



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: January 14, 2022

Re: CZ #2021-7  
Timothy Dellinger, applicant

Parcel ID# 90501 and 101159

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 7, 2022.*

### Request

The applicant is requesting the rezoning of a 8.41-acre tract from R-SF (Residential Single-Family) to CZ B-G (Conditional Zoning General Business) to permit a self-storage facility, including enclosed storage units, outdoor recreational vehicle storage, and an ice vending station.

Under the Unified Development Ordinance, self-storage facilities with less than 50,000 square feet of gross floor area are a special use in the B-G (General Business) district. The minutes from a November 30, 2021 community involvement meeting are included with the rezoning application.



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### Site Area and Description

The subject property is located at 8179 Webbs Road in Catawba Springs Township. The property is adjoined by property zoned R-SF (Residential-Single Family) and PD-R CU (Planned Development Residential Conditional Use). Land uses in this area are primarily residential with a few business and industrial uses. This property is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for a variety of single-family detached housing types with a density of 1.0 to 2.0 units per acre.

### Staff's Recommendation

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



PLANNING & INSPECTIONS DEPARTMENT  
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## Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. CZ #2021-7

Applicant Timothy Dellinger

Parcel ID# 90501 and 101159

Location 8179 Webbs Road

Proposed amendment rezone 8.41 acres from R-SF (Residential Single-Family) to CZ B-G (Conditional Zoning General Business) to permit a self-storage facility, including enclosed storage units, outdoor recreational vehicle storage, and an ice vending station

This proposed amendment is **not 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 Single Family Neighborhood, suitable for a variety of single-family detached housing types with a density of 1.0 to 2.0 units per acre.

This proposed amendment is **not reasonable** in that:

The proposed commercial development is inconsistent with the predominant residential land use pattern of the surrounding area. The scale and impact of the proposed facility is incompatible with the adjoining residential development.



### 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 Timothy S. Dellinger  
Applicant Address 133 W. Glendale Ave. Mount Holly, NC 28210  
Applicant Phone Number 980-722-8723  
Property Owner Name Timothy S. Dellinger  
Property Owner Address 133 W. Glendale Ave. Mount Holly, NC 28210  
Property Owner Phone Number 980-722-8723

#### PART II

Property Location 8179 Webb Rd. Denver, NC 28037  
4615-11-3881  
Property ID (10 digits) 4615-12-7077 Property size 11.61 ac.  
90501  
Parcel # (5 digits) 101159 Deed Book(s) 2294 Page(s) 79

#### PART III

Existing Zoning District R-SF Proposed Zoning District CZ-BG

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

Property has a greenhouse and is being used for  
agricultural purposes

List the proposed use or uses of the property.

Property will be used for self storage facility, on-site  
office, and a self service ice house vending machine.

**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.*

Applicant's Signature

*Timothy S. Dellinger*

Date

*11-2-21*



Community Involvement Meeting for CZ 2021-7

November 30, 2021

*Applicant and representatives present: Tim Dellinger, Marian Dellinger, Jim Walters*

*Planning staff present: Andrew Bryant, Joshua Grant, Jeremiah Combs*

Marian Dellinger made a brief presentation about the proposed use, as shown on the proposed site plan.

18:04:44 From brucekleinmacbookair : Is the driveway from the greenhouse available from the storage unit area? **No**

18:05:55 From Pam Morgan : What time is the public hearing? **6:30pm on January 3rd**

18:06:34 From Walter : What does the Land Use Plan call for for this site and the portions of the site that are not included in the application? **Single-family neighborhood**

18:06:40 From Pam Morgan : thank you

18:07:35 From Walter : Is the CUP for the solar farm still in place? **Planning staff is working with the County Attorney to confirm, but it is likely still in effect**

18:08:58 From Mat Morgan : How many boats and RVs are permitted on this plan? **116 between parking spaces and covered storage**

18:09:01 From Gail Huss : Entrance would be between two homes located on Burton Lane, correct? That being the home previously owned by the Dellingers and the parsonage owned by Webbs Chapel UMC. Please confirm. **Yes**

18:09:57 From Gail Huss : Or, will the entrance be just prior to the home previously owned by the Dellingers? It's hard to tell from the site plan.

18:10:12 From Karleen Lipe : What about the existing trees, will they all be removed? **As many as possible along northern boundary will be preserved**

18:10:40 From Pam Morgan : are you taking out the home located at 4457 Burton Drive?

18:10:46 From Rob Cartwright : What's planned for the leftover land? If you're not going to put a driveway to Webbs, then there is still plans for the next development. **No immediate plans; for now it will remain zoned for residential use**

18:11:03 From Ron Dwyer to Andrew Bryant - Lincoln County(Direct Message) : 1) Mr. Dellinger is currently a plaintiff in an appeal against the county for denying the rezoning request for the industrial solar farm on this same property. That litigation is ongoing. Has Mr. Dellinger withdrawn from that litigation? **Yes** 2) Does Tim Dellinger own this land? **Yes** 3) Will approval of this request set a

precedent for potential future rezoning requests on the land adjacent to this land - the land on both sides of Webbs road currently owned by Tim's brother? **Each rezoning stands on its own** 4) What will be the height of the vegetation that will shield the storage facility? **Vegetation will be planted on top of 4-6 foot tall berm** Class A RV's average 13.5 feet tall, including a/c units on top of the RV, and a 30 foot boat on a trailer can be 14 feet high. **Buildings will likely be a maximum of 20' tall** 5) Does the Lincoln County Planning Department recommend or approve of this request? Does it fit in the overall Land Use Plan? **A recommendation will be developed after the CIM, and consistency with the Land Use Plan will be a consideration**

18:11:04 From Gail Huss : 4457 Burton Lane is the parsonage owned by Webbs Chapel UMC

18:11:26 From bethfriedman : What is the maximum number of houses this parcel would allow if the land were to be sold for residential use? **About 26 homes without requiring rezoning**

18:11:34 From Joe Zakutney : What data do you have to prove there will be less traffic from this proposal versus houses. We have very few RV's on Webbs today. **According to ITE Trip Generation Manual, single family detached homes generate an average of 10 trips per day and about 1 peak hour trip per day; 26 homes would generate about 260 trips per day; a self-storage facility would generate fewer trips per day on average**

18:11:52 From Karleen Lipe : Does that mean construction over the next several years? **No start date yet; depending upon need, the site will be developed in phases**

18:12:04 From Joe Zakutney : Is the first stage the 40 foot buffer? **Yes**

18:12:08 From Walter : Who will be operating the facility? Will it be flipped to a national storage company? **No, the applicant will operate the facility**

18:12:31 From Mat Morgan : Will this draw boat owners and traffic from Charlotte and elsewhere to this dead end road and make the boat launch busier? **Not sure, but the plan is to serve local needs**

18:12:33 From Pam Morgan : Why is there a need for additional boat storage since there are already storage facilities for boats in the housing developments located at Norman Point, Sailview, Lakewood and Covington? **All existing boat and RV storage sites are full**

18:12:42 From Bob Bonner : Statement: I do not support changing the zoning on this piece of property in any way shape or form. The owners have a long history of pushing property uses through litigation that are not in harmony with the surrounding neighborhoods or the community plan. I do not view this any differently. I completely support the existing zoning of Single Family Residential and I would support development of the property consistent with that zoning.

18:13:00 From Keith Henry : How many homes could be build on this property? **Previously answered**

18:13:03 From AL : What road improvements will be made at the entrance on Burton Lane (turning lane) and the intersection of Burton and Webb to address the large increase in traffic? **No planned improvements other than the driveway; NCDOT will review the driveway permit application**

18:13:35 From Gail Huss : Assuming the open space in the site plan will at some point be turned into additional parking spaces, if needed. Please confirm. **Applicant would have to go back to BOC to modify the site plan**

18:14:15 From Glenn & Patricia Pearson, Lakewood Subdivision : This type of facility was proposed in 2019 by the Dellinger's in a smaller scale, 3.4 acres, the Planning Dept found at the time that it was not consistent with the Lincoln Co Land Use Plan. There has not been any change in the area. There seems to be no reason to rehash the same thing. **There was a similar proposal several years ago that did not make it to a public hearing. It was inconsistent with the Land Use Plan, and this proposal is still inconsistent with the Land Use Plan.**

18:14:24 From Walter : What HOA's have they spoken to?? **Lakewood and Sail View boards**

18:14:25 From Rob Cartwright : Which HOA members have you spoken to? Sailview only?

