



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: November 7, 2025

Re: SUP #528
Vasishta Monavarty, applicant
Parcel ID# 34069

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on December 1, 2025.

Request

The applicant is requesting a special use permit to operate a bulk propane dispensing station in the I-G (Industrial General) district.

Site Area and Description

The request involves a 3.82-acre parcel located at 6451 Denver Industrial Park Drive in Catawba Springs Township. The subject property is adjoined by property zoned I-G (Industrial General), R-T (Transitional Residential), and PD-R (Planned Development-Residential). Land uses in this area include industrial, business, residential, and civic uses. This property is located within an area that is designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for a variety of manufacturing, warehousing, and distribution uses.

Additional Information

This parcel is located within the WS-IV Protected Area of the Catawba River/Lake Norman Watershed, which limits the impervious coverage of nonresidential developments to a maximum of 36% of the project area (or 24% if curb and gutter are installed). However, under the High Density Option, the maximum impervious coverage may be increased to 70% 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.



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 Vasishta Monavarty

Applicant Address 1920 Grove Street Unit #6 Denver, CO 80204

Applicant Phone Number 404-862-8358

Property Owner Name GRECO FRANK ALFRED

Property Owner Address 6321 DENVER INDUSTRIAL PARK RD

Property Owner Phone Number _____

PART II

Property Location #32 LOT DENVER IND PARK

Property ID (10 digits) 3695488258 Property size 3.825 Acres

Parcel # (5 digits) 34069 Deed Book(s) 2779-622 Page(s) 10-412

PART III

Existing Zoning District I-G Tax district: 60

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

Currently the property has a warehouse/office structure. we do not know the existing use.

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

Currently the property has a warehouse/office structure with 3 acres of empty land. We intend to build a bulk propane setup, so our trucks can fill up and service local customers for their propane needs. The property would be used to store the bulk propane tank, empty cylinders to put at customers sites, and our service truck.

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.

Vasishta Monavarty
Applicant's Signature

11-17-2025

Date

Application # _____ Date 11-17-2025

Applicant's Name Vasishta Monavarty

Applicant's Address 1920 Grove Street Unit #6 Denver, CO 80204

Property Location #32 LOT DENVER IND PARK Existing Zoning I-G

Proposed Special Use Propane bulk plant with atleast one 30,000 gallon tank, empty cylinders, and service trucks

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 Yes NO _____
FACTUAL REASONS CITED: _____
All regulatory and code requirements are met. The property will be operated in accordance with the rules of the Department of Agriculture Standard Board for bulk propane facilities. Also, there is a larger bulk propane facility close to the proposed property, indicating the use is safe for the area.
2. The use meets all required conditions and specifications. YES Yes NO _____
FACTUAL REASONS CITED: _____
The property is zoned industrial. All regulatory and zoning specifications will be followed.
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES Yes NO _____
FACTUAL REASONS CITED: _____
There is an existing similar facility down the street from the current facility. In addition, the bulk propane facility will serve the needs of the community as one of the only local propane distribution facilities left in the area.
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 Yes NO _____
FACTUAL REASONS CITED: _____
It is an industrial location with similar businesses operating in close proximity.

