



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: April 15, 2019

Re: CUP #402
Ventosa, LLC, applicant
Parcel ID# 02876, 91418 and 91419

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 6, 2019.

REQUEST

The applicant is requesting a conditional use permit to develop a self-storage facility in the B-G (General Business) district in the Eastern Lincoln Development District (ELDD) overlay district. A self-storage facility is a conditional use in the B-G district and in the ELDD. A site plan has been submitted as a part of the application. It shows that the facility would be developed in two phases, with an outdoor storage area for boats and RVs as part of the first phase. The outdoor storage area would be replaced by additional storage buildings in the second phase.

SITE AREA AND DESCRIPTION

The proposed 4.1-acre site is located on the north side of Optimist Club Road and east side of the CSX railroad. It is adjoined by property zoned B-G and I-G (General Industrial). Land uses in this area include business, industrial and residential. The county's Optimist Convenience Site (garage-transfer and recycling center) is located on the opposite side of the road. The county plans to relocate the convenience site to a tract of land that is located to the rear of the subject property and that would share a driveway with the proposed self-storage facility. The subject property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes.

STAFF'S RECOMMENDATION

Staff recommends that the Board of Commissioners amend the Land Use Plan to change this site's designation to Suburban Commercial. Strategy 10.1.5 of the Land Use

Plan states: "Where appropriate the board should consider expansion of community types to include adjacent parcels where the spirit of the future land use plan map and the guiding principles are upheld by the expansion of the boundary." Given this site's current zoning, the Suburban Commercial designation of the nearby Lakewood Care Center property and the Industrial Center designation of the property on the opposite side of Optimist Club Road, staff deems it appropriate to expand the Suburban Commercial area to include this site.



County Of Lincoln, North Carolina

Planning Board

Applicant **Ventosa, LLC**

Application No. **CUP #402**

Location **Optimist Club Road**

Parcel ID# **02876, 91418 and 91419**

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 Ventosa, LLC

Applicant Address 218 West Main Street, Lincolnton, NC 28092 (P.O. Box 9)

Applicant Phone Number (704)-735-9001

Property Owner Name Market Street Investments, LLC Ventosa, LLC

16930 W. Catawba Ave.- Suite 205 P.O. Box 9
Property Owner Address Cornelius, NC 28031 Lincolnton, NC 28093

Property Owner Phone Number 704-361-4513 704-735-9001

PART II

Property Location Optimist Club Road

Property ID (10 digits) 4603241751 4603245841 Property size 4.09 Ac.
4603243776

Parcel # (5 digits)	<u>02876</u>	<u>2640</u>	Deed Book(s)	<u>1839</u>	Page(s)	<u>376</u>
	<u>91418</u>					<u>119</u>
	<u>91419</u>		<u>1839</u>			<u>119</u>

PART III

Existing Zoning District B-G & ELDD

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

The property is currently vacant.

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

The property owners want to build a self storage facility with
RV and Boat Storage in Phase 1.

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.

Applicant's Signature

Walter Clark

Date

3/6/19

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

Application No. **CUP #402**

Applicant **Ventosa, LLC**

Property Location **Optimist Club Road**

Zoning District **B-G, ELDD**

Parcel ID# **02876, 91418 and 91419**

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.

A driveway permit must be obtained from the N.C. Department of Transportation. The buildings will be built to comply with the State Building Code.

2. The use meets all required conditions and specifications.

A self-storage facility is a conditional use in the B-G district and in the Eastern Lincoln Development District. The proposed plan meets the setback, buffer, screening and façade 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.

This property is located adjacent to a railroad and the planned site of a garbage drop-off and recycling center and across the road from an existing garbage drop-off and recycling center and industrially zoned property.

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 area that includes a garbage drop-off and recycling center, business and industrial uses, and undeveloped industrially zoned properties. This property is part of an area designated by the Land Use Plan as a Suburban Commercial,* suitable for general commercial services.

