



**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: May 20, 2016

Re: CUP #356  
Ronnie Dedmon, applicant  
Parcel ID# 77435 and 77436

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 6, 2016.*

**REQUEST**

The applicant is requesting a conditional use permit to establish a self-storage facility in the B-G (General Business) district and in the Eastern Lincoln Development District (ELDD). Under the Unified Development Ordinance, a self-storage facility is a conditional use in the B-G district and in the ELDD. A site plan has been submitted as part of the application.

This property is located in the Catawba River/Lake Norman WS-IV Protected Area. The applicant is also requesting a watershed conditional use permit (see WSCUP #22) to use the high-density option for the proposed self-storage facility.

**SITE AREA AND DESCRIPTION**

The proposed 2.0-acre site is located on the north side of Campground Road and the west side of Dusty Ridge Court. The property is adjoined by property zoned B-G and R-T (Transitional Residential). Land uses in this area include business, residential, and institutional (church and church campground). This property is part of an area along Campground Road that is designated by the Lincoln County Land Use Plan as neighborhood business, suitable for small-sized, low-intensity, low-traffic business clusters.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Ronnie Dedmon**

Application No. **CUP #356**

Parcel ID# **77435 and 77436**

Zoning District **B-G, ELDD**

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 Ronnie J. Dedmon

Applicant Address P.O. Box 76 Terrell, NC 28682

Applicant Phone Number 704-483-1603

Property Owner Name SAFECO REALTY LLC

Property Owner Address 3147 KANNAPOLIS PARKWAY

Property Owner Phone Number 704-794-3439

### PART II

Property Location Campground Road Denver, NC

Property ID (10 digits) 3695970647 3695972614 Property size 1.76 ACRES

Parcel # (5 digits) 77435 77436 Deed Book(s) 842 Page(s) 7822  
1822 902

### PART III

Existing Zoning District B-G

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

Vacant

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

mini storage

**\$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.*

Applicant's Signature Ronnie J. Dedmon

Date 4/22/16

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

Application No. **CUP #356**

Applicant **Ronnie Dedmon**

Property Location **Campground Road**

Zoning District **B-G, ELDD**

Parcel ID No. **77435 and 77436**

Proposed 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.

**The self-storage facility will be accessed from Dusty Ridge Court and not from Campground Road. A driveway permit will be obtained from NCDOT. The self-storage buildings will be built to code. Stormwater controls will be provided.**

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 by property zoned business. Landscape buffers will be provided along the roads and along the rear of the property. The outdoor storage area will be screened.**

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 business area. This property is part of an area designated by the Land Use Plan as business.**