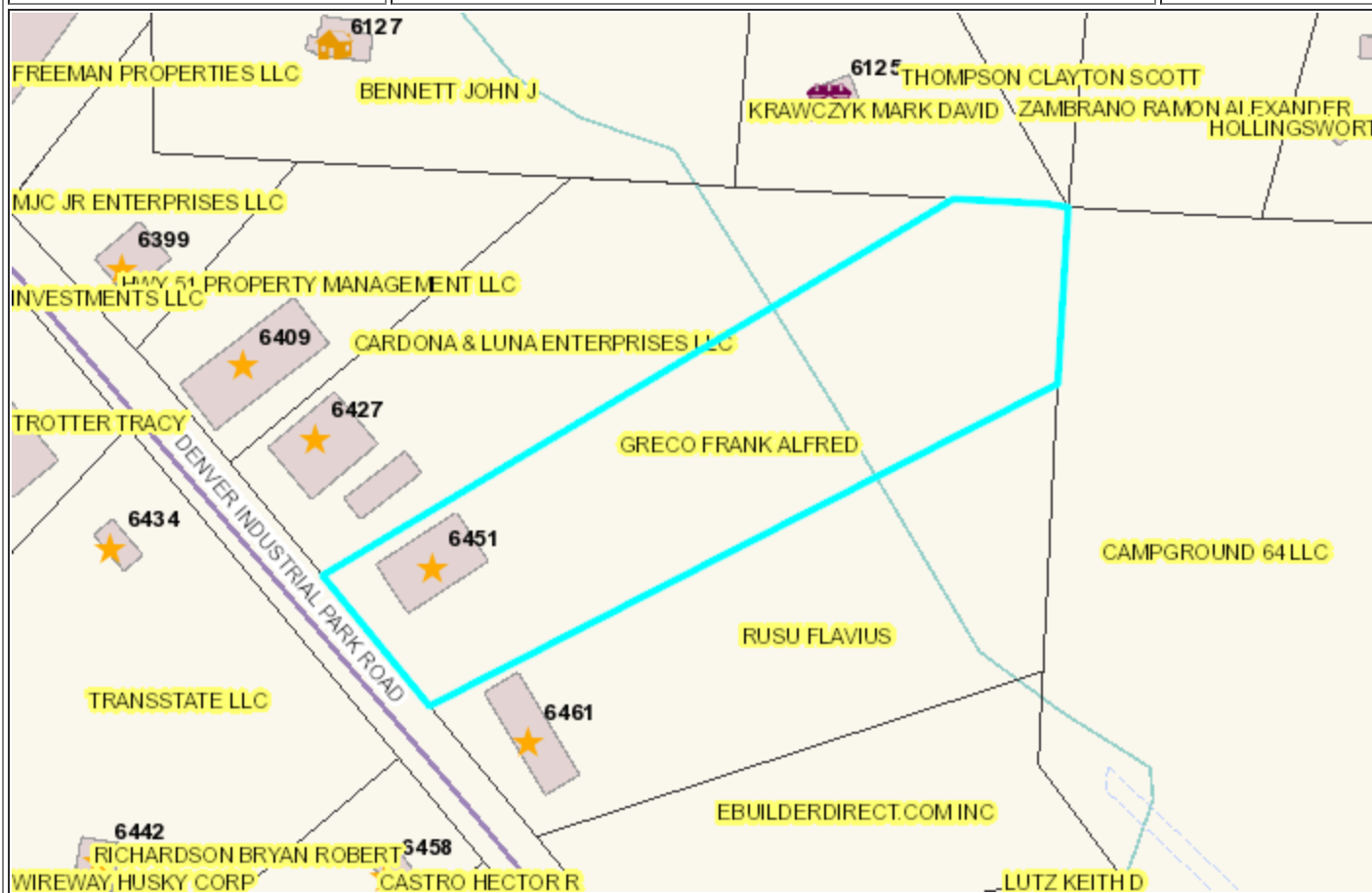


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 11/10/2025 Scale: 1 Inch = 200 Feet