*** pending proposed amendment of Land Use Plan, which currently designates this property as Single-Family Neighborhood.**



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: 4/5/2019 Scale: 1 Inch = 150 Feet



Photo Not
Available

Parcel ID	02876	Owner	VENTOSA LLC
Map	4603	Mailing	PO BOX 9
Account	0145510	Address	LINCOLNTON, NC 28093
Deed	2640 376	Last Transaction Date	01/13/2017
Plat		Subdivision	
Land Value	\$136,187	Improvement Value	\$0
Previous Parcel		Sale Price	\$0
		Lot	
		Total Value	\$136,187

-----All values for Tax Year 2019 -----

Description	VAC.LD RD1380-EXEM T	Deed Acres	0
Address	OPTIMIST CLUB RD	Tax Acres	1.358
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-G	1.36	WP32	1.36
Watershed		Sewer District	
	1.36		1.36
Census County		Tract	Block
109		071101	3000
			1.36
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460300	1.36



Lincoln County, NC

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Date: 4/5/2019 Scale: 1 Inch = 150 Feet



Photo Not
Available

Parcel ID	91418	Owner	MARKET STREET INVESTMENTS		
Map	4603	Mailing	16930 W CATAWBA AVE SUITE 205		
Account	0189667	Address	CORNELUIS, NC 28031		
Deed	1839 119	Last Transaction Date	08/01/2006	Sale Price	\$0
Plat	16 128	Subdivision	MARKET STREET INVESTMENTS	Lot	1
Land Value	\$129,468	Improvement Value	\$0	Total Value	\$129,468
Previous Parcel	31784				
-----All values for Tax Year 2019 -----					
Description	1 MARKET STREET INVESTME			Deed Acres	1.14
Address	OPTIMIST CLUB RD			Tax Acres	1.143
Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN
Main Improvement				Value	
Main Sq Feet	Stories			Year Built	
Zoning District		Calc Acres	Voting Precinct		Calc Acres
B-G	1.14		WP32	1.14	
Watershed		Sewer District			
1.14		1.14			
Census County		Tract	Block		
109		071101	3000	1.14	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460300	1.14	



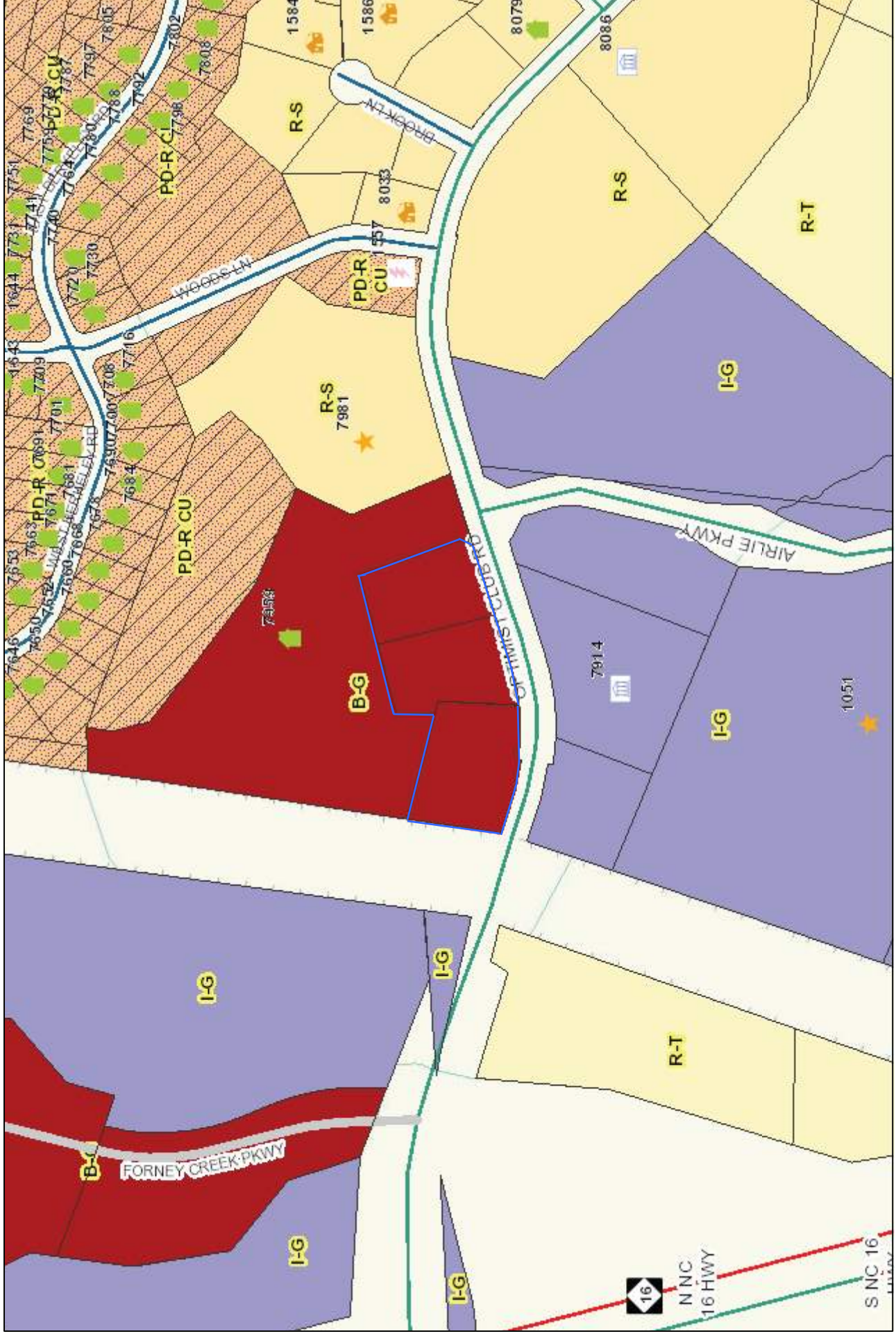
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Photo Not
Available

