



**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 KANNAPOLLS PARKWAY  
Property Owner Phone Number 704-794-3439

### PART II

Property Location Campground Road Denver, NC  
Property ID (10 digits) 3695970647 Property size 1.76 ACRES  
3695972614  
Parcel # (5 digits) 77435 Deed Book(s) 512 Page(s) 7822  
77436 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 R. 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.**

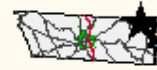
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**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



Photo Not Available

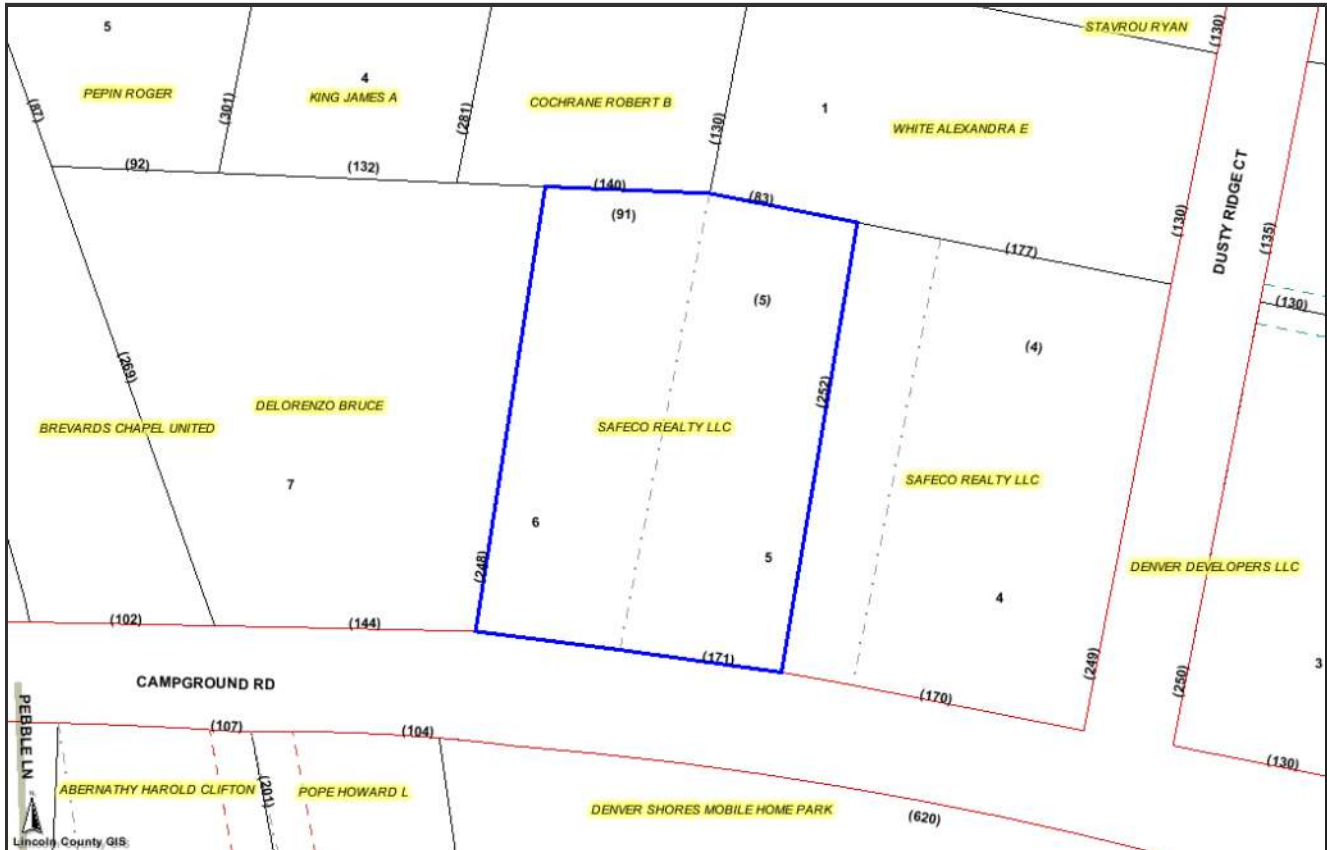
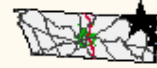
### PARCEL INFORMATION FOR 3695-97-2614