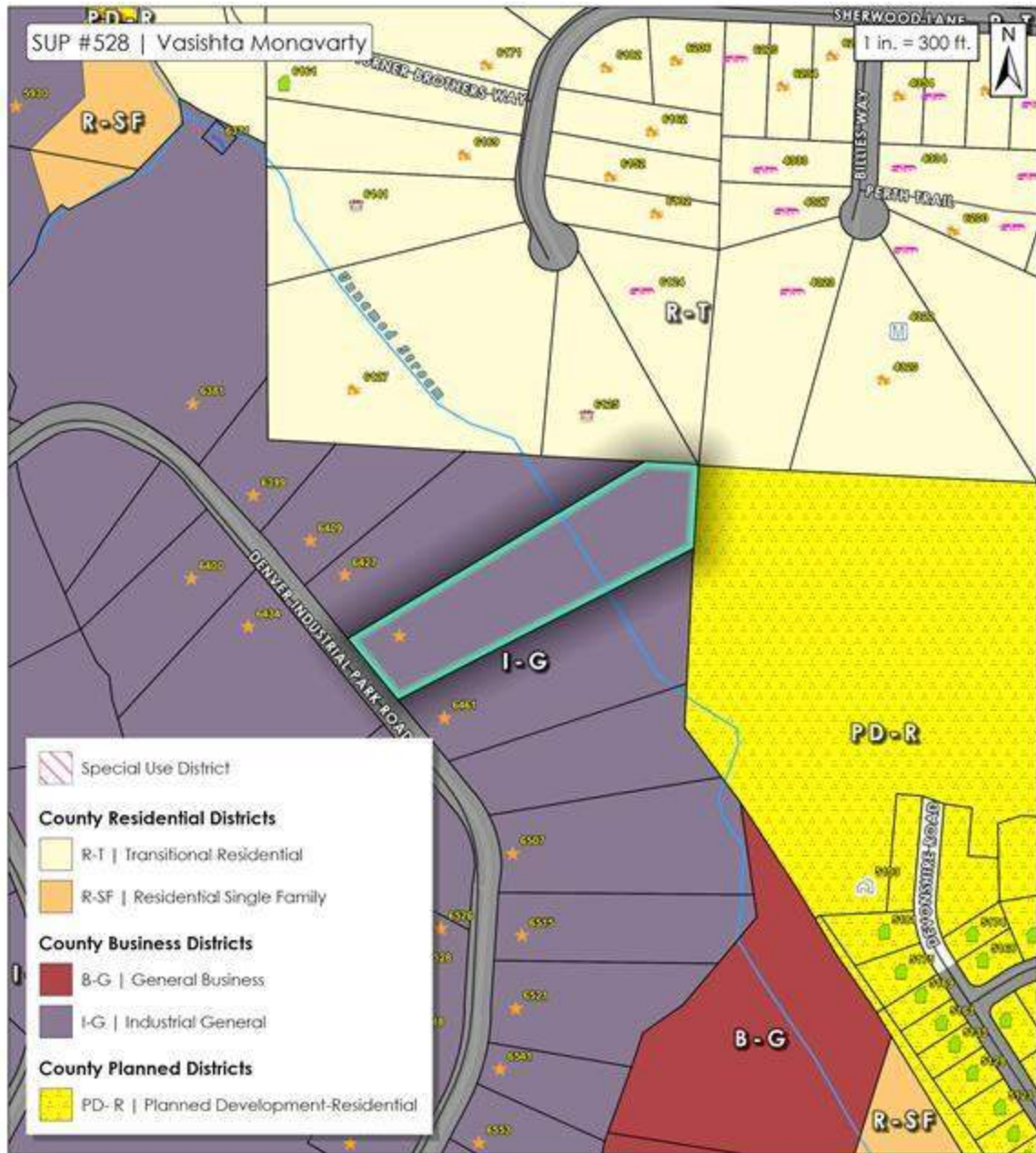


34069

Parcel ID	34069	Owner	GRECO FRANK ALFRED
Map	3695	Mailing	6321 DENVER INDUSTRIAL PARK RD
Account	0169409	Address	DENVER, NC 28037
Deed	2779 622	Last Transaction Date	11/01/2018
Plat	10 412	Subdivision	DENVER INDUSTRIAL PARK
Land Value	\$150,150	Improvement Value	\$325,709
Previous Parcel		Sale Price	\$73,500
		Lot	32
		Total Value	\$475,859

