



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: December 13, 2019

Re: CZ #2020-1
Scott O'Neil, applicant
Parcel ID# 34692

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 6, 2020.

Request

The applicant is requesting the rezoning of a 4.1-acre tract from R-SF (Residential-Single Family) to CZ I-G (Conditional Zoning General Industrial) to permit a self-storage facility. This property is located in the Eastern Lincoln Development District (ELDD). A self-storage facility is a permitted use in the I-G district and a conditional use in the ELDD overlay district. A site plan has been submitted as part of the rezoning application. Also included are minutes from a Dec. 3 community involvement meeting. (The site plan was revised in response to comments received at the meeting.) Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could be developed only for the specified use in accordance with the approved site plan.

Site Area & Description

The subject property is located on the east side of N.C. 16 Business south of Balsom Ridge Road. It is adjoined by property zoned R-SF, I-G and B-N (Neighborhood Business). (Requests by a different applicant to rezone an adjoining 4.1-acre tract from R-SF to I-G and to rezone an adjoining 0.78-acre lot from B-N to I-G are also scheduled for public hearings on Jan. 6.) Land uses in this area include industrial, business and residential. The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center, a classification that includes storage as a primary land use.

Environmental

This property is located in a WS-IV Protected Area watershed district, which limits the impervious coverage of a development to 36% of the site, or 70% with stormwater treatment and retention. The applicant is planning to utilize the high-density option, which requires engineered stormwater plans to be submitted and approved through a conditional use permit process.

Additional Information

Permitted uses

Under current R-SF zoning: site-built houses, modular homes, church.

Under proposed CZ I-G zoning: self-storage facility.

Adjoining zoning and uses

East: zoned R-SF, site of stormwater pond that serves Balsom Ridge Business Park.

South: zoned R-SF, undeveloped tract proposed to be rezoned to I-G.

West (opposite side of N.C. 16 Business): zoned B-N, historic Mundy House and building owned by Lincoln County Historical Association.

North: zoned B-N, R-SF and I-G, residence and portion of tract that includes Balsom Ridge stormwater pond.

Staff's Recommendation

Staff recommends approval of the rezoning request. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2020-1**

Applicant **Scott O'Neil**

Parcel ID# **34692**

Location **east side of N.C. 16 Business south of Balsom Ridge Drive**

Proposed amendment **rezone from R-SF to CZ I-G to permit a self-storage facility**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Land Use Plan as an Industrial Center, a classification that includes storage as a primary land use.

This proposed amendment **is reasonable and in the public interest** in that:

This property is located in an area that is largely zoned industrial. The storage area will be buffered/screened from N.C. 16 Business and Balsom Ridge Road and from adjoining properties. The proposed development will provide a service to boat and RV owners and others who need storage space.



Conditional Zoning District 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 SCOTT O'NEIL AND CARMEN O'NEIL

Applicant Address 6971 GOLDEN BAY COURT, SHERRILLS FORD NC 28673

Applicant Phone Number 704-737-2122

Property Owner Name LEE KILLIAN AND ERNESTINE KILLIAN

Property Owner Address PO BOX 22 DENVER NC 28037

Property Owner Phone Number 704-740-6791

PART II

Property Location 00 N HWY 16 DENVER, NC 28037

Property ID (10 digits) 3695789420 Property size 411

Parcel # (5 digits) 34692 Deed Book(s) 966 Page(s) 271

PART III

Existing Zoning District FLOOR-SF Proposed Zoning District U-1-G

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

CURRENTLY A ADDED LOT WITH NO EXISTING
STRUCTURES

List the proposed use or uses of the property.

SELF-STORAGE FACILITY

APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)
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.

[Signature] Date 7/9/19
Applicant's Signature

Community Involvement Meeting Minutes

Date: Tuesday, December 3, 2019 - 7:00 p.m.

Location: Denver Fire Department, Denver, N.C.

Purpose: To provide information and get feedback from the community, regarding the proposed rezoning of 3.87 acres of land from Residential-Single Family to Industrial General for a storage facility.

Introduction

Scott O'Neil introduced himself and his wife Carmen O'Neil and that they are seeking approval to rezone approx. 4 acres of land on N Hwy 16 for a storage facility.

