



**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: CZ #2016-1  
Gary Lawing, applicant  
Parcel ID# 89881

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

**Request**

The applicant is requesting the rezoning of 1.8 acres from B-N (Neighborhood Business) and R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) to permit a self-storage facility. A self-storage facility is a conditional use in the B-G district. A site plan has been submitted as part of the rezoning application.

**Site Area & Description**

This property is located on the north side of N.C. 27 and east side of Sunny Hill Drive in Ironton Township. It is adjoined by property zoned B-N and R-S. Land uses in this area include business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as Mixed Residential/Commercial.

**Additional Information**

**Permitted uses**

Under current zoning: retail sales, offices, personal services, restaurant, etc., on portion of property zoned B-N; single-family dwelling or duplex on portion of property zoned R-S.

Under proposed zoning: self-storage facility.

**Adjoining zoning and uses**

East: zoned B-N and R-S, vacant lot, duplex.

South (opposite side of N.C. 27): zoned B-N, vehicle service garage, residence.

West (opposite side of Sunny Hill Drive): zoned B-N and R-S, self-storage facility, vacant lot.

North: zoned R-S, day care center.

**Planning Staff's Recommendation**

Staff recommends approval. See proposed statement on following page for rationale.



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### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **CZ #2016-1**  
Applicant **Gary Lawing**  
Parcel ID# **89881**  
Location **north side of N.C. 27 and east side of Sunny Hill Drive**  
Proposed amendment **Rezone from B-N and R-S to CZ B-G to permit a self-storage facility**

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

**This property is part of an area designated by the Land Use Plan as Mixed Residential/Commercial.**

This proposed amendment **is reasonable and in the public interest** in that:

**This property is located in an existing business area. It is adjoined by property zoned business and by a residentially zoned property that contains a day care center. An existing self-storage facility is located on the opposite side of Sunny Hill Drive. The proposed self-storage facility will be accessed from Sunny Hill Drive and not from N.C. 27.**



## Conditional Zoning District 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 GARY L. LAWING  
Applicant Address 2190 HARTMAN ST. LINCOLNTON, N.C. 28092  
Applicant Phone Number (704)-735-6260  
Property Owner Name SAME AS ABOVE  
Property Owner Address "  
Property Owner Phone Number "

### PART II

Property Location CORNER OF SUNNY HILL DR & HWY 27  
Property ID (10 digits) 3643-67-9678 Property size 1.8178 ac.  
Parcel # (5 digits) 89881 Deed Book(s) 2559 Page(s) 131

### PART III

Existing Zoning District B-N & R-S Proposed Zoning District C-2 & B-G

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

Wooded Lot. No Structures

List the proposed use or uses of the property.

Mini-Storage Buildings

**\$1,000 APPLICATION FEE\* MUST BE RECEIVED BEFORE PROCESSING.**

**\*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.

[Signature]  
Applicant's Signature

2/19/16  
Date



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**Community Involvement Meeting Report**

