



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman

George Wood, County Manager

Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: October 18, 2012

Re: Watershed Conditional Use Permit #14

Damon Lusk, applicant

Parcel ID# 32374 and 33798

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 5, 2012.

REQUEST

The applicant is requesting a conditional use permit to allow the use of the high-density option in the WS-IV Protected Area of the Catawba/Lake Norman Watershed. The applicant is proposing to develop 2.4 acres with a 20,500-square-foot office/warehouse, a 10,000-square-foot warehouse, driveways and parking areas. The high-density option would allow the development to have a built-upon surface area covering up to 70 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 36 percent.)

SITE AREA AND DESCRIPTION

The property is located on the north side of N.C. 16 Business between its intersections with Denver Industrial Park Road in Catawba Springs Township. Under a separate application (PCUR #159), the applicant is requesting the parallel conditional use rezoning of this property from CU I-G (Conditional Use General Industrial) and B-G (General Business) to CU I-G (Conditional Use General Industrial) to permit building material sales. This property is adjoined by property zoned B-G, I-G and B-N (Neighborhood Business). Land uses in this area include industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

HIGH-DENSITY OPTION REQUIREMENTS

Under the water-supply watershed regulations of the Lincoln County Unified Development Ordinance, the Catawba/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 and Natural Resources. In this case, the plans call for two grass-lined swales and two dry ponds located in series.

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.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # WSCUP #14 Date November 5, 2012

Applicant Name Damon Lusk

Applicant 3400 Denver Dr., Denver, NC 28037

Property Location NC 16 Business (PID# 32374, 33798) Zoning CU I-G

Proposed Conditional Use high-density option

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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____
FACTUAL REASON CITED: _____

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

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 REASON CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:



Watershed Conditional Use Permit

Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092

PART I

Applicant Name Damon Lusk

Applicant Address 3400 Denver Drive, Denver NC 28037

Applicant Phone Number 704-489-2101

Property Owner Name Race City Steel, Inc.

Property Owner Address Same as Applicant

Property Owner Phone Number Same as Applicant

PART II

Property Location 4052 N NC HWY 16

Property ID (10 digits) 3695-36-7135&8086 Property size 1.36 + 1.11 (2.47) Acres

Parcel # (5 digits) 32374&33798 Deed Book(s) 2338 Page(s) 810-812

PART III

Watershed District WS-IV

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

The site was previously developed with a single family residences, a mobile home, and various out buildings. Some existing structures have been removed. A well house and septic system remain.

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit. The proposed development will include the construction of a 20,000 sf building to include office space, and warehousing for the sales and prefabrication of steel products and a 10,000 sf buildign for a warehouse. Other improvements include paved parking and driveways, stormwater water quality controls, and landscaping. An impervious coverage of 65.0% is proposed which requires a watershed conditional use permit.

\$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

Applicant's Signature

9/20/12

Date

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **WSCUP #14**

Applicant **Damon Lusk**

Property Location: **N.C. 16 Business**

Parcel ID# **32374 and 33798**

Proposed Conditional Use **high-density option in Catawba/Lake Norman Watershed**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The use of the property will be limited to building material sales. A driveway permit has been obtained from NCDOT. The buildings will meet the state building code.

2. The use meets all required conditions and specifications.

The stormwater plans have been reviewed by an independent engineer and by county staff for compliance with requirements for the high-density option.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

Properties on both sides of this property and on the opposite side of the highway are zoned business. The plan includes landscaped buffers along both sides and along the highway. The properties to the rear of this property are zoned industrial and contain industrial uses.

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.

This is an existing industrial/commercial area. This property is part of an area designated by the Land Use Plan as industrial.

**STORMWATER NARRATIVE
AND
EROSION CONTROL REPORT
FOR
RACE CITY STEEL SITE DEVELOPMENT PLAN**

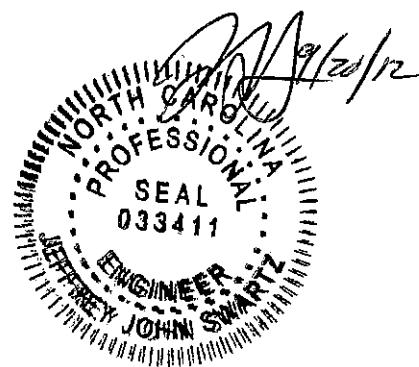
**LINCOLN COUNTY
DENVER, NORTH CAROLINA**

**APPLICANT:
RACE CITY STEEL, INC.
CONTACT: DAMON LUSK
3400 DENVER DRIVE
DENVER, NC 28037
704-489-2101
damon@rcssteelandaluminum.com**

September 20, 2012

PROJECT No. 6192.0312CD

**PREPARED BY:
CES GROUP ENGINEERS, LLP
FIRM LICENSE #: F-1240
274 N. HWY 16, SUITE 300
DENVER, NC 28037
704-489-1500
CONTACT: JEFF SWARTZ, PE, LEED AP
jswartz@ces-group.net**



**STORMWATER NARRATIVE AND EROSION CONTROL REPORT
FOR
RACE CITY STEEL SITE DEVELOPMENT PLAN**

**LINCOLN COUNTY
DENVER, NORTH CAROLINA**

PROJECT NARRATIVE

Race City Steel, Inc. is proposing a new office, warehouse and prefabrication facility for Race City Steel on the combination of two lots totaling approximately 2.47 acres. The site is located in Denver, NC and is proposing access onto NC HWY 16. Based on aerial photographs, the site was previously developed with a single family residences, a mobile home, and out buildings. The proposed development will include a 20,000 square foot building, a 10,000 square foot building, paved parking and driveways, landscaping, grass lined swales, and dry detention ponds to meet storm water quality requirements. The proposed impervious coverage is 65.0 percent, but the stormwater controls have been design for 70 percent coverage.

The site is located within the Mundy Creek watershed (a tributary of the Catawba River Basin). All receiving waters are classified as Class B, Water Supply (WS-IV). Approximately 2.5 acres will be disturbed during the project.

No stream impacts are proposed. According to the USDA Soil Survey, no hydric soils are located within the site. Also according to the USDA Soil Survey, there is no high water table or shallow bedrock expected. The site is gently sloping. The site is not located within a floodplain.

STORMWATER NARRATIVE

Stormwater runoff from the site will be treated by two grass lined swales and two dry detention ponds located in series. The swales and dry detention ponds have been designed in accordance with Lincoln County ordinances and Chapter 12 of the North Carolina Stormwater BMP Manual.

The combination of two 150 foot swales and two dry detention ponds installed in series have been designed to meet the 85% Total Suspended Solids requirement. A calculation located in the appendix demonstrates compliance with the State BMP manual.

The required storage volume has been provided to treat the first one inch of runoff with a draw down time of 2 to 5 hours per basin.

An analysis of the peak flow rates from a 10 year storm was also completed. According to the analysis, the dry detention ponds will also reduce the post development peak flow rate to below pre development levels through the principal riser. Any runoff in excess of the 10 year storm will bypass the detention ponds through an emergency spillway. A drainage easement will be obtained from the adjoining downstream property owner in order to provide conveyance to the county owner drainage system (road side swale).

See appendix for additional analysis and design calculations.