Parcel ID	91419	Owner	MARKET STREET INVESTMENTS		
Map	4603	Mailing	16930 W CATAWBA AVE SUITE 205		
Account	0189667	Address	CORNELUIS, NC 28031		
Deed	1839 119	Last Transaction Date	08/01/2006	Sale Price	\$0
Plat	16 128	Subdivision	MARKET STREET INVESTMENTS	Lot	2
Land Value	\$126,906	Improvement Value	\$0	Total Value	\$126,906
Previous Parcel	31784				
-----All values for Tax Year 2019 -----					
Description	2 MARKET STREET INVESTME			Deed Acres	1.06
Address	OPTIMIST CLUB RD			Tax Acres	1.061
Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN
Main Improvement				Value	
Main Sq Feet	Stories			Year Built	
Zoning District		Calc Acres	Voting Precinct		Calc Acres
B-G	1.06		WP32	1.05	
			TA37	0.01	
Watershed		Sewer District			
	1.06		1.06		
Census County		Tract	Block		
109	071101		3000	1.05	
109	071101		3011	0.01	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710460300	1.06	

Conditional Use Permit #402
subject property is outlined in blue



March 8, 2019

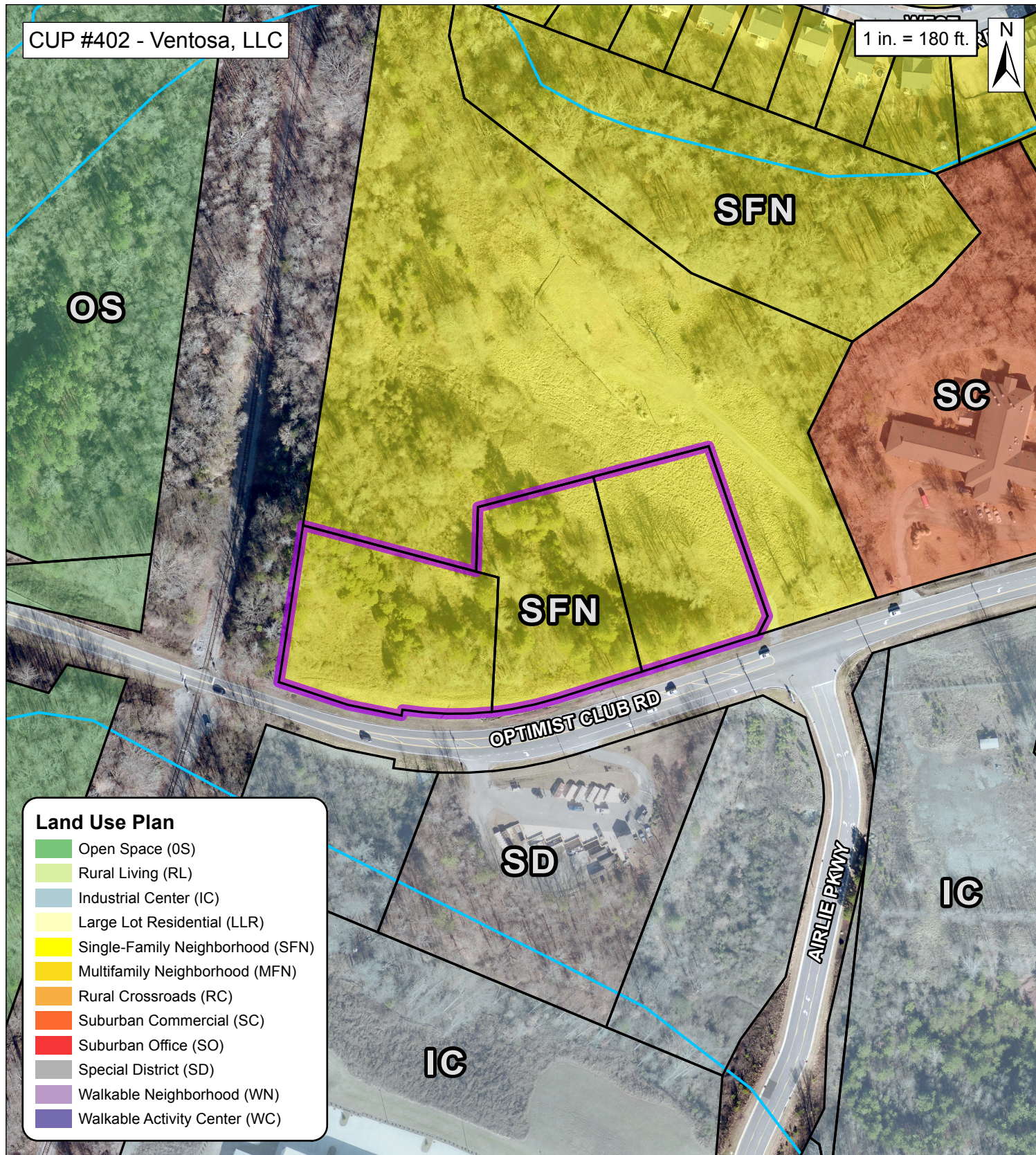
Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 300 feet

CUP #402 - Ventosa, LLC

1 in. = 180 ft.



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

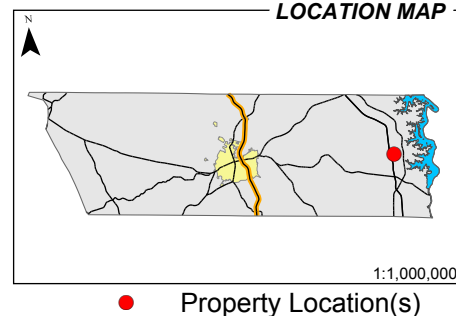
Parcel ID# 02876, 91418 & 91419

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



OPTIMIST CLUB ROAD MINI-STORAGE

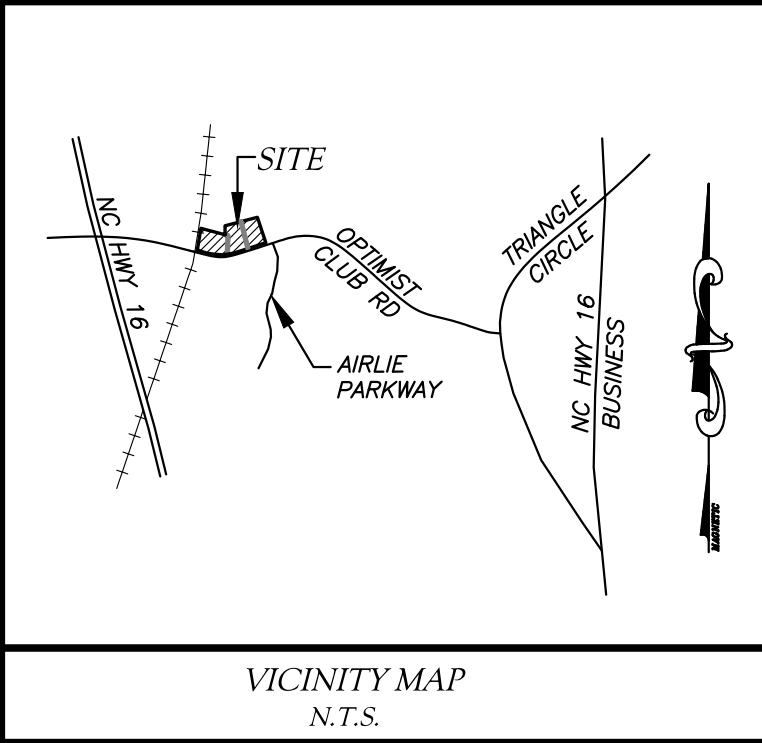
OPTIMIST CLUB ROAD
DENVER, CATAWBA SPRINGS TOWNSHIP, NORTH CAROLINA 28037
LINCOLN COUNTY

