



**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, NC 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-5 Proposed Zoning District C-Z & B-G

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

Wordeo 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*

G. L. Lawing  
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.



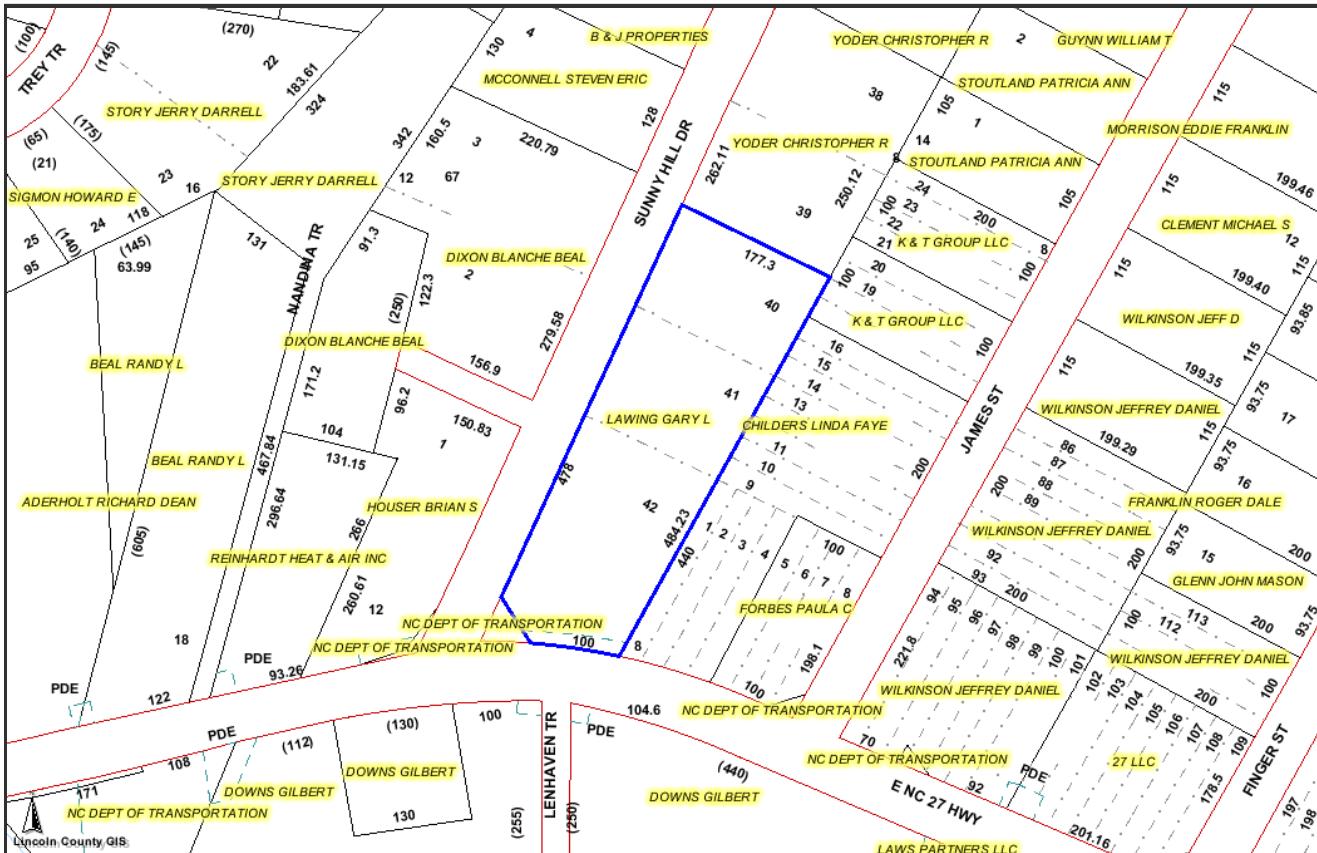
## Lincoln County, NC

### 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



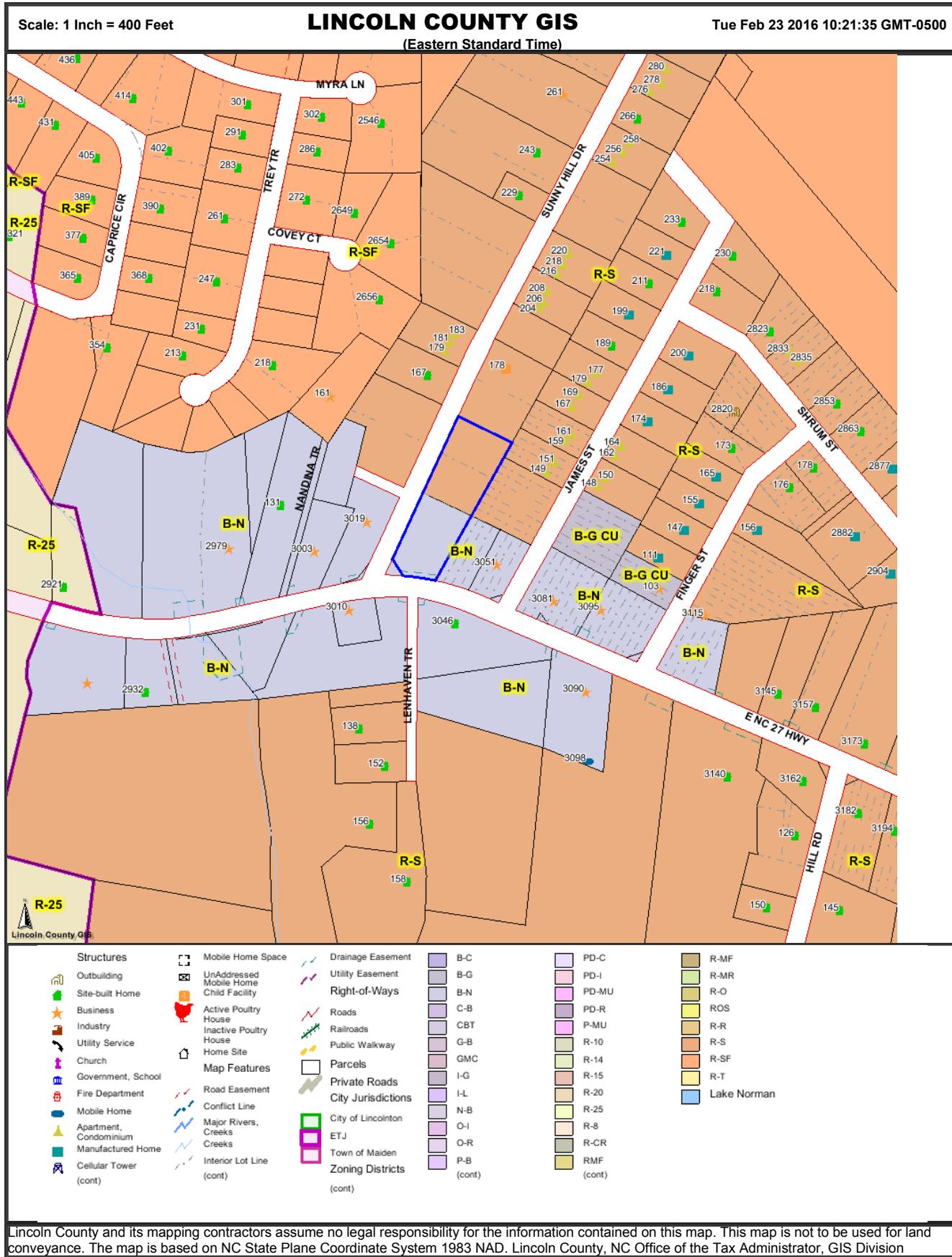
### PHOTOS

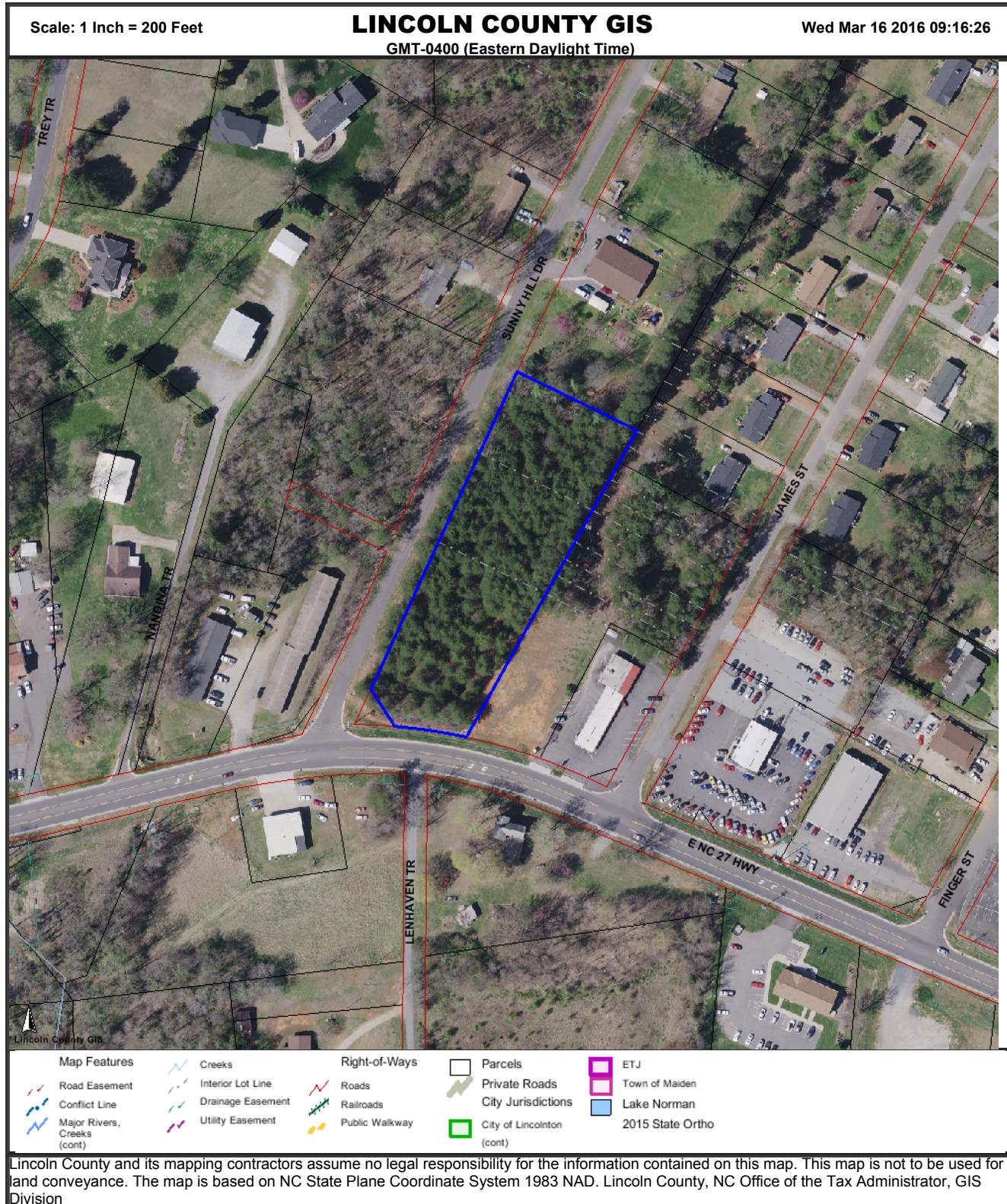


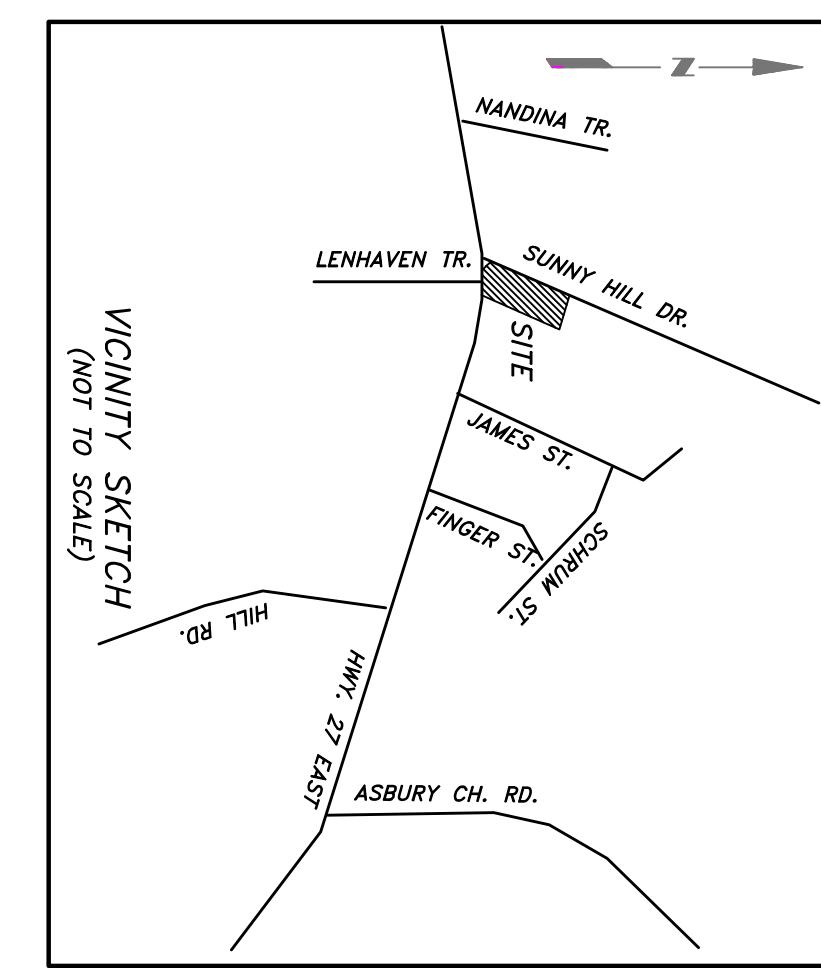
Photo Not Available

### PARCEL INFORMATION FOR 3643-67-9678

Parcel ID	89881	Owner	LAWING GARY L