-----All values for Tax Year 2025 -----

Description	#32 LOT DENVER IND PARK	Deed Acres	3.825
Address	6451 DENVER INDUSTRIAL PARK RD	Tax Acres	3.825
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	WAREHOUSE	Value	\$308,209
Main Sq Feet	6000	Year Built	2023
Stories	1		
Zoning District	I-G	Calc Acres	3.83
Conditional Use		Voting Precinct	DN29
		Calc Acres	3.83
Watershed	3.83	Sewer District	2.88
			SEWER 0.95
Census County	109	Tract	071101
		Block	1005
			3.83
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710369500
			3.83

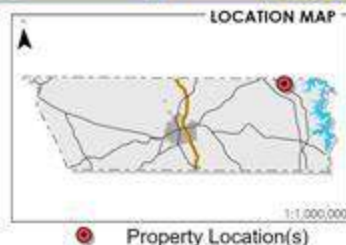


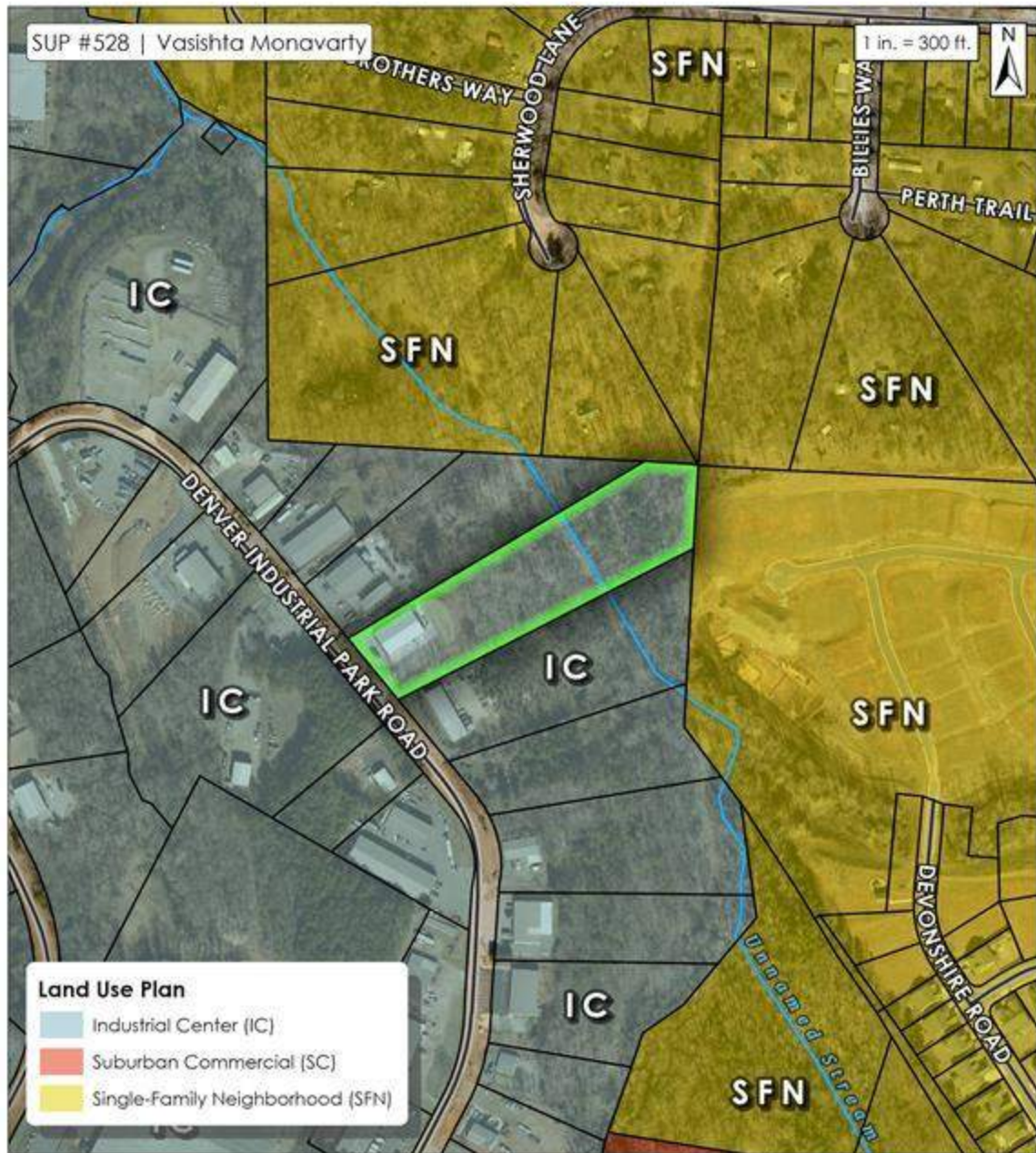
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 34069

