



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 18, 2016

Re: CUP #353
ROADRA, LLC, applicant
Parcel ID# 34492

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 4, 2016.

REQUEST

The applicant is requesting a conditional use permit to establish a self-storage facility in the Eastern Lincoln Development District (ELDD) on property zoned I-G (General Industrial). Under the Unified Development Ordinance, a self-storage facility is a permitted use in the I-G district and a conditional use in the ELDD. A site plan has been submitted as part of the application. The self-storage facility would be accessed by existing driveways off N.C. 73 and Club Drive, through a multi-tenant commercial development that the applicant also owns.

SITE AREA AND DESCRIPTION

The proposed 7.2-acre site is located on the north side of N.C. 73 and south side of Club Drive about 600 feet from the intersection of the two roads. The property is adjoined by property zoned I-G, PD-MU (Planned Development Mixed Use) and R-T (Transitional Residential). Land uses in this area include business, residential and a hydroelectric power facility. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

ADDITIONAL INFORMATION

Adjoining zoning and uses

East: zoned I-G, Duke Energy property with transmission lines, offices and hydroelectric facility.

South (opposite side of N.C. 73): zoned R-T, undeveloped tracts.

West: zoned I-G, multi-tenant commercial development.

North (opposite side of Club Drive): zoned PD-MU, undeveloped commercial area of mixed-use development and transmission line right-of-way.



County Of Lincoln, North Carolina

Planning Board

Applicant **ROADRA, LLC**

Application No. **CUP #353**

Parcel ID# **34492**

Zoning District **ELDD, I-G**

Proposed Conditional Use **self-storage facility**

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 REASONS CITED: _____

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

FACTUAL REASONS 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 REASONS 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 REASONS 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, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name ROADRA, LLC

Applicant Address 137 Cross Center Road, Suite 325, Denver, NC 28037

Applicant Phone Number (704) 361-9119

Property Owner Name ROADRA, LLC

Property Owner Address 137 Cross Center Road, Suite 325, Denver, NC 28037

Property Owner Phone Number (704) 361-9119

PART II

Property Location Int. of Highway 73 and Club Drive

Property ID (10 digits) 4611-59-8164 & 4611-38-0977 Property size 9.685 Acres

Parcel # (5 digits) 02101 34492 Deed Book(s) 2567 Page(s) 0083

PART III

Existing Zoning District I-G (ELDD)

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

Parcel 02101 is existing commercial and being used for office (no use changes/expansion).

Parcel 34492 is vacant/wooded with no existing structures.

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

A self storage facility is proposed for Parcel 34492 and requires a Conditional Use Permit for such facilities within the ELDD.

\$750 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.

Dori L. Howard 2/19/16
Applicant's Signature Date

Randy Howard

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

Application No. **CUP #353**

Applicant **ROADRA, LLC**

Property Location **N.C. 73 and Club Drive**

Zoning District **ELDD, I-G**

Proposed Conditional Use **self-storage facility**

PROPOSED FINDINGS

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

A driveway permit will be obtained from NCDOT. The self-storage buildings will be built to code. Measures will be taken to control stormwater runoff.

2. The use meets all required conditions and specifications.

The plans have been reviewed by county staff and found to comply with all requirements.

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

This property is adjoined on both sides by property zoned industrial. Land on the opposite side of Club Drive is designated for a future commercial section of a mixed-use development. Landscape buffers will be provided along Club Drive and N.C. 73.

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.