EROSION CONTROL NARRATIVE

The Erosion Control Plan has been prepared by CES Group Engineers, LLP, 274 N HWY 16, Suite 300, Denver, North Carolina, 28037. The plan has been prepared in accordance with the requirements and suggested practices by NCDENR.

The attached Erosion Control Plan has been developed within established guidelines and standards, incorporating those measures which have proven effective in minimizing the amount of sediment runoff during the actual construction operation and immediately thereafter.

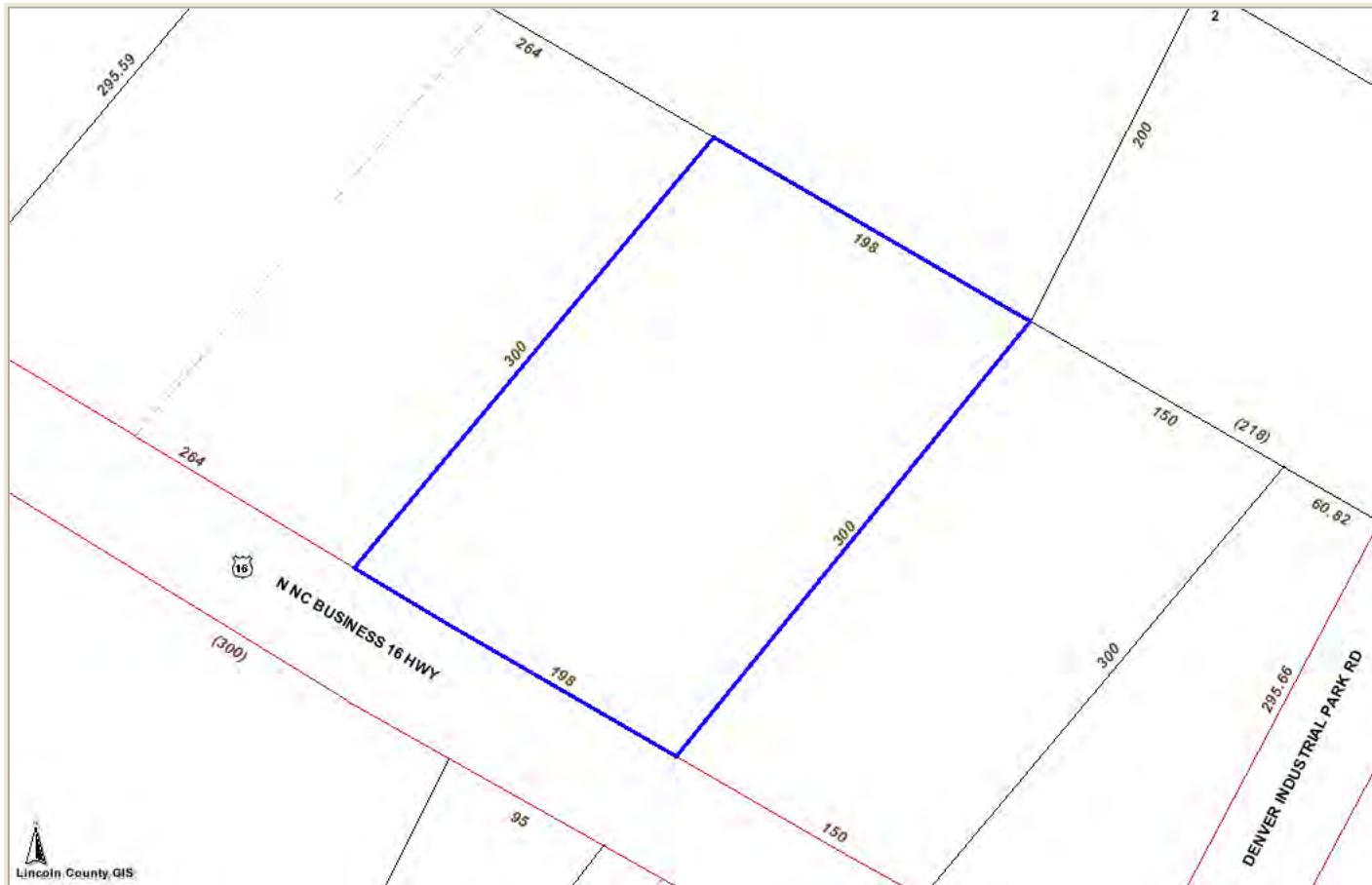
The site does not receive off site runoff. The site gently slopes towards the center of the site from the south and north and then gently slopes from the center to the east and west. Since the site will be graded to have a point source discharge, a sediment trap will be designed to control sediment pollution during construction. Areas not upstream of the trap will be protected by sediment fence, check dams and stone filters.

See Appendix for soils information (to be completed at a future time).



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for
 the information contained on this map. This map is not to be used for land
 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 9/21/2012 Scale: 1 Inch = 100 Feet



PHOTOS



PARCEL INFORMATION FOR 3695-36-7135

Parcel ID	32374	Owner	RACE CITY STEEL INC	
Map	3695-10	Mailing Address	3400 DENVER DR DENVER NC 28037	
Account	0226159	Recorded	8/30/2012	
Deed	2338-812	Total Value	\$217,000	
Land Value	\$217,000	----- All values are for tax year 2012. -----		
Description	SHELTON LD HWY 16	Tax/Fire District		
Address	N NC 16 HWY			
Township	CATAWBA SPRINGS			
Improvement		No Improvements		
Zoning		Calculated Acres	Voting Precinct	Calculated Acres
District			DENVER (DN29)	1.09
I-G CU	1.34		DENVER WEST (DW28)	0.25
Watershed Class			Sewer District	
WS-IVP	1.34		In the sewer District	1.34
2000 Census County			Tract	Block
37109			071100	1003
Flood		Zone Description	Panel	
X		NO FLOOD HAZARD	3710369500	1.34



Lincoln County, NC

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Date: 9/21/2012 Scale: 1 Inch = 100 Feet



