



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: July 8, 2020

Re: Watershed Conditional Use Permit #23
Scott O'Neil, applicant
Parcel ID# 34692

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 3, 2020.

REQUEST

The applicant is requesting a conditional use permit to allow the use of the high-density option in the WS-IV Protected Area of the Catawba River/Lake Norman Watershed. The applicant is planning to develop a 4.1-acre site for a self-storage facility. A preliminary plan for the facility was approved in January in a rezoning of the property to a conditional zoning district. The high-density option would allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. Otherwise, in this watershed district, non-residential developments that require an erosion control plan are limited to a built-upon area of 36 percent. In this case, a built-upon area of approximately 63 percent is proposed.

SITE AREA AND DESCRIPTION

The subject property is located on the east side of N.C. 16 Business south of Balsom Ridge Road. It is zoned CZ I-G (Conditional Zoning General Industrial) and is adjoined by property zoned I-G, B-N (Neighborhood Business) and R-SF (Residential-Single Family). (The property zoned R-SF is part of a parcel that contains a stormwater pond that serves the Balsom Ridge Business Park.) 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.

HIGH-DENSITY OPTION REQUIREMENTS

Under the water-supply watershed regulations of the Lincoln County Unified Development Ordinance, the Catawba River/Lake Norman watershed is designated for the use of the high-density option. The option requires the use of stormwater control structures to control and treat the runoff from the first one-inch of rain. The structures must be designed to meet the Best Management Practices (BMP) standards of the N.C. Department of Environment Quality. In this case, the plans call for a stormwater pond.

The regulations require the developer to post a bond or other financial security in an amount not less than 1.25 times the cost of constructing the necessary stormwater control structure. In addition, a binding agreement must be signed, requiring the owner to maintain, repair and, if necessary, reconstruct the structure in accordance with an approved operations and maintenance plan. Once the stormwater control structure have been constructed and inspected, and prior to the release of the financial security, the applicant is required to deposit with the county either cash or a similar approved instrument in an amount equal to 15 percent of the total construction cost or 100 percent of the cost of maintaining the structure over a 20-year period, whichever is greater.



County Of Lincoln, North Carolina

Planning Board

Application No. **WSCUP #23**

Applicant **Scott O'Neil**

Property Location **N.C. 16 Business**

Parcel ID No. **34692**

Proposed Conditional Use **high-density option for 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:



Watershed Conditional Use Permit

Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092

PART I

Applicant Name Scott O'Neil

Applicant Address 6971 Golden Bay Court, Sherrills Ford, NC 28673

Applicant Phone Number 704-737-2122

Property Owner Name Scott O'Neil & Carmen O'Neil

Property Owner Address 6971 Golden Bay Court, Sherrills Ford, NC 28673

Property Owner Phone Number 704-737-2122

PART II

Property Location N NC 16 Business Hwy, North of Mundy Road and South of Balsom Ridge Rd

Property ID (10 digits) 3695189420 Property size 4.11 acres

Parcel # (5 digits) 34692 Deed Book(s) 2879 Page(s) 843

PART III

Watershed District WS-IV

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

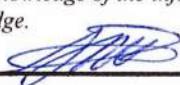
The property is currently mainly wooded with no structures

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit.

The proposed project is for a covered boat storage facility. The facility will be 63.29% impervious. Runoff will be controlled for the first one inch of rainfall per the high density option for projects between 24 and 70 percent impervious.

\$1,000.00 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 

5/7/2020

Date

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

Application No. **WSCUP #23**

Applicant **Scott O'Neil**

Property Location **N.C. 16 Business**

Parcel ID No. **34692**

Proposed Conditional Use **high-density option for 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 will be obtained from NCDOT. The self-storage structures will be built to code. Stormwater controls will be provided.

