



**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.

INDECK + 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.

Jess Weathers  
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.**

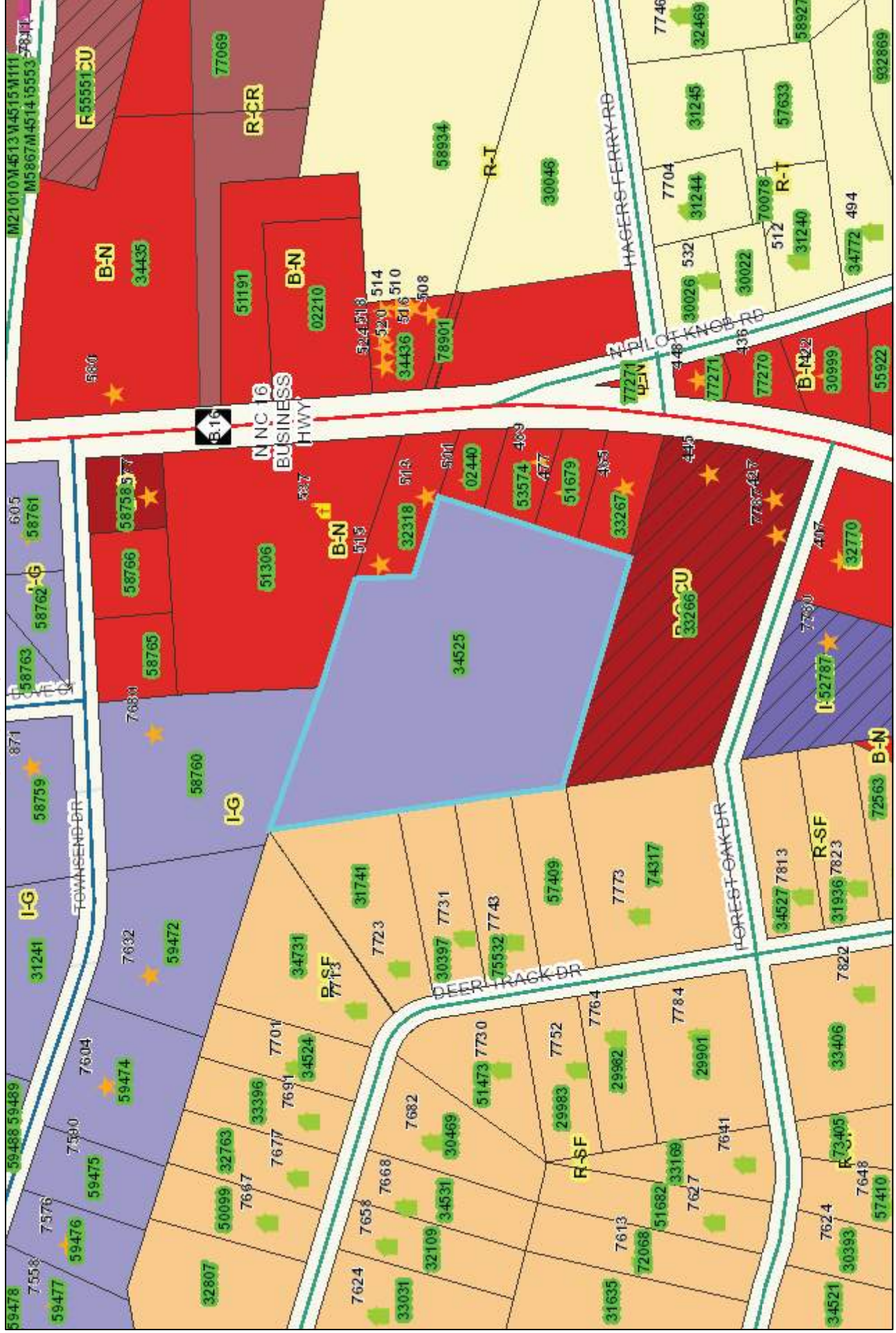
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**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.**

	<b>Lincoln County, NC</b> <b>Office of the Tax Administrator, GIS Mapping Division</b> <small>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: 10/26/2018      Scale: 1 Inch = 200 Feet</small>																																																																																																					
																																																																																																						