<b>Parcel ID</b>	<b>77435</b>	<b>Owner</b>	SAFECO REALTY LLC		
<b>Map</b>	<b>3695-08</b>	<b>Mailing</b>	3147 KANNAPOLIS PARKWAY		
<b>Account</b>	0194479	<b>Address</b>	KANNAPOLIS NC 28081		
<b>Deed</b>	1822-902	<b>Recorded</b>	6/12/2006		<b>Sale Price</b> 0
<b>Land Value</b>	\$66,750	<b>Total Value</b>	\$66,750		<b>Previous Parcel</b> 33028
----- All values are for tax year 2016. -----					
<b>Subdivision</b>	Lot 4 PRIMESTAR BUSINESS PARK RECOMB				<b>Plat</b> 12-428
<b>Description</b>	#4 LOT PRIMESTAR RECOMB				<b>Deed Acres</b> 0.99
<b>Address</b>	CAMPGROUND RD				<b>Tax Acres</b> 0.88
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>		DENVER / EL SEWER
<b>Improvement</b>		No Improvements			
<b>Parcel ID</b>	<b>60314</b>	<b>Owner</b>	SAFECO REALTY LLC		
<b>Map</b>	<b>3695-08</b>	<b>Mailing</b>	3147 KANNAPOLIS PARKWAY		
<b>Account</b>	0194479	<b>Address</b>	KANNAPOLIS NC 28081		
<b>Deed</b>	1822-0902	<b>Recorded</b>			<b>Sale Price</b>
<b>Land Value</b>	\$4,125	<b>Total Value</b>	\$4,125		<b>Previous Parcel</b>
----- All values are for tax year 2016. -----					
<b>Subdivision</b>	Lot 4 PRIMESTAR BUSINESS PARK RECOMB				<b>Plat</b> 12-428
<b>Description</b>	#4 LT PRIMESTAR RECOMB				<b>Deed Acres</b> 0.99
<b>Address</b>	CAMPGROUND RD				<b>Tax Acres</b> 0.1
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>		DENVER
<b>Improvement</b>		No Improvements			
<b>Zoning District</b>	<b>Calculated Acres</b>		<b>Voting Precinct</b>		<b>Calculated Acres</b>
B-G	1		DENVER (DN29)		1
<b>Watershed Class</b>			<b>Sewer District</b>		
WS-IVP	1		Not in the sewer district		0.11
			In the sewer District		0.89
<b>2000 Census County</b>			<b>Tract</b>	<b>Block</b>	
37109			071100	1000	
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>		
X	NO FLOOD HAZARD		3710369500		



