



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: November 13, 2018

Re: CUP #391
711 Property Management, LLC, applicant
Parcel ID# 34525

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 3, 2018.

REQUEST

The applicant is requesting a conditional use permit to expand a self-storage facility in the I-G (General Industrial) district in the Eastern Lincoln Development District (ELDD) by adding three 6,000-square-foot buildings and an additional outdoor storage area for boats and RVs. 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.

SITE AREA AND DESCRIPTION

The 8.5-acre parcel is located at 513 N. NC 16 Business Hwy., about 300 feet west of N.C. 16 Business and 500 feet north of Forest Oak Drive. The rear portion of this property, where an existing outdoor storage area is located, is part of a Duke Energy transmission right-of-way. The subject property is adjoined by properties zoned B-N (Neighborhood Business), CU B-G (Conditional Use General Business), R-SF (Residential-Single Family) and I-G. A self-storage facility with outdoor storage is located on the adjoining property to the south. Land uses in this area include business, residential and industrial. The subject property is part of an area designated as an Industrial Center. It is also part of an area subject to state stormwater permitting.



County Of Lincoln, North Carolina

Planning Board

Applicants **711 Property Management, LLC** Application No. **CUP #391**

Parcel ID# **34525**

Zoning District **I-G, ELDD**

Proposed Conditional Use **expansion of 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 711 Property Management LLC

Applicant Address Po Box 4658 Mooresville NC 28117

Applicant Phone Number 704 905 7446

Property Owner Name NBL Investments

Property Owner Address 513 Hwy 16 Highway N DENVER NC 28037

Property Owner Phone Number 704-483-4311

PART II

Property Location 513 Hwy 16 Highway N DENVER NC 28037

Property ID (10 digits) 4602-66-2949 Property size 8.537 ACRES

Parcel # (5 digits) 34525 Deed Book(s) 864 Page(s) 390

PART III

Existing Zoning District Lincoln

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

Indoor + outdoor self storage currently total 15,300 Sq Ft

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

Construction of 3-6,000 Sq Ft conventional indoor mini storage buildings

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
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.

David Wellman
Applicant's Signature

10/18/18
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #391**

Applicant **711 Property Management, LLC**

Property Location **513 N. NC 16 Business Hwy.** Parcel ID# **34525**

Zoning District **I-G, ELDD**

Proposed Conditional Use **expansion of self-storage facility**

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

The use is not changing. This property has been used for indoor and outdoor self-storage for nearly 25 years. The new storage buildings will meet the state building code.