18:14:34 From Keith Henry : How many boats and RV's can be stored here?

18:14:40 From Joe Zakutney : Statement: Agree with Bob. I do not support changing the zoning on this piece of property in any way shape or form. The owners have a long history of pushing property uses through litigation that are not in harmony with the surrounding neighborhoods or the community plan. I do not view this any differently. I completely support the existing zoning of Single Family Residential and I would support development of the property consistent with that zoning.

18:15:12 From bethfriedman : The Lakewood HOA is NOT in support of this project or the rezoning of this land.

18:15:30 From AL : Is Little Creek access area able to accommodate the increase in traffic? It is already extremely congested most weekends and holidays? **No one on the call qualified to answer**

18:15:48 From Mat Morgan : I strongly oppose this Zone Change, It violates the residential nature of the community and will only provide additional footholds for commercial uses.

18:15:50 From maria leston's iPhone : We The Leston Family Do Not support Any Commercial zoning near our community

18:15:51 From Kenneth Holder : Statement: Agree with Bob & Joe! I do not support changing the zoning on this piece of property in any way shape or form. The owners have a long history of pushing property uses through litigation that are not in harmony with the surrounding neighborhoods or the community plan. I do not view this any differently. I completely support the existing zoning of Single Family Residential and I would support development of the property consistent with that zoning.

18:16:01 From SM-T510 : what does this mean for other property on Webbs? I don't consider Webbs Rd an industrial road. **Each rezoning stands on its own merits**

18:16:03 From brucekleinmacbookair : I agree with this statement. I do not support changing the zoning on this piece of property in any way shape or form. The owners have a long history of pushing property uses through litigation that are not in harmony with the surrounding neighborhoods or the community plan. I do not view this any differently. I completely support the existing zoning of Single Family Residential and I would support development of the property consistent with that zoning.

18:16:20 From Karleen Lipe : We own 4419 Burton Lane, now, you are putting an entrance right next to our home versus an entrance on Webb's with no houses??

18:16:53 From SM-T510 : Statement: Agree with Bob. I do not support changing the zoning on this piece of property in any way shape or form. The owners have a long history of pushing property uses through litigation that are not in harmony with the surrounding neighborhoods or the community plan. I do not view this any differently. I completely support the existing zoning of Single Family Residential and I would support development of the property consistent with that zoning.

18:17:12 From Walter : Important to note that there is still vacant land to the south and to the west of this site. Sets up for more commercial rezonings.

18:17:15 From Pam Morgan : The plans submitted show that the storage unit backs up to the Lakewood Owners Association and an Ice Machine I do not see that mentioned on the letter or any other documentation **This is the site plan that is being proposed and is accessible on the website**

18:17:19 From maria leston's iPhone : What would happen years after this facility is built? What if it gets sold and it turns into something else? **The site plan runs with the land**

18:17:55 From Becky : Are you seeking to rezone the entire property? **Only the area within the landscaped area on the site plan is proposed to be rezoned. The remainder would remain zoned R-SF.**

18:17:58 From Tracy's iPhone : We are not supportive of this project

18:18:04 From Glenn & Patricia Pearson, Lakewood Subdivision : There is no indication on the plat re the landscaping to be included in the 20 foot berm area that backs up to Lakewood subdivision.

18:18:12 From pehj1 : If the zoning is changed for this parcel then does that change make it easier to re-zone the remaining parcel on corner of Webbs/Burton from residential to business? **Each rezoning stands on its own but consideration about setting a precedent will likely be taken into account**

18:19:17 From Mat Morgan : What hours of operation for the facility? **No set hours of operation; 24/7 gate-controlled access**

18:19:28 From Ron Dwyer : The map shows that the Covered Storage will be 40 feet, not 20 feet. **40' deep by 12' wide; that does not indicate height**

18:19:30 From Becky : What basis do you have to say that there would be less traffic than single family housing?

18:19:56 From pehj1 : Applicant stated that project will be done in phases due to lack of funds. Will the barrier mound and barrier plantings be installed first before any other development to the site?

18:20:37 From Walter : Would staff comment on the minimum buffer standards vs. what is shown on the site plan? Which would control? Is there a planting plan detail what will actually be planted on the plan? **The site plan would control, even if it exceeds the minimum standards**

18:20:47 From Pam Morgan : What is the height of the control building **15-18 feet**

18:20:51 From Gail Huss : Single family housing wouldn't be as financially beneficial to the Dellingers. They are obviously looking for long term income producing potential.

18:20:56 From Zack : Im in support of this proposal. This will be a valued addition to the developing area

18:21:03 From Mat Morgan : So How many boats? 116!

18:21:25 From bethfriedman : Is this land not designated as watershed? What are the limitations where that designation is concerned? Would that mean that only a minimum number of homes could be built on it? And wouldn't that create far less traffic than a storage facility? **The watershed regulations are no more restrictive, from a density perspective, than the zoning standards**

18:21:37 From brucekleinmacbookair : Why is there a need for additional boat storage since there are already storage facilities for boats in the housing developments located at Norman Point, Sailview, Lakewood and Covington?

18:21:44 From maria leston's iPhone : What would happen years after this facility is built? What if it gets sold and it turns into something else?

18:22:03 From brucekleinmacbookair : strongly oppose this Zone Change, It violates the residential nature of the community and will only provide additional footholds for commercial uses.

18:22:16 From Tim Elliott : The new conditioned storage on 150 in Terrell is three stories high. Are you pledging that this building will remain single story. **18' for climate controlled, 20' for covered storage**

18:22:52 From Jeff Sherwood : Re-zoning this land would set a bad precedent for future zoning petitions in the surrounding area.

18:23:06 From maria leston's iPhone : What would happen years after this facility is built? What if it gets sold and it turns into something else?— The Leston family,, we live in Lakewood

18:23:15 From bethfriedman : 26 homes? Yes please

18:23:24 From Pam Morgan : If this is rezoned what stops you from rezoning the area in front of what you want to build to more commercial use?

18:23:48 From Tim : As stated by Andrew - The entire peninsula is zoned Single Family Residential. Why is this even being contemplated by the County? The residents in the area are overwhelmingly opposed to this rezoning request. **The applicant has a right to apply and have a public hearing**

18:24:01 From David Linden : This is spot zoning. Why should a commercial facility be put right in the middle of a residential area. The zoning should not be changed unless there is an overwhelming benefit to the local community and not just a limited number of individuals. Usually zoning changes like this would be limited to schools, churches, firehouses, etc. Not a commercial use! **This could be considered spot zoning; the Board must consider if this request is consistent with Land Use Plan and if it is reasonable**

18:25:27 From Mat Morgan : What happens with the oil and gas from boat and car storage runs off? Are environmental studies done for this use in the Catawba watershed? **All surface waters would run to water quality pond shown on site plan; a Watershed Special Use Permit would require a second hearing if the rezoning is approved**

18:25:30 From Joe Zakutney : Statement - This proposal will materially endanger cyclists on both Webbs Road and Burton on weekends.

18:25:36 From brucekleinmacbookair : I agree with David. This is spot zoning. Why should a commercial facility be put right in the middle of a residential area. The zoning should not be changed unless there is an overwhelming benefit to the local community and not just a limited number of individuals. Usually zoning changes like this would be limited to schools, churches, firehouses, etc. Not a commercial use!

18:25:43 From Gail Huss : My concern is, if this is not approved, what other options would the Dellingers consider for a long term income producing use of the land? It could be worse than this, unfortunately.

18:26:06 From Karleen Lipe : You said you were going to build in phases. How long will the phases drag out? We could have construction in our backyard for years?

18:26:10 From Tiffany Whaley : A few questions:

1)How far will this be from each of the homes this borders? **Varies, depending upon location of homes**

2) What will be in place to confirm lighting will not disrupt these homes that border this location **All lighting fixtures will be full cut-off fixtures**

3) What safety measures will be in place? **Gated entrances, cameras**

4) With many public storage facilities and neighborhood lots in the area, please provide data that this is needed in this location.

18:26:31 From Mat Morgan : This zoning is spot zoning and violates long term planning!