CZ #2016-1

Gary Lawing, applicant

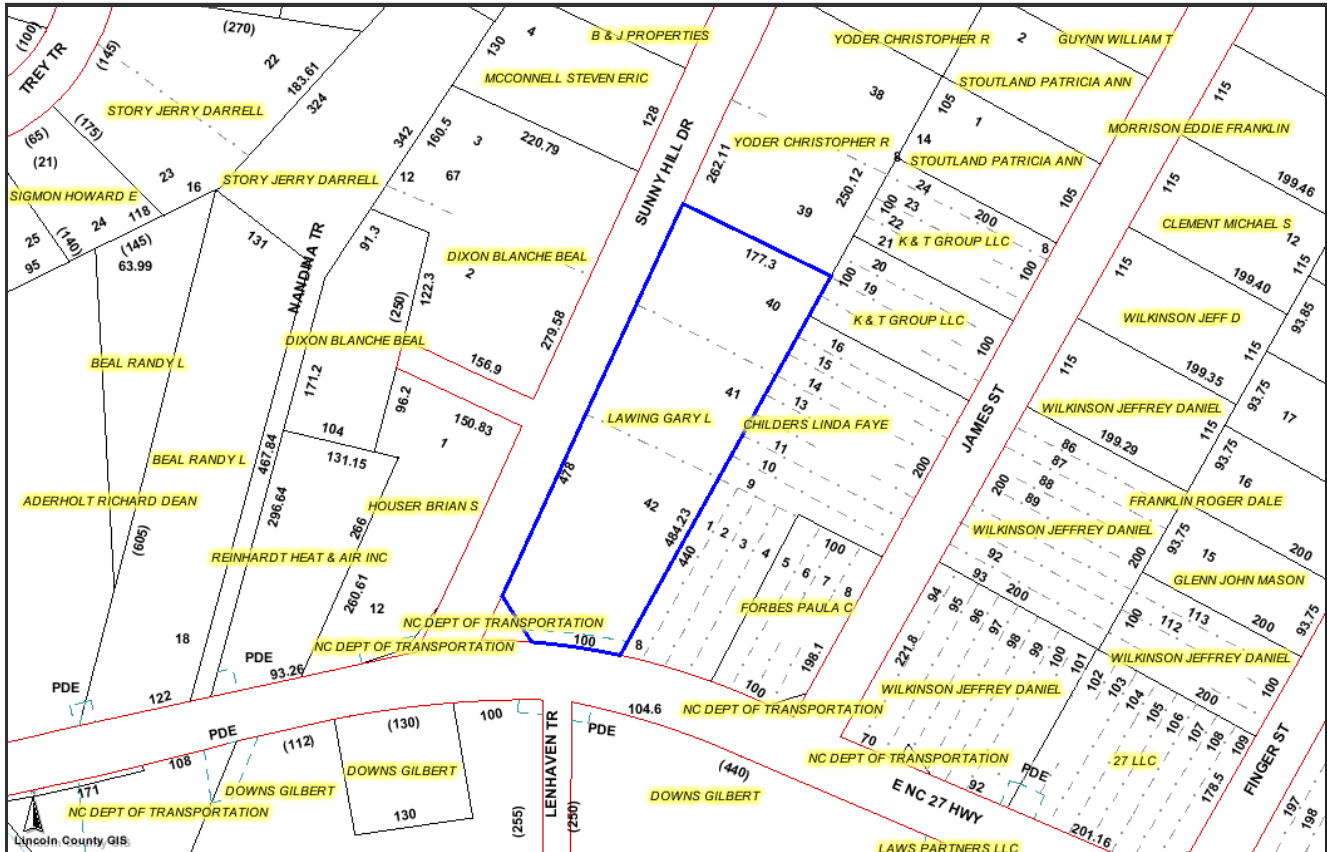
A community involvement meeting on this rezoning request was held on March 15, 2016, at Boger City Fire Department. Attending the meeting were the applicant, a planning staff member, and Mark and Donna Robinson, owners of Landmark Self Storage on N.C. 150 in the Pumpkin Center area, who simply wanted to see the plan.