2. The use meets all required conditions and specifications.

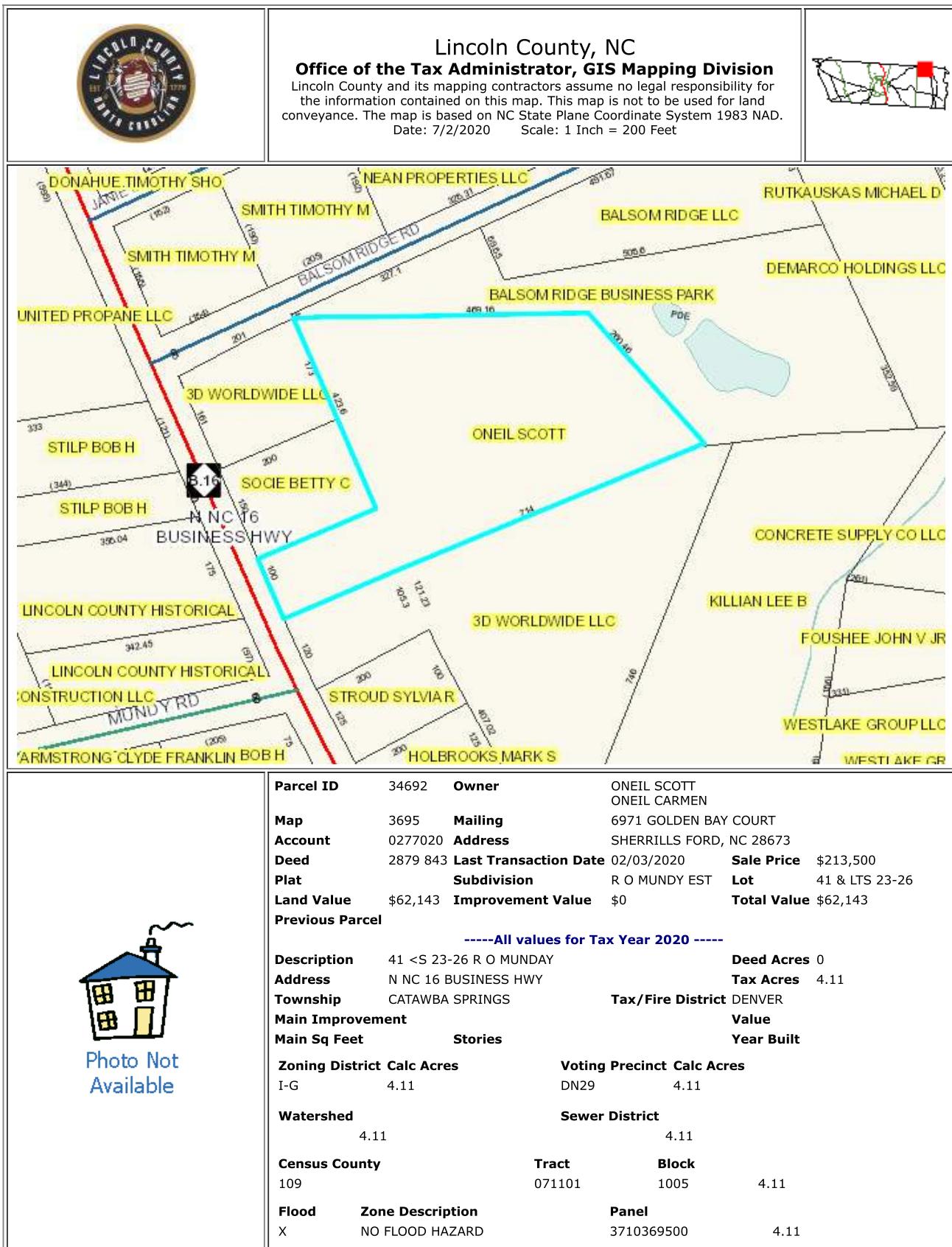
The stormwater plans have been prepared by a professional engineer and have been reviewed by a certified stormwater plans reviewer and by county staff and found to comply with all requirements.

