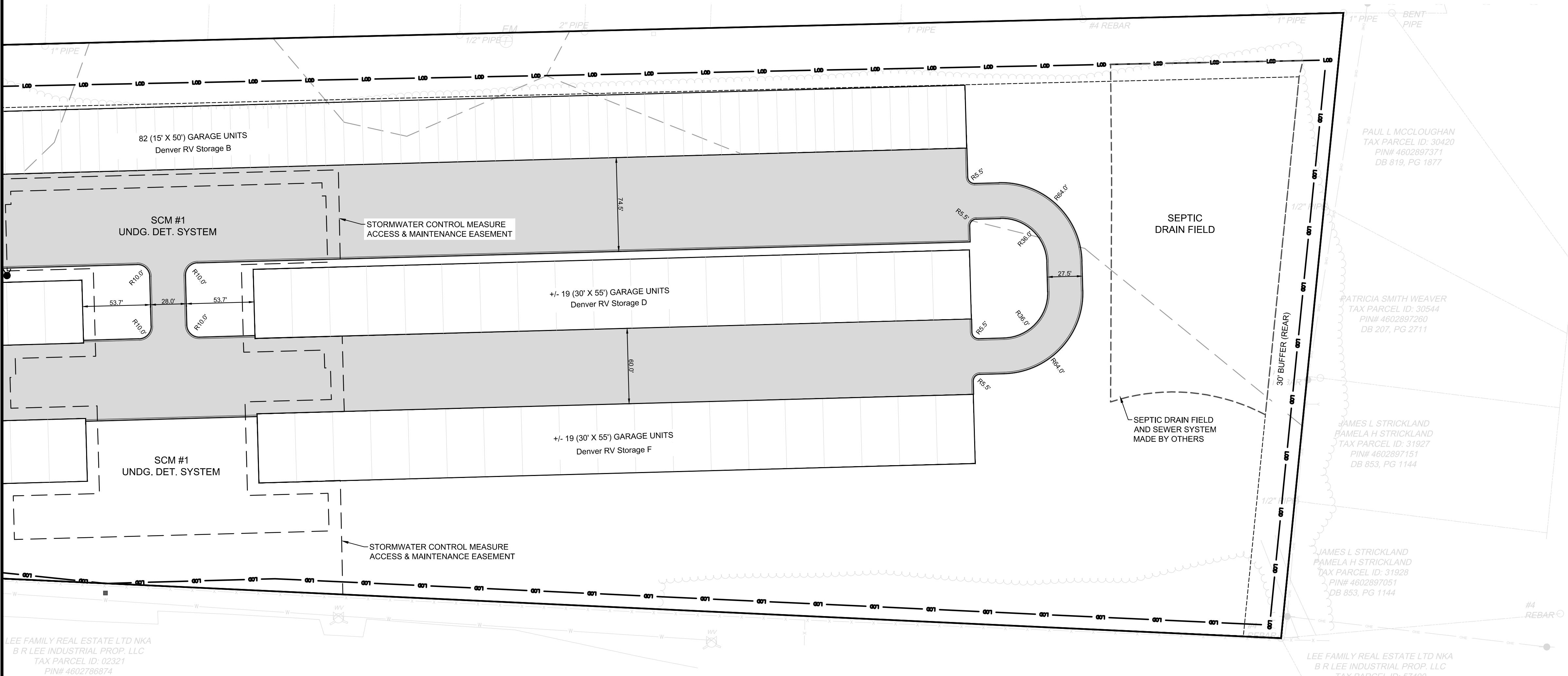
DATE DESCRIPTION  
CM, PM CM, PM DB  
DESIGN DRAWN CHKD  
JOB NO.: 180051-01-001  
DATE: DECEMBER 13, 2024  
SHEET C3.1

### GENERAL SITE NOTES

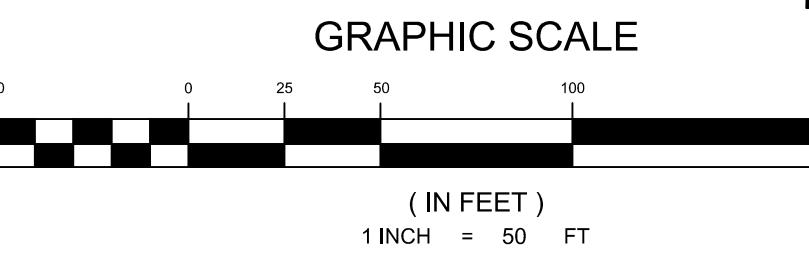
1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING, DATED 11/26/2024, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH THE LINCOLN COUNTY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE LINCOLN COUNTY SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NCDOT DESIGN STANDARDS AND THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
11. REFER TO GEOTECHNICAL ENGINEERING REPORT BY SOUTHERN ENGINEERING DATED 02/12/2020 FOR PAVEMENT RECOMMENDATIONS.



CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF ALL OUTSIDE DOORS AND BUILDING UTILITIES



SITE SUMMARY TABLE	
SITE AREA	
SITE AREA:	19.67± AC.
DISTURBED AREA:	17.52± AC.
IMPERVIOUS AREA:	9.59± AC. (51.25%)
PERVIOUS AREA:	10.32± AC. (48.75%)
ZONING	
JURISDICTION:	LINCOLN COUNTY
ZONING:	ELDD CZ-IG
FRONT SETBACK:	50'
SIDE SETBACK:	20'
ABUTTING RESIDENTIAL:	50'
REAR SETBACK:	30'
PARKING SUMMARY	
REQUIRED PARKING:	MINIMUM 5 + 1 PER 100 STORAGE UNITS
	36 SPACES
STANDARD STALL DIMENSION:	9' x 18'
MIN. DRIVE WIDTH:	24'



Know what's below.  
Call before you dig.

PROPOSED LEGEND	
PROPOSED BUILDING	
CONCRETE SIDEWALK	
STANDARD DUTY ASPHALT	
HEAVY DUTY CONCRETE	
18" CONCRETE CURB	
PARKING SPACE COUNT	1

EXISTING LEGEND	
PROPERTY LINE	
ADJACENT PROPERTY LINE	SS
SANITARY SEWER	W W
WATER LINE	W W
OVERHEAD ELECTRIC	CHE CHE
UNDERGROUND ELECTRIC	C C
GAS LINE	G G
STORM PIPE	
MAJOR CONTOUR	100
MINOR CONTOUR	99
WATER VALVE	
FIRE HYDRANT	
POWER POLE	



