



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: March 17, 2025

Re: WSSUP #40
Carolina Elite Builders, LLC, applicant
Parcel ID# 84206

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on April 7, 2025.

Request

The applicant is requesting a special use permit to exceed 36% impervious surface coverage on a 1.87-acre parcel in the WS-IV Protected Area of the South Fork/Catawba River water supply watershed as a special nonresidential intensity allocation under the 10/70 option. In this case, the applicant is proposing to develop the site with an impervious coverage of approximately 64.5%.

Under the 10/70 option, 10 percent of the acreage in a watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners. One of the findings of fact that must be made in approving a permit for a special nonresidential intensity allocation is that the project will substantially increase the county's tax base or otherwise significantly promote or expand economic development and/or job opportunities, or serve a community purpose such as a place of worship, school, or other community facility.

Site Area and Description

The subject property is located at 1499 Midtown Dr. in Lincolnton Township. The property is located in the I-G (Industrial General) zoning district, and is adjoined by property zoned I-G and R-S (Residential Suburban). Land uses in this area include industrial, business, and residential 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.



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 Carolina Elite Builders LLC

Applicant Address 1499 Midtown Drive, Lincolnton, NC 28092

Applicant Phone Number 980-890-3265

Property Owner Name GT3 Properties, LLC

Property Owner Address 1499 Midtown Drive, Lincolnton, NC 28092

Property Owner Phone Number 980-890-3265

PART II

Property Location 1499 Midtown Drive, Lincolnton, NC 28092

Property ID (10 digits) 3622-34-9291 Property size 1.877 acres

Parcel # (5 digits) 84206 Deed Book(s) 3207 Page(s) 430

PART III

Watershed District WS-IVP

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

The property is currently being used as the main office of Carolina Elite Builders LLC, which is a builder and developer in Lincoln County. The parking lot will be used for office staff parking and for the storage of equipment.

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

It is required that we receive a Watershed Special Use Permit for us to be able to receive our permanent certificate of occupancy for our office and parking lot.

\$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.

A handwritten signature in black ink, appearing to be "J. L. Smith".

Applicant's Signature

2/27/2025

Date

Application # _____ Date _____

Applicant's Name Carolina Elite Builders LLC

Applicant's Address 1499 Midtown Drive, Lincolnton, NC 28092

Property Location 1499 Midtown Drive, Lincolnton, NC 28092 Existing Zoning I-G

Proposed Special Use Special Use In WS-IV Protected Area for Office and Parking Lot/Storage Area

APPLICANT'S 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 x NO _____

The office will not materially endanger the public health or safety as it meets all local, state and federal requirements regarding public safety and health for an office and parking lot.

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

The office and parking lot meets all of the required conditions and standards of the Lincoln County Uniform Development Code.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES x NO _____

The use of the office and parking lot conforms with the Lincoln County Land Use Plan and conforms with the surrounding parcels, which are currently zoned Industrial General (I-G) and will not injure the value of those lots. The parcel behind the office and parking lot is zoned Residential Suburban and is separated from our parcel with a landscaping buffer (see site plan attached) as to not injure the value of that parcel.

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 x NO _____

The surrounding area is considered an industrial center under the Lincoln County Land Use Plan, and the office and parking lot are currently in harmony with the surrounding area of industrial use. Such use is in conformity with the Land Use Plan for the area.

5. The proposed development will substantially increase the ad valorem tax base of Lincoln County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents, or serve a community purpose such as a place of worship, school, or other community facility. YES x NO _____

The office and parking lot will increase the ad valorem tax base as the parcel was previously vacant. Further, this larger office space will allow our business to expand, and allow us to continue developing land all throughout Lincoln County. We currently

employee fifteen (15) full-time employees and about one hundred and fifty (150) subcontractors, which will likely increase as we expand.