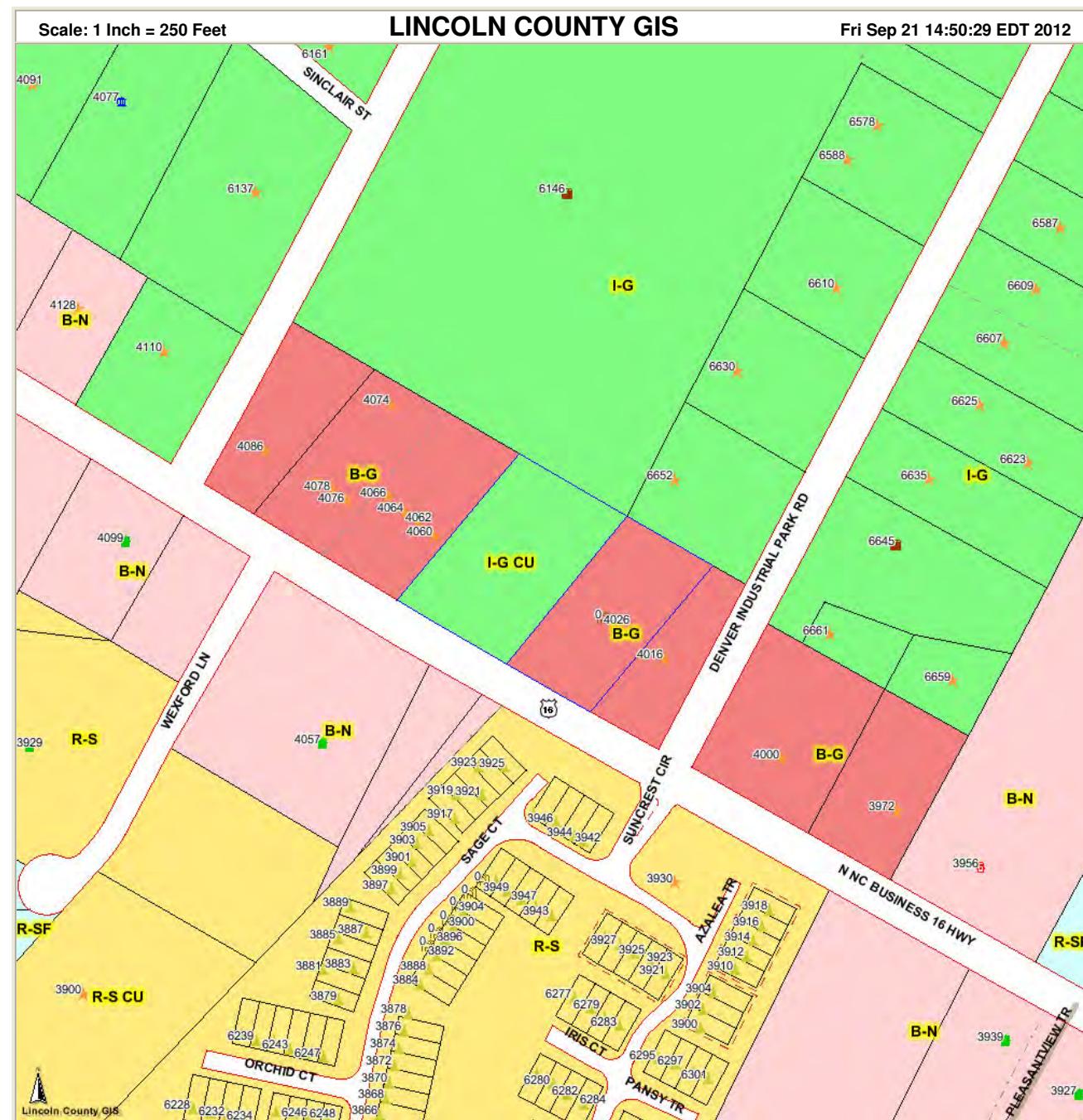
PHOTOS



33798

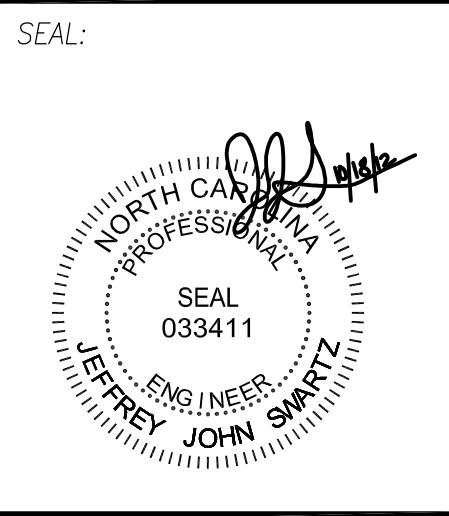
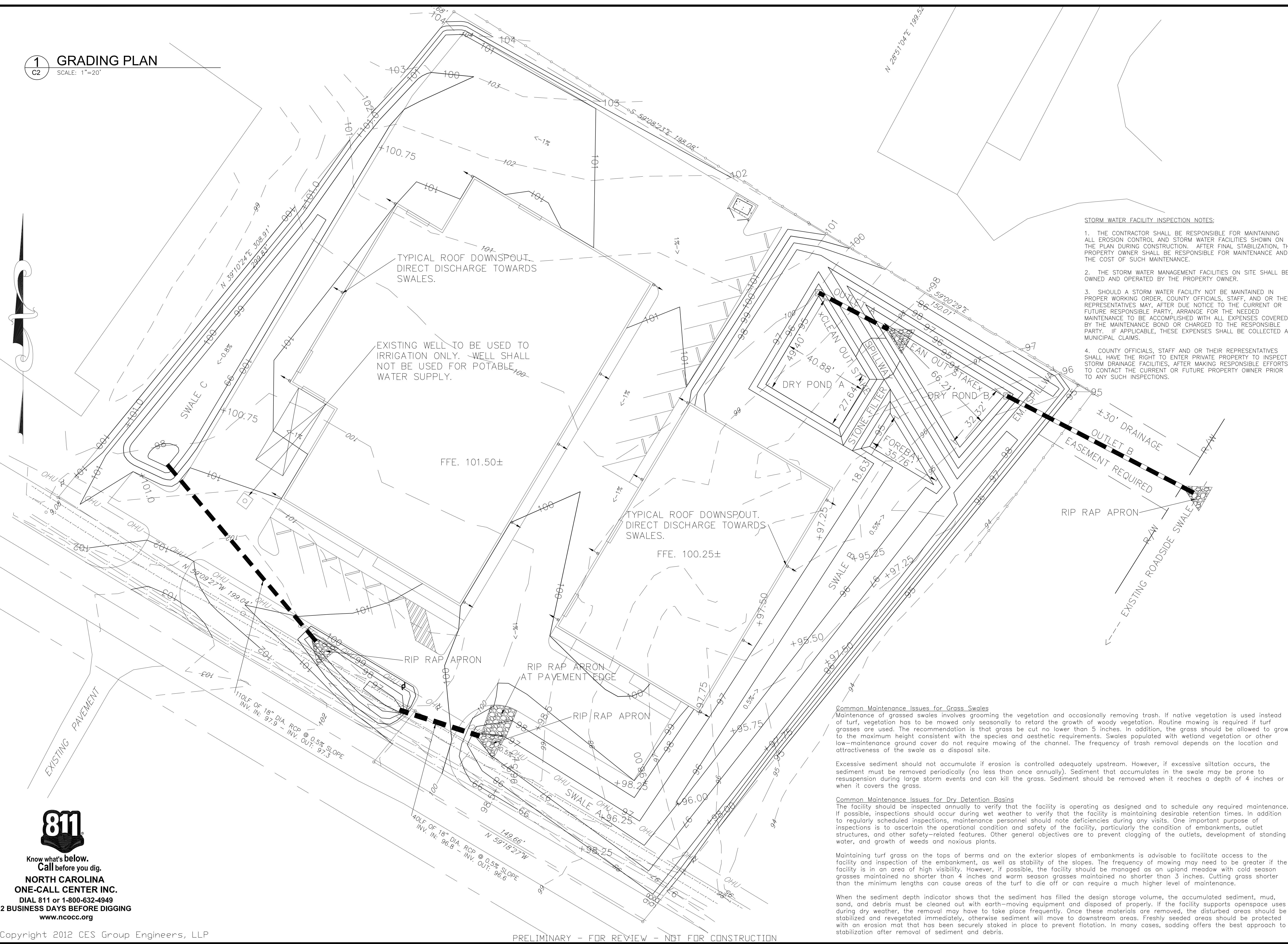
PARCEL INFORMATION FOR 3695-36-8086

