



To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: December 12, 2025

Re: PD #2025-2
Way DEV3, LLC, applicant
Parcel ID# 87913

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 5, 2026.

Request

The applicant is requesting the rezoning of a 10.36-acre parcel from CZ B-G (Conditional Zoning General Business) to PD-C (Planned Development-Commercial) for a self-storage facility with outdoor vehicle storage. A master plan for the proposed development has been submitted as part of the rezoning application. In addition, the applicant has provided minutes from a community involvement meeting that was held on November 20, 2025.

Site Area and Description

The subject property is located at the end of West Pointe Drive about 300 feet west of N.C. 16 Business in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), R-SF (Residential Single-Family), and PD-MU (Planned Development-Mixed Use). Land uses in this area include industrial, business, and residential uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.

Additional Information

This parcel was conditionally rezoned in 2011 for a golf driving range and associated facilities; however, the site was never developed and the plan has expired.

The Planning staff recommends approval/disapproval of this request; please see the proposed Statement of Consistency and Reasonableness included in this packet.



Zoning Amendment

Staff's Proposed Statement of Consistency and Reasonableness

Case PD #2025-2

Applicant Way DEV3, LLC

Parcel ID# 87913

Location end of West Pointe Drive about 300 feet west of N.C. 16 Business

Proposed amendment Rezone a 10.36-acre parcel from CZ B-G (Conditional Zoning General Business) to PD-C (Planned Development-Commercial) for a self-storage facility with outdoor vehicle storage

This proposed amendment **is consistent** with the Lincoln County Land Use Plan and other adopted plans in that:

A self-storage facility is the type of use identified as being suitable in a Suburban Commercial Center, where the commercial uses serve the daily needs of surrounding residential neighborhoods.

This proposed amendment is **reasonable** in that:

The proposed development will be located behind a shopping center and an undeveloped parcel. Vegetative buffers will be provided around the perimeter of the project, which is located at the end of a dead end road.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department

Zoning Administrator

115 W. Main St., Lincolnton, NC 28092

Phone: (704) 736-8440

PART I

Applicant Name Way Dev3, LLC - Tom Murphy

Applicant Address 161 Byers Creek Rd, Suite A & B Mooresville NC 28115

Applicant Phone Number 704-560-1333

Property Owner Name Carlton Lackey, Peggy Lackey, David Lackey & Matthew Lackey

Property Owner Address 4834 King Wilkinson Rd Denver NC 28037

Property Owner Phone Number _____

PART II

Property Location West Pointe Drive

Property ID (10 digits) 46012599284 Property size 10.36 AC

Parcel # (5 digits) 87913 Deed Book(s) 3360 Page(s) 564

PART III

Existing Zoning District B-G CZ Proposed Zoning District PD-C

Briefly describe how the property is being used and any existing structures.
Vacant property with no structures

Briefly described the proposed planned development.

Proposed Use: Self Storage with Outdoor vehicle storage & canopies. Development to include small limited office building and dump station.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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.

Tom Murphy
Applicant's Signature

11/6/25
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 12/12/2025 Scale: 1 Inch = 200 Feet