## Lincoln County, NC

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



### PHOTOS

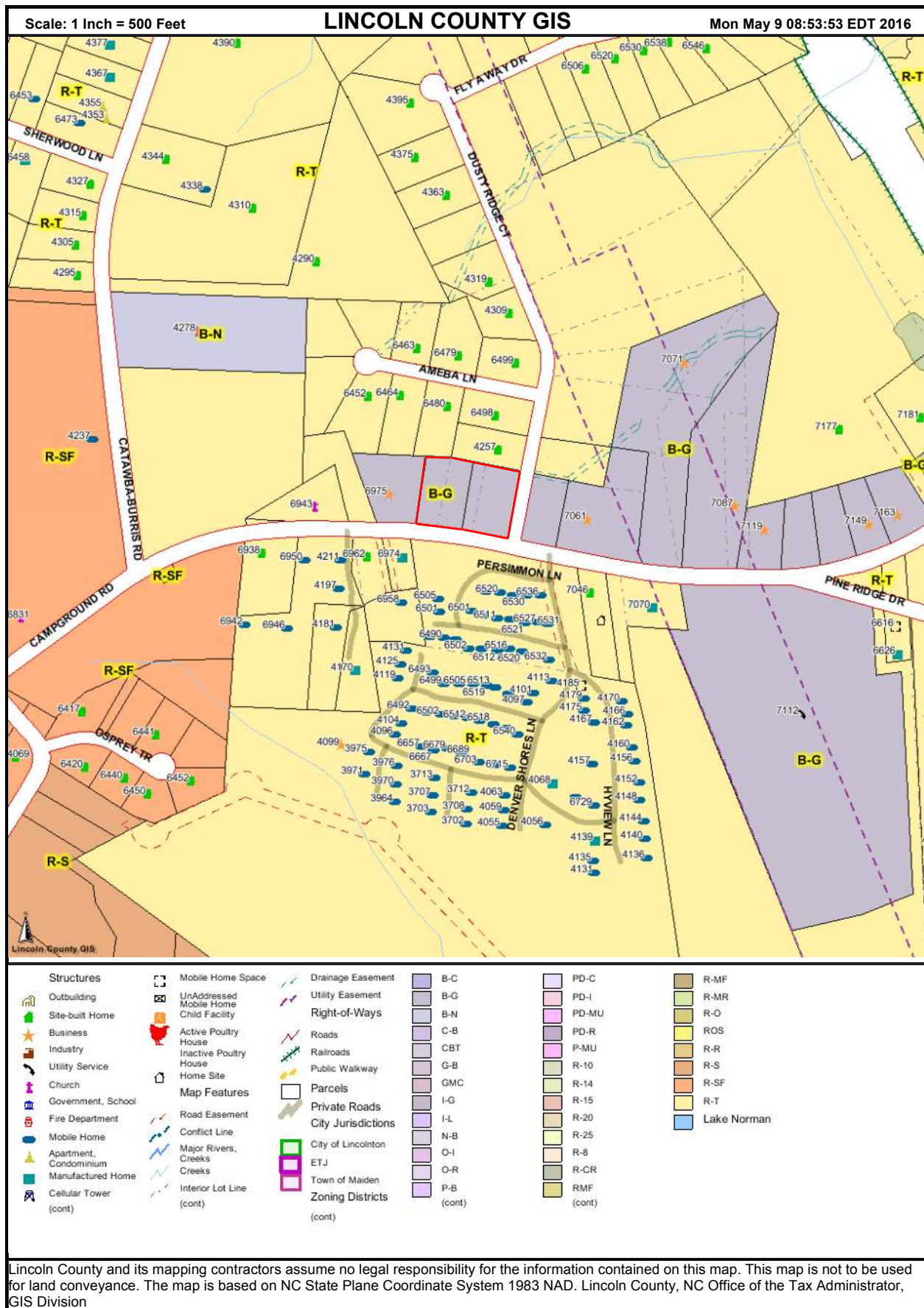


Photo Not  
Available

### PARCEL INFORMATION FOR 3695-97-0647

<b>Parcel ID</b>	<b>77436</b>	<b>Owner</b>	SAFECO REALTY LLC	<b>Sale Price</b>	0
<b>Map</b>	<b>3695-08</b>	<b>Mailing</b>	3147 KANNAPOLIS PARKWAY	<b>Previous Parcel</b>	33028
<b>Account</b>	0194479	<b>Address</b>	KANNAPOLIS NC 28081		
<b>Deed</b>	1822-902	<b>Recorded</b>	6/12/2006		
<b>Land Value</b>	\$66,075	<b>Total Value</b>	\$66,075		
----- All values are for tax year 2016. -----					
<b>Subdivision</b>	Lot 5 PRIMESTAR BUSINESS PARK RECOMB			<b>Plat</b>	12-428
<b>Description</b>	#5 LOT PRIMESTAR RECOMB			<b>Deed Acres</b>	0.99
<b>Address</b>	CAMPGROUND RD			<b>Tax Acres</b>	0.88
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	DENVER / EL SEWER
<b>Improvement</b>	No Improvements				
<b>Parcel ID</b>	<b>60315</b>	<b>Owner</b>	SAFECO REALTY LLC		
<b>Map</b>	<b>3695-08</b>	<b>Mailing</b>	3147 KANNAPOLIS PARKWAY		
<b>Account</b>	0194479	<b>Address</b>	KANNAPOLIS NC 28081		
<b>Deed</b>	1822-0902	<b>Recorded</b>		<b>Sale Price</b>	
<b>Land Value</b>	\$892	<b>Total Value</b>	\$892	<b>Previous Parcel</b>	
----- All values are for tax year 2016. -----					
<b>Subdivision</b>	Lot 5 PRIMESTAR BUSINESS PARK RECOMB			<b>Plat</b>	12-428
<b>Description</b>	#5 LT PRIMESTAR RECOMB			<b>Deed Acres</b>	0.99
<b>Address</b>	CAMPGROUND RD			<b>Tax Acres</b>	0.11
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	DENVER
<b>Improvement</b>	No Improvements				
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>		
B-G	1	DENVER (DN29)	1		
<b>Watershed Class</b>		<b>Sewer District</b>			
WS-IVP	1	Not in the sewer district	0.12		
		In the sewer District	0.88		
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>		
37109		071100	1000	1	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710369500	1		