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

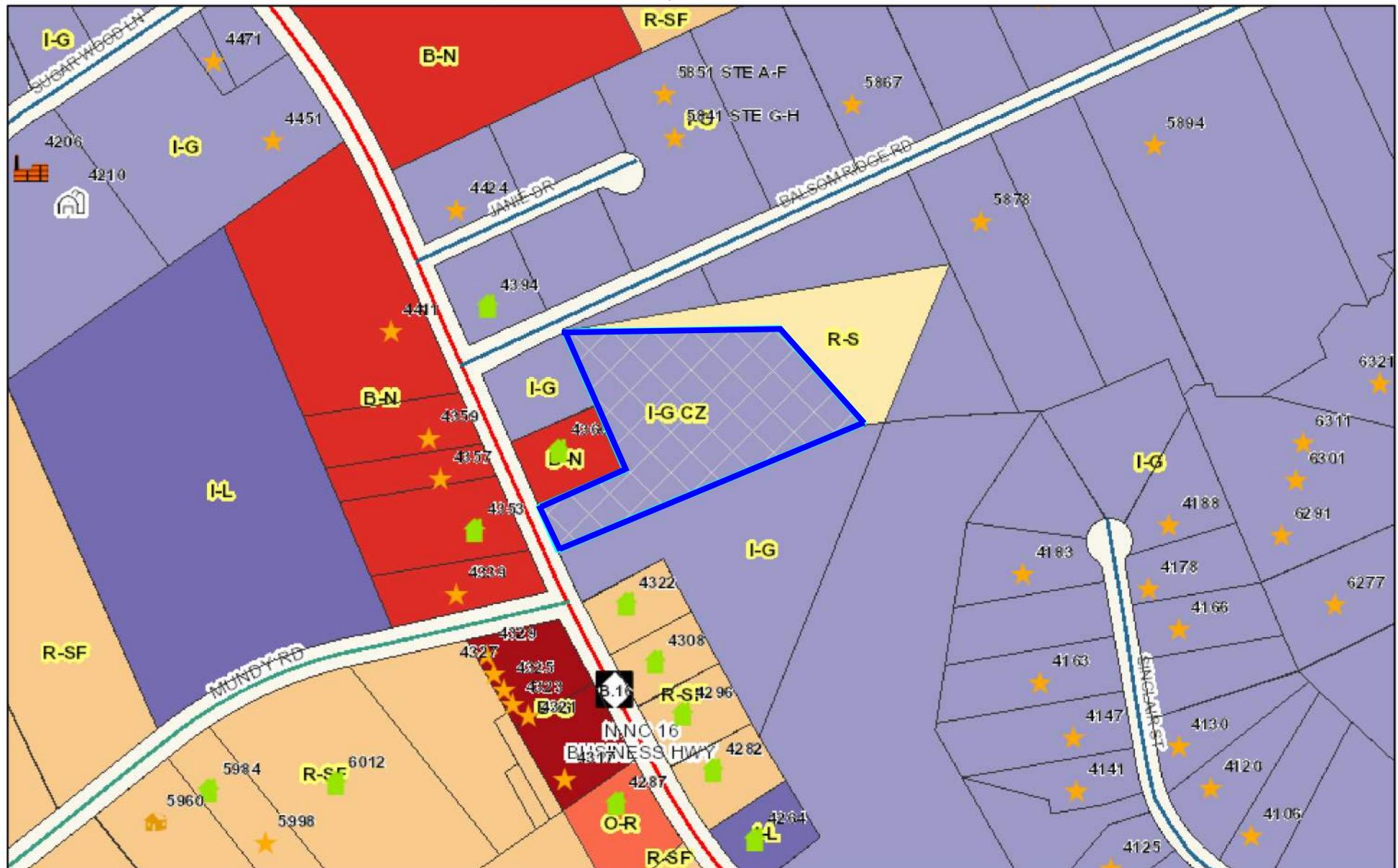
This property is adjoined by property zoned industrial and is located in an area that includes business and industrial uses.

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 an Industrial Center, a classification that includes storage as a primary land use.



WSCUP #23
subject property is outlined in blue



July 2, 2020

1:3,600

0 0.03 0.06 0.1 0.12 mi
0 0.05 0.1 0.15 0.2 km

Esri, Inc., Lincoln County, NC

WSCUP #23 Scott O'Neil

1 in. = 200 ft.



JANIE DR

IC

BALSOM RIDGE RD

IC

IC

N NC 16 BUSINESS HWY

IC

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)

Parcel ID# 34692

- Property Location(s)

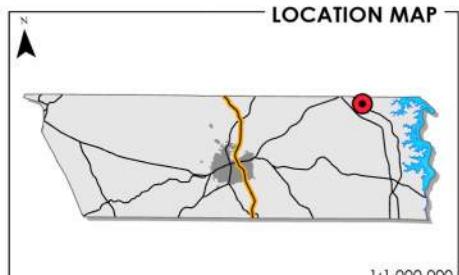
See Attached Application for Parcel Information

Property Location(s) Outlined in Yellow.