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CUP #391  
subject property is outlined in blue



October 26, 2018

Esri, Inc., Lincoln County, NC

1 inch = 300 feet



This is an aerial map of a residential neighborhood. The map shows property boundaries outlined in yellow. A blue-outlined polygon highlights a specific property located in the center-left of the map. The map includes several street names: NINO 16 BUSINESS HWY (running vertically on the left), TOWNSEND DR (running horizontally at the top), DEER TRACK DR (running horizontally across the bottom), and FOREST OAK DR (running vertically on the right). Numerous lot numbers are displayed in green text throughout the map. The highlighted property is situated between NINO 16 BUSINESS HWY and DEER TRACK DR, and between TOWNSEND DR and FOREST OAK DR. The map also shows various buildings, trees, and other features typical of a residential area.

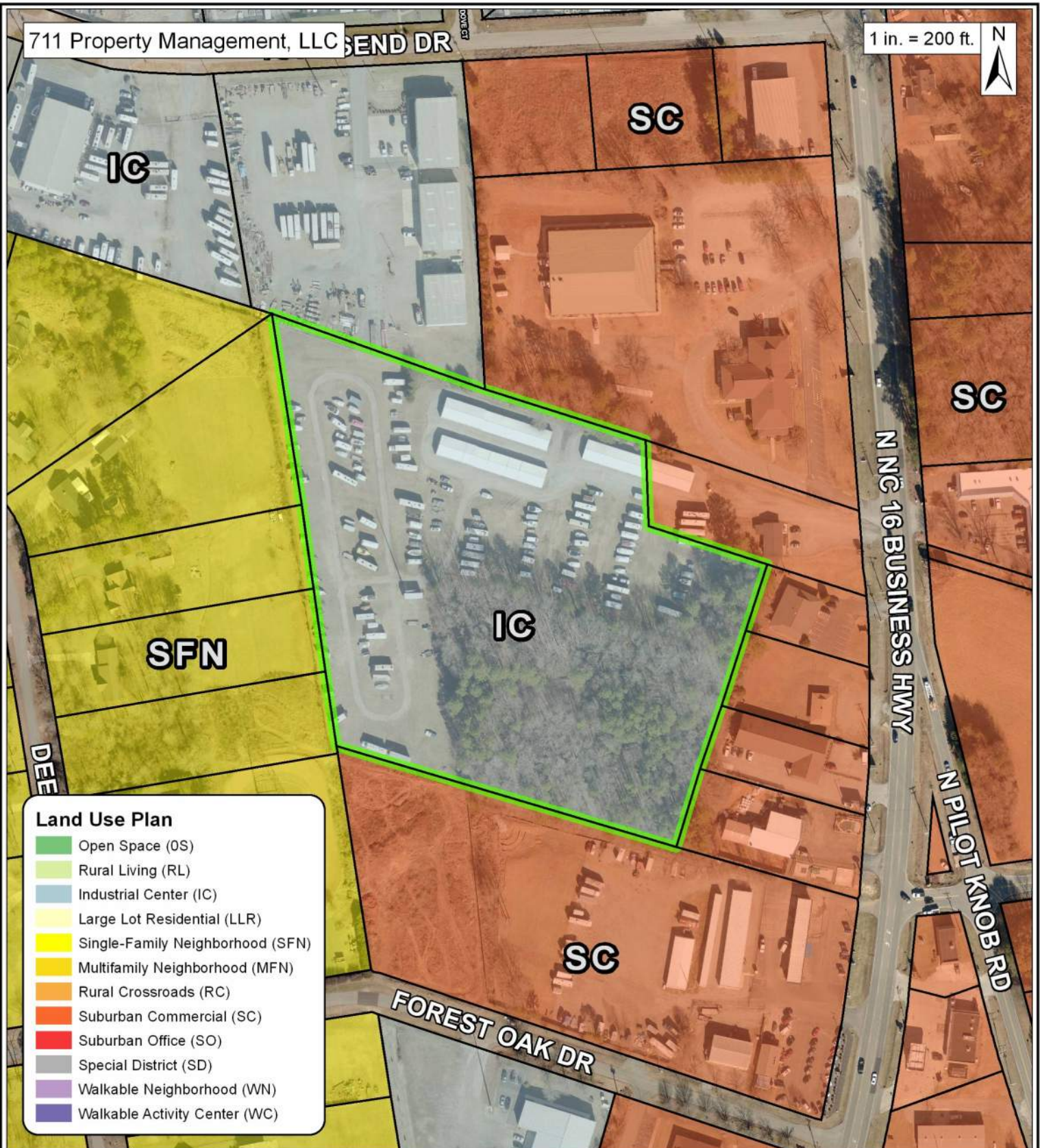
A vertical number line with tick marks at 0, 100, and 200. The unit is labeled "Feet".