2. The use meets all required conditions and specifications.

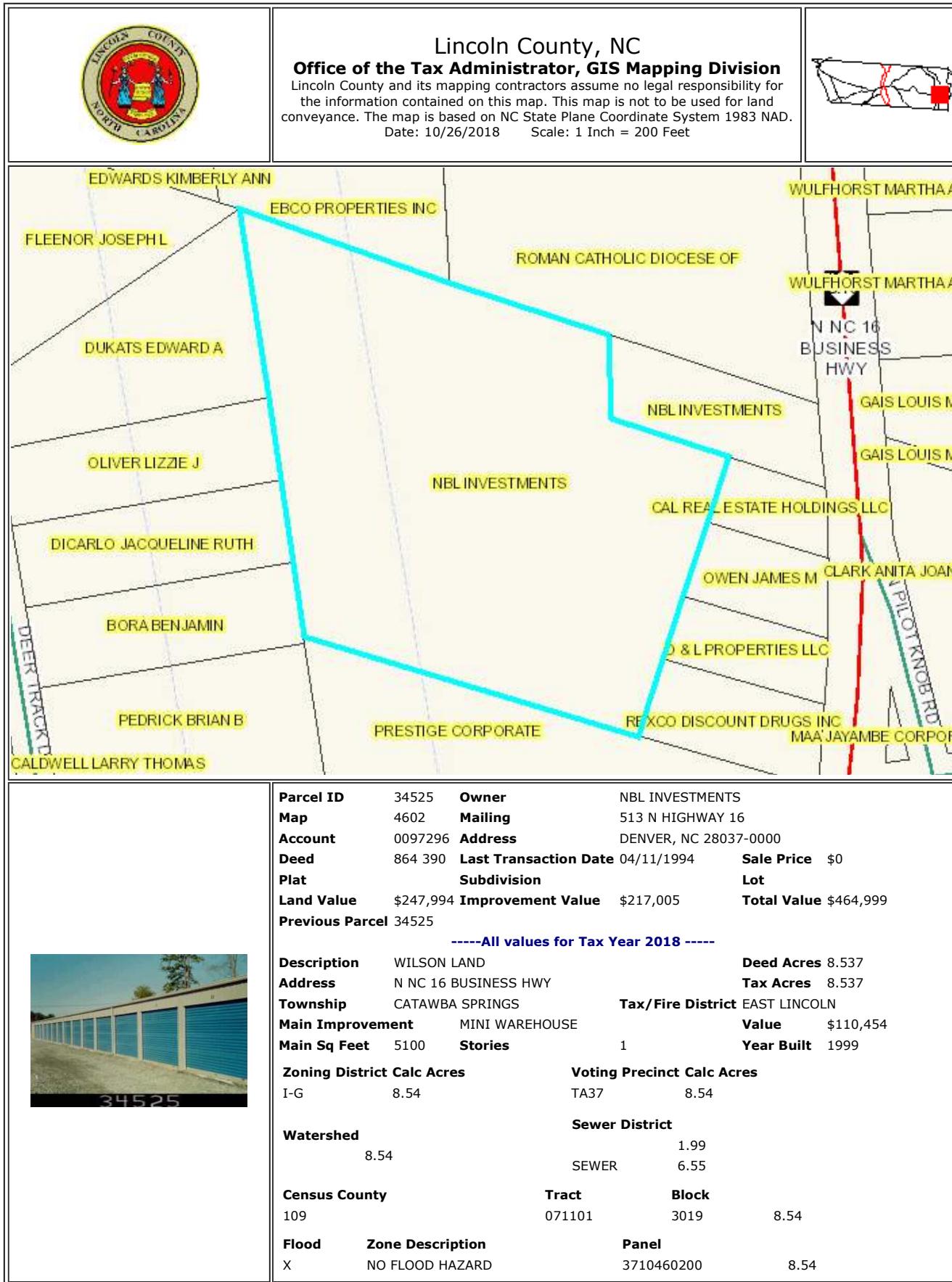
A self-storage facility is a permitted use in the I-G district and a conditional use in the ELDD. The new buildings will meet the setback requirements of the Unified Development Ordinance.