## 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: 2/23/2016 Scale: 1 Inch = 200 Feet**



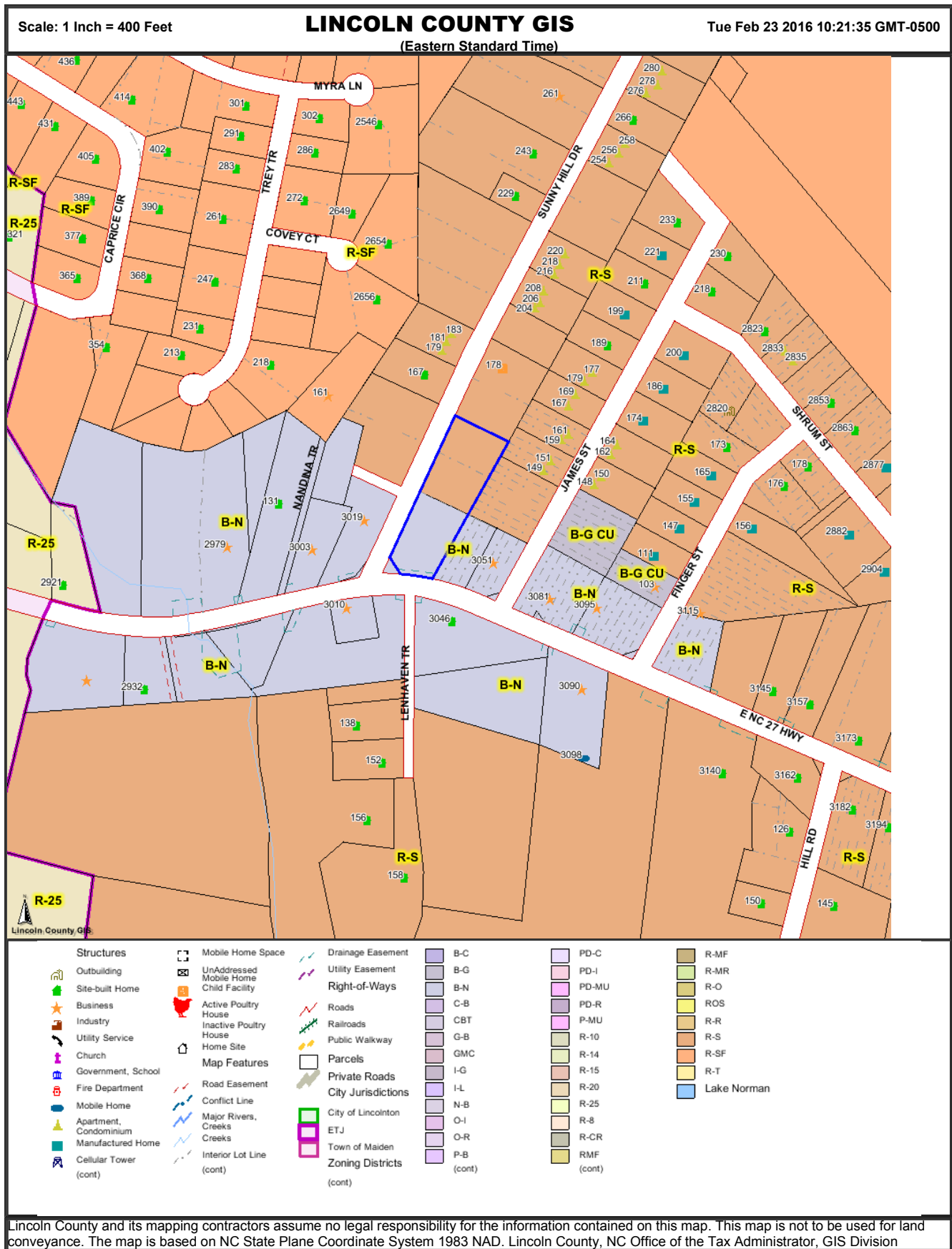
### PHOTOS



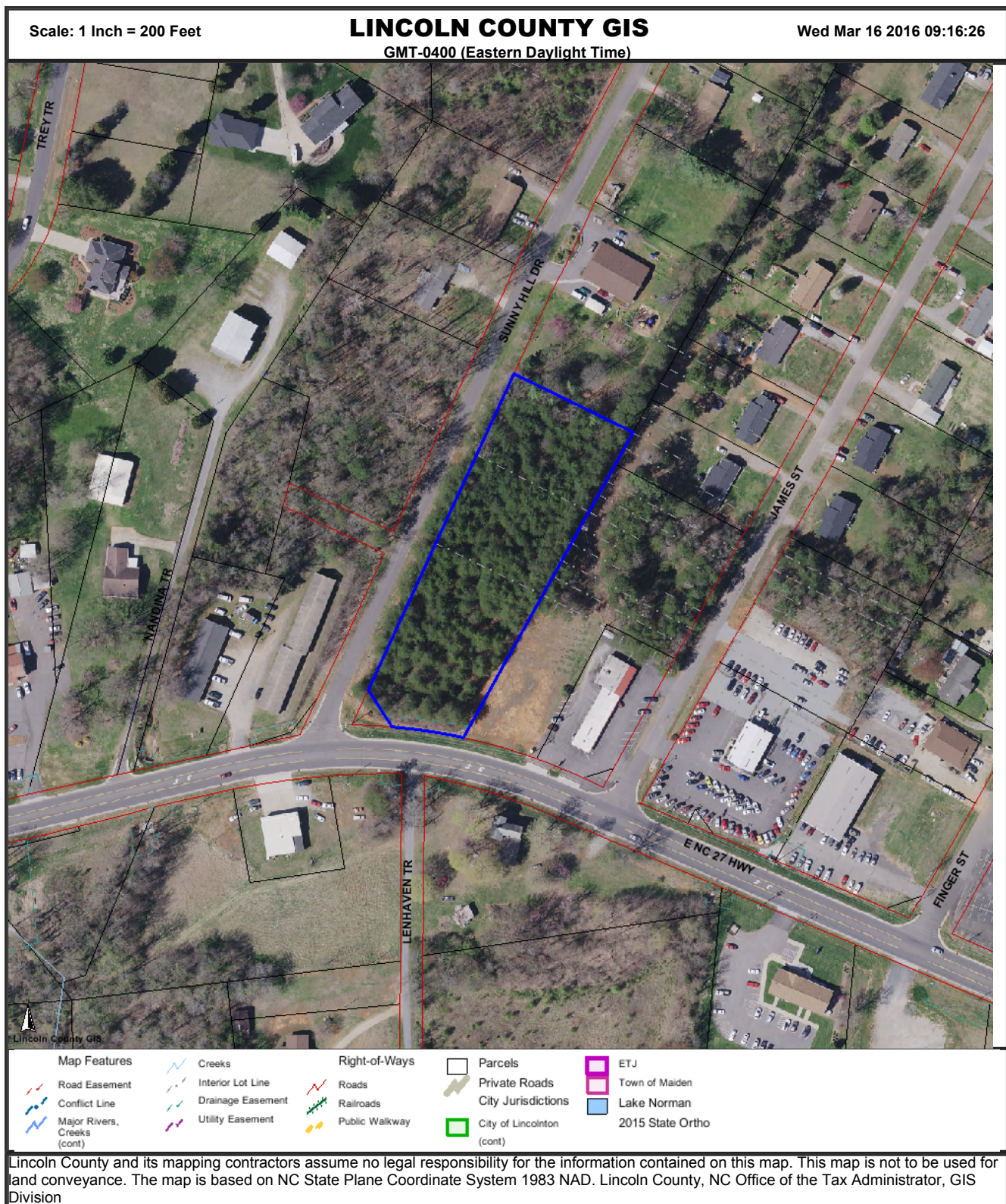
Photo Not  
Available

### PARCEL INFORMATION FOR 3643-67-9678

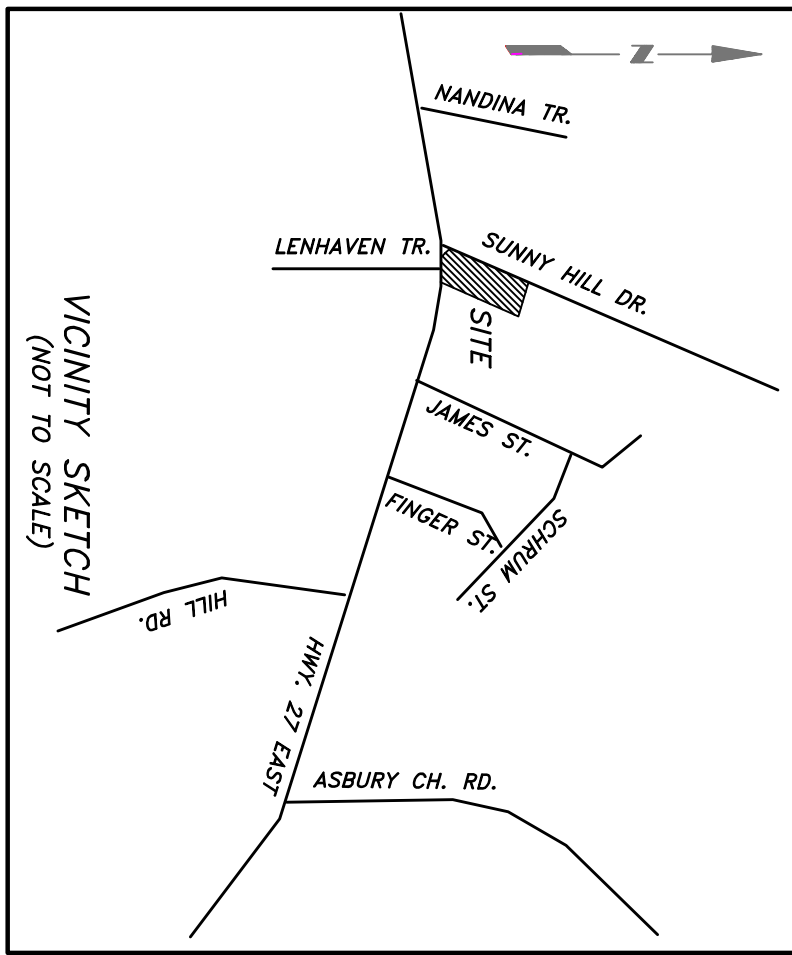
<b>Parcel ID</b>	89881	<b>Owner</b>	LAWING GARY L
<b>Map</b>	3643-07	<b>Mailing</b>	2190 HARTMAN ST
<b>Account</b>	27890	<b>Address</b>	LINCOLNTON NC 28092-4277
<b>Deed</b>	2559-0131	<b>Recorded</b>	12/15/2015
<b>Land Value</b>	\$132,728	<b>Total Value</b>	\$132,728
----- All values are for tax year 2015. -----			
<b>Subdivision</b>	Lot 40-42 SUNNY HILLS		
<b>Description</b>	40-42 SUNNY HILLS		
<b>Address</b>	E NC 27 HWY		
<b>Township</b>	IRONTON		
<b>Improvement</b>	No Improvements		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-S	1.01	ASBURY (AS25)	1.86
B-N	0.84		
<b>Watershed Class</b>		<b>Sewer District</b>	
Not in a watershed	1.86	Not in the sewer district	1.86
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070200	5008
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710364300	1.86