CIVIL PLANS

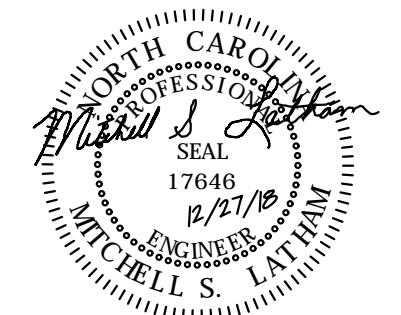
FOR

VENTOSA, LLC

218 WEST MAIN STREET
LINCOLNTON, NC 28092
P.O. BOX 9
LINCOLNTON, NC 29093
PHONE: (704) 735-9001
davidecjr@mac.com



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



**NOT
ISSUED FOR
CONSTRUCTION**
DECEMBER 27, 2018
DATE

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LINCOLNTON, NC 28092
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OPTIMIST CLUB RD MINI-STORAGE
OPTIMIST CLUB RD DENVER, NC 28037

COVER


REVISIONS

PROJECT NO.: 2018.42
SCALE: N.T.S.
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:

C

SHEET INDEX	
Sheet Number	Sheet Title
C	COVER
C1.0	SITE PLAN-PHASE I
C1.1	SITE PLAN



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.

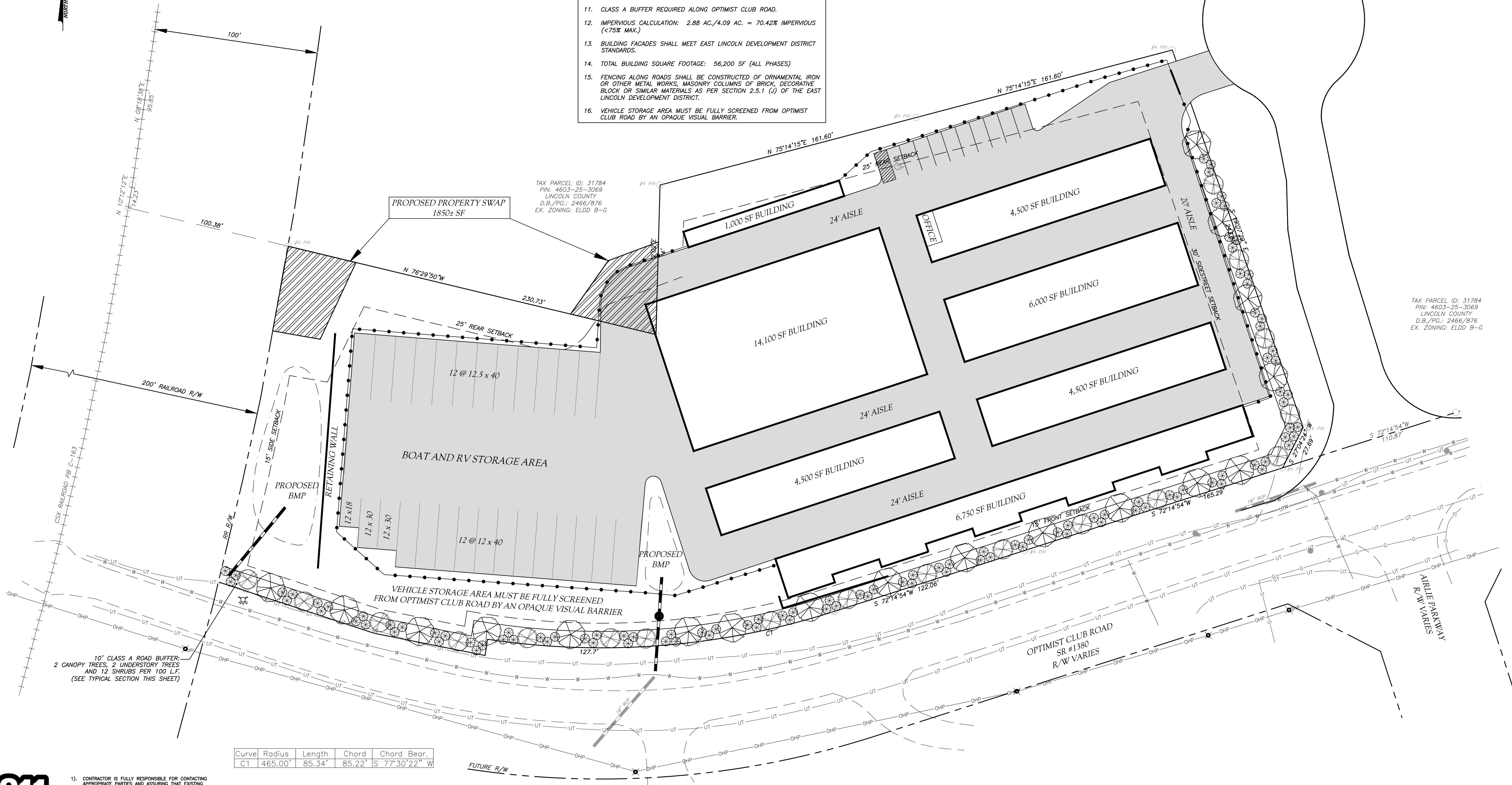
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