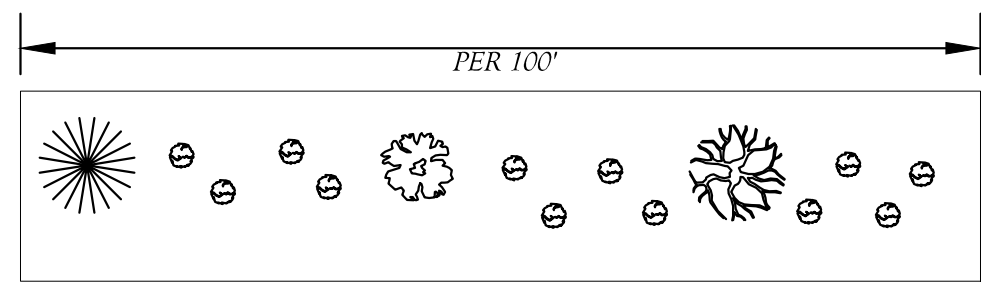




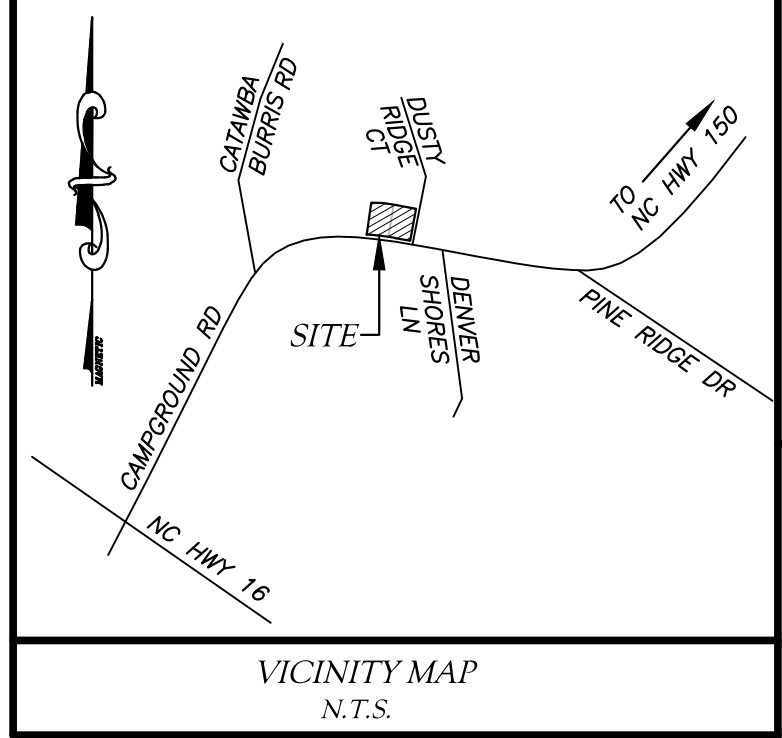