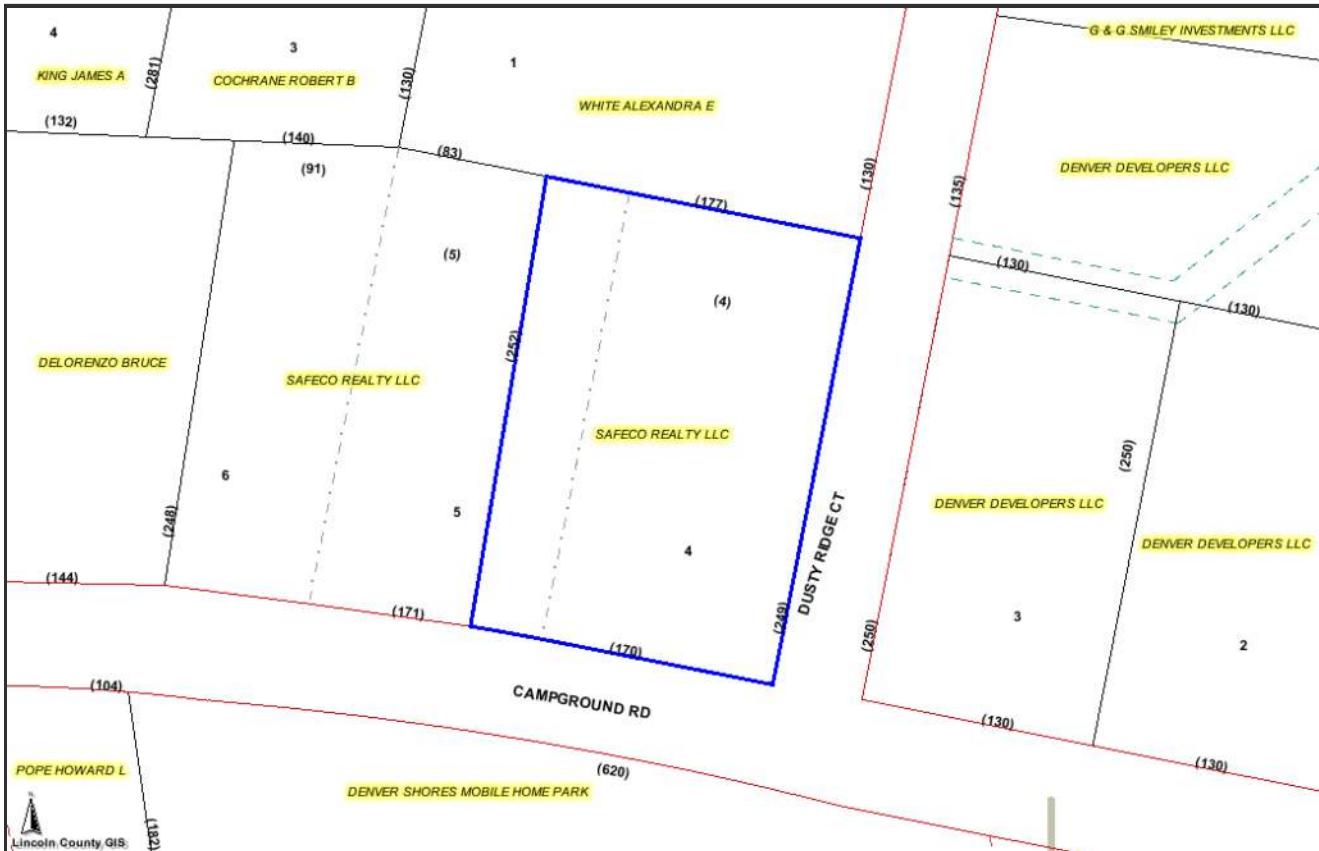
## Lincoln County, NC

### 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: 4/29/2016 Scale: 1 Inch = 100 Feet



PHOTOS		PARCEL INFORMATION FOR 3695-97-2614											
 <b>Photo Not Available</b>		<b>Parcel ID</b> 77435 <b>Owner</b> SAFECO REALTY LLC <b>Map</b> 3695-08 <b>Mailing Address</b> 3147 KANNAPOLIS PARKWAY <b>Account</b> 0194479 <b>Recorded</b> 6/12/2006 <b>Deed</b> 1822-902 <b>Total Value</b> \$66,750 <b>Land Value</b> \$66,750											
----- All values are for tax year 2016. -----													
<b>Subdivision</b> Lot 4 PRIMESTAR BUSINESS PARK RECOMB <b>Description</b> #4 LOT PRIMESTAR RECOMB <b>Address</b> CAMPGROUND RD <b>Township</b> CATAWBA SPRINGS		<b>Tax/Fire District</b> DENVER / EL SEWER		<b>Plat</b> 12-428 <b>Deed Acres</b> 0.99 <b>Tax Acres</b> 0.88									
<b>Improvement</b>		No Improvements											
<b>Parcel ID</b> 60314 <b>Owner</b> SAFECO REALTY LLC <b>Map</b> 3695-08 <b>Mailing Address</b> 3147 KANNAPOLIS PARKWAY <b>Account</b> 0194479 <b>Recorded</b> 6/12/2006 <b>Deed</b> 1822-0902 <b>Total Value</b> \$4,125 <b>Land Value</b> \$4,125		<b>Sale Price</b> 0 <b>Previous Parcel</b> 33028											
----- All values are for tax year 2016. -----													
<b>Subdivision</b> Lot 4 PRIMESTAR BUSINESS PARK RECOMB <b>Description</b> #4 LT PRIMESTAR RECOMB <b>Address</b> CAMPGROUND RD <b>Township</b> CATAWBA SPRINGS		<b>Tax/Fire District</b> DENVER		<b>Plat</b> 12-428 <b>Deed Acres</b> 0.99 <b>Tax Acres</b> 0.1									
<b>Improvement</b>		No Improvements											
<b>Zoning District</b> B-G <b>Watershed Class</b> WS-IVP		<b>Calculated Acres</b> 1 <b>Calculated Acres</b> 1		<b>Voting Precinct</b> DENVER (DN29) <b>Sewer District</b> Not in the sewer district In the sewer District		<b>Calculated Acres</b> 1 <b>Calculated Acres</b> 0.11 0.89							
<b>2000 Census County</b> 37109 <b>Flood</b> X		<b>Zone Description</b> NO FLOOD HAZARD		<b>Tract</b> 071100 <b>Block</b> 1000		<b>Block</b> 1 <b>Panel</b> 3710369500							