1 inch = 250 feet



711 Property Management, LLC

1 in. = 200 ft.



#### Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



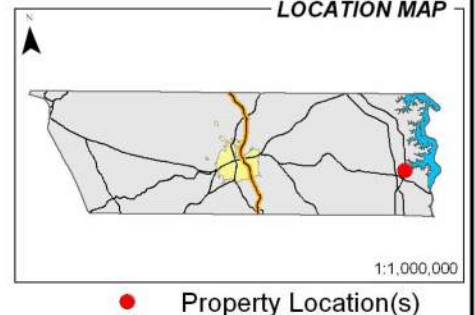
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

## CUP #391

 - Property Location(s)

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

#### LOCATION MAP







SEAL:

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

[illegible]

CLIENT:  
DESIGN ASSOCIATES  
245 EAST BROAD STREET  
STATESVILLE, NC 28677

**PROJECT DESCRIPTION:**

513 N. HWY. 16 STORAGE  
CONDITIONAL USE PERMIT PLAN

PROJECT NO:  
**50120 - 0918**

[illegible]

DRAWN BY: BLD	REVISED BY: JAP
CHECKED BY: DL	ISSUED BY: DL

DRAWING TITLE:

**PRELIMINARY  
SITE PLAN**

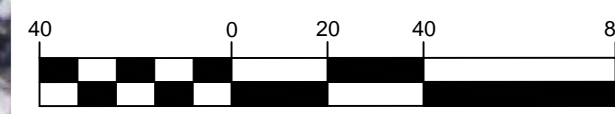
DRAWING NUMBER:

CU-1



( IN FEET )

1 inch = 40 ft



### VICINITY MAP

## SITE DATA SUMMARY

TAX PARCEL ID #: 34525  
PIN #: 4602-66-2949 & 4602-67-6009  
PARCELS TO BE COMBINED

SITE AREA:  $8.537 + 0.957 = 9.494$ AC  
EXISTING ZONING: I-G & B-N  
OVERLAY ZONING: ELDD  
(GF) IMPERVIOUS PRIOR TO JULY 2007 - 1.39 AC.

SITE AREA BALANCE = 8.104 AC.

**BUILDING COVERAGE:**  
**ALLOWED: 50% (UDO 2.4.8(B))**  
**PROPOSED: 8.5% (W/ EXIST. AND NEW BLDGS)**

**SETBACKS:**

FRONT SETBACK (ROAD):	50'
SIDE YARD (INTERIOR):	20'
SIDE YARD (RESIDENTIAL):	50'
SIDE YARD (ROAD):	30'
REAR YARD:	30'
REAR YARD (RESIDENTIAL):	50'
BLDG SEPARATION:	20' (MIN.)

POST-CONSTRUCTION ORDINANCE:  
 REQUIRED: NCDEQ PHASE II  
 LOW-DENSITY: <24% BUA (1.979 AC)  
 (NO IMPLEMENTATION REQ)  
 HIGH DENSITY: >24% BUA

PROPOSED BUILT-UPON AREA (BUA):	
PROPOSED BUILDINGS:	18,000 SF (3 @ 6,000 SF/EA)
PROPOSED ASPHALT:	33,900 SF
EXISTING GRAVEL:	18,251 SF
PROPOSED GRAVEL:	13,000 SF
TOTAL IMPERVIOUS AREA:	83,151 SF (± 1.91 AC)

TOTAL SITE AREA: 8.104 AC

SITE BUA: 23.55% (1.91 AC/8.104 AC)

PROPERTY OWNER: NBL INVESTMENTS  
513 N HIGHWAY 16  
DENVER, NC 28037