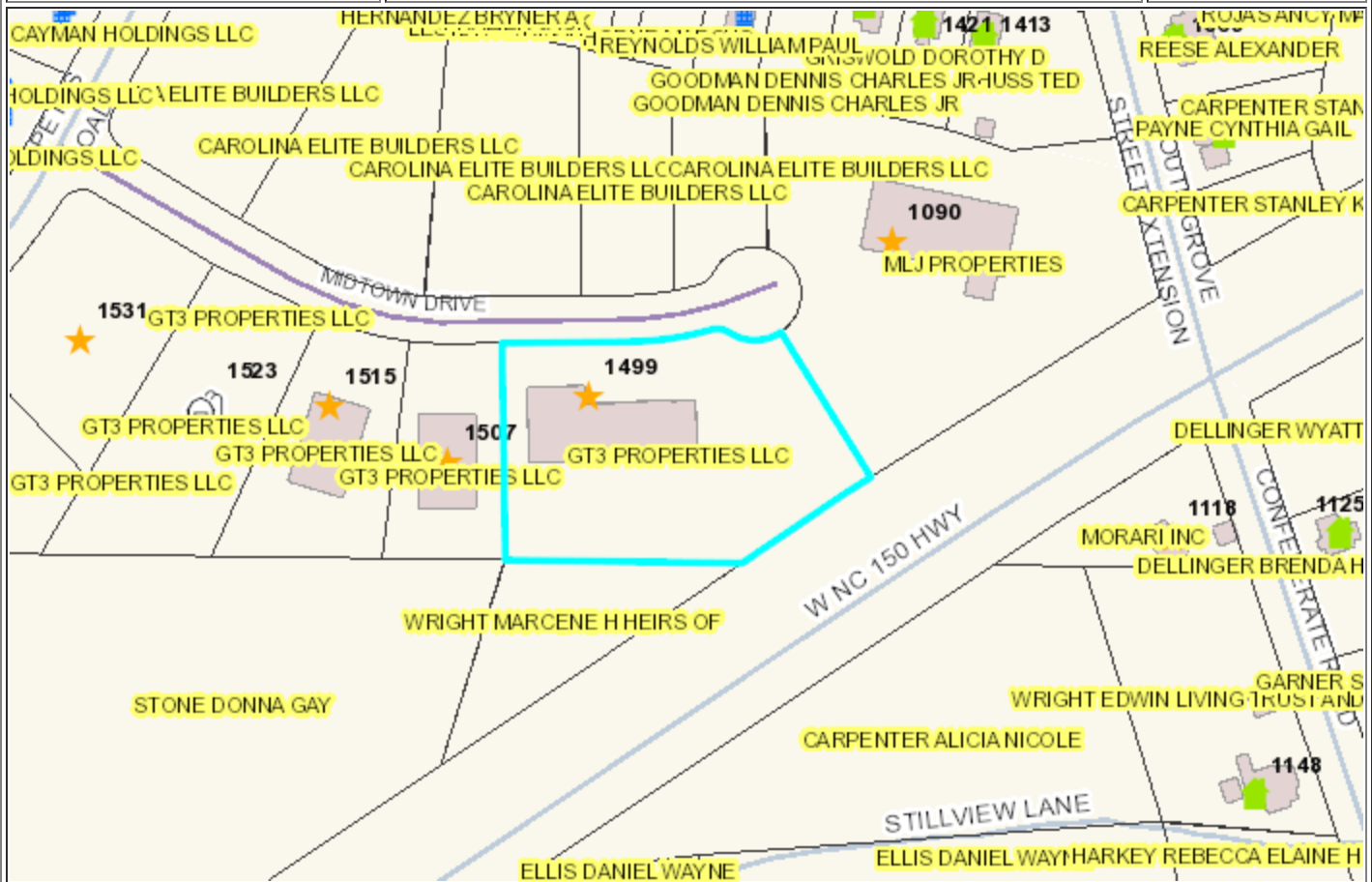
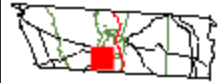