Parcel ID	33798	Owner	RACE CITY STEEL INC
Map	3695-10	Mailing	3400 DENVER DR
Account	0226159	Address	DENVER NC 28037
Deed	2338-810	Recorded	8/30/2012
Land Value	\$202,200	Total Value	\$314,404
----- All values are for tax year 2012. -----			
Description	MCALLISTER LD&HM H16	Tax/Fire District	
Address	4026 N NC 16 HWY	Deed Acres	1.11
Township	CATAWBA SPRINGS	Tax Acres	1.04
Main Improvement	OFFICE CONVERSION		Value
Main Sq Feet	2073	Stories	\$112,204
Year Built		1 Year Built	1972
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
B-G	1.04	DENVER (DN29)	0.83
Watershed Class		DENVER WEST (DW28)	0.22
WS-IVP	1.04	Sewer District	
		In the sewer District	1.04
2000 Census County	Tract	Block	
37109	071100	1003	1.04
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369500	1.04

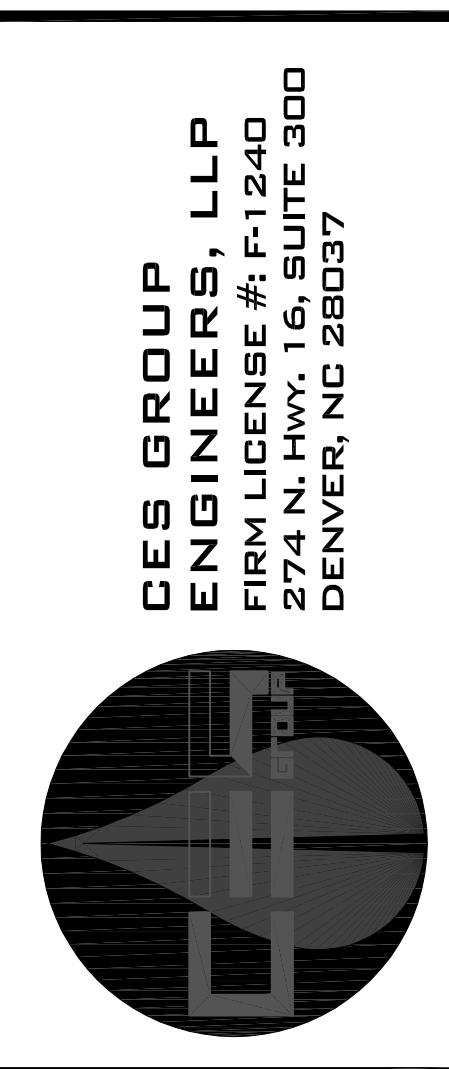


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1 C2 **GRADING PLAN**
SCALE: 1"=20'



NO:	ISSUE:	DATE:
1	CD. REVIEW	100512
2	CD. REVIEW	101812



PROJECT DESCRIPTION:
RACE CITY STEEL SITE DEVELOPMENT PLAN

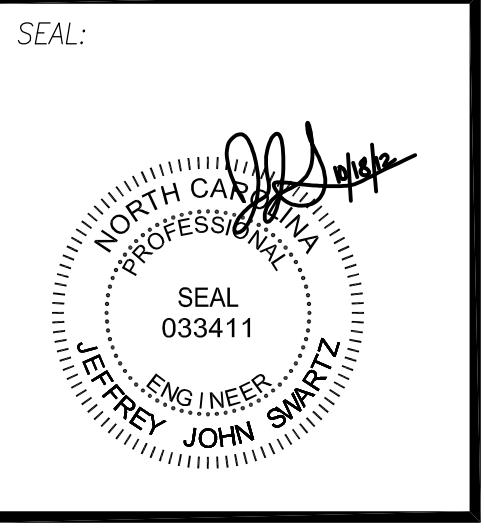
DRAWN BY: JJS
CHECKED BY: DSL
PROJECT NO: 6192.0312CD
COMMENTS:

PLAN DATE: 09/20/2012
SCALE: 1" = 20'
DRAWING TITLE: GRADING PLAN

DRAWING NUMBER: C2
2 OF 8

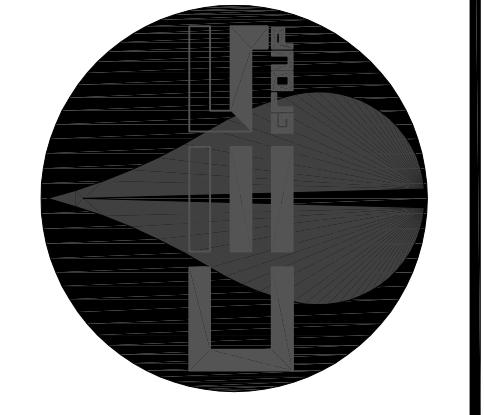


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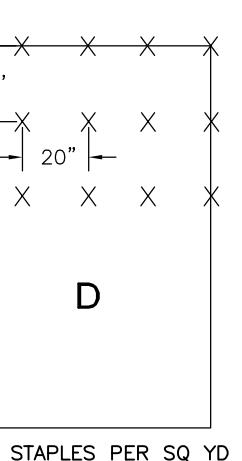
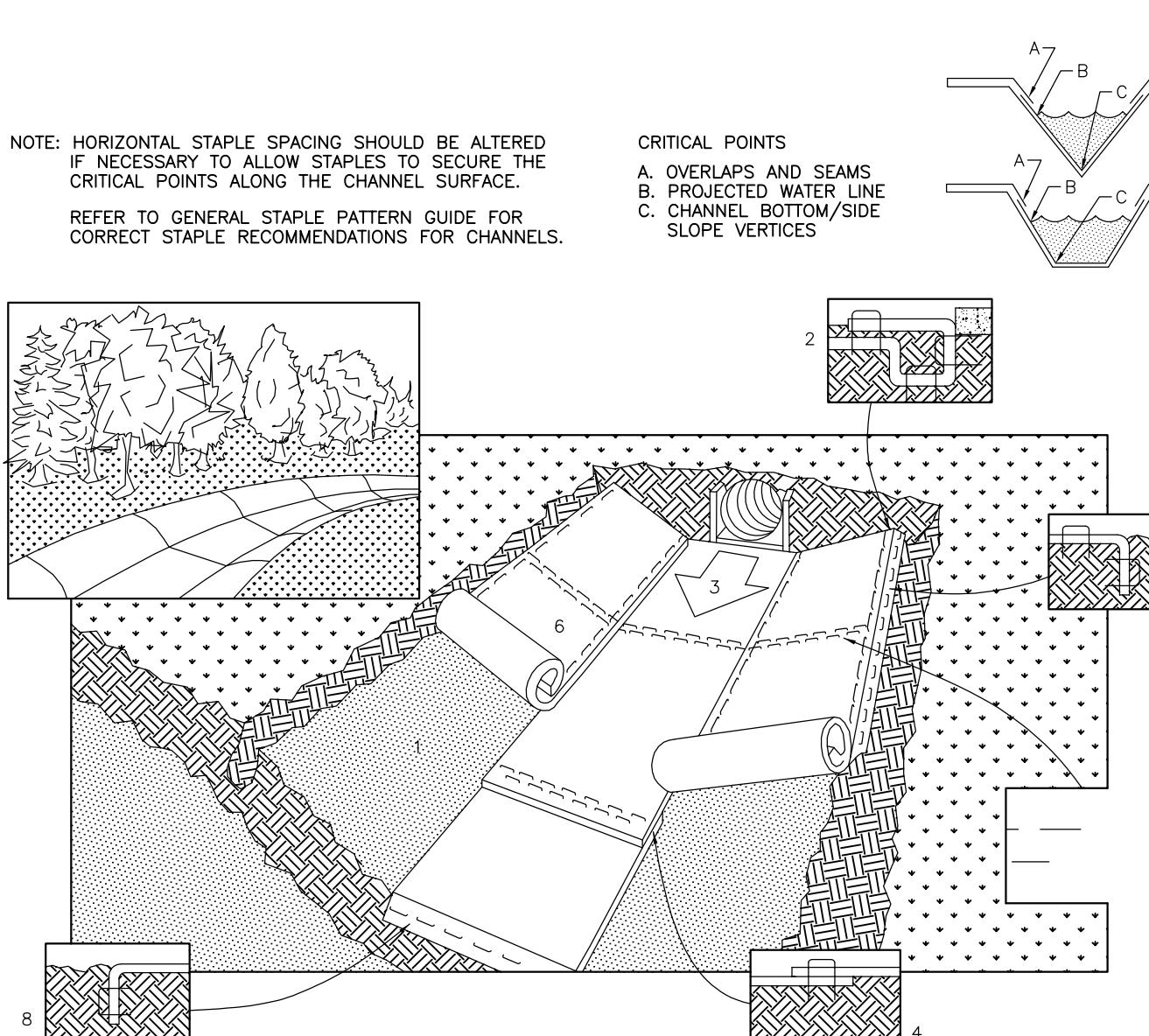
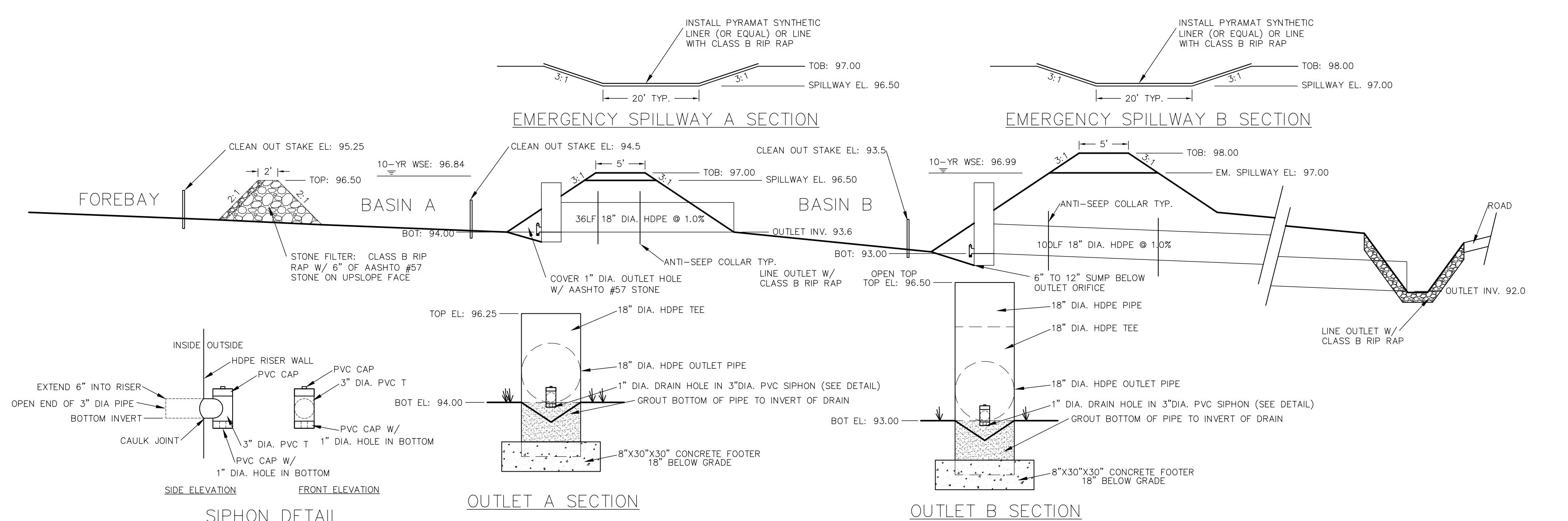
REVISIONS		
NO:	ISSUE:	DATE:
1	C0. REVIEW	100512
2	C0. REVIEW	101812