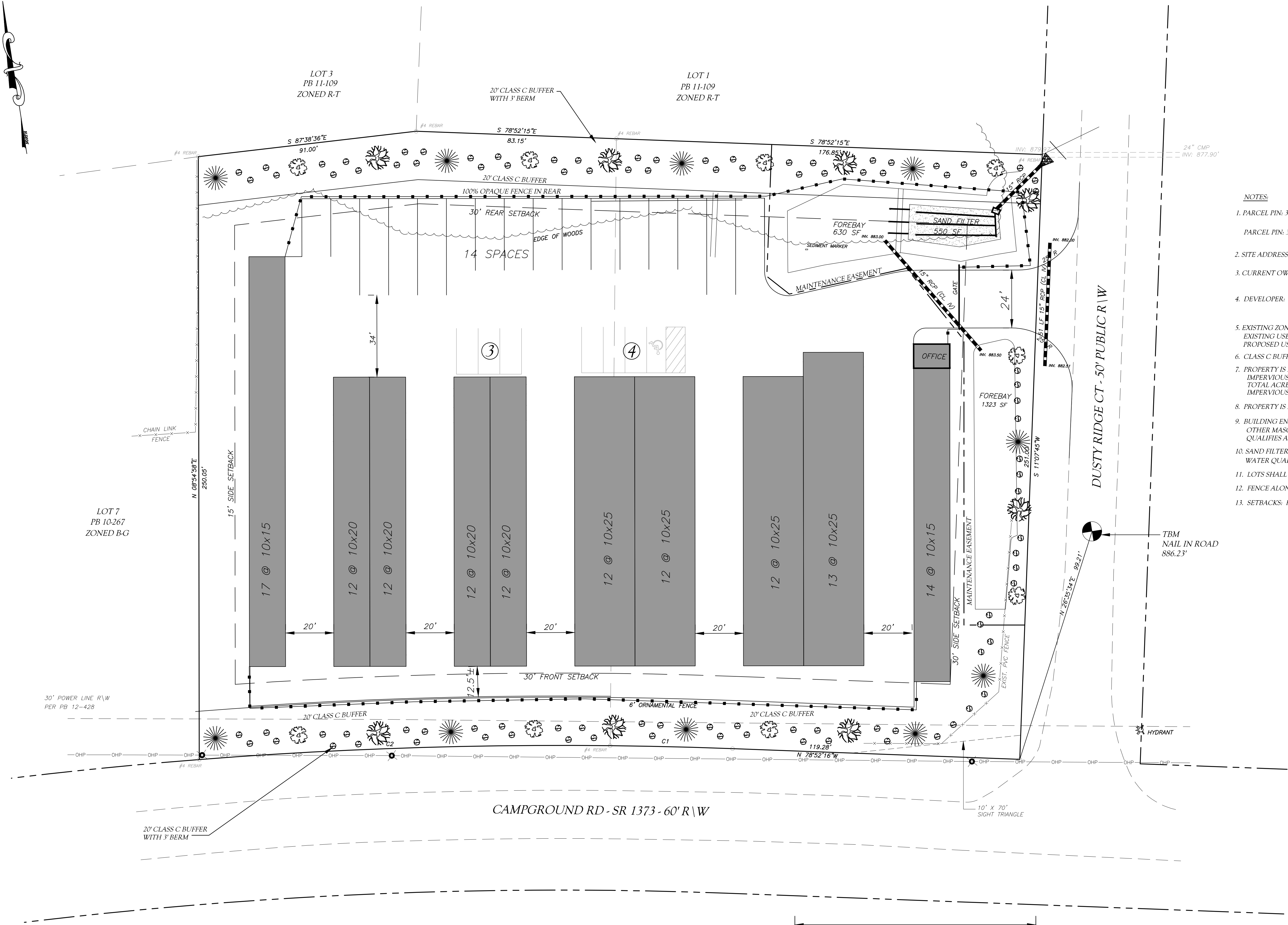
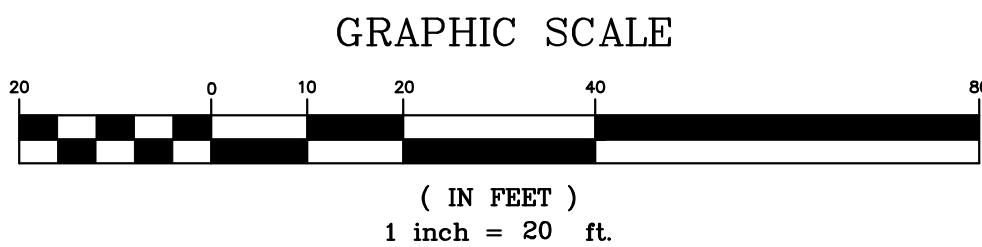
Know what's below.  
Call before you dig.

- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

Curve	Radius	Length	Chord	Chord Bear.
C1	1911.48'	50.81'	50.81'	N 79°36'42" W
C2	1911.48'	170.68'	170.62'	N 82°55'52" W



20' CLASS C BUFFER



- NOTES:
1. PARCEL PIN: 3695972614/PARCEL ID: 77435  
PB 12-428, LOT 4/1.000 AC±  
PARCEL PIN: 3695970647/PARCEL ID: 77436  
PB 12-428, LOT 5/0.999 AC±
  2. SITE ADDRESS: CAMPGROUND ROAD  
DENVER, NC 28037
  3. CURRENT OWNER: SAFECO REALTY, LLC  
3147 KANNAPOLIS PARKWAY  
KANNAPOLIS, NC 28081
  4. DEVELOPER: RONNIE & PATTI DEDMON  
P.O. BOX 76  
TERRELL, NC 28682
  5. EXISTING ZONING: B-G  
EXISTING USE: VACANT  
PROPOSED USE: STORAGE FACILITY
  6. CLASS C BUFFER ADJACENT TO R-T ZONING
  7. PROPERTY IS LOCATED IN WSIV P WATERSHED.  
IMPERVIOUS AREA: 1.36 AC  
TOTAL ACREAGE: 1.99 AC  
IMPERVIOUS PERCENTAGE: 68.34% (HIGH DENSITY OPTION)
  8. PROPERTY IS LOCATED IN EASTERN LINCOLN DEVELOPMENT DISTRICT.
  9. BUILDING END WALL FACING CAMPGROUND ROAD MUST BE BRICK OR OTHER MASONRY, PER SECTION 4.4.17.C (FIBER CEMENT SIDING QUALIFIES AS MASONRY).
  10. SAND FILTER SHALL BE USED TO PROVIDE DETENTION & LID WATER QUALITY.
  11. LOTS SHALL BE COMBINED INTO ONE LOT.
  12. FENCE ALONG REAR PROPERTY LINE SHALL BE 100% OPAQUE.
  13. SETBACKS: FRONT/REAR: 30'  
SIDE: 15'  
SIDE STREET: 30'

**LWE**  
LATHAM-WALTERS  
ENGINEERING, INC.  
N.C. CORP. LIC. C-1815  
16507-A NORTH CROSS DRIVE  
HUNTERSVILLE, N.C. 28078  
PHONE: (704) 895-8484  
FAX: (704) 237-4362

APRIL 21, 2016  
DATE

RONNIE & PATTI  
DEDMON

P.O. BOX 76  
TERRELL, NC 28682  
PHONE: (704) 400-3398  
EMAIL ADDRESS  
RDEDMON844@AOL.COM

CAMPGROUND ROAD STORAGE  
CAMPGROUND ROAD, DENVER, NC 28037

CONDITIONAL USE SITE  
PLAN

REVISIONS

PROJECT NO.: 2016.12  
SCALE: 1"=20'  
DRAWN BY: MSL  
CHECKED BY: JLW

SHEET NO:  
**C1.0**