STEVEN ERIC MCCONNELL  
DEED BOOK: 2462 PAGE: 362  
PLAT BOOK: E PAGE: 1  
PARCEL # 52283  
ZONING: RS  
USE: RESIDENTIAL

BLANCHE BEAL DIXON  
DEED BOOK: 01E PAGE: 233  
PLAT BOOK: E PAGE: 1  
PARCEL # 52283  
ZONING: RS  
USE: VACANT

CHRISTOPHER R. YODER  
BRANDY T. YODER  
DEED BOOK: 2475 PAGE: 108  
PLAT BOOK: E PAGE: 1  
PARCEL # 27323  
ZONING: RS  
USE: CHILD DAYCARE

K & T GROUP LLC  
DEED BOOK: 2285 PAGE: 557  
PLAT BOOK: C PAGE: 180  
PARCEL # 23287  
ZONING: RS  
USE: RESIDENTIAL DUPLEX

LINDA FAYE CHILDERS  
DEED BOOK: 2023 PAGE: 64  
PLAT BOOK: C PAGE: 180  
PARCEL # 55621  
ZONING: RS  
USE: VACANT

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DEED BOOK: 2023 PAGE: 64  
PARCEL # 55621  
ZONING: RS  
USE: VACANT

GILBERT DOWNS  
DEED BOOK: 615 PAGE: 159  
PARCEL # 24070  
ZONING: B-N  
USE: AUTOMOTIVE GARAGE

GILBERT DOWNS  
DEED BOOK: 878 PAGE: 82  
PARCEL # 25884  
ZONING: B-N  
USE: VACANT

GILBERT DOWNS  
DEED BOOK: 878 PAGE: 85  
PARCEL # 25163  
ZONING: B-N  
USE: RESIDENTIAL



- LEGEND :
- : EXISTING CORNER, TYPE NOTED
  - : IPF : IRON PIPE FD.
  - : IRF : IRON ROD FD.
  - : CORNER SET, TYPE NOTED
  - : CENTER SET, TYPE NOTED
  - : CENTER SET, TYPE NOTED
  - : R/W - : RIGHT OF WAY
  - PP : PROPERTY LINE
  - PP : POWER POLE
  - S - : STRUCK LINE
  - E - : EASEMENT
  - C.M.P. : CORRUGATED METAL PIPE
  - R.C.P. : REINFORCED CONCRETE PIPE
  - FH : FIRE HYDRANT

#### OWNER INFORMATION:

GARY L. LAWING  
2190 HARTMAN STREET  
LINCOLNTON, NC 28092  
CONTACTS: GARY LAWING  
(704) 735-6280

#### PARCEL INFORMATION:

PARCEL ID #: 89881  
PARCEL PIN #: 3643-67-9678  
ADDRESS: EAST NC 27 HIGHWAY  
OLD LOTS #40-42 SUNNY HILL SUB.  
LINCOLN COUNTY  
LINCOLN COUNTY

TOTAL ACREAGE: 1.8178 AC.  
DEED BOOK: 2559 DEED PAGE: 131  
PLAT BOOK: E PAGE: 1  
EXISTING ZONING: B-N (OLD LOT #42) R-S (OLD LOTS #40 & #41)  
PROPOSED REZONING: CZ-B-G (CONDITIONAL ZONING GENERAL BUSINESS)