Lincoln County, NC

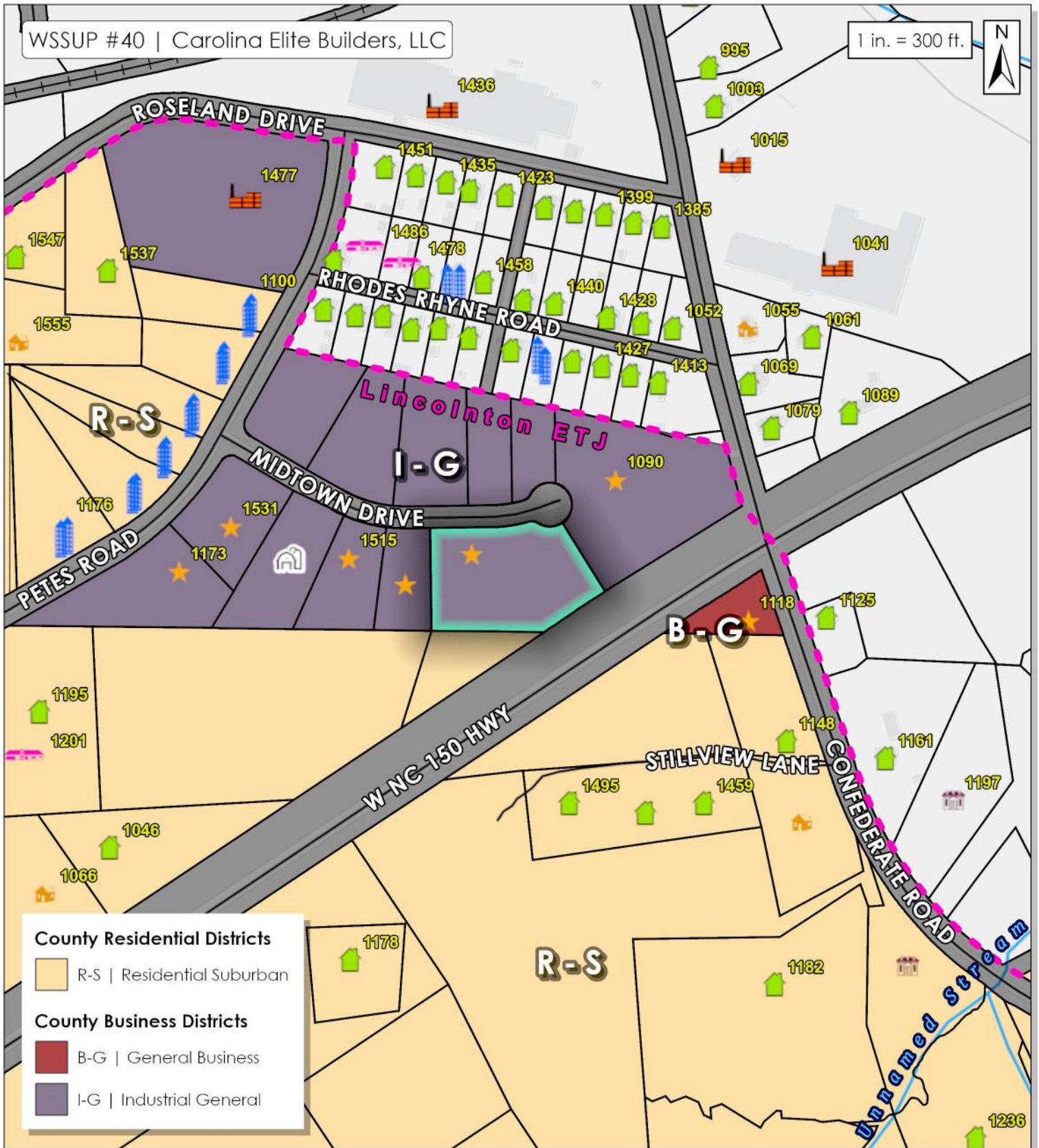
Office of the Tax Administrator, GIS Mapping Division

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Date: 3/17/2025 Scale: 1 Inch = 200 Feet