**CES GROUP
ENGINEERS, LLP**
FIRM LICENSE #: F-1240
274 N. HWY. 16, SUITE 300
DENVER, NC 28037



DRY DETENTION POND DETAILS

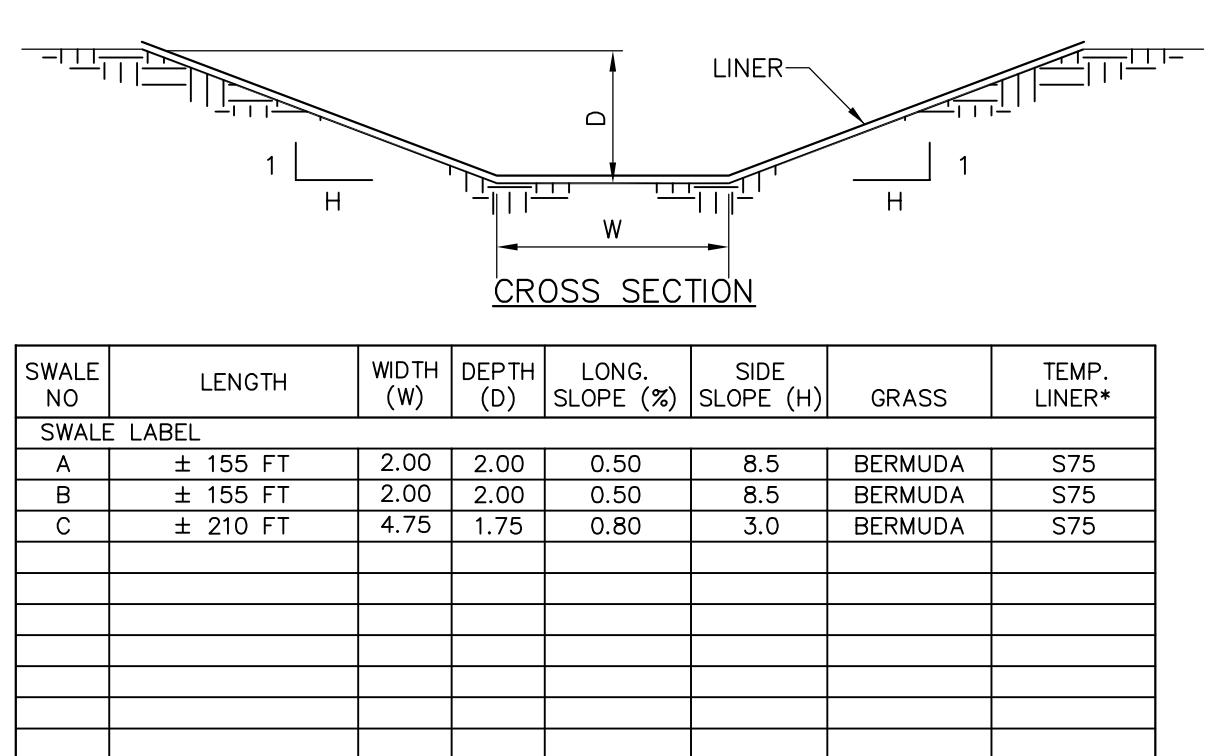
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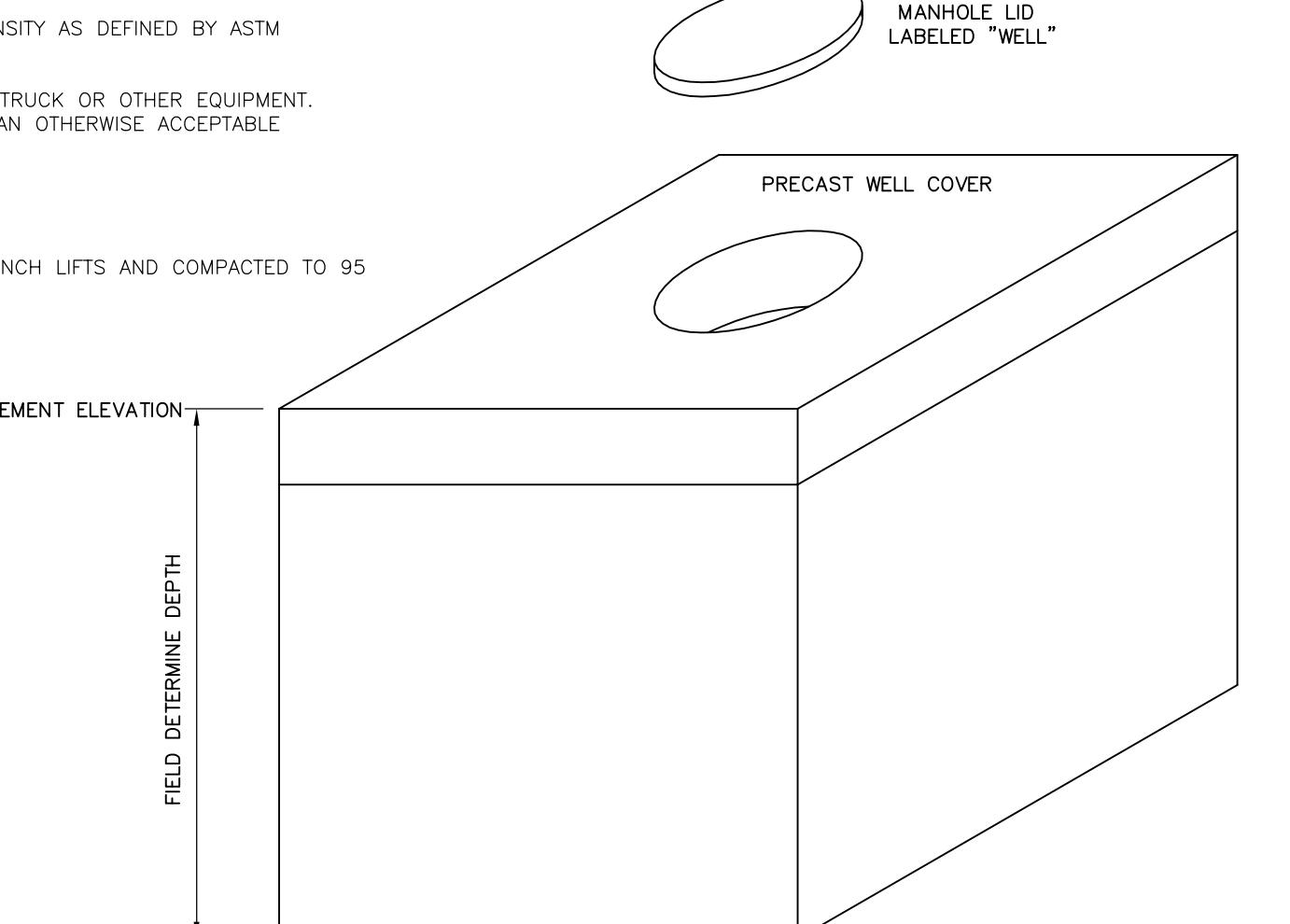
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF' STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