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



1:1,000,000

Property Location(s)

O'NEIL BOAT STORAGE

Lincoln County, NC

STORMWATER ANALYSIS

Boat Storage Facility

Narrative & Calculations

Prepared For:

O'Neil Boat Storage
Store My Boat LLC
6971 Golden Bay Court | Sherrills Ford, NC 28673



Prepared By:



Ardurra Group North Carolina
3809 Peachtree Avenue | Suite 102 | Wilmington, NC 28403
NC Firm License No. F-0113
910-397-2929

May 4, 2020
(Revised June 10, 2020)

NARRATIVE

Existing Conditions

The site for the proposed boat storage facility for Store My Boat, LLC is located on Business North Carolina Highway 16 near Denver, North Carolina in Lincoln County. The total size is 3.89 acres. The site is presently mostly wooded with no impervious areas. Drainage from the site enters an existing stormwater drainage pond that is northeast of the property and ultimately drains to a WS-IV Watershed, the Catawba River Basin via an unnamed tributary. The site currently has three drainage sub-basins. Approximately 1.33 offsite acres drain onto the property from the western side of the property. The stormwater currently flows overland through the property and discharges from the site in two separate “ravine” type areas along the northern property line. Adjacent to the northern property line just offsite is a swale that directs the stormwater towards the referenced offsite stormwater drainage pond. Approximately 3.07 offsite acres drains onto the property from the south and flows through the site overland and though a main discharge along the northeastern property line. The stormwater then flows to the referenced offsite stormwater drainage pond.

No portion of the site is within the 100-year flood plain.

The Lincoln County Soils Survey indicates that the majority of the undeveloped soils on the site in the project area are roughly split between Cecil Sandy Clay Loam (CeB2) and Pacolet Sandy Clay Loam (PeC2).

There are no wetlands located on the site.

Proposed Conditions

The owner is planning to build covered boat storage areas along with some totally enclosed boat storage areas.

The offsite areas flowing onto the property from the west will be captured along with pervious areas of the proposed site and routed around the new imperious areas to discharge offsite without going through the new stormwater pond.

The offsite areas flowing onsite from the south will be captured in a stormwater piped system and routed along the southern property line and discharged offsite without going through the new stormwater pond. The runoff from a 1-inch rainfall will be collected and stored in the new stormwater pond and discharged over a 2 to 5-day period.

Pipe Sizing Calculation Methodologies

The following calculations were done utilizing the Rational method and the computer program Hydraflow Express by Intelisolve was utilized. The rainfall data from NOAA for the Denver, NC area was entered into the program. The area information on the quantities of impervious surfaces, grassed or wooded areas was also entered into the program. Once the data was entered the program was utilized to provide the calculations.

Pond Sizing Calculations

The pond was sized utilizing the NCDEQ Stormwater BMP Manual. The surface area was determined using Table 1: Piedmont and Mountain SA/DA Table. The storage volume for the runoff from a 1-inch rainfall was determined and an orifice was sized to allow the flow to discharge out over approximately 3.5 days. This meets the Lincoln County requirement of between 2 and 5 days. The pond system was checked for a 100-year storm and an overflow weir was sized in case discharge piping became clogged or failed in some manner. The pond discharges into a riprap area to dissipate the velocity prior to discharge from the site.

Summary

The proposed facility will include a wet detention pond to temporarily store and treat the storm water. The pond facility will be utilized as a sediment basin during construction. Upon completion of construction and establishment of ground cover the sediment barriers will be removed.

Opinion of Probable Cost

O'Neil Boat Storage Wet Pond

N NC Hwy 16 Business

May 5, 2020



Item	Quantity	Unit	Unit Cost	Total Cost
Clearing & Grubbing	0.5	ac	\$10,000	\$5,000
Earthwork	4000	cy	\$20	\$80,000
Erosion Control	1	LS	\$5,000	\$5,000
Emergency Overflow Weir	1	LS	\$5,000	\$5,000
Riprap Discharge Area	1	LS	\$5,000	\$5,000
Initial Grassing	1	LS	\$2,500	\$2,500
Wetlands Plantings	1	LS	\$4,000	\$4,000