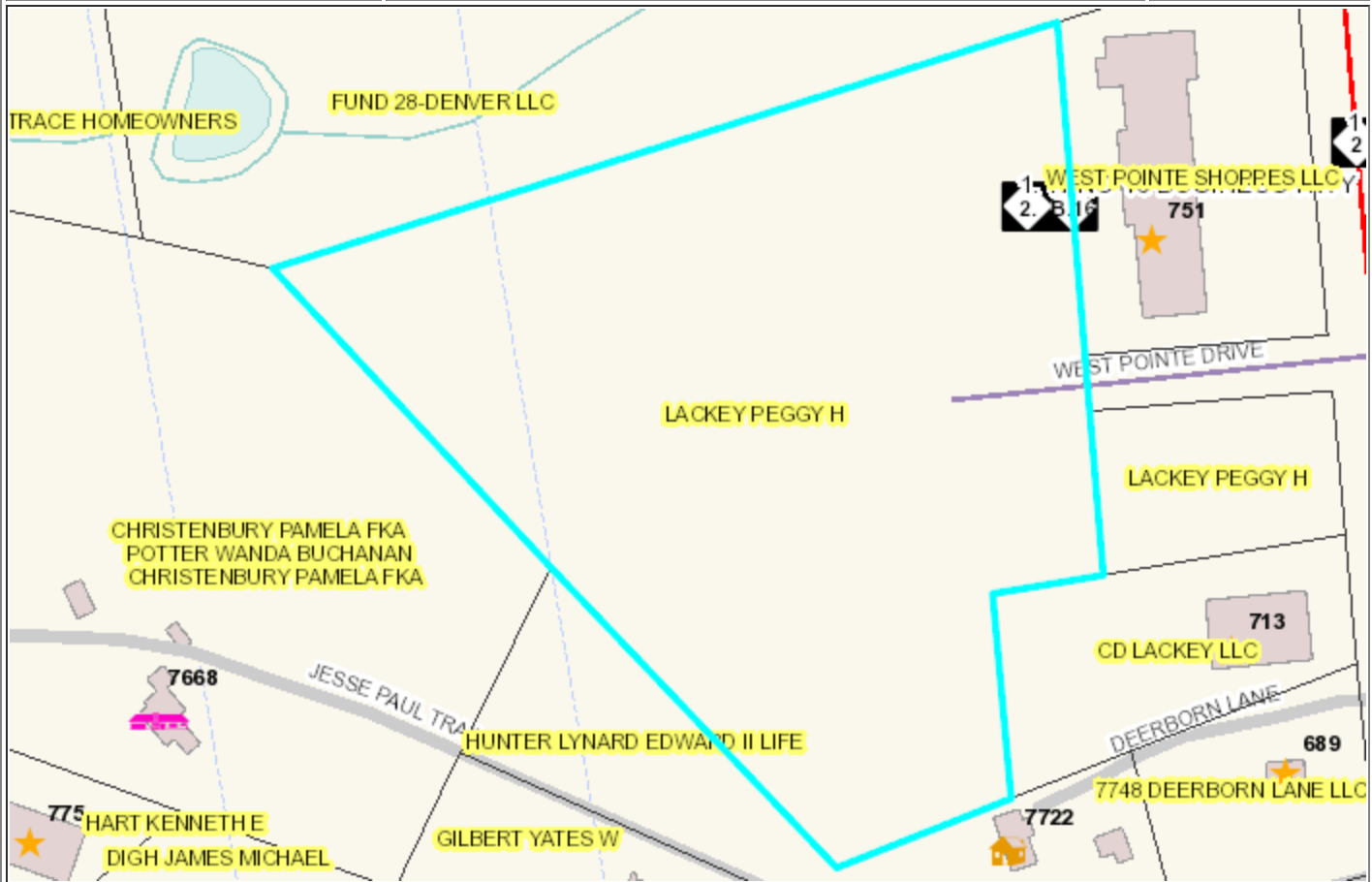


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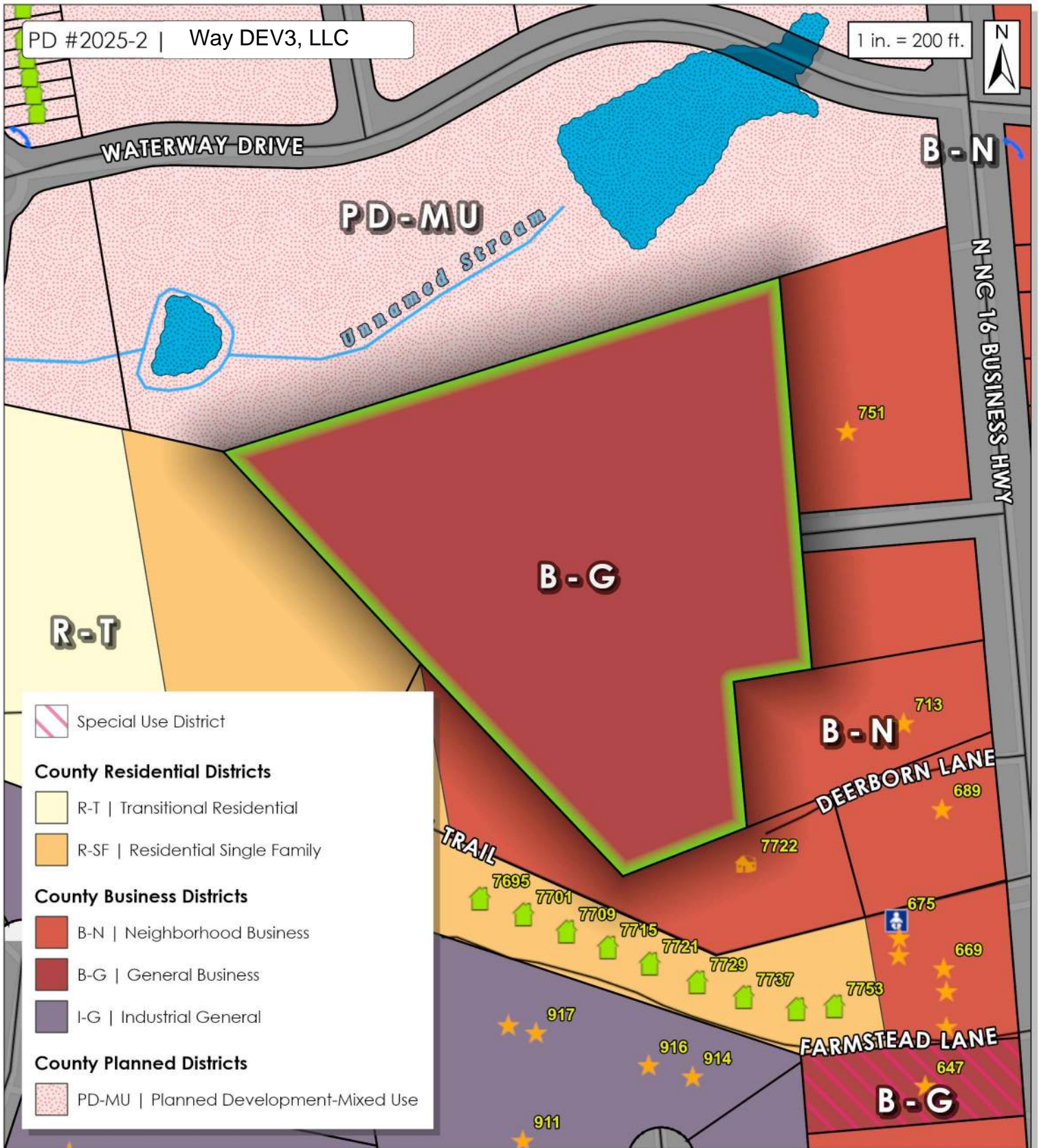
Parcel ID	87913	Owner	LACKEY PEGGY H LACKEY CARLTON L LACKEY MATTHEW V LACKEY DAVID E
Map	4602	Mailing	4834 KING WILKINSON RD
Account	0307212	Address	DENVER, NC 28037
Deed	3360 564	Last Transaction Date	10/17/2024
Plat	12 238	Subdivision	WEST POINTE RETAIL
Land Value	\$458,788	Improvement Value	\$0
Previous Parcel	81799	Sale Price	\$0
		Lot	PT 4
		Total Value	\$458,788

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

Description	PT #4 WEST POINTE RETAIL		Deed Acres	10.513
Address	WEST POINTE DR		Tax Acres	10.366
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Main Improvement			Value	
Main Sq Feet	Stories			
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
B-G	CZ	10.37	TA37	10.37
Watershed	10.37	Sewer District	SEWER	10.37
Census County	109	Tract	071101	Block
				3016
				10.37
Flood	Zone Description	Panel		

PD #2025-2 | Way DEV3, LLC

1 in. = 200 ft.