STAPLE PATTERN GUIDE

NOT TO SCALE

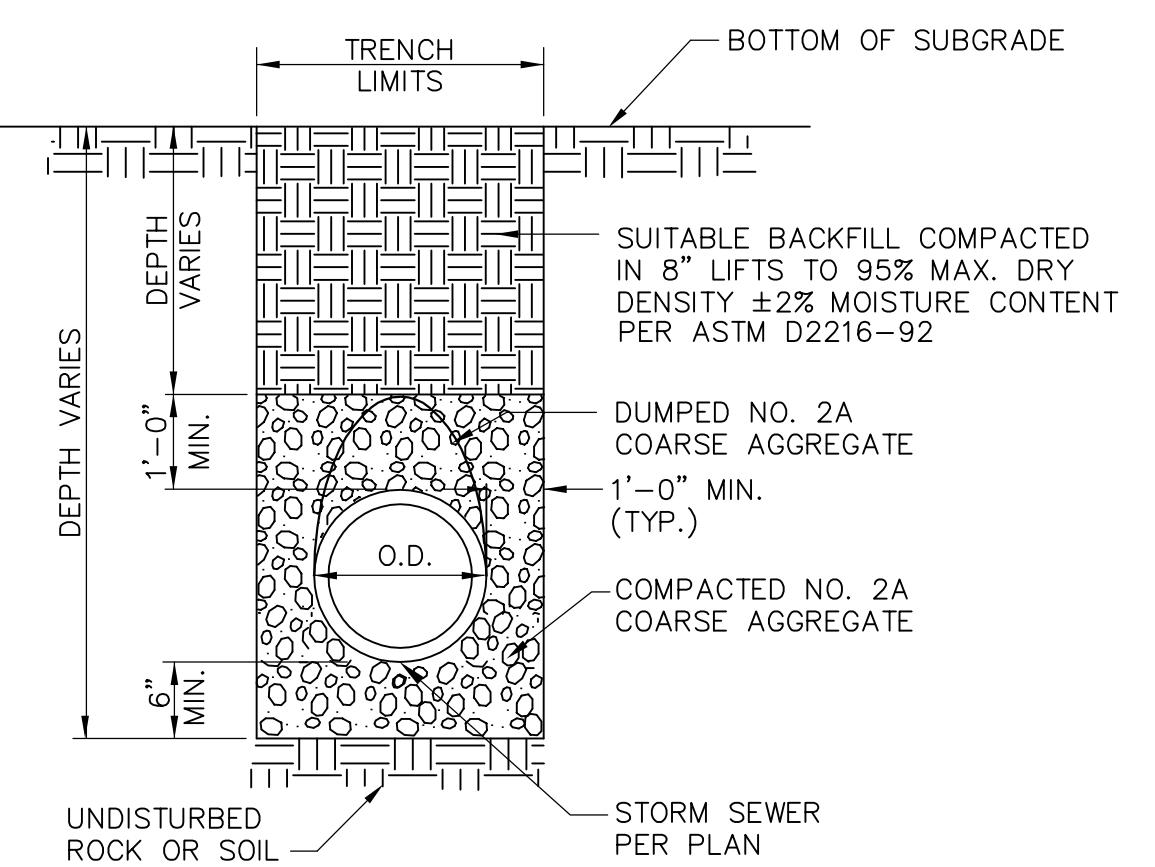


*NORTH AMERICAN GREEN OR EQUAL UNLESS OTHERWISE NOTED.
GRASS LINED TRAPEZOIDAL SWALE



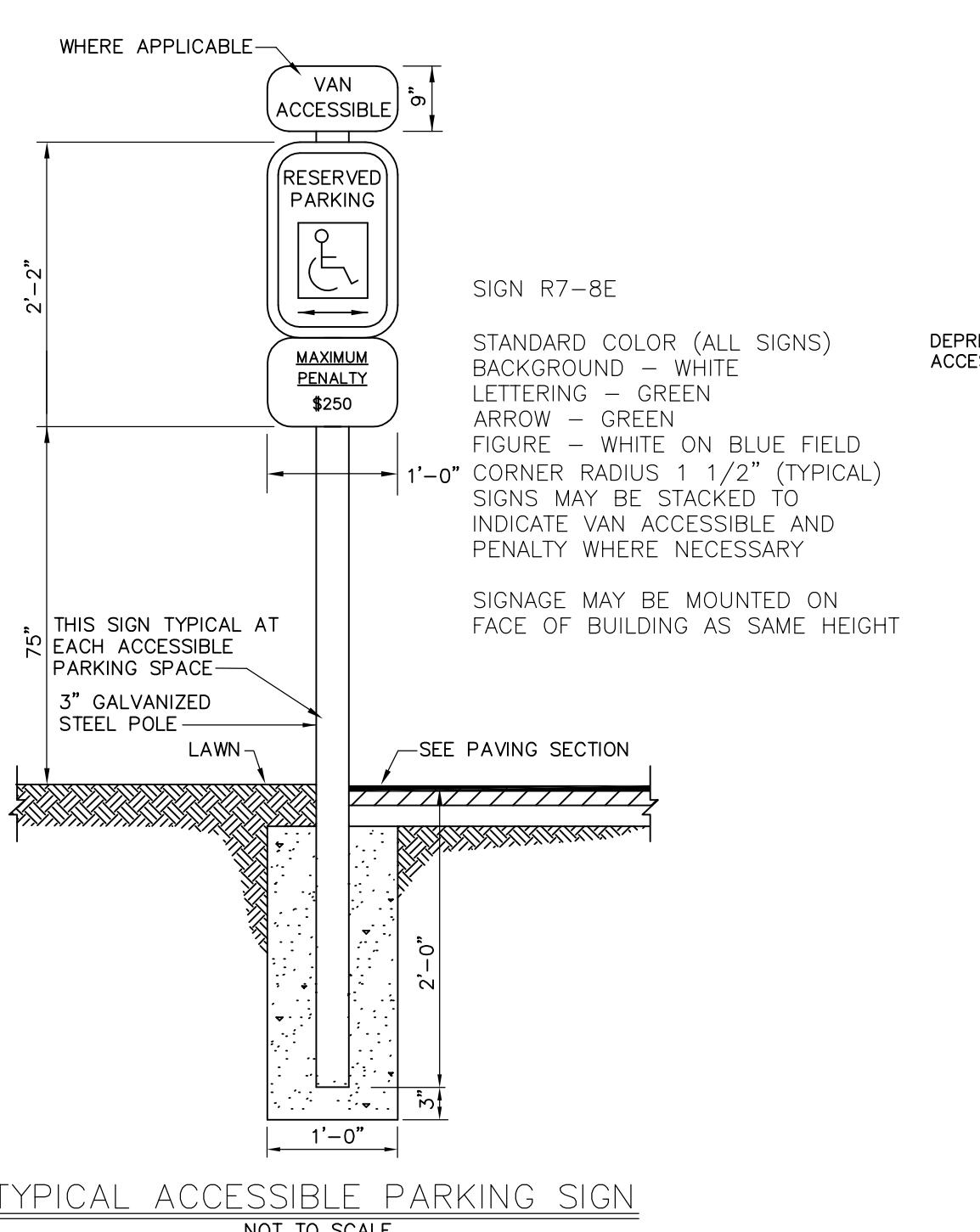
CHANNEL LINER INSTALLATION

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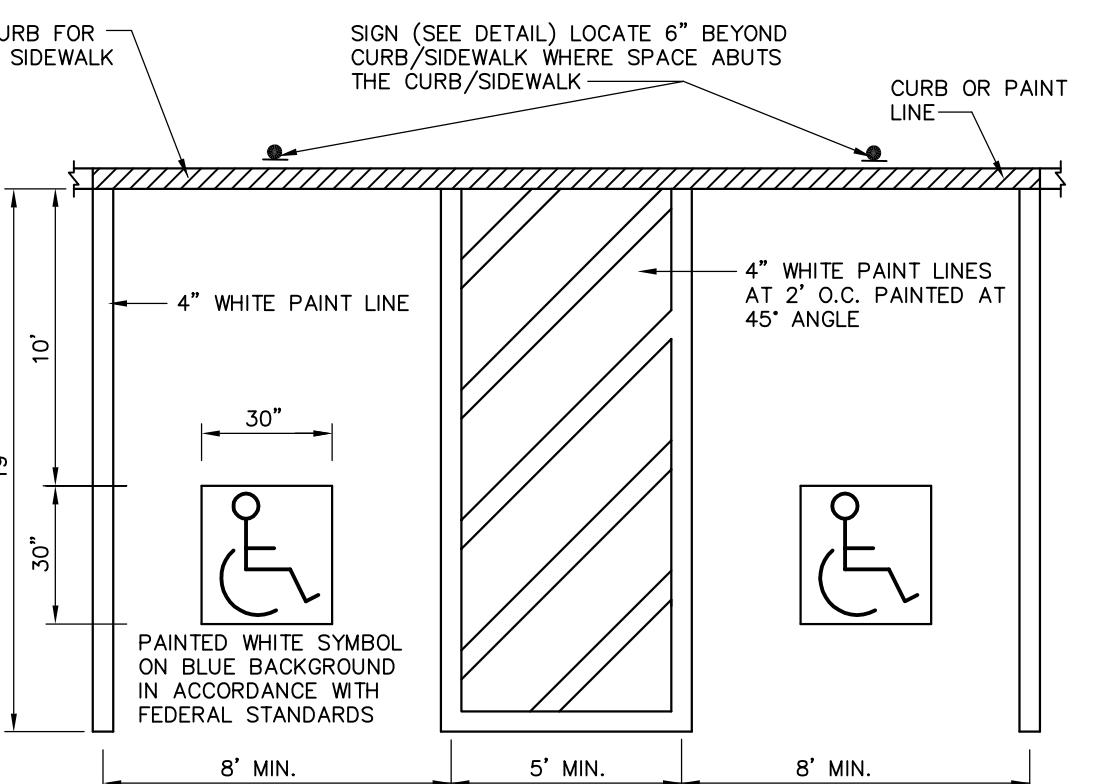