18:26:31 From pehj1 : Once the zoning is changed to business on "promises" from current owners, what guarantee do we have the future owner will not build 3 story storage units? **Tied to site plan**

18:26:44 From Rob Cartwright : There isn't a need from the community. There's enough storage on 16, storage lots in several of the nearby neighborhoods, not including deeded slips.

18:26:47 From Becky : This is inconsistent with the county's land use plan so why would the county even consider putting commercial land in the middle of residential?

18:26:50 From Glenn & Patricia Pearson, Lakewood Subdivision : M Dellinger indicates this facility would be for the community use but most of the subdivisions have their own storage locations for boats.

18:26:52 From Keith Henry : If you have 236 boats and RV's taken out on weekends, there will be a lot more traffic than 26 homes who go out a few times per day.



18:27:06 From Pam Morgan : Please explain what the Ice Machine is that is mentioned on the drawing? **Service to the community**

18:27:09 From Walter : This is a highway commercial use and totally inconsistent with the community adopted land use plan and the built environment.

18:27:30 From Rob Cartwright : How do you enforce local? Only residents of the neighborhoods in the direct area

18:27:57 From cindycesena : Burton already backs up in the summer months closer to Little Creek often 2-3 blocks. Won't this increase the boats on Burton backing up toward Webbs and blocking travel on Burton for residents.

18:28:05 From AL : Doesn't sound like those residential traffic numbers have been adjusted since COVID hit. This facility will generate much more traffic on weekends and holidays.

18:28:27 From Jeff Sherwood : The new boat and RV storage area being built on 16, just south of 150 will add a significant amount of new boat traffic to the boat ramp. Has the impact on the additional traffic been considered?

18:28:43 From Mat Morgan : This will draw outside boat and RV storage!

18:28:47 From Rob Cartwright : Before moving to Lakewood, I never had an issue storing my boat in local lots. That was prior to there being two more facilities on 16 built

18:29:20 From brucekleinmacbookair : There are many of these facilities on 16 and a new one currently under construction also on 16.

18:29:24 From Joe Zakutney : Statement - The boat areas in the local neighborhoods are not full. Please do not make statements that are not true.

18:29:27 From John & Pat : This entire area is zoned RESIDENTIAL. Unless there is some dire need, there is NO GOOD REASON to divert from this designation. It only hurts EVERYONE other than the plaintiff.

18:29:31 From pehj1 : I am strongly opposed to re-zoning requests to business as there is no guarantee that the business use of this property will change and de-value the whole area.

18:30:05 From Sam D : Who makes the decision on this issue? Is there a vote or does a county official make the call? **Board of Commissioners**

18:30:11 From Pam Morgan : Those business were in before the zoning for residential was in place

18:30:25 From nchnw : lighting???

18:30:53 From Pam Morgan : Not Lakewood

18:31:05 From Jim and Baleka Williams : We are totally against this rezoning of this property We live on Juniper Lane This facility will be in our back yards. You have moved this plan to encroach on our property lines Its no better than the previous plan for the storage facility that was presented earlier.

The community will not use this facility like you say. Now you have pushed the boundary further back into the wooded area that backs up to our homes. This is residential and should stay that way.

18:31:19 From David Linden : Those existing business' are grand fathered and are not welcomed nor should be in their current location.

18:31:27 From bethfriedman : This county made a committment to the property owners that purchased this land when they zoned it residential. Now we have invested our money in property here. Rezoning this land is not what the county promised

18:31:34 From Glenn & Patricia Pearson, Lakewood Subdivision : Who on the Lakewood Board has been contacted?

18:31:36 From Jeff : A portion of the current business's sit on land that is zoned residential. How can this be? **Existing non-conforming uses**

18:31:47 From Bob Bonner : Statement: To be clear the boat storage will most likely be utilized by boat users who do NOT live in the community, but use the community launch down the street to avoid dragging their boats back and forth across the county or from other counties. Therefore, the benefit will not likely be for the local residents.

18:31:53 From Jill's iPhone : This is a joke. Someone buy this property from these people and send them packing!

18:31:53 From Ron Dwyer : The Sailview HOA Board rejected this!

18:31:59 From Karleen Lipe : We own 4419 Burton Lane, you are circling our home and no one sat down with us.

18:32:05 From Mat Morgan : We are in Lakewood and we have not heard a thing about this. We live next to the proposed development.

18:32:06 From bethfriedman : LAKWOOD HOA CLEARLY STATED TO THE DELLINGERS THAT WE ARE AGAINST THIS PROJECT AND REZONING

18:32:29 From Jim and Baleka Williams : We dont need this.

18:32:33 From Jason : If the land owner has a desire to build and operate a storage facility, is it feasible for them to find land already zoned appropriately instead of attempting to rezone land and go against the current land use plan?

18:32:41 From Walter : Those are nonconforming uses and cannot expand. But this rezoning could be used to propose expansions of these uses and what is already there and for even more highway or industrial uses. I would rather have the solar farm than heavy commercial and industrial uses.

18:32:41 From Becky : Can the applicant provide the data they have in support of the 'need' for another storage site - beyond anecdotal stories

18:32:50 From Keith Henry : If it was zoned residential when you acquired the property, why not use it as residential property?

18:32:56 From Jill's iPhone : This has already been denied one time at half the size

18:33:16 From Jill's iPhone : How does the county even consider this again?

18:33:27 From Sam D : There are 80+ people on this call. So far, one person supports this rezoning. It's obviously a resounding no.

18:33:54 From pehj1 : Applicant stated that "keep the use local". That is not a reasonable "promise" as this would not be legal or possible.

18:33:55 From emily : Zoned residential for a reason. Strongly opposed as a residential property owner in the area

18:34:12 From Sandra Allen : Norman Point does not approve.

18:35:03 From brucekleinmacbookair : Norman Point does not approve.

18:35:26 From Jeff : I urge the county commissioners to keep this residential. The cement plant is already an eye sore in a residential area, we don't need more.

18:35:35 From Becky : There are now over 120+ residents on the call with not one of them supporting the 'need' for this storage area

18:35:35 From Jim and Baleka Williams : Look at the "landscaping" now around the farm Its an eyesore.

18:35:36 From Rob Cartwright : Not sure if answered yet. Will the berm be the first thing planned for this or will you require rentals to pay for the beautification of the property to come later? If so, how do we guarantee that this beautification project will actually happen if funds are required from rentals to accomplish? **The berm will be installed first**

18:35:38 From Pam Morgan : Are you saying it will be available 24 hours a day 7 days a week? **Yes, with security measures in place**

18:35:56 From bethfriedman : The local community does not need storage. This would only attract people from outside of this community. Our neighborhoods already have boat storage lots

18:35:56 From Sam D : Most storage facilities have hours that the gate will open and hours that they are inaccessible.

18:36:00 From Mat Morgan : Why were the notices only sent out a few days in advance of the meeting and during the holidays? Who decided this schedule?

18:36:03 From Walter : The overly dense planting shown on the site plan could never survive if it is not irrigated and maintained.

18:36:04 From Jill's iPhone : It will end up looking just like the dump of a property just like the ports potty site does. Why don't you clean that up as a start

18:36:49 From Walter : What is the deadline to resubmit the plan for the hearing?

18:36:50 From Tim : @Jill - Agreed The county needs to enforce some minimum standards. Looks horrible!

18:36:53 From Joe Zakutney : Statement - An RV, boat and storage lot will not be in harmony with the area and not in conformity with the approved Land Development Plan.

18:37:05 From Terry : When I bought our property on Juniper Ln, I specifically asked what the zoning was for this property as it is very close to our backyard - within 660 feet according to the county. I imagine noise, from trucks coming and going moving items in and out of storage, as well as boats and RVs, will easily spill into the backyards of people who own houses on Juniper Ln. Frankly, I've always thought that storage farms were a visual blight wherever they are placed. Had I known that there was a possibility that a storage farm would be built so close to the property - I would not have purchased this house. I also fear the rezoning this property to commercial will lower the value of many of the homes near this proposed storage farm. Will the County lower the taxes of the home owners who are so close to the commercial lot? I also, feel that this would be a slippery slope in trying to justify changing the other two corner properties to commercial in the future. This intersection is the entrance to two residential communities

18:37:38 From pehj1 : Applicant stated this would be a 24/7 facility so the bright outdoor lighting would be on all night. This would be a big nuisance to area residents. **All lighting will be down lighting**

18:38:18 From Kenneth Holder : Please provide data that reflects the impact on property value in the area.