Before sharing the details of the actual site plan, Scott shared some history relating to living in the Lake Norman community for the past 20 years (11 years in Sherrills Ford) as well as he and Carmen being full-time employees and will be joint owners of this new business. He also shared that they have over 15 years of property management experience in owning and managing 3 well-established, well-maintained, and attractive rental investment properties in the area.

The Facility

Scott shared the following information:

- Mission is to provide a clean, attractive, safe & secure 4-acre Boat Storage, RV Storage and Self-Storage facility to the local community
- Reasons why they chose this location
 - Conveniently located next to Lake Norman where the current and projected demand for boat storage is strong
 - Close to home with growth potential in the surrounding area
 - Accessible to nearby boat ramps/marinas for boat storage needs
 - Industrial area on busy Hwy 16 so it's not right next door to residential homes but it provides high traffic exposure
 - Affordable land to keep costs down to create more competition in the area and therefore lower customer prices for the community
- The facility will accommodate approx. 200 units (60% Fully Enclosed Units / 40% Open/Covered Units), will vary in size and will take up approximately 2.7 acres (70%) of the proposed 3.87 acres of land (30% will be undeveloped and nicely landscaped)

- There will be an electronic gate control (keypad), motion-sensor lighting and security monitored cameras
- An opaque fence will surround the proposed site for extra security
- Construction will be done in 3 phases (timing depends on occupancy rate)
- All enclosed building structures will be built with steel (color TBD)
- The driveway/roads will be asphalt, gravel, or a combination (material TBD)
- A retention pond will be engineered for storm water/erosion control, built to code, and reviewed by a 3rd party
- Landscaping buffer will surround the proposed site where applicable and to code (Class “C” buffer – evergreens, canopy trees, and shrubs)
- Plan is to have the facility available to customers 24/7
- Access to facility will be from Hwy 16 with plenty of room to not block traffic
- No plan to have gas, propane, or water connection on site (there will be no flushing from boats or any other recreational vehicles)
- Fully automated/website-driven and no employees or office will be on-site

Open Discussion:

- Resident asked why handicapped parking was needed if the business is going to be website-driven. Scott explained that this required by code and Randy Hawkins, zoning administrator, provided examples of where parking would be needed in any situation.
- Resident asked if a 50 ft set back from Hwy 16 was enough to allow for the future Hwy 16 widening project. Resident provided an example of a vehicle pulling a 30 ft boat up to the key code and possibly blocking Hwy 16 if the widening project takes away 15 ft of the set back. This would especially be the case in the summer when boating season would be at its busiest time for the storage facility. Another resident responded by saying the widening of Hwy 16 has been planned for 50 years already and nothing has happened yet. Scott replied that he would investigate in more detail to see if it is an issue or not.

- Resident asked what is on property to the right of the land. Randy explained to the group that Race City Steel is applying for rezoning to Industrial General and that the public hearing would be the same meeting as Scott's.
- Resident asked for the current zoning of the land. Scott answered that it is currently zoned as Residential-Single Family and Randy added that the original zoning dated back to 1993 and is out of place with the current Industrial zoning in that area.
- Resident recommended that there should be electricity at each parking unit for RV/Boat charging/hook-ups. Scott thanked the resident for the recommendation and said he would consider having it for the future site.
- Resident asked Scott how he would control oil leakage/spills from vehicles that are parked on site. Scott answered that the clean-up would be the responsibility of the lessee and be outlined/covered in the lease agreement.
- Denver Mini Storage owner shared that he does not have outdoor storage or enclosed storage units with wide enough doors to park boats/RV and sends a few calls a week to other storage facilities. He further added that he agreed that the business demand is there and that he would also build canopies and enclosures large enough to cater for boats/RV's himself if he had the extra land.
- Resident asked if there will be lights on throughout the night even though it is in an industrial area. Scott replied with that there will be motion-sensor lights to avoid that and ultimately save on electricity.
- Multiple residents shared that there are a lot of traditional self-storage facilities out there saturating the market and that the self-storage business is going backwards in terms of their occupancy rates. They further recommended to stick to the outdoor parking, canopy parking, and enclosed parking as much as possible. Scott thanked him for their recommendations.
- Resident asked what market research or indicators were used to discover the current boat/RV storage demand that was mentioned. Scott answered that from personal experience when trying to find a place to store their own boat. The only available options were to park your boat outdoors at a traditional self-storage facility where they have an area fenced off for boat/RV parking or they have a few open spots but nothing that is fully enclosed or even with just a cover over it to keep the sun off to protect your expensive asset. Scott further added that he visited Mr Storage when they were building their 24-unit canopy parking and there were over 45 people already on the waiting list before the construction has been completed.