STORM TRENCH DETAIL

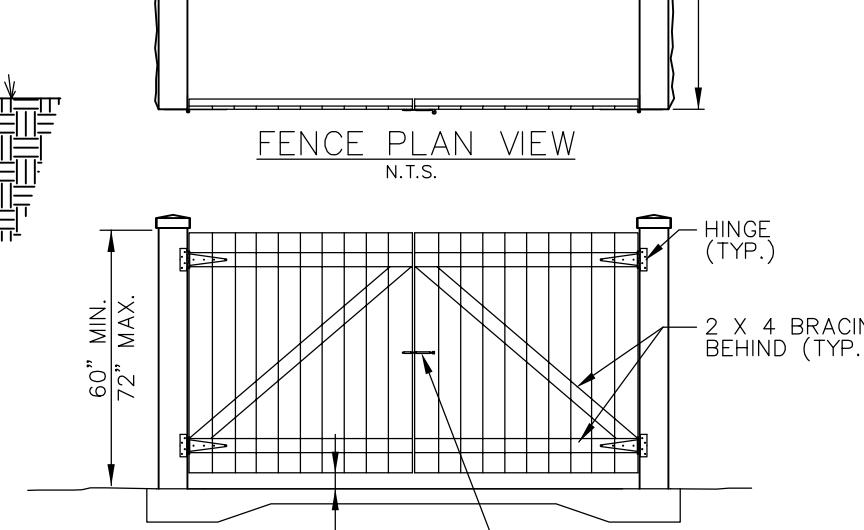
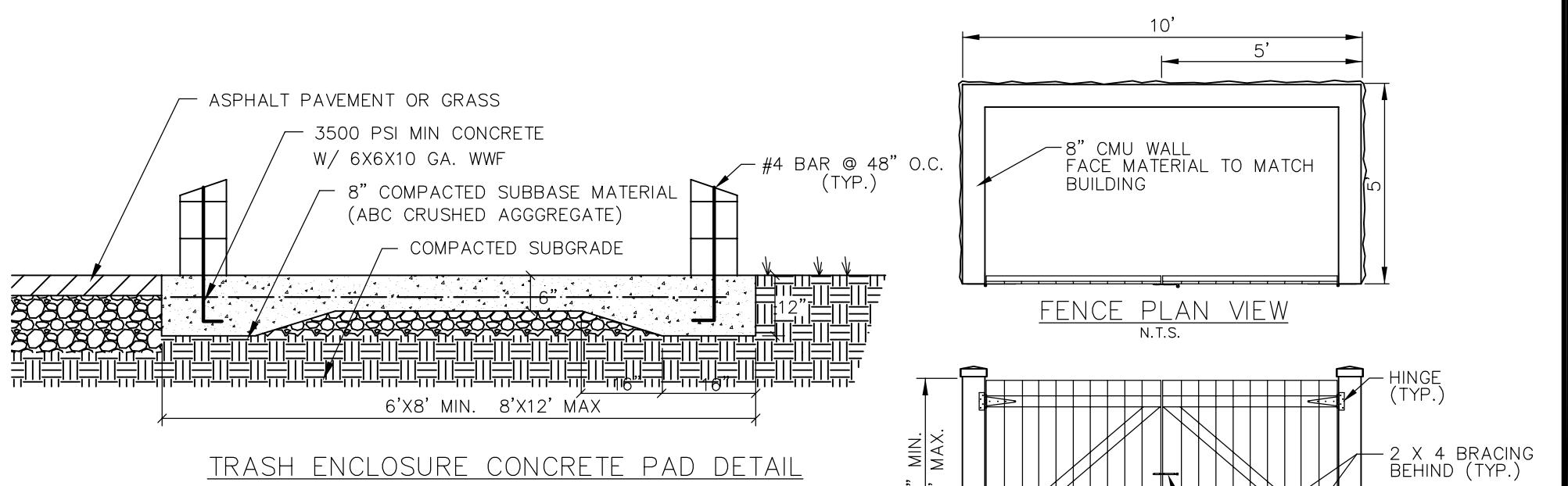
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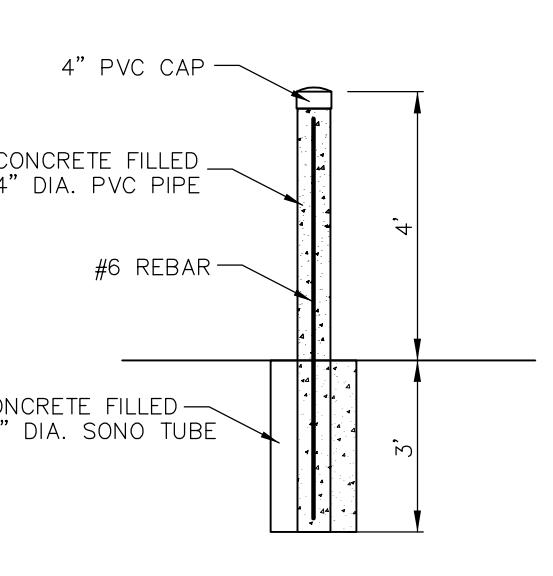
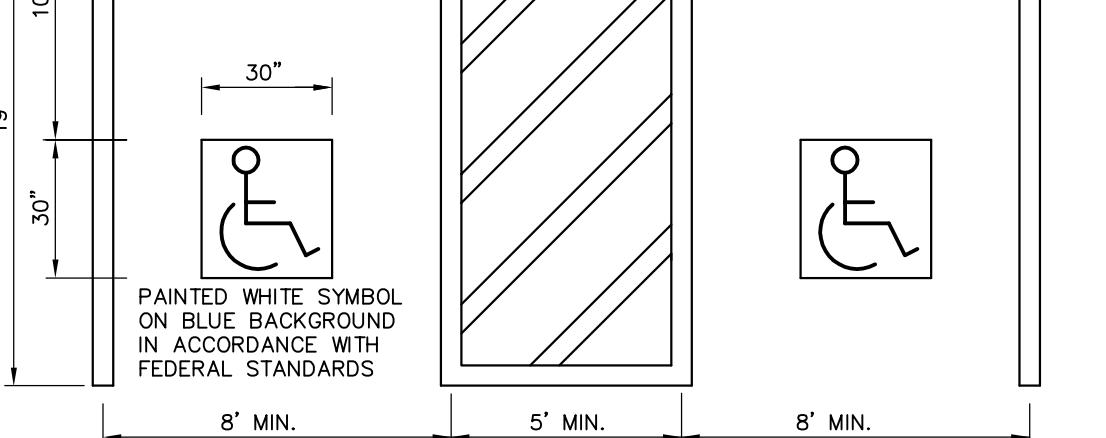
- 1. PRECAST COMPANY TO SUBMIT SHOP DRAWING TO ENGINEER FOR REVIEW.
- 2. CONTRACTOR SHALL PROVIDE PRECAST COMPANY W/ FIELD DIMENSIONS.
- 3. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS WITH PRECAST COMPANY.
- 4. EXISTING WELL SHALL NOT BE USED FOR POTABLE WATER SUPPLY.
- 5. VAULT, LID, AND MANHOLE COVER TO BE H-20 LOAD RATED MINIMUM.



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