



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.*

*Vasishtha Monavarty*  
Applicant's Signature

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**

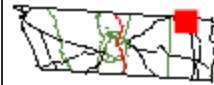
1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES Yes \_\_\_\_\_ NO \_\_\_\_\_  
FACTUAL REASONS CITED: \_\_\_\_\_  
All regulatory and code requirements are met. The property will be operated in accordance with the rules 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. \_\_\_\_\_



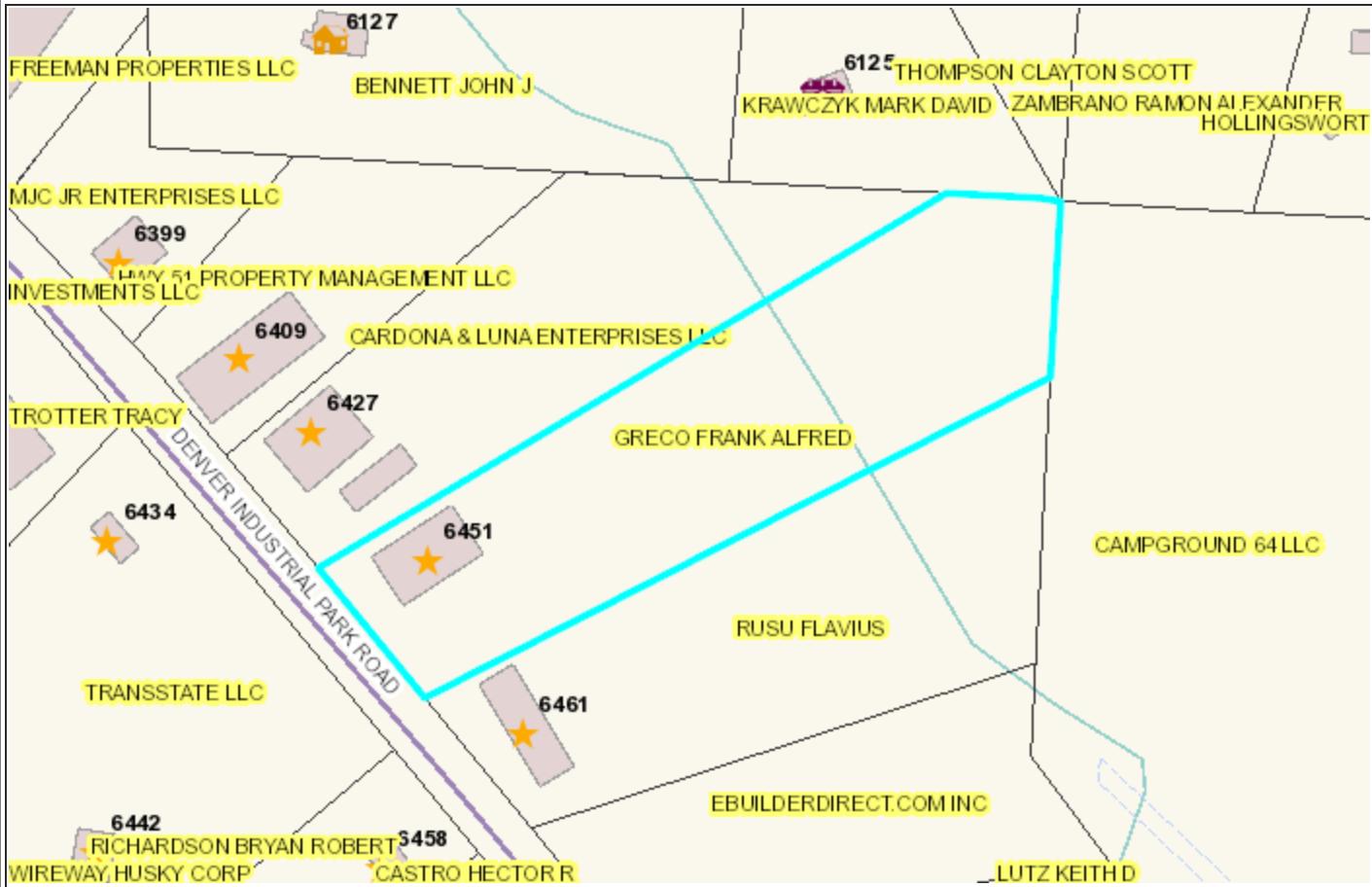
## Lincoln County, NC

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

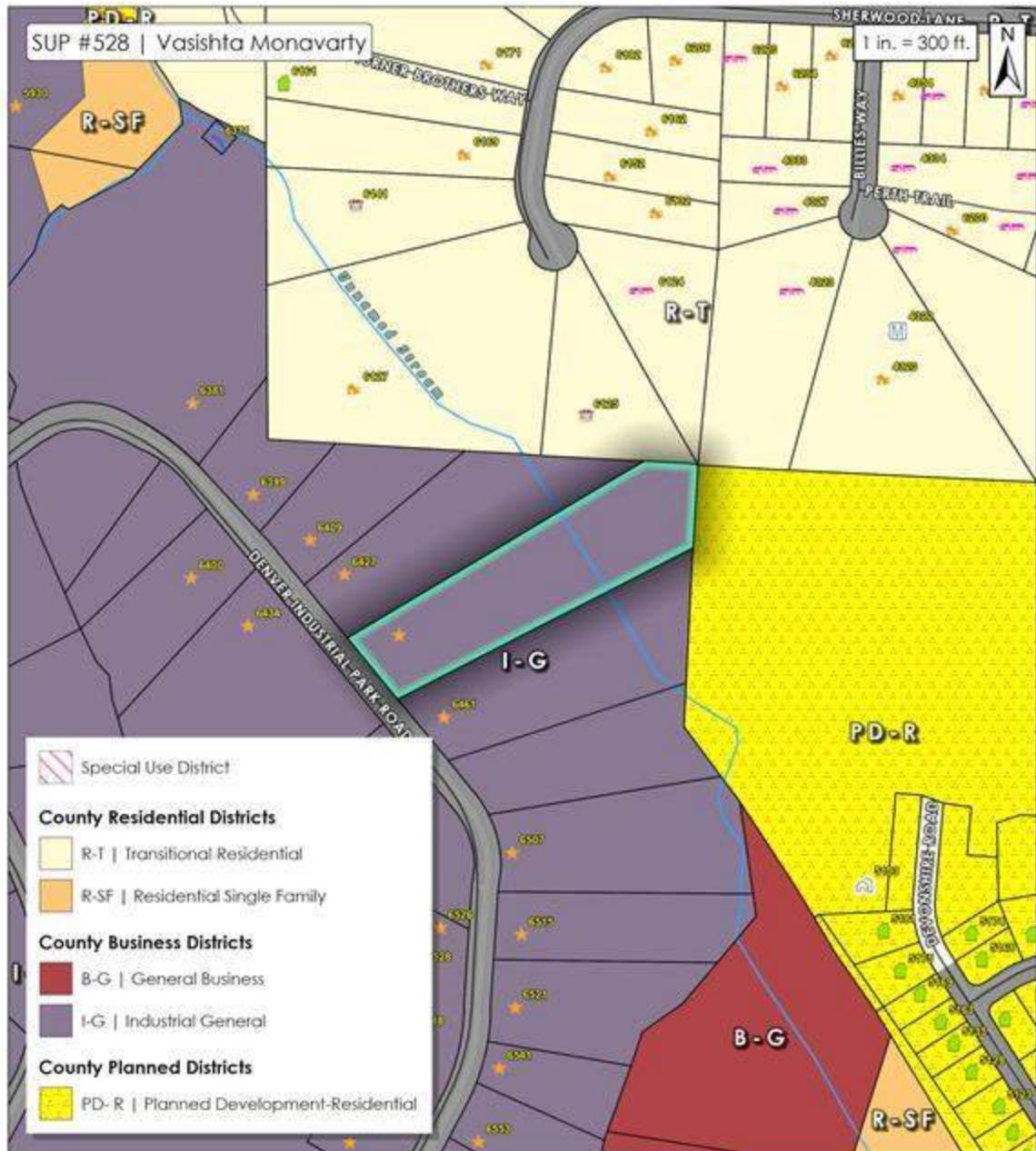
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Date: 11/10/2025 Scale: 1 Inch = 200 Feet