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

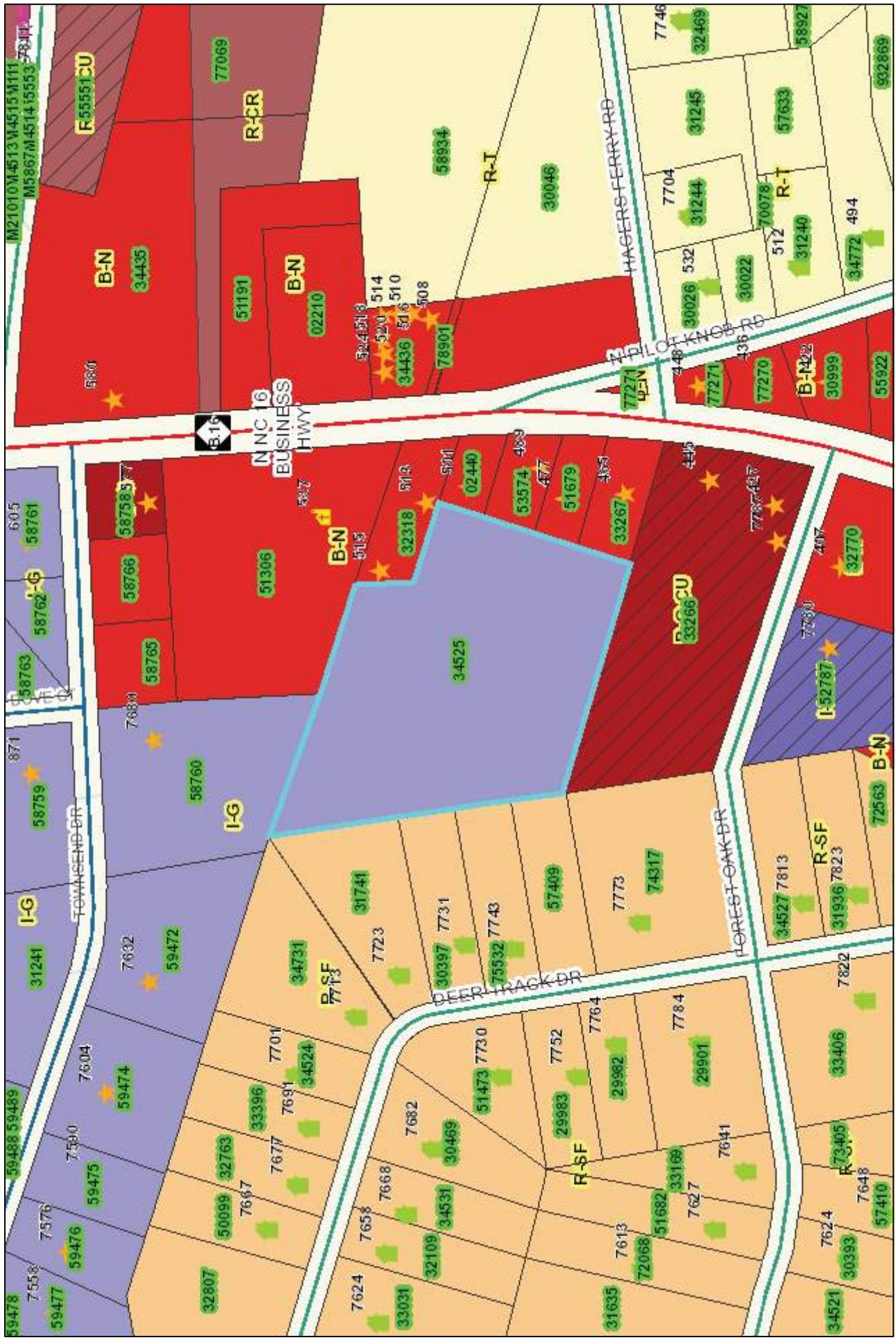
The proposed expansion is consistent with the property's current and past use. A self-storage facility is located on an adjoining property. Business and industrial uses are located on other adjoining properties. The proposed expansion area is located between existing self-storage areas and existing business properties. A buffer of existing trees will be left along the property line.

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 property is located in an existing business and industrial area. The subject property is part of an area designated by the Land Use Plan as an Industrial Center.