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Curve	Radius	Length	Chord	Chord Bear.
CT	465.00'	85.34'	85.22'	S 77°30'22" W

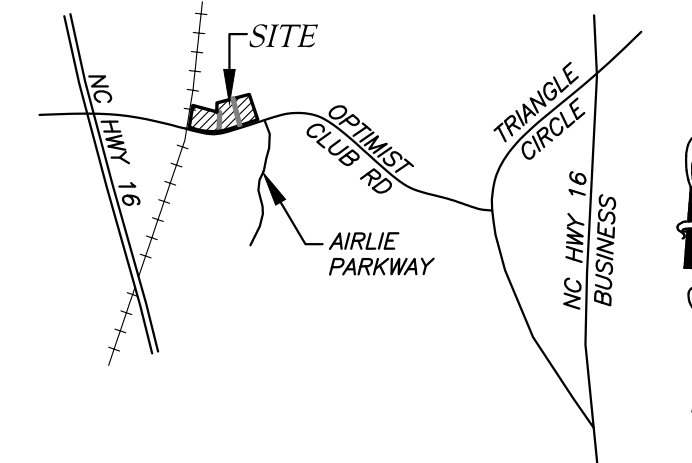


SITE NOTES:

1. TAX PARCEL IDS: 02876, 91418, 91419
PIN: 4603-24-1751, 4603-24-3776, 4603-24-5841
D.B./PG.: 2640/376, D.B./PG.: 1839/119
SITE AREA: ±4.09 ACRES
2. SITE ADDRESS: OPTIMIST CLUB ROAD
DENVER, NC 28037
3. PROPERTY ZONING: ELDD B-G
EXISTING USE: VACANT
PROPOSED USE: SELF STORAGE FACILITY
4. SETBACKS:
FRONT SETBACK: 15' MIN.
SIDE YARD: 15'
SIDE STREET: 30'
REAR YARD: 25'
5. PROTECTED WATERSHED: N/A
6. FEMA FLOOD PANEL: #3710460300, DATED: 08/16/2007
THIS PROPERTY IS NOT LOCATED IN A REGULATED FLOODPLAIN
7. SURVEY & TOPO INFORMATION PROVIDED BY:
DEDMON SURVEYS (DATED 6/24/14)
3704 NC HIGHWAY 16 BUSINESS NORTH
DENVER, NC 28037
704-483-4908
8. PARKING REQUIREMENTS: 5 SPACES + 100 UNITS
5+ 312 UNITS/100 = 5 + 3.12 = 9 SPACES + 1 HANDICAP
9. CLASS A BUFFER REQUIRED ALONG OPTIMIST CLUB ROAD.
10. IMPERVIOUS CALCULATION: 2.88 AC./4.09 AC. = 70.42% IMPERVIOUS (<75% MAX.)
11. BUILDING FACADES SHALL MEET EAST LINCOLN DEVELOPMENT DISTRICT STANDARDS.
12. TOTAL BUILDING SQUARE FOOTAGE: 56,200 SF (ALL PHASES)
13. FENCING ALONG ROADS SHALL BE CONSTRUCTED OF ORNAMENTAL IRON OR OTHER METAL WORKS, MASONRY COLUMNS OF BRICK, DECORATIVE BLOCK OR SIMILAR MATERIALS AS PER SECTION 2.5.1 (J) OF THE EAST LINCOLN DEVELOPMENT DISTRICT.
14. VEHICLE STORAGE AREA MUST BE FULLY SCREENED FROM OPTIMIST CLUB ROAD BY AN OPAQUE VISUAL BARRIER.

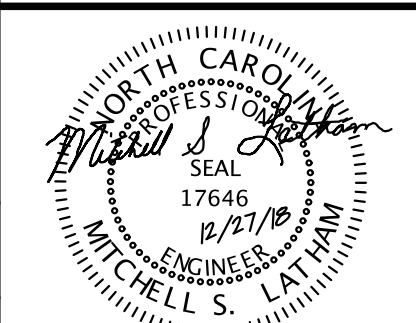
TAX PARCEL ID: 31784
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LINCOLN COUNTY
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EX. ZONING: ELDD B-G

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D.B./PG.: 2466/876
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VICINITY MAP
N.T.S.

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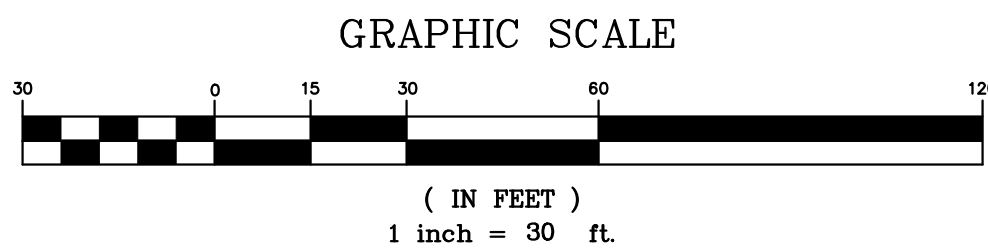
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218 WEST MAIN STREET
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PHONE: (704) 735-9001
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**OPTIMIST CLUB RD MINI-STORAGE
OPTIMIST CLUB RD DENVER, NC 28037
SITE PLAN-PHASE I**

REVISIONS
PROJECT NO.: 2018.42
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL
SHEET NO:

C1.0

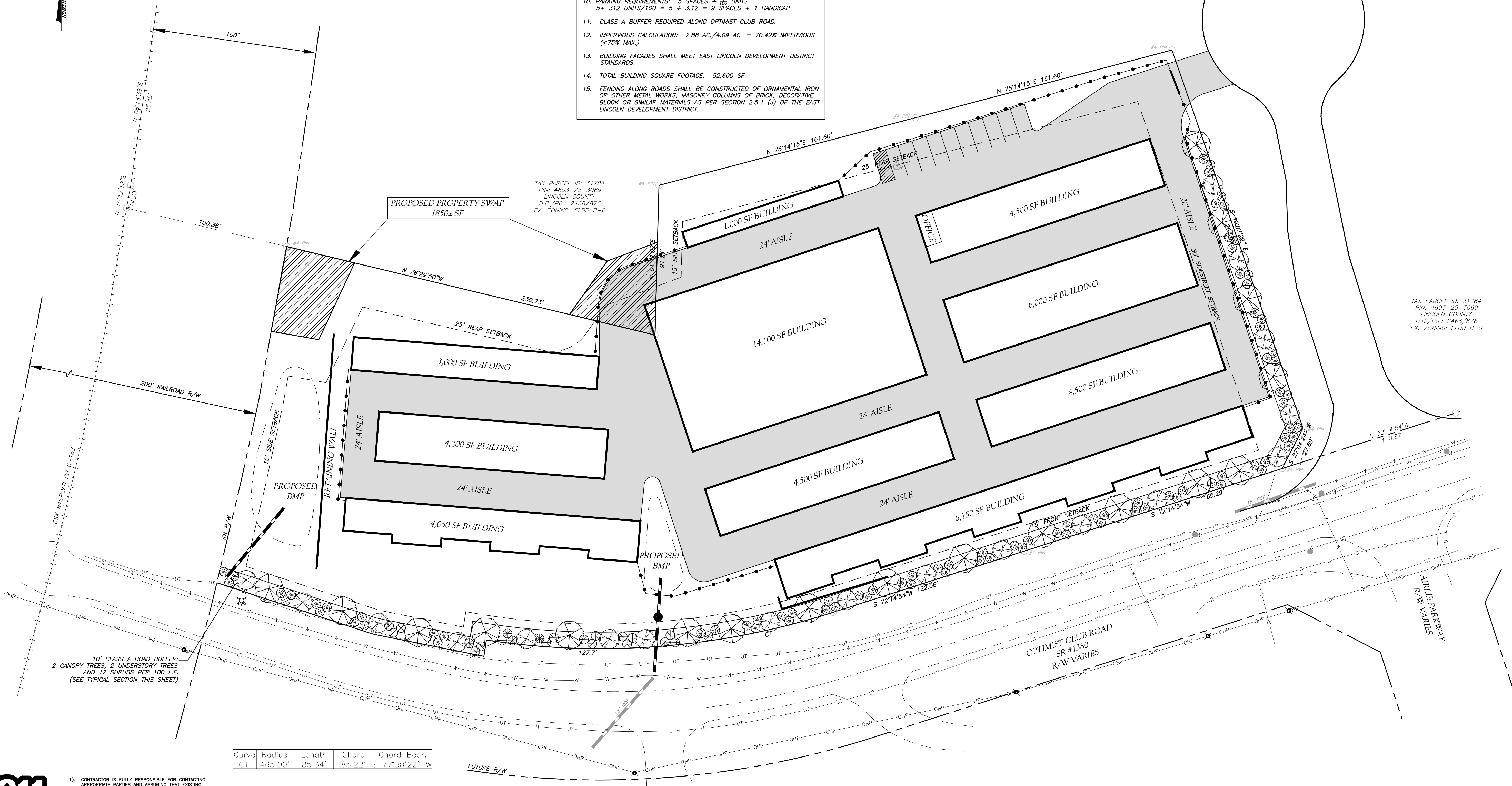




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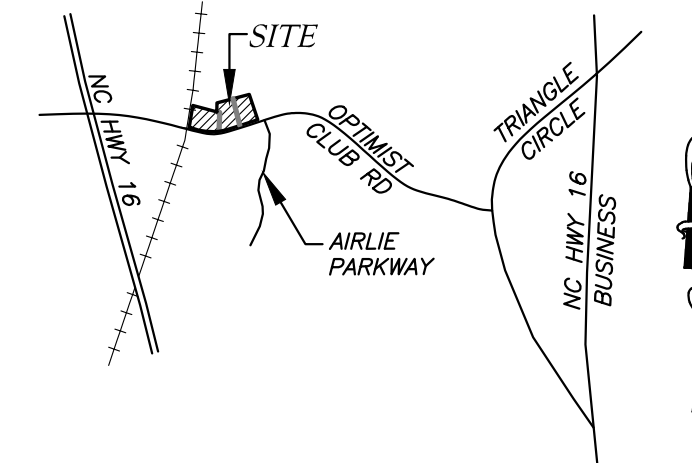


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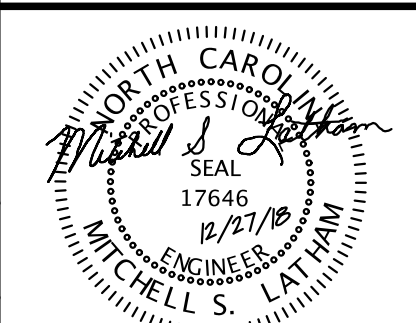
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