	<b>Parcel ID</b>	34069	<b>Owner</b>	GRECO FRANK ALFRED
	<b>Map</b>	3695	<b>Mailing</b>	6321 DENVER INDUSTRIAL PARK RD
	<b>Account</b>	0169409	<b>Address</b>	DENVER, NC 28037
	<b>Deed</b>	2779 622	<b>Last Transaction Date</b>	11/01/2018
	<b>Plat</b>	10 412	<b>Subdivision</b>	DENVER INDUSTRIAL PARK
	<b>Land Value</b>	\$150,150	<b>Improvement Value</b>	\$325,709
	<b>Total Value</b>	\$475,859		
	<b>Previous Parcel</b>			
	-----All values for Tax Year 2025 -----			
	<b>Description</b>	#32 LOT DENVER IND PARK		
	<b>Address</b>	6451 DENVER INDUSTRIAL PARK RD		
	<b>Township</b>	CATAWBA SPRINGS		
	<b>Main Improvement</b>	WAREHOUSE		
	<b>Main Sq Feet</b>	6000	<b>Stories</b>	1
	<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b> Calc Acres
	I-G		3.83	DN29 3.83
	<b>Watershed</b>			
		3.83		2.88
			SEWER	0.95
	<b>Census County</b>		<b>Tract</b>	<b>Block</b>
	109		071101	1005 3.83
	<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>
	X	NO FLOOD HAZARD		3710369500 3.83



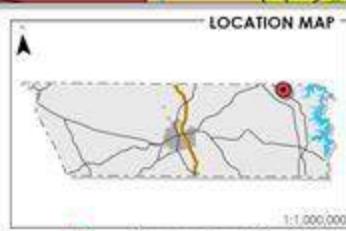
Parcel ID # 34069

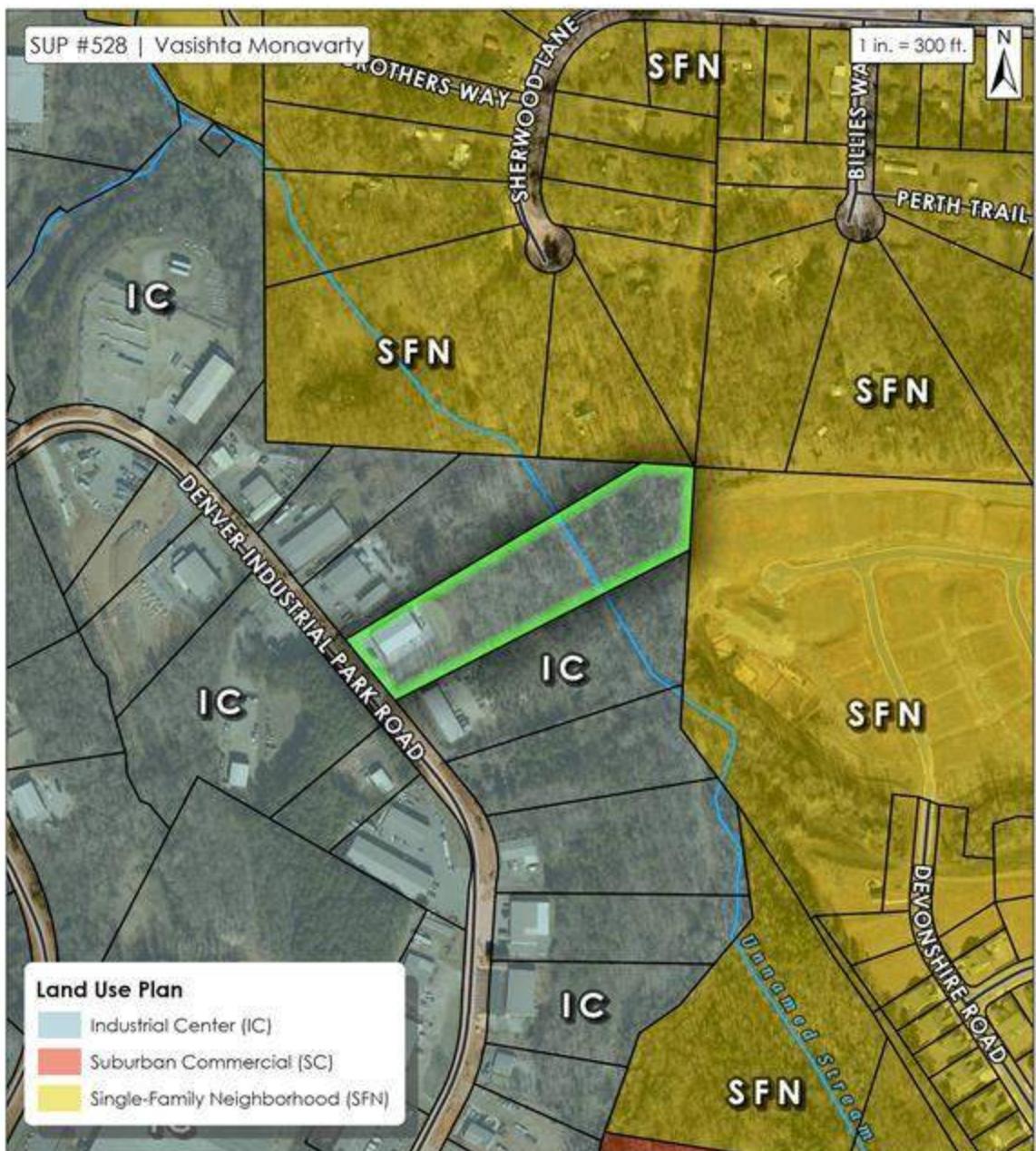
- Property Location(s)