- Resident shared that the best storage opportunities are in Phase 2 of the site plan where the first canopy would be constructed and that Phase 1 has more of the traditional self-storage units that would be competing with an already saturated market. Scott thanked the resident for the recommendation. Same resident also asked if there was a time limit in finishing phase 2 and 3. Randy answered that there is not a time limit.
- Resident asked how tall the canopy height will be. Scott said that they will probably be at least 10 ft tall but not taller than 15 ft. He also asked for the size of the Phase 3 enclosed units and the width and height of the door. Scott replied 12 ft wide x 30 ft long units with a 10 ft wide door and at least a height of 10 ft.
- Denver Mini Storage owner asked about how wide are the corridors and if you could back a 20 ft trailer into one of the enclosed units easily. Scott indicated that the corridors are 24 ft where the parking spots are on a slant and 30 ft if they are not on a slant. Same resident indicated that 24 ft and 30 ft will be tight as from his experience, his customers are bumping into everything with a 22 ft corridor and 30 ft wide for the bigger units. Same resident indicated that he had an expansion 12 years ago and made all the corridors bigger. Scott thanked him for his recommendation
- Resident recommended not dressing up more than necessary as it is an industrial park, just the front of the facility and immediate sightline with brick to keep the community looking nice. Scott replied that they will consider brick up to the where it can be seen but that it would not make sense if the wooded lots next to it block the view.
- Resident asked if Phase 1 of the site plan requires the storm water retention pond in the back. Randy indicated that if Phase 1 is less than about a third of the property, you could get away without, but he recommended that it be done at one time to ensure all the storm water is directed to the correct spot.
- Resident asked when construction is expected to start and how long will it take to complete. Scott replied that he anticipates closing on the property end of January if the property is approved for rezoning and then at least 6 months of construction to get Phase 1 completed. Randy reminded Scott that there also will be a storm water plan hearing and could delay those plans.

Scott and Carmen thanked the residents for coming to the meeting and voicing their concerns, comments and for making such great recommendations to consider. The meeting was adjourned and was closed with the announcement that the hearing meeting would take place on Jan 6th.