Special Use District

County Residential Districts

R-T | Transitional Residential

R-SF | Residential Single Family

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 # 87913

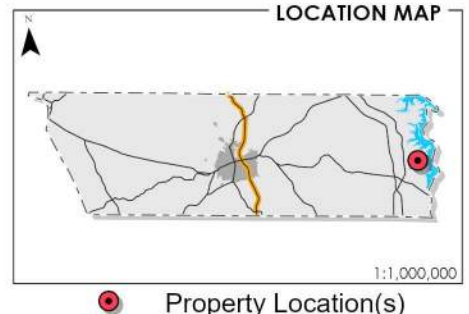
- Property Location(s)

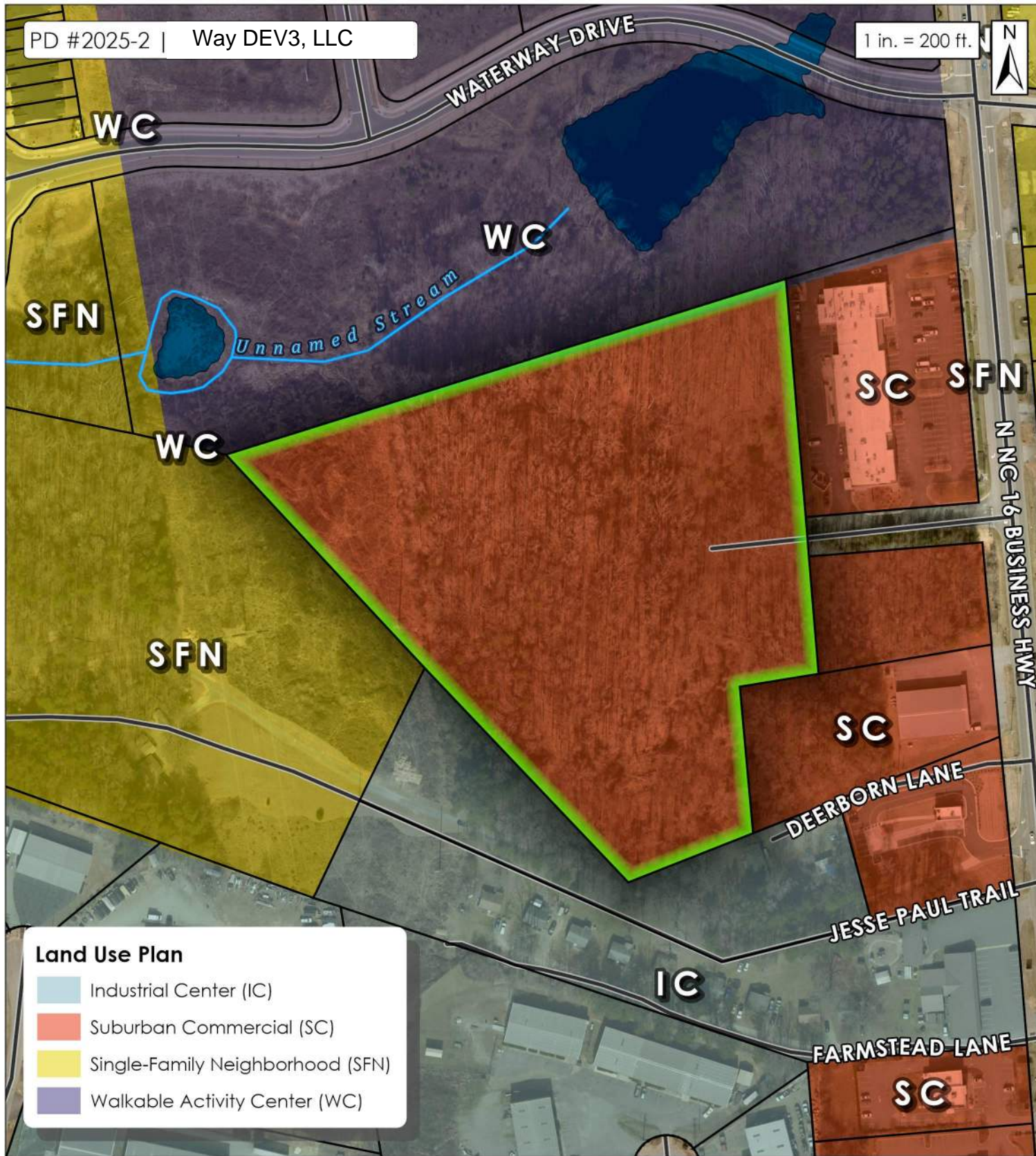
See Attached Application for Parcel Information