Map	3643-07	Mailing Address	2190 HARTMAN ST
Account	27890	Address	LINCOLNTON NC 28092-4277
Deed	2559-0131	Recorded	12/15/2015
Land Value	\$132,728	Total Value	\$132,728
----- All values are for tax year 2015. -----			
Subdivision	Lot 40-42 SUNNY HILLS	Plat	E-1
Description	40-42 SUNNY HILLS	Deed Acres	0
Address	E NC 27 HWY	Tax Acres	1.85
Township	IRONTON	Tax/Fire District	BOGER CITY
Improvement		No Improvements	
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-S	1.01	ASBURY (AS25)	1.86
B-N	0.84		
Watershed Class		Sewer District	
Not in a watershed	1.86	Not in the sewer district	1.86
2000 Census County		Tract	
37109		070200	5008
Flood	Zone Description	Block	
X	NO FLOOD HAZARD	Panel	3710364300
			1.86







STEVEN ERIC MCCONNELL, L.  
DEED BOOK: 245, PAGE: 362  
PLAT BOOK: E, PAGE: 1  
PARCEL #: 5223  
ZONING: R-S  
USE: RESIDENTIAL

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

PROPOSED USE: MINI STORAGE UNIT FACILITY  
MINIMUM EXISTING SETBACKS (B-G / C-2):  
FRONT SETBACK: 25' MIN.  
SIDE SETBACK: 15' MIN.  
SIDE ADJACENT SIDE STREET: 30' MIN.  
REAR SETBACK: 30' MIN.

PROPOSED REZONING: C2-B-G  
(CONDITIONAL ZONING GENERAL BUSINESS)  
TOTAL ACREAGE: 1.878 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)  
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## OWNER INFORMATION:

GARY L. LAWING  
2190 HARTMAN STREET  
LINCOLNTON, NC 28092  
CONTACTS: GARY LAWING  
(704) 735-8260