18:38:38 From Bill Baker : Will this spot rezoning make the remaining portion too small for a viable R-SF development.... thus leading to more business rezoning requests.?

18:38:59 From Jill's iPhone : What about the stats for crime increases around these facilities? I assume this is being considered

18:39:32 From Pam Morgan : I agree with Terry we also checked the zoning on the property behind Juniper prior to our purchase and were told it was Residential Zoning and that was why we purchased our home. I feel like this is a bait and switch when something is zoned one way and then changed.

18:39:39 From Walter : Classic spot zoning.

18:40:15 From David Linden : Individuals from Lakewood met with you at your request. It was not an official meeting of the Lakewood BOD or the community. The concept was not well received and it was decided to cease any further discussions or meetings with the Dellingers.

18:40:40 From Keith Henry : If people store 200 boats here and they launch them at the Little Creek ramp, where are they going to park? The Little Creek launch is regularly full and adding more boats will cause a serious parking issue.

18:40:53 From AL : What about noise? People towing boats/campers with loud diesel trucks can utilize this facility in a residential area 24/7?

18:41:15 From Walter : She didn't mention 'wal paks' did she?

18:41:23 From Mat Morgan : Was the Fire Department part of this consideration next to a residential community?

18:41:28 From Jill's iPhone : What about the increased boat traffic and the environmental impact to the lake from all the additional boats

18:42:02 From Terry : cont'd... I have to support the original plan of the County for the peninsula - Residential! I understand that other commercial zoned properties were preexisting and grandfathered in. I respectfully oppose changing the zoning from residential to commercial.

18:42:04 From Sam D : Planning to add some gas pumps too?

18:42:07 From Dad to Andrew Bryant - Lincoln County(Direct Message) : I strongly oppose for the record

18:42:15 From Jeff : is the ice machine inside the gated area? open to the public??? **Outside the gate, open to the public**

18:42:18 From Karleen Lipe : Will that drive additional traffic not using storage

18:42:24 From Jill's iPhone : Sell the property to a home builder, take your money and get the heck out of here!!

18:42:25 From Karleen Lipe : The ice machine

18:42:32 From Glenn & Patricia Pearson, Lakewood Subdivision : how can the ice machine be a community convience when a gate code is need to obtain access?

18:42:33 From Mat Morgan : Is the ice machine planned to be open to the general public?

18:42:33 From Walter : Will snacks, etc be sold as well as ice??

18:42:42 From emily : Are there plans to expand Little Creek ramp to accommodate the large increase in boats this will bring in?

18:42:43 From Becky : The ice machine will create more traffic - so this should be considered in any traffic studies

18:42:51 From Tim : Please address Ron Dwyers questions

18:42:52 From Joe Zakutney : Mrs Dillinger- Why not just build houses? It would be better for everyone.

18:42:57 From joeking : Mrs. Dellinger stated that they met with Lakewood and Sailview, please read the comment from both communities stating they do not approve this rezoning!!!!!!

18:43:28 From Terry : 24 hours a day, 7 days a week!!! NO!

18:44:05 From brucekleinmacbookair : I agree with Terry, I have to support the original plan of the County for the peninsula - Residential! I understand that other commercial zoned properties were preexisting and grandfathered in. I respectfully oppose changing the zoning from residential to commercial.

18:44:08 From Jeff : please keep this area residential!!

18:44:09 From pehj1 : I oppose this request. This is NOT a convenience for our residential community it will become traffic problem/eye sore that devalues the property values. Please do not call this a convenience for us.

18:44:13 From Pam Morgan : Will the burm hide the buildings on all sides?

18:44:29 From Jill's iPhone : Ice machine, seriously????

18:45:50 From Rob Cartwright : How does one get ice? Do they go through your lot or do they park in the grass on the street? Would renters of your lot be OK with opening the gates for someone to buy ice?

18:46:11 From Sam D : What is the process to either approve or deny this re-zoning request? How does the current stance of the community get entered into the decision process? **This CIM is part of rezoning process; community gets to ask questions and make comments and applicant gets opportunity to respond and revise plan if desired; the public hearing before the Planning Board and BOC is next step in process; BOC could approve, approve with added conditions, or deny the request; minutes from this meeting will be presented to the Planning Board and BOC**

18:46:18 From Sam D : Statement- community is not in favor of this

18:46:38 From Keith Henry : Why do you not want to develop the land for housing?

18:47:31 From nchnw : My husband and I are totally against this proposal. It is a residential area. The cement place and sani can was grandfathered in. You need to stay with the original land use plan.

18:47:35 From Tim : Summary: 1) Inconsistent with the county's Land Use Plan. 2) Not a need or benefit to the area residents.

18:47:41 From Keith Henry : How will you prevent drug storage and dealing at your facility?

18:47:42 From emily : This is absolutely NOT consistent. All other businesses are grandfathered in and also not consistent

18:48:26 From Bill Baker : Let's stick with the current zoning - this is NOT an improvement to our neighborhood.

18:48:28 From Rob Cartwright : Question: can you show us again where this ice machine exists in the plan? I didn't see it before.. I would assume there is a way for a vehicle (or several) to enter and not interfere with traffic on burton

18:48:31 From Jeff : Webbs road already looks bad with the Sani can and cement plant

18:48:34 From Sandra Allen : Norman Pointe subdivision has already fought this before.

18:48:40 From Ron Dwyer : I didn't hear an answer to this question: What will be the height of the vegetation that will shield the storage facility? Class A RV's average 13.5 feet tall, including a/c units on top of the RV, and a 30 foot boat on a trailer can be 14 feet high.

**12-15 feet**



18:48:40 From Jeff : we don't need another business

18:48:55 From Sam D : Thanks

18:49:04 From Tiffany Whaley : How far will this be from each of the homes this borders?  
**Closest home is about 150 feet away**

18:49:46 From David Linden : Residential housing per the existing zoning would be a far better use of this property than a storage facility.

18:50:18 From Becky : There are millions of \$'s of property taxes within a few miles of this site, why would it be in the best interest of the county to depress home values/reduce the tax base?

18:50:36 From bethfriedman : Regardless of the intended use, allowing this land to be zoned commercial is unacceptable.

18:50:50 From Ron Dwyer : Has there been a study to determine the potential increase in crime in the surrounding area from this type of facility.

18:51:00 From brucekleinmacbookair : Regardless of the intended use, allowing this land to be zoned commercial is unacceptable.

18:51:23 From Terry : It is not consistent with the land use land: Additionally it will add - 1) Noise pollution, 2) Light Pollution at night, 3) Traffic "Pollution", 4) 24/7 will also push deer and other wildlife from the wooded area behind Juniper Ln residences

18:51:24 From emily : If you're having to worry about vegetation to hide the commercial business, it is clearly not consistent with surrounding residential properties

18:51:45 From Ryan : Has there been a residential value impact study done? I believe this needs to stay residential.

18:51:51 From bethfriedman : Excellent comment by Becky regarding the reduction of home values and tax base should this be approved

18:51:53 From Jeff : Has the commission looked at property values and how they are effected?

18:51:56 From Sam D : Is it even necessary to take this to a public hearing? I think the public has spoken "no"

18:52:11 From bethfriedman : Homes are in keeping with this area

18:52:20 From Jim and Baleka Williams : We purchased our property on Juniper Lane in Lakewood based upon the residential zoning in place. We oppose the rezoning.

18:53:08 From Jeff : Why don't you work on making the cement plant look better first. Then we can go from there.

18:53:18 From Megan Seymour : What is the County's plan to manage the additional parking if all of these folks are using the public access at the end of Burton?

18:53:37 From Glenn & Patricia Pearson, Lakewood Subdivision : There is concern that removing the vegetation behind Lakewood's common property area is dramatically going to impact the look and feel of the property already purchased by Lakewood owners.

18:54:24 From AL : A boat storage facility simply does not and should not be built in the center of a residential area nor does such a facility benefit this residential community. This will only be a detriment to a nice area.

18:54:36 From Jennifer : Are there plans to increase the capacity of parking at the boat ramp at burton? If not, this would affect all home owners who bought in our area to utilize the boat ramp.