Parcel ID	84206	Owner	GT3 PROPERTIES LLC		
Map	3622	Mailing	205 S ACADEMY ST		
Account	292645	Address	LINCOLNTON, NC 28092		
Deed	3207 430	Last Transaction Date	10/27/2022	Sale Price	\$0
Plat	13 252	Subdivision	MIDTOWN BUSINESS PARK	Lot	9 (PH2)
Land Value	\$71,925	Improvement Value	\$477,960	Total Value	\$549,885
Previous Parcel	51937				
-----All values for Tax Year 2025 -----					
Description	#9 LT MIDTOWN BUSINESS PK			Deed Acres	2.085
Address	1499 MIDTOWN DR			Tax Acres	1.877
Township	LINCOLNTON		Tax/Fire District	CROUSE	
Main Improvement	RSF WAREHOUSE			Value	\$437,960
Main Sq Feet	11940	Stories	1	Year Built	2023
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	
I-G		1.88	LB34	1.88	
Watershed	1.88		Sewer District	1.88	
Census County	109		Tract	Block	
			070400	1038	1.88
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710362200 1.88	



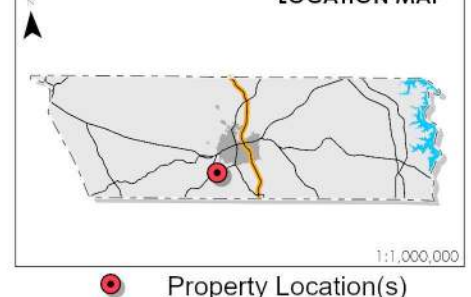
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID # 84206

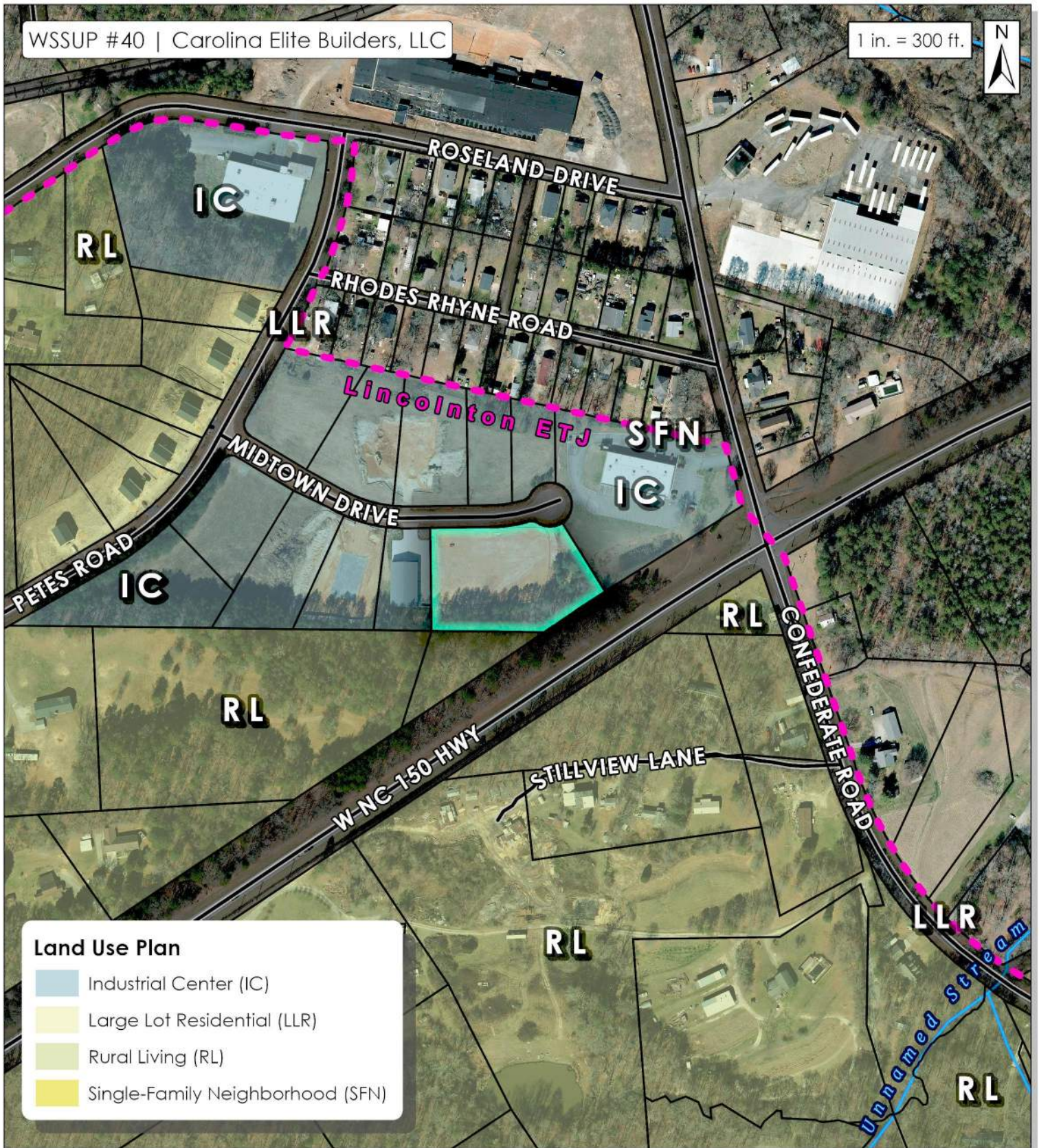
 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)