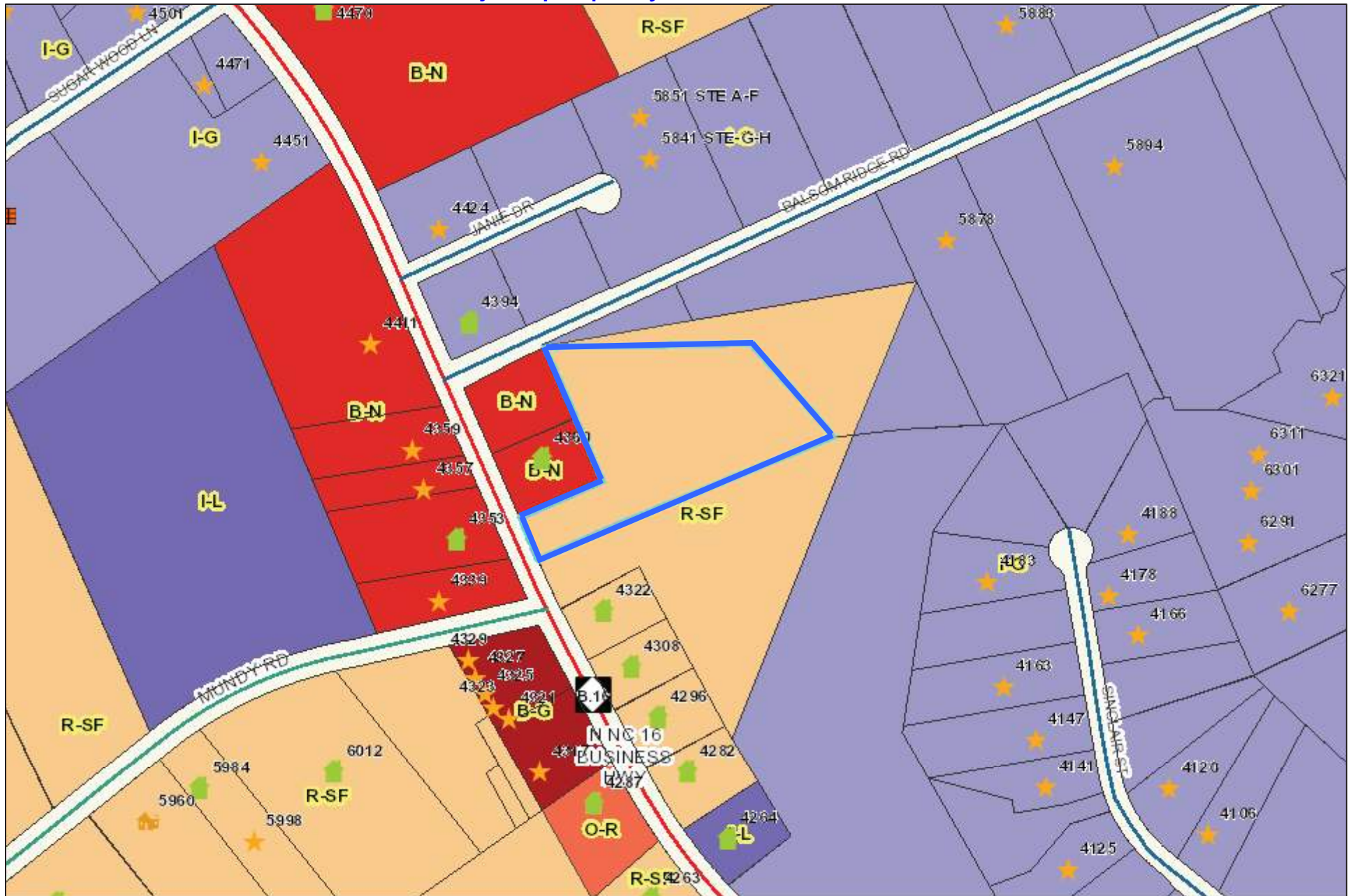
CZ #2020-1 Scott O'Neil, applicant

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	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: 11/12/2019 Scale: 1 Inch = 200 Feet																																																																																																
																																																																																																	
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CZ #2020-1
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November 12, 2019