18:55:26 From Hayley : Businesses should be kept to the Hwy 16 corridor, not in residential neighborhoods. I hope that the County Commissioners will keep in mind that we are talking about one of if not the biggest investment individuals will make - their home. If the residents who live down Burton Lane, Webbs Road, etc., had wanted something like this they would have purchased in that enviroment. Please take this into consideration. The Dellinger have not kept up the aesthetics of their current businesses, so why do we expect this to be any different? This idea is not beneficial to those of us who already live near it.

18:55:35 From Jeff : Mrs Dellinger, why not make the cement plant look better first? It is an eye sore to the community you claim to be helping. Thanks!

18:56:22 From Jeff Sherwood : I purchased our home on Juniper Lane based on the land being zoned residential. I would never have made the purchase knowing the property would have a potential of being zoned commercial.

18:56:43 From brucekleinmacbookair : I agree with Hayley. Regardless of the intended use, allowing this land to be zoned commercial is unacceptable.

18:56:53 From emily : Very good point Hayley

18:57:01 From brucekleinmacbookair : Businesses should be kept to the Hwy 16 corridor, not in residential neighborhoods. I hope that the County Commissioners will keep in mind that we are talking about one of if not the biggest investment individuals will make - their home. If the residents who live down Burton Lane, Webbs Road, etc., had wanted something like this they would have purchased in that enviroment. Please take this into consideration. The Dellinger have not kept up the aesthetics of their current businesses, so why do we expect this to be any different? This idea is not beneficial to those of us who already live near it.

18:57:14 From Terry : Boat storage at this site WILL increase access and usage of the boat launch at the end of Burton Rd. I have only been here two summers and found the parking area at the boat launch filled to capacity on several occasions.

18:57:31 From Ray's iPhone : This is a beautiful Residential area, we have enough that we have to drive thru Port O Let's, and a Cement Plant to get to our homes..... We do not support! We have enough storage places in Denver.

18:57:59 From Jeff : Mrs Dellinger, why not make the cement plant look better first? It is an eye sore to the community you claim to be helping. Thanks!

18:58:04 From Megan Seymour : Due to the inevitable increased traffic, crime, run off, and parking issues I cannot support this.

18:58:07 From Terry : Thank you for your time

18:58:24 From emily : Are there plans to expand Little Creek ramp to accommodate the large increase in boats this will bring in?

18:58:35 From pehj1 : I strongly oppose

18:58:45 From Jim and Baleka Williams : See you January 3rd..

18:58:55 From emily : Agree... The Dellinger have not kept up the aesthetics of their current businesses, so why do we expect this to be any different?

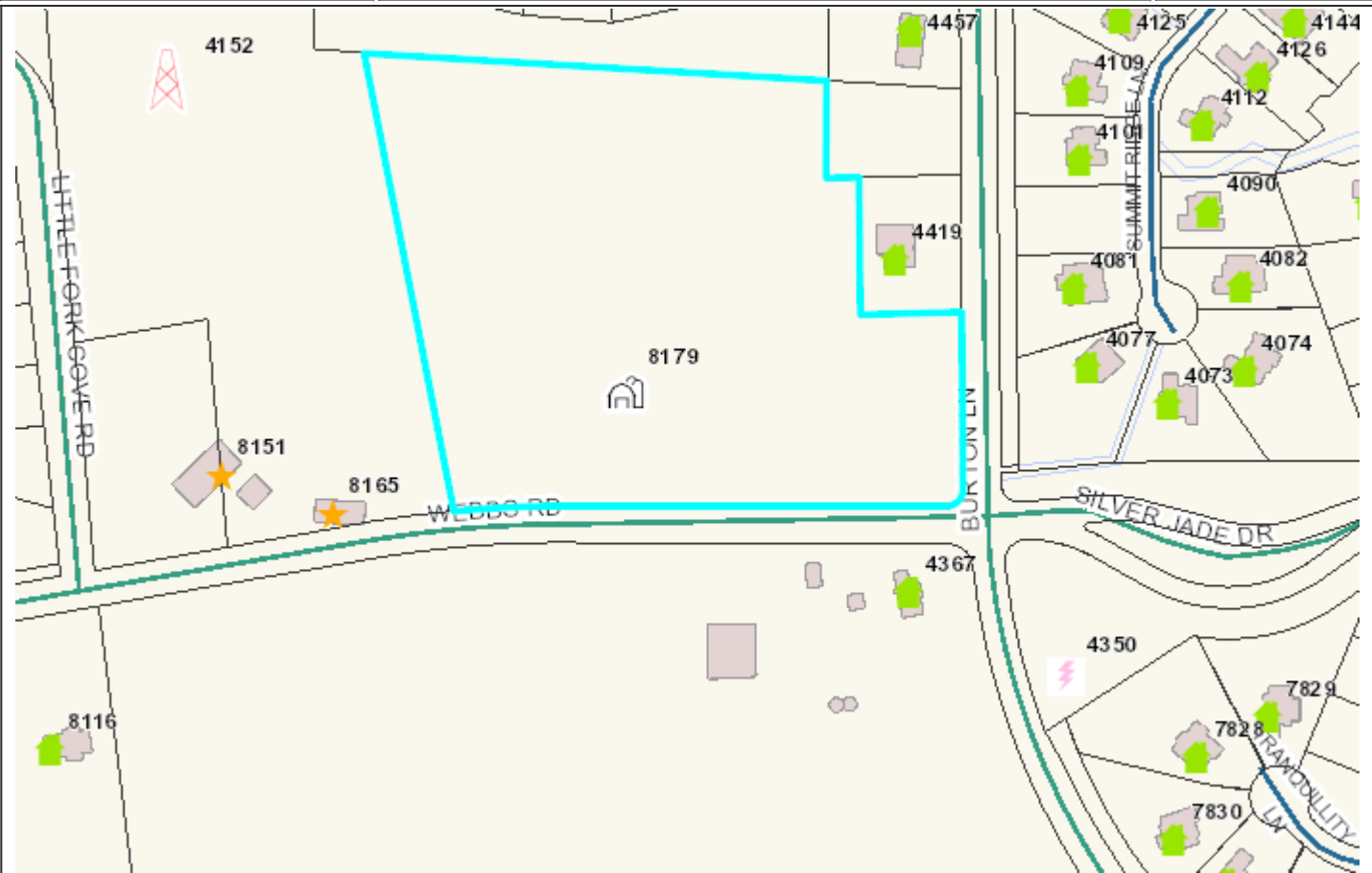
18:58:56 From Kenneth Holder : Regardless of the intended use, allowing this land to be zoned commercial is unacceptable.

18:58:56 From Sam D : There was no letter for this call

Walter Fields: What is the proposed height of the berm and how will it be measured? **Clarification will be provided by applicant.** The intensity of plantings shown on the berm will likely not survive without irrigation. **Planning staff will work with the applicant and designer to clarify the number of plantings.** Does approval of this rezoning nullify the conditional use permit for the solar farm? **Planning staff is seeking clarification from legal counsel on this matter.** The applicant stated the berm would be similar to Sailview, which is 6-7 feet tall.



**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: 12/22/2021 Scale: 1 Inch = 300 Feet



<b>Parcel ID</b>	90501	<b>Owner</b>	DELLINGER TIMOTHY S
<b>Map</b>	4615	<b>Mailing</b>	2086 CAMERON HEIGHTS CIRCLE
<b>Account</b>	0237824	<b>Address</b>	DENVER, NC 28037
<b>Deed</b>	2294 79	<b>Last Transaction Date</b>	02/26/2019
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$377,338	<b>Improvement Value</b>	\$36,927
<b>Previous Parcel</b>	30199	<b>Sale Price</b>	\$0
		<b>Lot</b>	
		<b>Total Value</b>	\$414,265

-----All values for Tax Year 2021 -----

<b>Description</b>	PT EVERETTE DELLINGER LD	<b>Deed Acres</b>	14.94
<b>Address</b>	8179 WEBBS RD	<b>Tax Acres</b>	13.005
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	R-SF	<b>Calc Acres</b>	13.01
<b>Watershed</b>		<b>Calc Acres</b>	13.01
<b>Census County</b>	109	<b>Tract</b>	071203
<b>Flood</b>	X	<b>Block</b>	1012
<b>Zone Description</b>	NO FLOOD HAZARD	<b>Panel</b>	3710461500
			13.01



Lincoln County, NC

**Office of the Tax Administrator, GIS Mapping Division**

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Date: 12/22/2021 Scale: 1 Inch = 300 Feet