Total Construction \$106,500

Construction Contingency \$5,500

Surveying & Engineering \$10,000

Total Wet Pond Cost \$122,000

Opinion of Probable 20-Year Maintenance Cost

O'Neil Boat Storage Wet Pond

N NC Hwy 16 Business

June 18, 2020



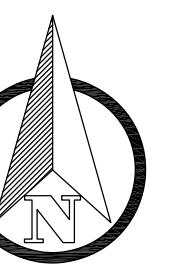
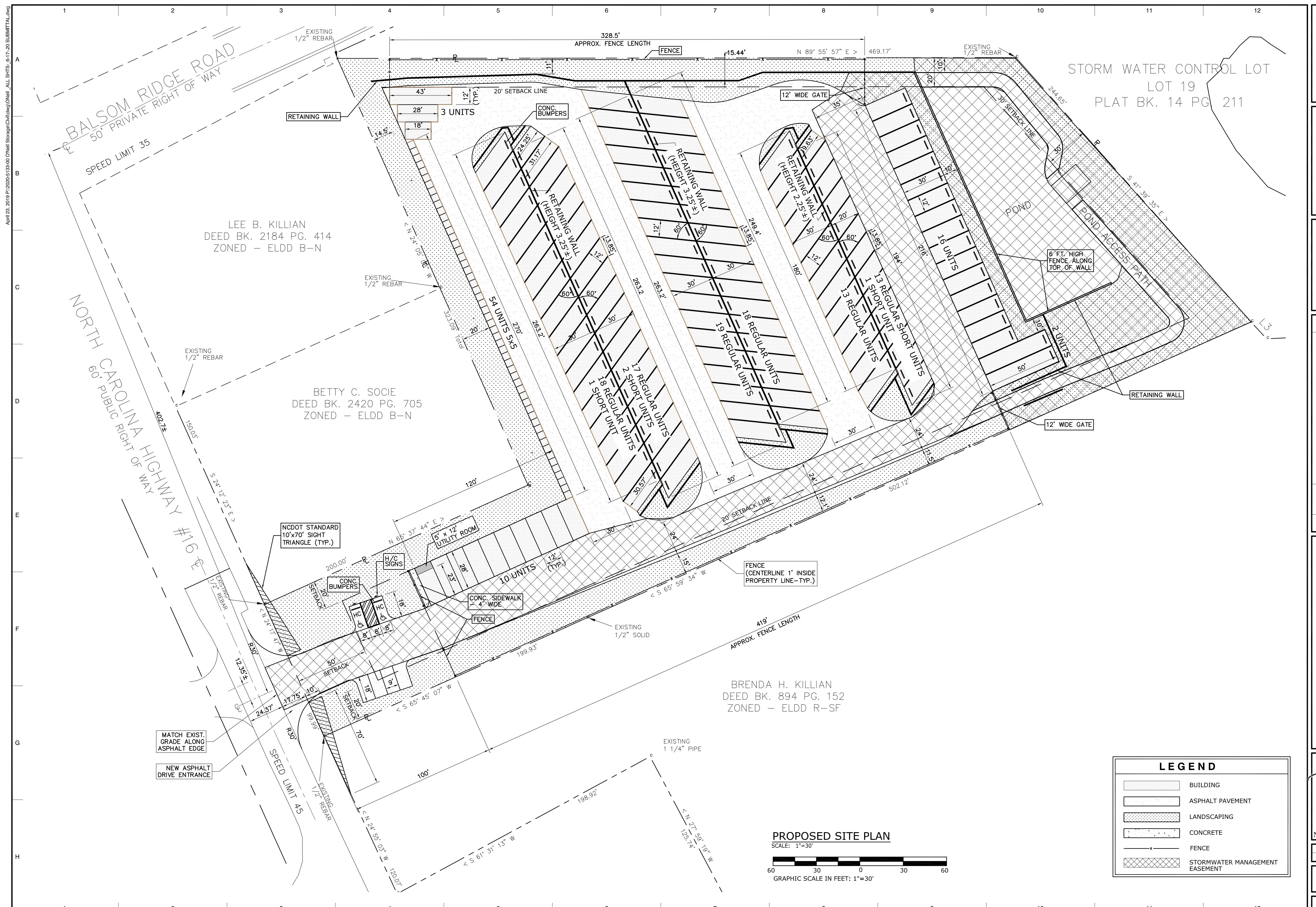
ARDURRA

COLLABORATE. INNOVATE. CREATE.