Land Use Plan

- Industrial Center (IC)
- Large Lot Residential (LLR)
- Rural Living (RL)
- Single-Family Neighborhood (SFN)

Parcel ID # 84206

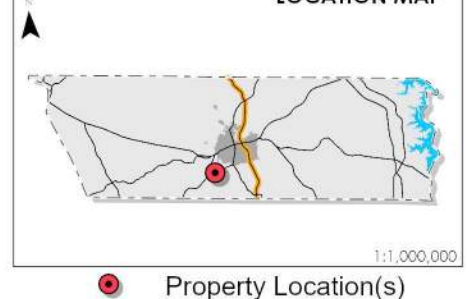
- Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP



OWNER INFORMATION:

CAROLINA ELITE BUILDERS, LLC
499 MIDTOWN DRIVE
LINCOLNTON, NC 28092

CONTACT: IGOR SHIPER
(919) 274-3200

PARCEL INFORMATION:

PARCEL ID #: 84206
PARCEL PIN #: 3622349291
ADDRESS: 1499 MIDTOWN DRIVE
LINCOLNTON, NC
LINCOLN COUNTY

TOTAL ACREAGE: 1.877 AC.
DEED BOOK: 3207 DEED PAGE: 430
PLAT BOOK: 13 PLAT PAGE: 252
EXISTING ZONING: I-G
EXISTING USE: OFFICE / WAREHOUSE

WATERSHED DISTRICT:
WIS-IV PROTECTED WATERSHED
LOW DENSITY PROJECT (MAX. IMPERVIOUS 36%
WITHOUT CURB & GUTTER)
EXISTING IMPERVIOUS COVERAGE
EXISTING BUILDING 11,940 S.F.
EX. CONCRETE PAVING & SIDEWALK 25,487 S.F.
EXISTING GRAVEL PAVING 15,341 S.F.
TOTAL IMPERVIOUS COVERAGE 52,768 S.F.
TOTAL SITE AREA (1.019 AC.) 81,762 S.F.
% IMPERVIOUS COVERAGE 64.5%

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	21.02'	48° 11' 01"	S 81° 34' 56" E 20.41'
C2	50.00'	56.79'	65° 04' 54"	N 89° 58' 15" E 53.79'
C3	335.00'	84.78'	14° 29' 58"	N 81° 34' 22" E 84.55'

LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	N 74° 18' 22" E	4.68'
L2	N 88° 37' 42" W	16.98'