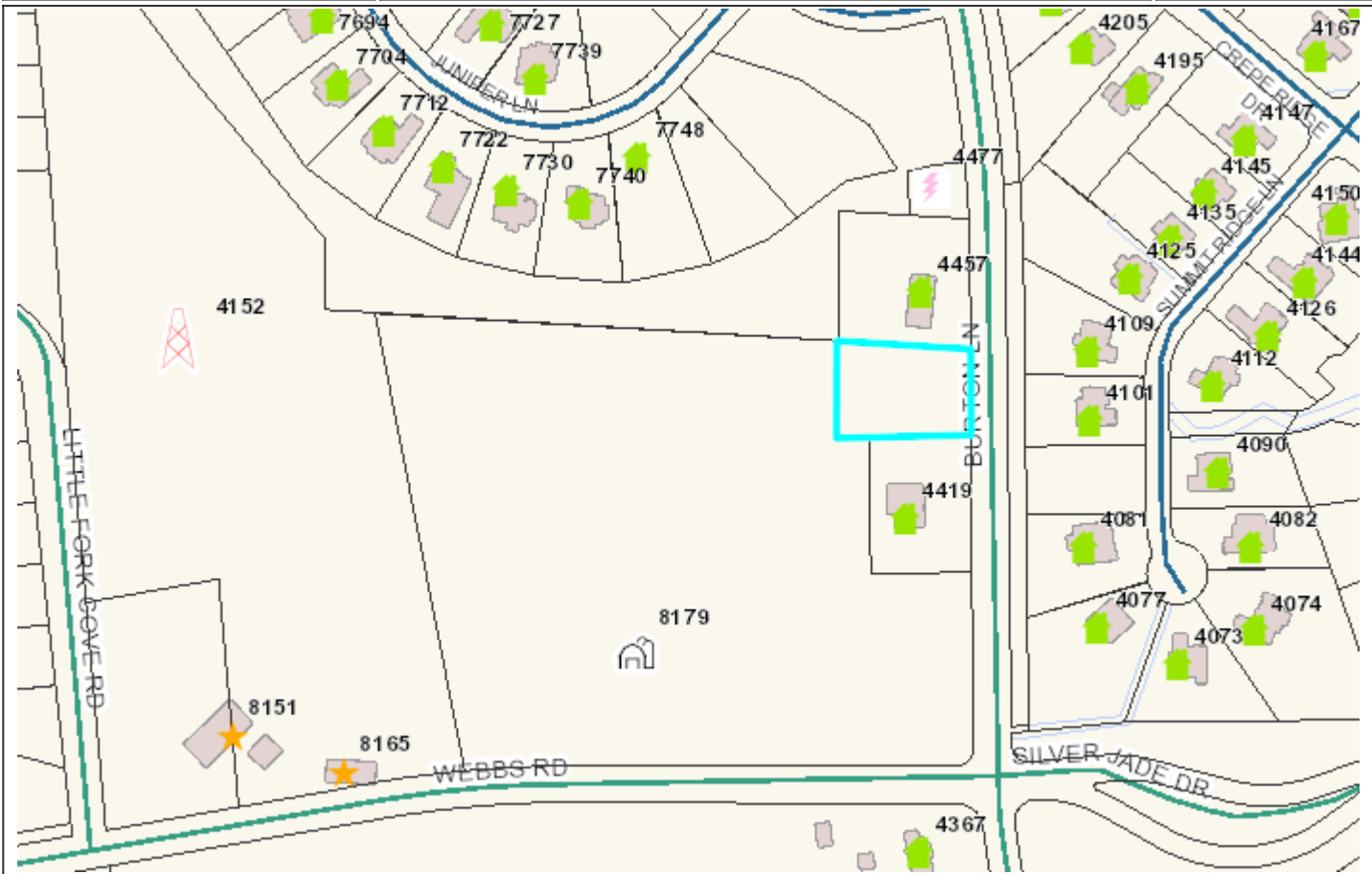
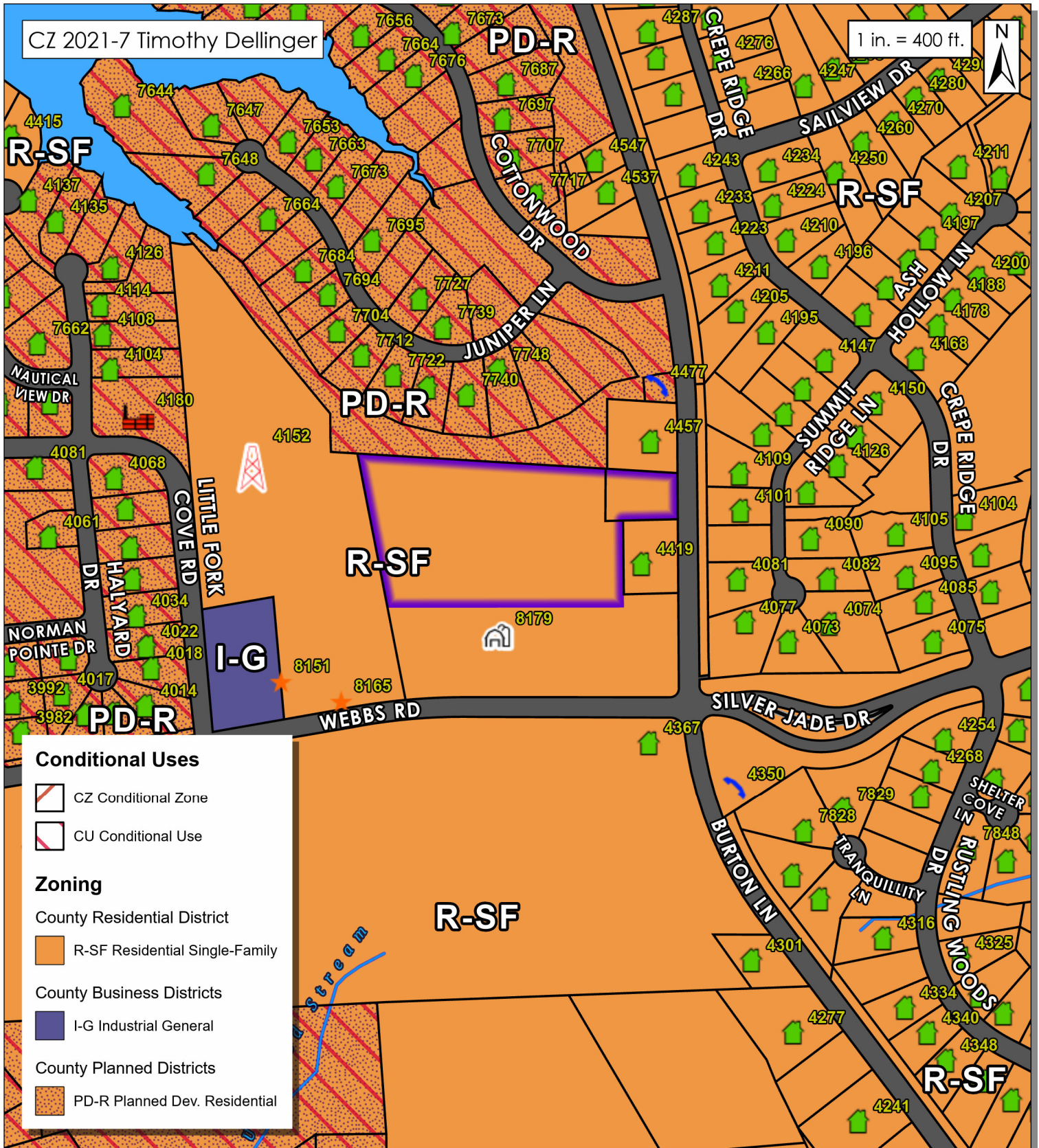