Ardurra Group North Carolina

Item	Quantity	Unit	Unit Cost	Total Cost
Regular Maintenance (4/yr)	80	ea	\$250	\$20,000
Repair Maintenance (biannual)	10	ea	\$2,000	\$20,000
Excavate Pond Sediment	1	ea	\$10,000	\$10,000
Annual Inspection	20	ea	\$1,000	\$20,000

Total Maintenance Cost \$70,000



ARDURRA

ARDURRA GROUP NORTH CAROLINA
9 Peachtree Avenue, Suite 102
Atlanta, North Carolina 28403
Phone: (910) 397-2929
www.Ardurra.com

O'NEIL STORAGE

OWNER / ADDRESS:
Scott O'Neil
STORE MY BOAT
71 GOLDEN Bay Court.
Sherrills Ford
North Carolina 28673

1	6/22/20	REVIEW COMMENTS			REVISION	BY

PROJECT ADDRESS:
NORTH N.C. 16 BUSINESS HIGHWAY

PROPOSED SITE PLAN

A circular engineering stamp from North Carolina. The outer ring contains the text "NORTH CAROLINA", "PROFESSIONAL", "ENGINEERING", and "CONSTRUCTION". The inner circle contains "11270", "06/22/2020", "DAVID E. CRISER", and "ENGINEER". A handwritten signature "DEAN" is written across the center of the stamp.

NO: 2020-5133-00

05.04.2020

C2

102

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RETAINING WALL ELEVATION TABLE			
WALL POINT	TOP GRADE	TOP WALL	BOTTOM GRADE
1	874.50	877.00	876.50 3.50
2	874.50	877.00	873.00 3.00
9	871.40	871.50	858.00 8.90
9	869.30	875.00	856.00 5.20
5	868.50/864.50	869.00/865.00	862.00 7.00/3.00
6	865.50	875.00	856.00 14.00
2	865.30	863.60	854.20 8.80
9	862.50	863.00	854.20 8.80
9	859.00	863.60	851.70 8.80
15	859.00	859.50	847.70 11.80
31	859.00	859.50	839.00 20.50
37	859.00	859.50	839.00 20.50
15	859.00	859.50	839.00 20.50
18	859.00	859.50	839.00 20.50
15	859.00	859.50	843.00 16.50
15	859.00/852.50	859.50/853.00	843.00 16.50/10.00
37	845.00	845.50	845.00 3.50
18	859.00	859.50	856.00 3.50
15	859.00	859.50	863.00 3.50
20	859.00	863.60	863.00 3.50
23	862.50	863.00	861.20 1.30
27	862.50	863.00	867.00 1.25
23	862.50/860.25	863.00	861.20 0.50/2.75
28	860.60	861.10	860.25 0.80
28	862.50	863.00	860.25 2.75
28	862.5	869.00/864.00	860.25 2.75/3.75
27	862.50	864.00	863.50/860.25 0.50/3.75
28	864.00	864.60	863.00 3.50
28	862.50	864.00	860.25 3.75
15	861.00	863.60	860.25 1.25
31	862.50	863.00	865.25 3.75
37	862.50	863.00	865.25 3.75
15	866.00	866.50	865.25 1.25
34	862.50	863.00	867.80 1.25
15	859.00	863.60	858.00 1.00
15	875.00	875.60	875.00 3.50
37	874.50	875.00	873.70 1.30
15	874.50	875.00	873.00 2.00
15	874.50	875.00	873.90/871.25 1.70/3.75
40	872.00	877.60	871.25 1.25
43	874.50	875.00	870.25 3.75
42	874.50	875.00	870.25 3.75
43	874.50	875.00	874.50 3.50
48	875.00	875.60	875.00 3.50
43	874.30	875.80	870.25 3.50
46	871.00	871.50	873.00 3.50
43	862.50	863.60	858.80 3.00
48	857.00	860.50	867.00 3.00
43	857.00	863.60	857.00 3.50

ALL WALLS EXCEEDING FIVE (5) FEET VERTICAL RELIEF IN HEIGHT MUST BE DESIGNED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER PER SECTION 1807.2 OF THE NORTH CAROLINA BUILDING CODE