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

LOCATION MAP





Parcel ID # 87913

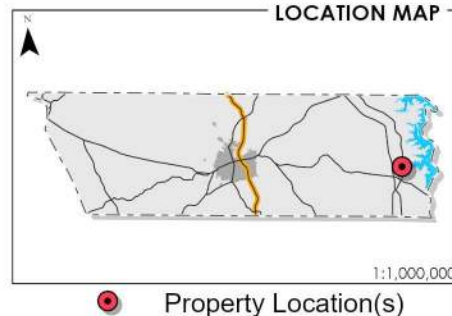
 - Property Location(s)

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

LOCATION MAP





Lincoln County Project Reviews



Project Number: **PREAPP25-00217**

Project Type: **PRE APPLICATION CONFERENCE**

Sub Type:

Applied: **6/9/2025**

Status: **COMPLETE**

Details:

Description: **Denver Boat and Rv Storage- West Point Dr Denver, NC**

Parcel ID: **87913**

Applicant: **Jake Modestow**

Owner: **LACKEY PEGGY H**

Surveyor: **<NONE>**

Approved:

Balance: **\$ 0.00**

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/23/2025	9/15/2025	7/14/2025	ENVIRONMENTAL HEALTH - FOOD-FACILITIES	Stacy Adcock	COMPLETE	Not applicable
Notes:						
Review Group: AUTO						
6/9/2025	6/27/2025		PRE-APPLICATION CHECK-IN	Maegan Rhoades	COMPLETE	
Notes:						
Review Group: TRC PRE-APPLICATION						
6/23/2025	8/15/2025	6/26/2025	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	NOT APPLICABLE	No Septic applications
Notes:						
Please contact environmental health for their comments jonathan.harris@lincolncountync.gov						
Inquiries about dump stations should be handled by the Department of Environmental Quality (DEQ) Mooresville regional office						
6/23/2025	6/23/2025	6/26/2025	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	RESUBMITTAL REQUIRED	
Notes:						
I have no problem with the zoning.						
Any and all driving and parking surfaces shall be of an approved surface that will withstand a 75,000 lb. vehicle in any type of weather conditions.						
Any and all turning radius shall have sufficient area for a 45 ft. long emergency apparatus to maneuver around with ease.						
All vehicle gates shall have a knox entry system.						
There will be a hydrant in the area just outside the main entrance gate.						





Lincoln County Project Reviews

6/23/2025	6/24/2025	6/26/2025	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
<p>Notes:</p> <p>Jurisdictional determination to be provided.</p> <p>Bench all slopes.</p> <p>Provide utility permission letter for any land disturbance within their ROW.</p> <p>Provide sheets showing all offsite land disturbance areas and EC measures for such.</p> <p>Provide permission letters for any offsite parcels not owned by developer.</p> <p>Provide copy of NCDOT driveway permit approval if required.</p> <p>Developer and landowner are not the same. Provide permission letter to pursue permits and grade/construct on their property. Letter must be signed by all 4 property owners. Provide original copy.</p> <p>Provide original wet signed copy of the FRO form when submitting application/plan for review.</p> <p>No structures are allowed in the buffer this includes riprap.</p>						
6/23/2025		6/26/2025	NCDOT PRE- APPLICATION	Michael Watson		
<p>Notes:</p> <p>Please contact NCDOT for their comments trjordan1@ncdot.gov</p>						
6/23/2025	6/26/2025	6/26/2025	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
<p>Notes:</p> <p>1) The County does not allow RV dump stations on the sewer system. If a dump station is desired a septic system will be required.</p> <p>2) The County has a 12-inch water main along NC Hwy 16 Bus. this will have to be extended down West Pointe Dr as a public water line. This will be a 6-inch minimum water line with at fire hydrant at the end. A utility plan review will be required as well as state permitting.</p>						
6/23/2025	6/27/2025	6/26/2025	ZONING - COUNTY PRE- APPLICATION	Maegan Rhoades	COMPLETE	
<p>Notes:</p> <p>1) See UDO Section 2.4.9 for Planned Development-Commercial district standards.</p> <p>2) A Class B perimeter buffer is required along all project boundaries abutting a nonresidential district and a Class C perimeter buffer is required along all project boundaries abutting a residential district.</p> <p>3) Sidewalks shall be installed along all existing roads that abut and provide access to the project. All required sidewalks shall be a minimum five feet in width.</p> <p>4) See UDO Section 4.4.19 for Self-Storage Facility specific use standards.</p> <p>5) See UDO Section 3.10 for Outdoor Storage standards that will apply to uncovered storage. If opaque fencing is used to meet the screening standards, then be aware that fences in excess of 6' in height must comply with the principal structure setbacks.</p> <p>6) Gravel vehicular use areas must be dustless.</p> <p>7) Drive aisles may not encroach in the streamside buffer.</p>						