See Attached Application for Parcel Information



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





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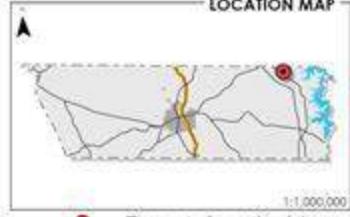
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LOCATION MAP



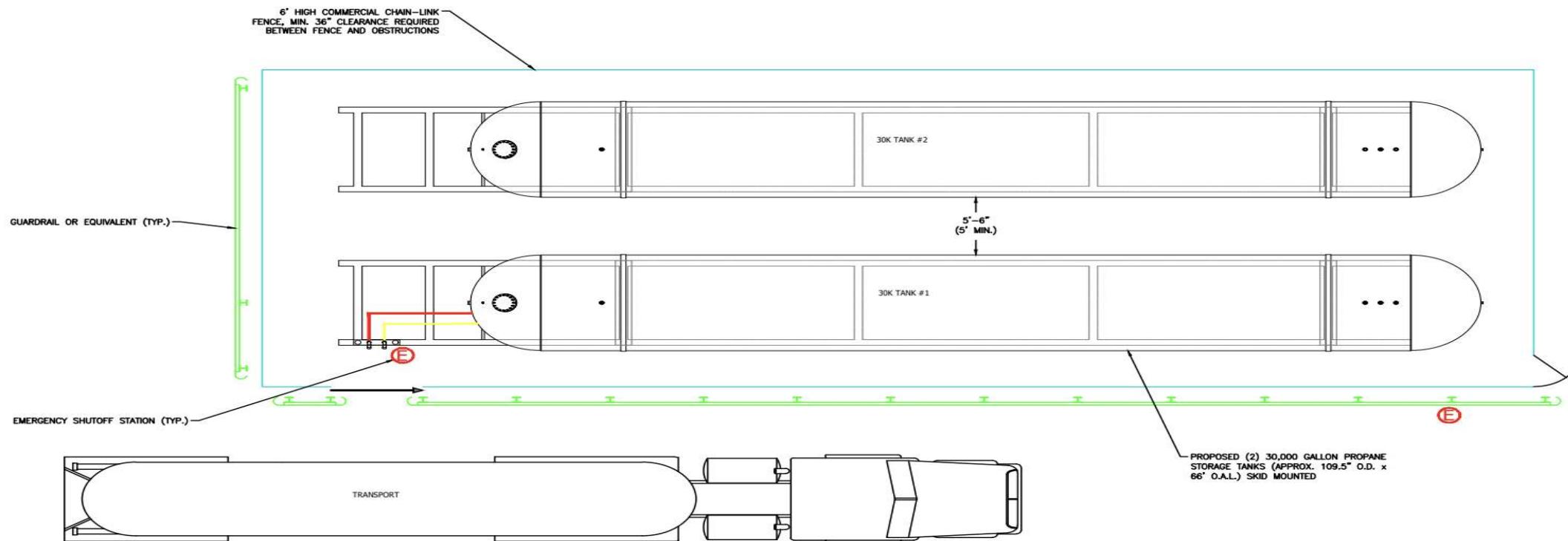
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Proposed Use:



At least 50 feet of space between building and tank

# Bulk Plant Basic Diagram



# Property Overview



# Front of Property