- Property Location(s)

See Attached Application for Parcel Information





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 - Property Location(s)


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LOCATION MAP



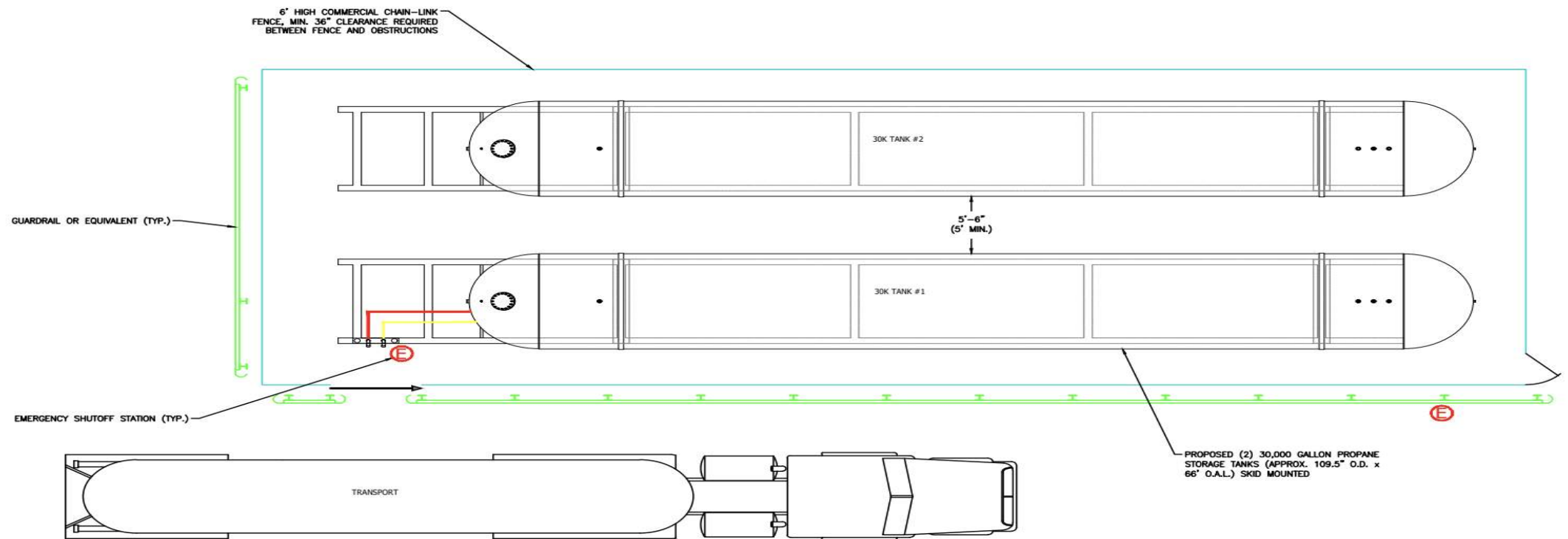
 Property Location(s)

Proposed Use:

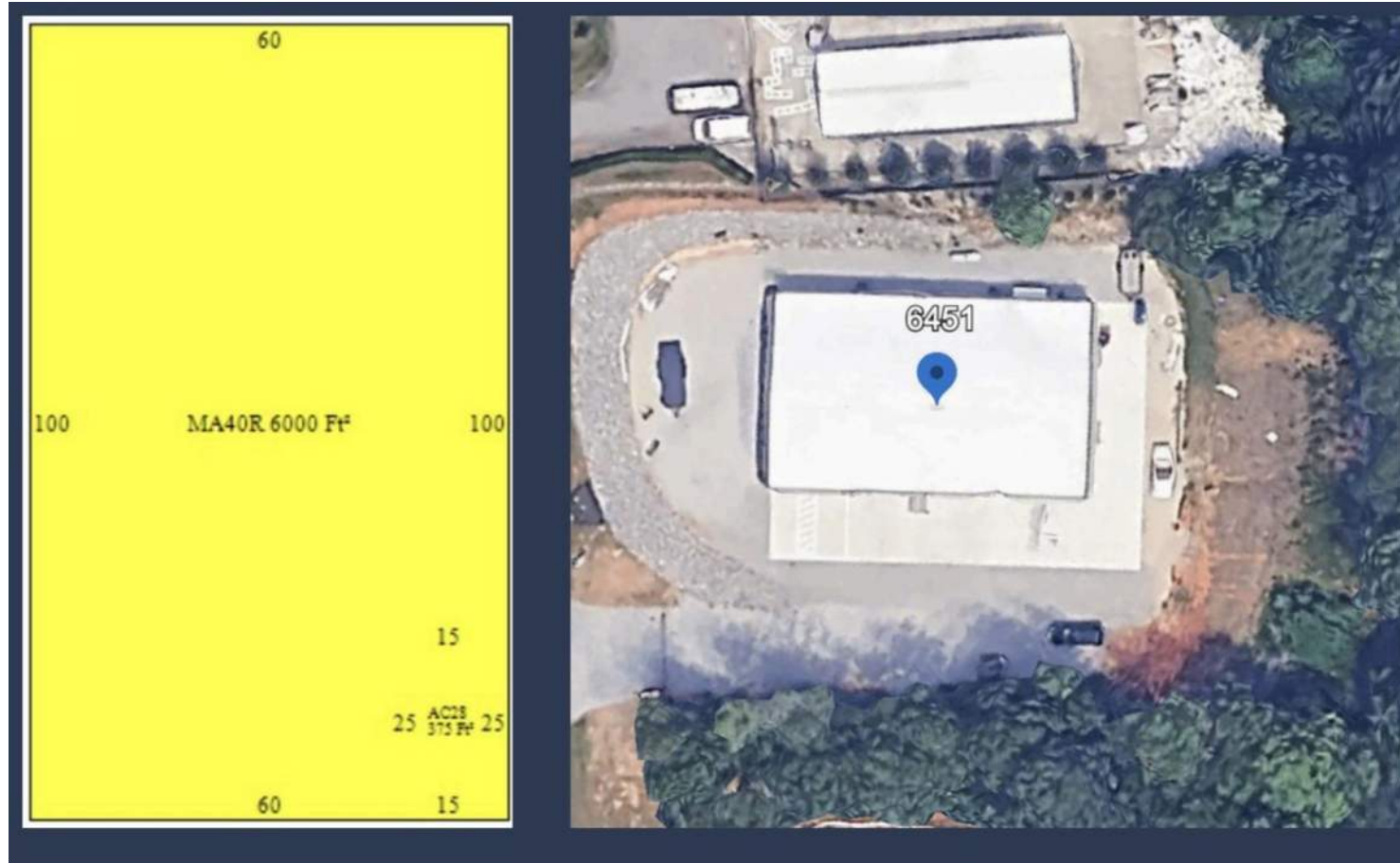


At least 50 feet of space between building and tank

Bulk Plant Basic Diagram



Property Overview



Front of Property