PROPOSED USE: MINI STORAGE UNIT FACILITY  
MINIMUM EXISTING SETBACKS (B-G / C-2):  
FRONT SETBACK: 30' MIN.  
SIDE SETBACK: 15' MIN.  
SIDE ABUTTING SIDE STREET: 30' MIN.  
REAR SETBACK: 30' MIN.  
BUILDING / STRUCTURE TYPE: METAL STORAGE BUILDING WITH APPROVED NON-METAL FRONT FACADES  
BUILDING HEIGHT: APPROX. +/- 10'  
BUILDING SEPARATION: 20' MINIMUM BUILDING SEPARATION FOR THIS TYPE STRUCTURE

GROSS FLOOR AREA BUILDINGS: MAXIMUM 80,000 SF. ALLOWED  
PROPOSED GROSS FLOOR AREA: 27,514 S.F.  
BUILDING COVERAGE: MAXIMUM 80% COVERAGE ALLOWED  
PROPOSED BUILDING COVERAGE: 34.7%  
NUMBER OF STORAGE UNITS: 222 UNITS  
PARKING: 5 SPACES +/- 1 SPACE PER 100 UNITS  
REQUIRED NUMBER SPACES: 8 SPACES  
PROPOSED NUMBER SPACES: 8 SPACES

IMPERVIOUS COVERAGE: MAXIMUM 75% IMPERVIOUS ALLOWED  
PROPOSED IMPERVIOUS AREA: 51,695 S.F.  
TOTAL SITE AREA: 79,183 S.F.  
% PROPOSED IMPERVIOUS: 65.3 %  
ROAD YARD TREES: 1 TREE PER 40' FRONTAGE REQUIRED  
PROPERTY ROAD FRONTAGE: 156.96'  
REQUIRED NUMBER TREES: 4 TREES  
PROPOSED NUMBER TREES: 4 TREES

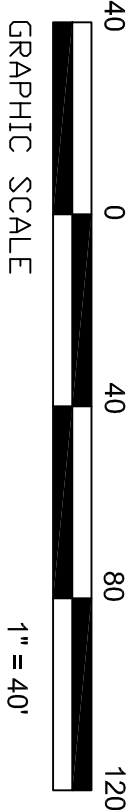
BUFFER / LANDSCAPING: B/G ADJACENT TO R-S CLASS C BUFFER  
B/G ADJACENT TO B/N CLASS A BUFFER  
B/G ACROSS FROM R-S CLASS C BUFFER  
PARKING BUFFER (36" HEIGHT @ PERIMETER)

#### PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:  
J. DAVID LEDFORD, RLA  
2730 MADEN HIGHWAY  
LINCOLNTON, NC 28092  
CONTACT: DAVID LEDFORD, RLA  
(704) 530-7880

SURVEYING:  
FREEMAN SURVEYING  
1415 PLEASANT GROVE CHURCH ROAD  
CROUSE, NC 28036  
CONTACT: W. BRADLEY FREEMAN, PLS  
(704) 732-0404

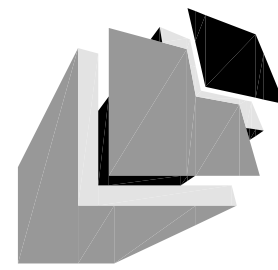
Curve	Radius	Length	Chord	Chord Bear.
C1	761.20'	107.30'	107.21'	S 82° 21' 25" E



PROJECT DESCRIPTION:

## PROPOSED SITE PLAN LAWING SELF STORAGE LINCOLN COUNTY

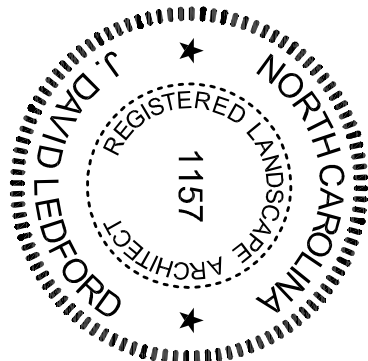
PLAN DATE:	02/20/16
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	



J. DAVID LEDFORD, RLA

LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING  
2730 Malden Highway  
Lincolnton, NC 28092

jdavidledford@yahoo.com  
CELL (704) 530-7880



DRAWING  
NUMBER:  
S1