A commercial building is located on the adjacent lot to the west of this property. The land on the other side is a large tract owned by Duke Energy that includes a hydroelectric facility, power transmission lines and offices. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

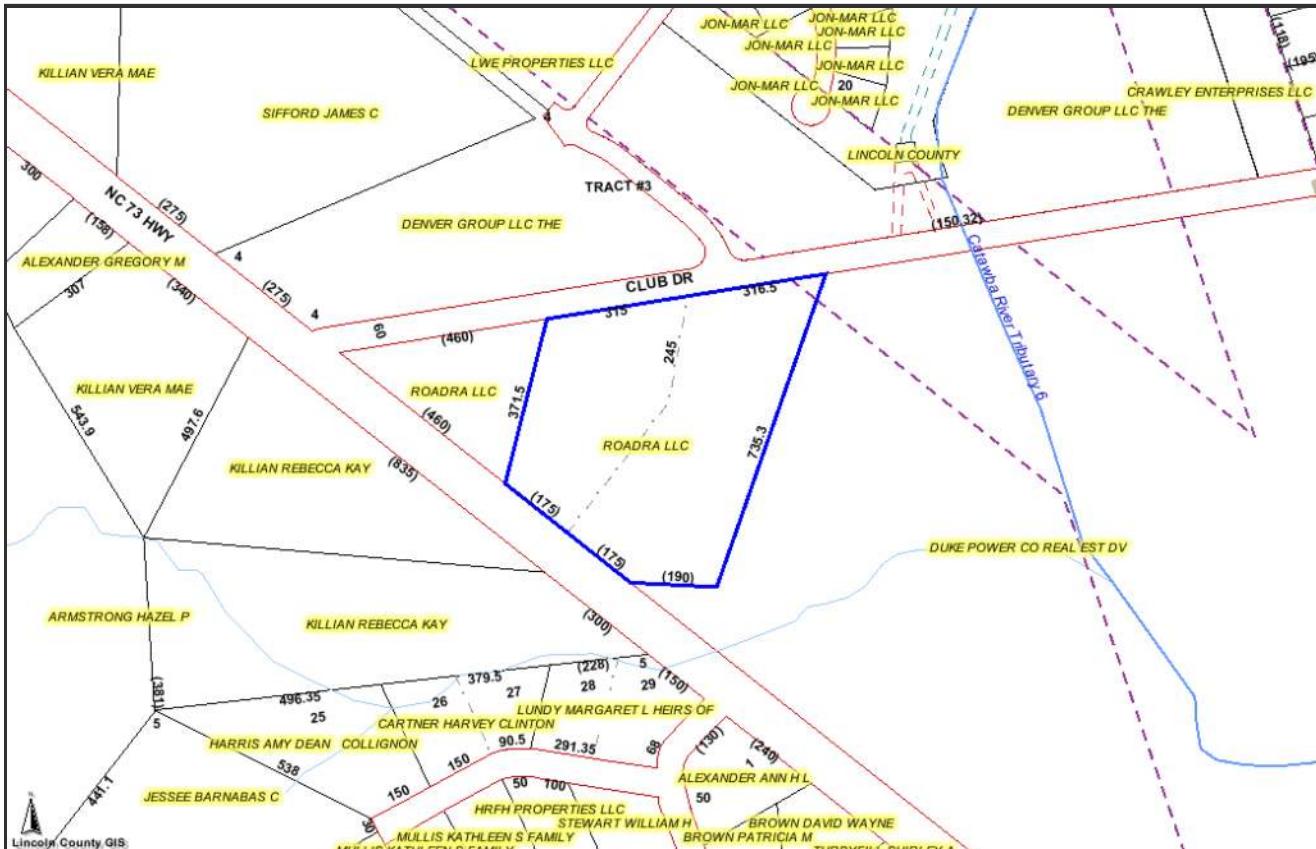


Lincoln County, NC

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: 2/25/2016 Scale: 1 Inch = 400 Feet