Photo Not Available

<b>Parcel ID</b>	101159	<b>Owner</b>	DELLINGER TIMOTHY S		
<b>Map</b>	4615	<b>Mailing</b>	2086 CAMERON HEIGHTS CIRCLE		
<b>Account</b>	0237824	<b>Address</b>	DENVER, NC 28037		
<b>Deed</b>	2294 79	<b>Last Transaction Date</b>	02/26/2019	<b>Sale Price</b>	\$0
<b>Plat</b>	17 400	<b>Subdivision</b>	TIMOTHY SHERRILL DELLINGER	<b>Lot</b>	1
<b>Land Value</b>	\$43,690	<b>Improvement Value</b>	\$0	<b>Total Value</b>	\$43,690
<b>Previous Parcel</b>	90501				
-----All values for Tax Year 2021 -----					
<b>Description</b>	#1 LT TIMOTHY SHERRILL			<b>Deed Acres</b>	0.844
<b>Address</b>	BURTON LN			<b>Tax Acres</b>	0.749
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	DENVER	
<b>Main Improvement</b>				<b>Value</b>	
<b>Main Sq Feet</b>	<b>Stories</b>		<b>Year Built</b>		
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>		<b>Calc Acres</b>	
R-SF	0.75	DN29		0.75	
<b>Watershed</b>			<b>Sewer District</b>		
	0.75			0.75	
<b>Census County</b>	<b>Tract</b>		<b>Block</b>		
109	071203		1012	0.75	
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>		
X	NO FLOOD HAZARD		3710461500	0.75	





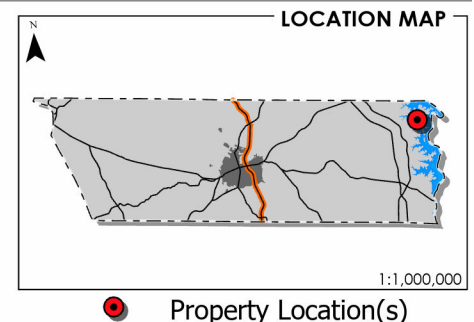
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 90501 & 101159

- Rezoning AOI

See Attached Application for Parcel Information

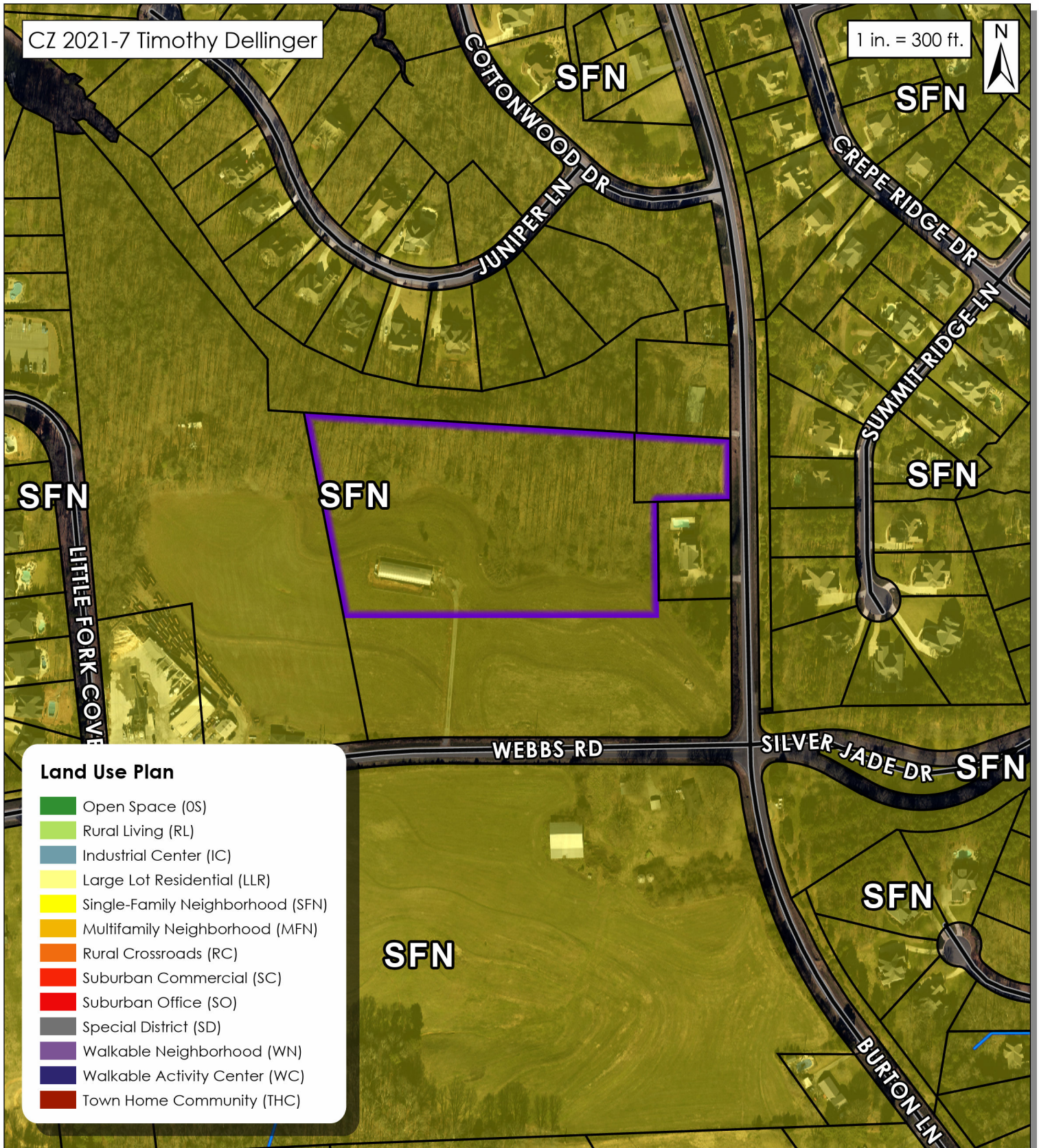
Property Location(s) Outlined in Purple.





CZ 2021-7 Timothy Dellinger

1 in. = 300 ft.



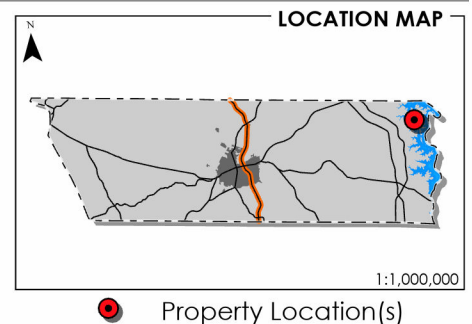
Lincoln County  
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Lincolnton, NC 28092

Parcel ID # 90501 & 101159

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See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.







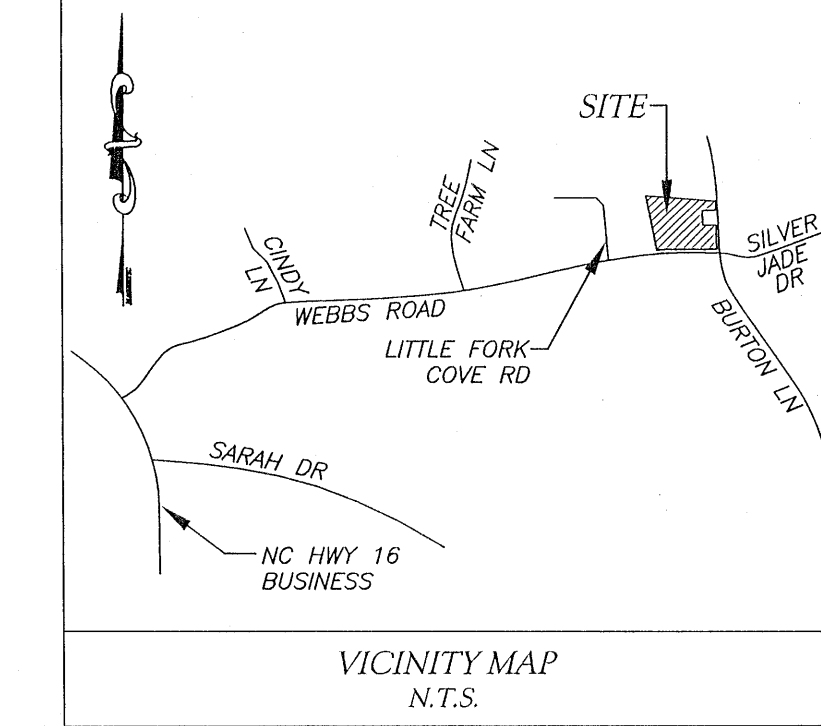
Know what's below.  
Call before you dig.

- 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 F, OR AS AMENDED.