CUP #391
subject property is outlined in blue



October 26, 2018

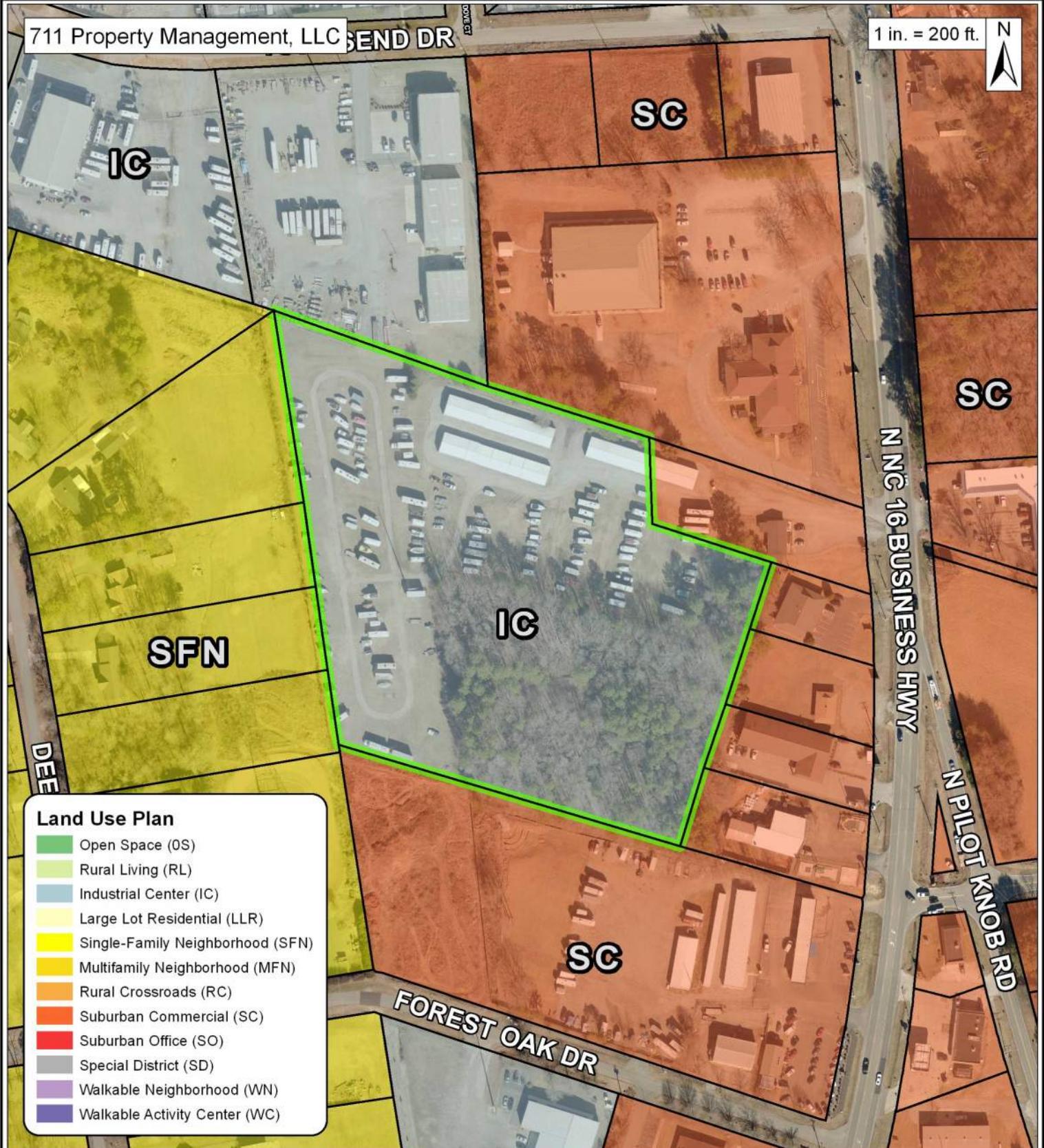
$$1 \text{ inch} = 300 \text{ feet}$$

shaded area is Eastern Lincoln Development District



October 31, 2018

1 inch = 250 feet

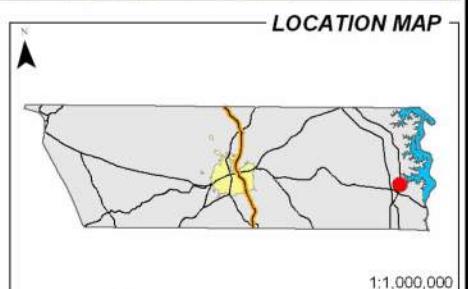


Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

CUP #391

 - Property Location(s)

See Attached Application for Parcel Information
Property Location(s) Outlined in Green.



 Property Location(s)