Summary of Community Involvement Meeting (CIM)

Jackson Swain

CES Group Engineers

11/20/2025

Applicant: Way Dev3, LLC – Tom Murphy

Community Involvement Meeting:

Planned Development Rezoning Application – RV and Boat Parking, Denver NC

County Overview:

Summary: House Keeping information – this Community Input Meeting is for applicant and engineers to take into consideration input said today and make any changes to and resubmit.

Applicant and Engineer Overview:

Proposed Use and Rezoning

- Proposing a partially covered Rv and Boat storage Parking lot
- This site proposes rezoning from conditional business general to planned development commercial

Access to site

- The site is located at the end of West Pointe Drive off of the NC 16 Business Highway

Existing Conditions

- the site currently stands as a vacant and wooded lot with no structures on site

Site features

- Gated Entrance at the end of West Pointe Drive with
- Both covered and uncovered storage for Rv and Boats
- A small office at the entrance with associated sidewalk and parking
- On site Retaining wall

Community Questions:

Q: Does this contain Self-Storage?

A: A little bit but site is mostly for Rv storage

Q: Is this identical to what is across the street?

A: Not exactly, the development across the street is more of a luxury man cave with other facilities inside besides just RV and boat parking. These aren't competing with each other – The adjacent development is mainly for very expensive rvs and such with other features.

Q: What type of buffer from the road?

A: 10 ft buffer, but the Lots in front of ours directly off of NC 16 Business Highway are still vacant and wooded, so they provide a lot of cover.

Q: How to access this site?

A: Off of West Pointe Drive at the end of the road.

Q: What is your time frame after approval and what is your price point?

A: Market based price point – slightly lower to start. Say we are approved in 90 days, we go into design document phase. We would construct afterwards so within 1 year or a year and a half to be ready.

Q: Do you have a maximum size of what the units can be?

A: 45' long for parking.

Q: Does this have a dump station on site? How frequently will it be serviced?

A: Yes not connected to town. Depends on size of tank – possibly once a quarter.

Q: Is there a point where you reach saturation / does this match the proposed land use for the County?

A: This requires board approval and is case by case basis for uses compared to what comes before them. If property is located within this place, we need special use permit. We have this meeting for community input on the proposed development. Similarly required is the public hearing and approval by board of commissions. Certainly not staffs place to determine when enough are enough. Your input is welcome here and at public hearing if you

think there are too many of these. This is consistent with future land use plan.

Q: I am a non rv and boat owner, how does this help me in this county?

A: We'll be paying taxes here. Also, with all of the residential development going on (a lot of them hoa driven), this lot pulls those rv and boats from neighborhoods to this site. We see this as a win win for neighborhoods.

Q: Is there any impact to water run off?

A: There will be increased water runoff from impervious, but we are not within a protected watershed so don't need detention or water quality. There will also be drainage structures on site so to not be straight runoff. Correct erosion control measures will be designed and followed as well.

Q: Can people sneak in and camp in here?

A: Will have cameras and people are not permitted to come in and sleep there.

County Final Words:

We appreciate your concerns and will prepare for public hearing. You will receive a notice for the public hearing if you got one for this. It will be in front of the planning board and board of commissioners. We will be waiting for final site plan for that and summary taken today.