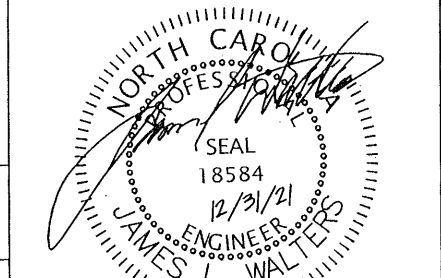
TAX PARCEL ID: 90500  
PIN: 4615-02-6075  
DB 2294/PG 72  
GARY & VIRGINIA DELLINGER  
8151 WEBBS RD  
DENVER, NC 28037  
ZONED: R-SF

TAX PARCEL ID: 64173  
PIN: 4615-12-7559  
DB 2011/PG 541  
LAKEWOOD OWNERS ASSOCIATION, INC.  
885 H. NC 16 HWY  
DENVER, NC 28037  
ZONED: PD-R CU

TAX PARCEL ID: 55692  
PIN: 4615-11-8809  
DB 2836/PG 468  
JAMES V. CAMBELL, III  
4419 BURTON LANE  
DENVER, NC 28037  
ZONED: R-SF



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



**NOT  
ISSUED FOR  
CONSTRUCTION**

**TIMOTHY S.  
DELLINGER**

133 W. Glendale Avenue  
Mount Holly, NC 28210  
PHONE: (980) 722-8723  
timothydellinger7@gmail.com

**TIMOTHY S. DELLINGER PROPERTY**  
8179 WEBBS ROAD DENVER, NC 28037

**REZONING SITE PLAN**

**REVISIONS**

PROJECT NO.: 2021.29  
SCALE: 1" = 40'  
DRAWN BY: XXX  
CHECKED BY: JLW  
DATE: 10/18/2021

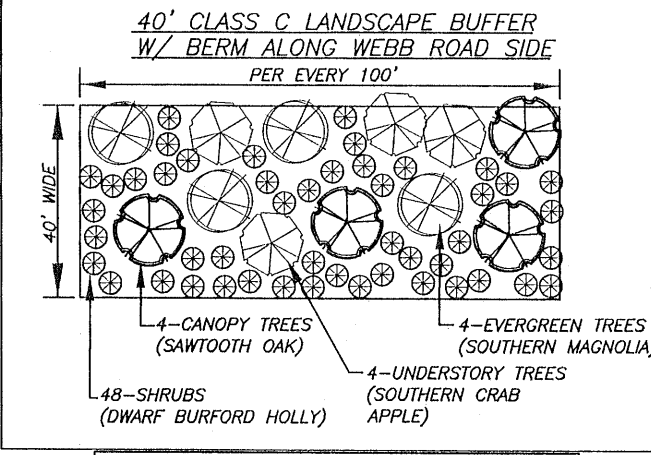
SHEET NO:

**RZ-1**

**SITE DEVELOPMENT DATA:**

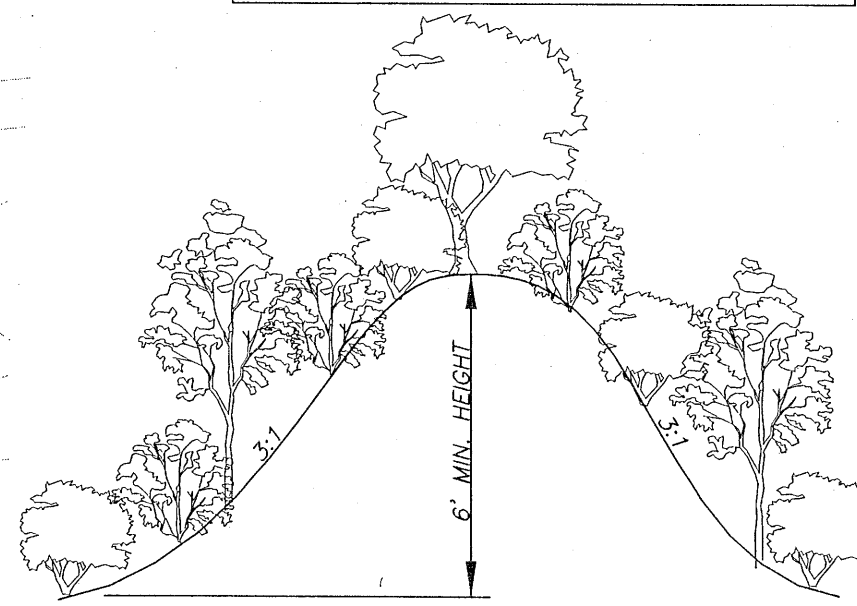
1. TAX PARCEL ID #1: 90501  
PIN: 4615-11-3881  
13.005 ACRES (GIS)  
8179 WEBBS ROAD  
CATAWBA SPRINGS TOWNSHIP  
DENVER, NC 28037  
  
TAX PARCEL ID #2: 101159  
PIN: 4615-12-7077  
0.749 ACRES (GIS)  
BURTON LANE  
CATAWBA SPRINGS TOWNSHIP  
DENVER, NC 28037  
  
PER SURVEY:  
TOTAL SITE AREA (LESS R/W): 14.04± ACRES  
LESS 5.63 ACRE TRACT TO REMAIN R-SF  
TOTAL AREA FOR REZONING: 8.41± ACRES
2. PROPERTY ZONING: R-SF  
EXISTING USE: AGRICULTURE  
PROPOSED ZONING: CZ-BG  
PROPOSED USE: SELF-STORAGE FACILITY  
W/ SELF SERVE ICE HOUSE VENDING MACHINE
3. SETBACKS (CZ-BG ZONING):  
30' BUILDING SETBACK FROM R-SF  
15' BOAT/TRAILER SETBACK FROM R-SF
4. BUFFERS: CLASS C BUFFERS  
• 20' WIDE CLASS C WITH BERM  
• 40' WIDE CLASS C BUFFER
5. TOTAL BUILDINGS: 49,725 S.F.  
OUTDOOR PARKING: 66-10'x30' PARKING SPACES  
ALL PARKING SHALL MEET THE CURRENT  
REQUIREMENTS OF THE LINCOLN COUNTY UDO.
6. IMPERVIOUS CALCULATIONS:  
EX. IMPERVIOUS AREA: 0.21 ACRES  
PROP. IMPERVIOUS: 3.59± ACRES  
IMPERVIOUS %: 3.59 AC/8.41 AC. = ±42.69%  
THEREFORE PROJECT IS HIGH DENSITY, MAX ALLOWED  
70% SITE REQUIRED TO TREAT FIRST INCH OF  
RUNOFF.
7. WATERSHED: WS-IV
8. FEMA FLOOD PANEL: #3710461500L, DATED:  
3/18/2008  
THIS PROPERTY IS NOT LOCATED IN A  
SPECIAL FLOOD HAZARD ZONE.
9. SITE LIGHTING: ALL LIGHTING SHALL BE LOW LEVEL  
WALL MOUNT PACKS AND COMPLY W/ UDO.
10. PHASE 1 WILL CONSIST OF RV BLDGS & BOAT  
PARKING AREAS. PHASE 2 WILL CONSIST OF DRY  
STORAGE BASED ON NEED, & PHASE 3 WILL BE  
CLIMATE CONTROL BUILDING.
11. BUILDING HEIGHTS: THE COVERED RV BUILDING  
HEIGHT SHALL NOT EXCEED 20' (ACTUAL HEIGHT  
17'-4"). THE CLIMATE CONTROL BUILDING HEIGHT SHALL  
NOT EXCEED 15' (ACTUAL HEIGHT 12'-0").

NOTE: ALL STRUCTURES SHALL MEET THE FACADE REQUIREMENTS  
OF THE LINCOLN COUNTY UDO, AND ALL END WALLS WILL BE  
CLADDED WITH A BRICK OR MASONRY FACADE.



ALL PLANT MATERIAL SHALL BE IN  
CONFORMANCE WITH LINCOLN COUNTY  
TREE PLANTING AND LANDSCAPE GUIDE

EXISTING VEGETATION W/IN BUFFER AREAS SHALL  
BE RETAINED AS PRACTICABLE TO BE USED &  
SUPPLEMENTED WITH MATERIALS SHOWN ABOVE  
FOR THE PERIMETER 40' CLASS C BUFFER.



**GRAPHIC SCALE**

( IN FEET )  
1 inch = 40 ft.