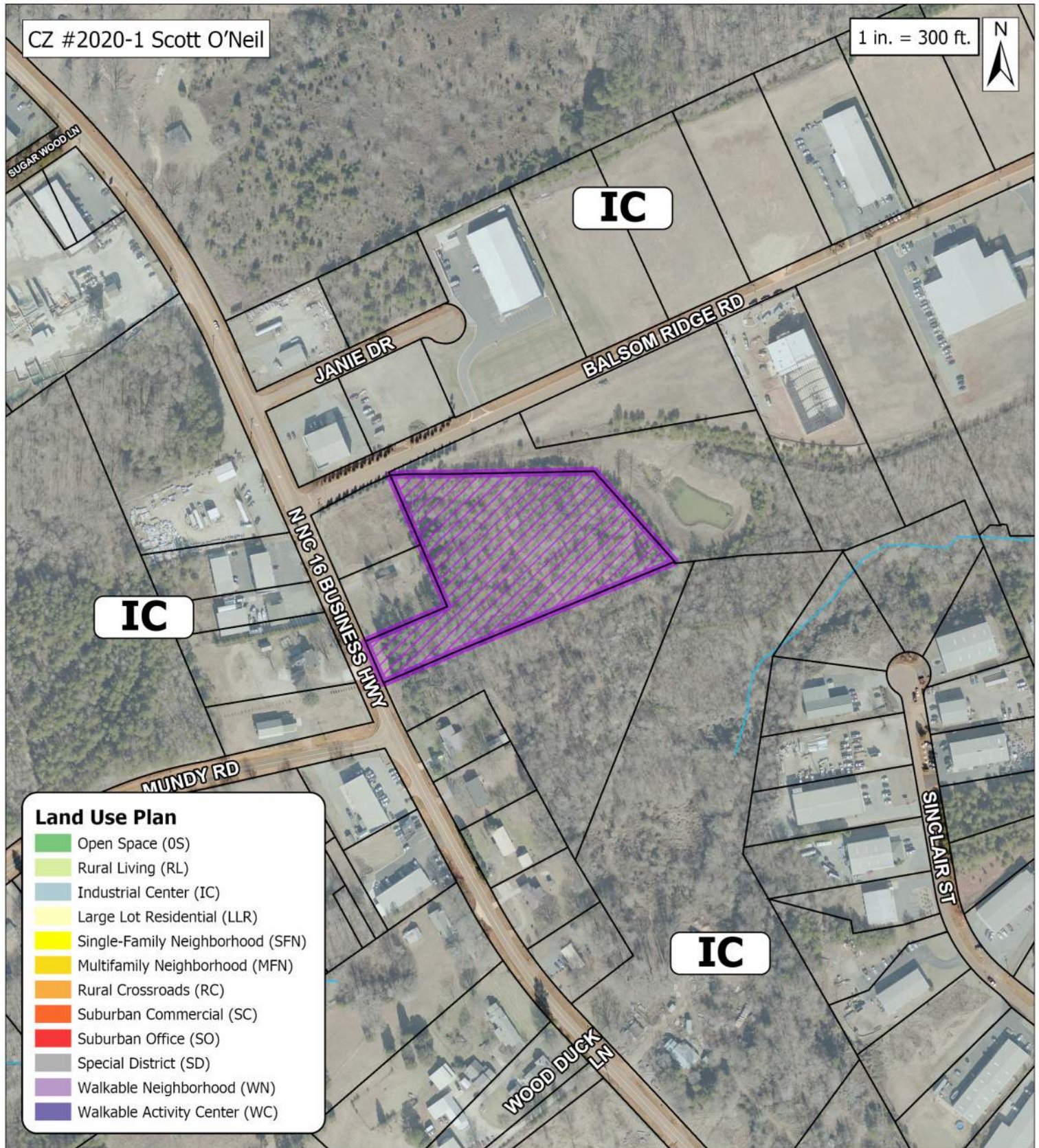
Esri, Inc., Lincoln County, NC

0 100 200 Feet
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1 inch = 300 feet

CZ #2020-1 Scott O'Neil

1 in. = 300 ft.



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

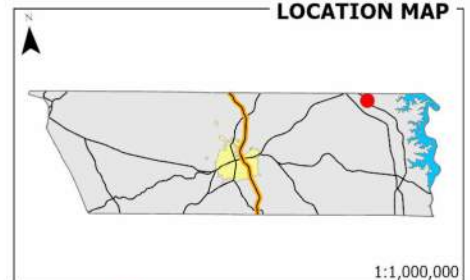
Parcel ID# 34692

 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

LOCATION MAP



 Property Location(s)

REVISIONS	

PROPOSED SITE LAYOUT FOR:
O'NEIL STORAGE
00 N HWY 16
DENVER, NC 28037

PROJECT NO.: P1909
CONTACT: M. SEMENOVICH
DRAWN BY: MS/AP
DATE: 12/09/2019

SHEET:
PROPOSED
SITE PLAN

SITE INFORMATION			
PROPOSED FULLY ENCLOSED AND COVERED PERSONAL STORAGE FACILITY .			
UNIT COUNT			
PHASE 1			
FULLY ENCLOSED	72		
OPEN WALL CANOPY	49		
TOTAL UNITS		121	
PHASE 2			
FULLY ENCLOSED	25		
OPEN WALL CANOPY UNITS	51		
TOTAL UNITS		76	
TOTAL 197 UNITS			
PARKING PROVIDED	1 VAN ACCESSIBLE		
	4 STANDARD		
	5 PARKING TOTAL		
IMPERVIOUS DATA			
TOTAL AREA	168,315 SF	3.87 ACRES	
IMPERVIOUS PERCENT ALLOW 70 PERCENT	117,820 SF		
IMPERVIOUS ACTUAL	115,484 SF		
PERVIOUS AREAS ACTUAL	52,831 SF		
TOTAL PERVIOUS PERCENTAGE	31.39 %		
TOTAL IMPERVIOUS PERCENTAGE	68.61 %		
TOTAL IMPERVIOUS PERCENTAGE ALLOWED	70.00 %		