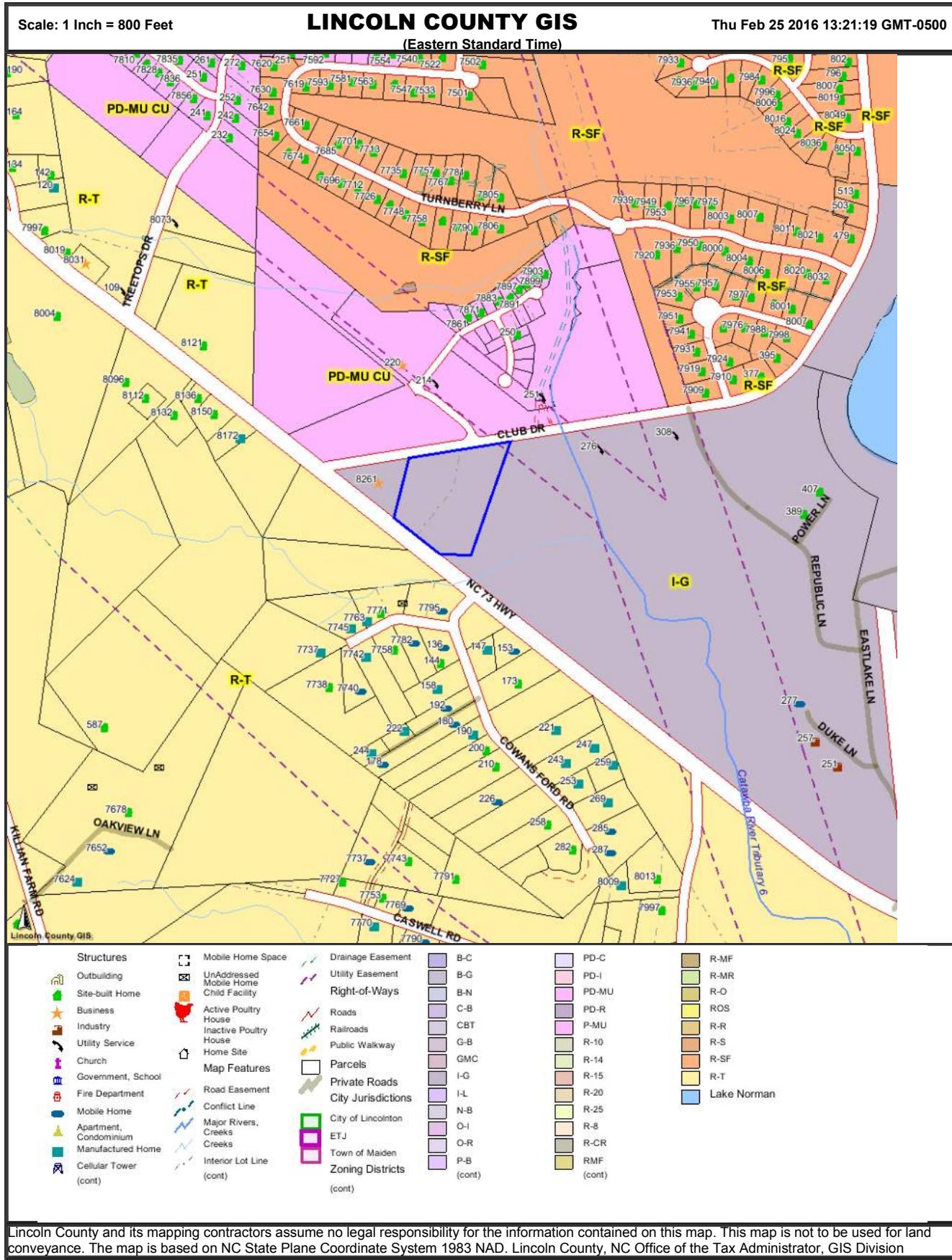
PHOTOS

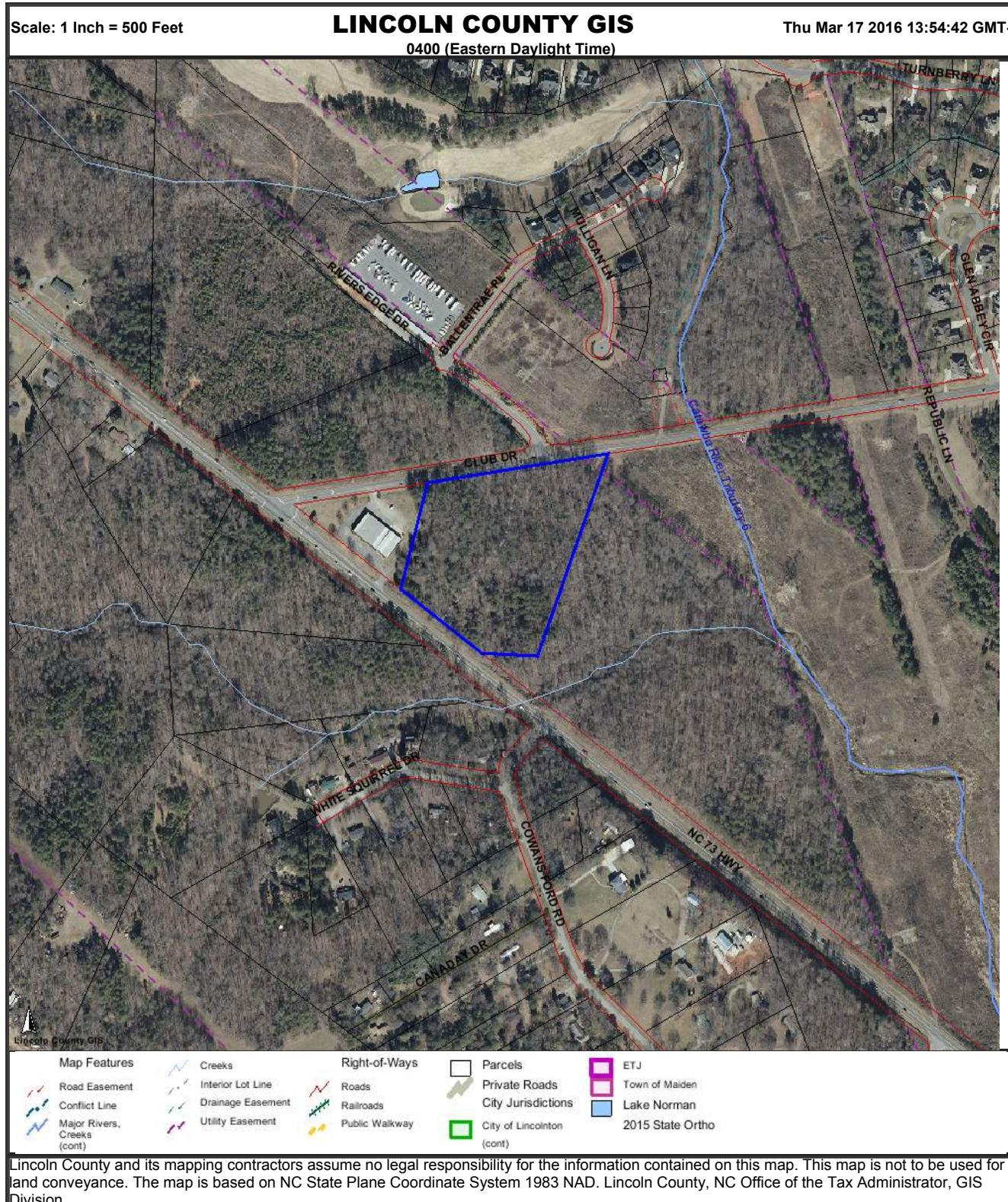


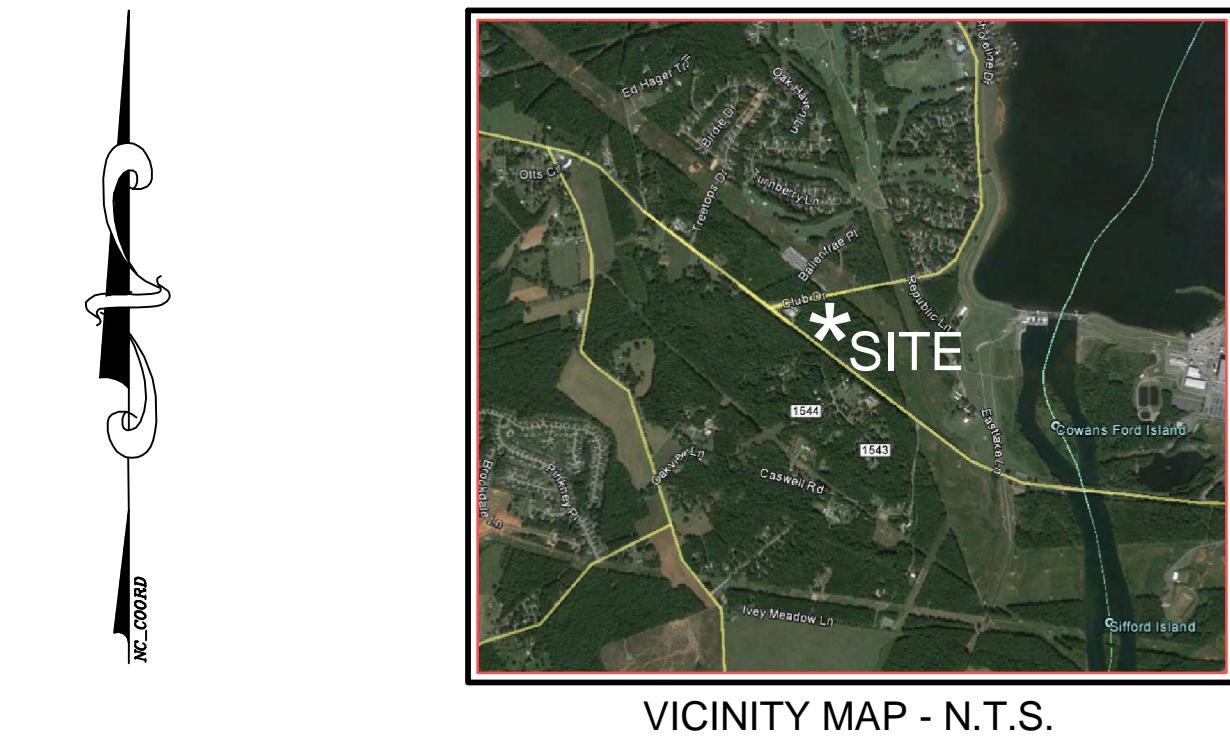
Photo Not Available

PARCEL INFORMATION FOR 4611-38-0977

Parcel ID	34492	Owner	ROADRA LLC
Map	4611-01	Mailing	137 CROSS CENTER RD STE 325
Account	0257680	Address	DENVER NC 28037-5009
Deed	2567-0083	Recorded	2/2/2016
Land Value	\$445,932	Total Value	\$445,932
----- All values are for tax year 2015. -----			
Description	J C KILLIAN LD R1395	Deed Acres	7.96
Address	NC 73 HWY	Tax Acres	7.25
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Improvement		No Improvements	
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	7.26	COWANS FORD (CF19)	7.26
Watershed Class		Sewer District	
WS-IVP	7.26	Not in the sewer district	7.26
2000 Census County		Tract	Block
37109		071200	4035
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710461100	7.26







DEVELOPMENT INFORMATION:

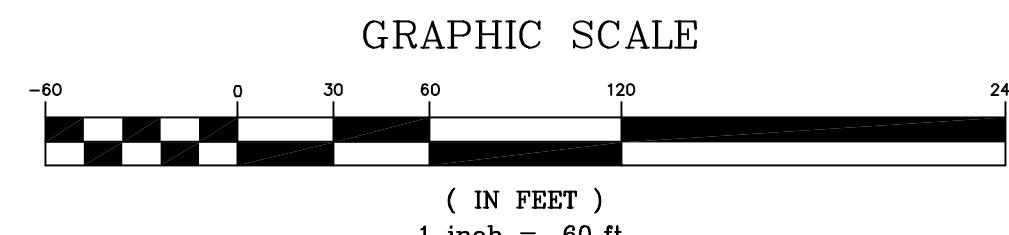
PROJECT:	COWANS FORD STORAGE FACILITY East Lincoln County, NC
APPLICANT:	ROADRA, LLC 137 Cross Center Road, Suite 325 Denver, North Carolina 28037
OWNER:	ROADRA, LLC 137 Cross Center Road, Suite 325 Denver, North Carolina 28037
PARCELS:	4611-29-6194 & 4611-38-0977
ACREAGE:	9.685 Acres (0.464 Acres in Existing Public R/W)
ZONING:	IG - Industrial General
OVERLAY:	ELDD - East Lincoln Development District
WATERSHED:	WS-IV-PA (Watershed IV Protected Area) Mountain Island Lake Watershed
LAND USE:	4611-29-6194: Existing Commercial (Office) 4611-38-0977: Self Storage (Proposed)
LOT SIZE:	1.0 Acre (min.)
LOT WIDTH:	100 Ft. (min.)
SETBACKS:	Front - 50 Ft. Side - 20 Ft. - 30 Ft. (Road) - 50 Ft. (Adj. to Residential) Rear - 30 Ft.
BUILDINGS:	20 Ft. Minimum Separation Architecturals per ELDD (No Massing Requirements)
CONDITIONS:	1. ELDD Conditional Use Permit (Site) 2. Watershed Conditional Use Permit (10/70 Option)
WATER QUALITY:	Not Applicable
WATER QUANTITY:	Yes - 25 Year Storm Frequency
ROAD BUFFERS:	Highway 73: Class "C" - 20' Type 2 Club Road: 30' Natural Buffer

SITE INFORMATION - PARCEL 46-11-38-0977

LOT AREA:	7.960 Acres (0.780 Acres in R/W)
BUILDING COVERAGE:	55,200 Sq.Ft. (Proposed)
PARKING/OTHER:	103,365 Sq.Ft. (Proposed)
TOTAL IMPERVIOUS:	158,565 Sq.Ft. (Proposed) 50.7% OF SITE

PARKING INFORMATION - PARCEL 46-11-38-0977

REQUIRED PARKING: 5 Spaces + 1/100 Storage Units



DATE	ISSUED FOR	RE1
2/19/16	Initial Submittal: CU Permit & Watershed District	0
3/17/16	Revision: Address Planning Comments	1

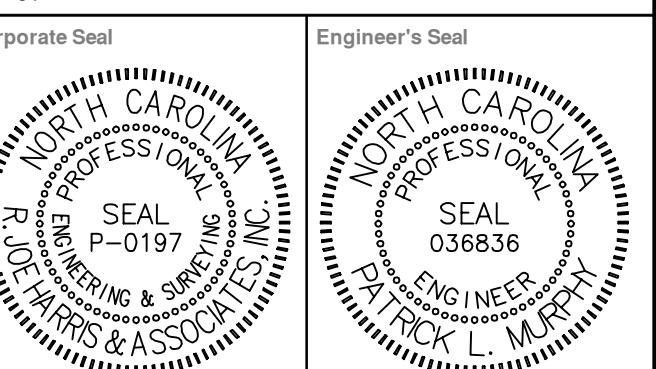


R. Joe Harris & Associates, Inc
Engineering • Land Surveying • Planning
Management

1698 W. Hwy 160, Suite 130, Fort Mill, S.C. 29708 P: (803) 802-1799 F: (803) 802-088

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.



Project Manager	Drawn
Department Manager	Checked

Print/Plot Date
March 17, 2016

Client
ROADRA, LLC
137 Cross Center Road
Suite 325
Denver, North Carolina 28037
P: (704) 361-9119

Project:
COWANS FORD STORAGE FACILITY
East Lincoln County, NC

Drawing Title:
Conditional Use Site Plan & Watershed Plan

Project No.	Drawing No.
2272-CU Site Plan	DWG File Name:

CII-SITE