## PARCEL INFORMATION:

PARCEL ID #: 89381  
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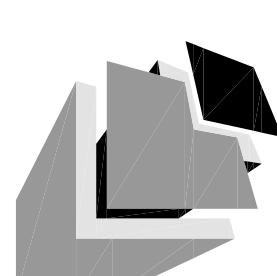
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LINCOLN COUNTY

## PLAN DESIGN INFORMATION:

SITE DEVELOPMENT:  
J. DAVID LEDFORD, RLA  
2730 MAIDEN 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

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 Maiden Highway  
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davidledford@yahoo.com  
CELL (704) 530-7880

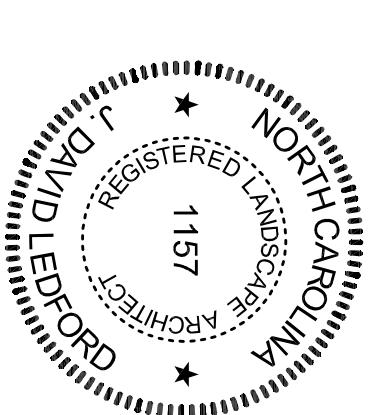
PROJECT DESCRIPTION:

## PROPOSED SITE PLAN

### LAWING SELF STORAGE

LINCOLN COUNTY

40 0 40 80 120  
GRAPHIC SCALE  
1" = 40'



DRAWING NUMBER:  
S1