## Lincoln County, NC

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Date: 4/29/2016 Scale: 1 Inch = 100 Feet



PHOTOS		PARCEL INFORMATION FOR 3695-97-0647							
 Photo Not Available		<b>Parcel ID</b> 77436 <b>Owner</b> SAFECO REALTY LLC <b>Map</b> 3695-08 <b>Mailing Address</b> 3147 KANNAPOLIS PARKWAY <b>Account</b> 0194479 <b>Recorded</b> 6/12/2006 <b>Deed</b> 1822-902 <b>Total Value</b> \$66,075 <b>Land Value</b> \$66,075							
----- All values are for tax year 2016. -----									
<b>Subdivision</b> Lot 5 PRIMESTAR BUSINESS PARK RECOMB <b>Description</b> #5 LOT PRIMESTAR RECOMB <b>Address</b> CAMPGROUND RD <b>Township</b> CATAWBA SPRINGS		<b>Tax/Fire District</b> DENVER / EL SEWER		<b>Plat</b> 12-428 <b>Deed Acres</b> 0.99 <b>Tax Acres</b> 0.88					
<b>Improvement</b> <b>Parcel ID</b> 60315 <b>Owner</b> SAFECO REALTY LLC <b>Map</b> 3695-08 <b>Mailing Address</b> 3147 KANNAPOLIS PARKWAY <b>Account</b> 0194479 <b>Recorded</b> 6/12/2006 <b>Deed</b> 1822-0902 <b>Total Value</b> \$892 <b>Land Value</b> \$892		<b>Tax/Fire District</b> DENVER / EL SEWER		<b>Sale Price</b> 0 <b>Previous Parcel</b> 33028					
----- All values are for tax year 2016. -----									
<b>Subdivision</b> Lot 5 PRIMESTAR BUSINESS PARK RECOMB <b>Description</b> #5 LT PRIMESTAR RECOMB <b>Address</b> CAMPGROUND RD <b>Township</b> CATAWBA SPRINGS		<b>Tax/Fire District</b> DENVER		<b>Plat</b> 12-428 <b>Deed Acres</b> 0.99 <b>Tax Acres</b> 0.11					
<b>Improvement</b> <b>Zoning District</b> B-G <b>Calculated Acres</b> 1 <b>Watershed Class</b> WS-IVP <b>Calculated Acres</b> 1		<b>Voting Precinct</b> DENVER (DN29)		<b>Calculated Acres</b> 1					
<b>2000 Census County</b> 37109		<b>Sewer District</b> Not in the sewer district In the sewer District		<b>Calculated Acres</b> 0.12 <b>Calculated Acres</b> 0.88					
<b>Flood</b> X		<b>Zone Description</b> NO FLOOD HAZARD		<b>Tract</b> 071100		<b>Block</b> 1000			
				<b>Panel</b> 3710369500		<b>Block</b> 1			

