



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Jeremiah Combs, Planner

Date: December 16, 2022

Re: CZ #2020-1A  
Scott and Carmen O'Neil, applicants  
Parcel ID# 33822 and 34692

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 9, 2023.*

### Request

The applicant is requesting the rezoning of a 0.71-acre parcel from B-N (Neighborhood Business) to CZ I-G (Conditional Zoning General Industrial) to amend a conditional zoning district for the expansion of a self-storage facility. CZ #2020-1 was approved on January 13, 2020 to rezone a 4.1-acre tract (Parcel ID# 34692) from R-SF (Residential Single-Family) to CZ I-G (Conditional Zoning General Industrial) to permit the development of a self-storage facility in accordance with the approved plan.

The applicant is requesting to expand the approved CZ I-G district to include Parcel ID# 33822 to add 24 storage units. A site plan has been submitted as part of the rezoning application. Since this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. The applicant and Lincoln County Planning staff were the only attendees at the scheduled community involvement meeting on December 6, 2022.

### Site Area and Description

The subject property is located at 4360 N. N.C. 16 Business Hwy. on the east side of N.C. 16 Business south of Balsom Ridge Road in Catawba Springs Township. The property is adjoined by



## PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

property zoned B-N (Neighborhood Business), I-G (Industrial General), and R-S (Residential Suburban). Land uses in this area include industrial, business, and residential uses.

### Plan Conformance

The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for manufacturing, storage, and distribution facilities.

### Additional Information

Permitted uses under current zoning: office, retail

Permitted uses under proposed zoning: self-storage facility

Most of the property is located within the WS-IV Protected Area of the Lake Norman Water Supply Watershed. The applicant is proposing the use of the high-density option to 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. A separate public hearing for a special use permit will be held for the high density option proposal.

### Staff's Recommendation

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



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

## **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **CZ #2020-1A**  
Applicant **Scott and Carmen O'Neil**  
Parcel ID# **33822 and 34692**  
Location **4360 N. N.C. 16 Business Hwy.**  
Proposed amendment **Rezone a 0.71-acre parcel from B-N (Neighborhood Business) to CZ I-G (Conditional Zoning General Industrial) to amend a conditional zoning district for the expansion of 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** 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.**



## **Conditional Zoning District Application**

Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440

### **PART I**

Applicant Name Scott O'Neill and Carmen O'Neill

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

Applicant Phone Number 704-737-2122

Property Owner Name Betty Socie

Property Owner Address 4360 N Hwy 16, Denver, NC 28037

Property Owner Phone Number 704-806-6596

### **PART II**

Property Location 4360 N NC 16 Business Hwy, Denver, NC 28037

Property ID (10 digits) 3695185177 Property size 0.709

Parcel # (5 digits) 33822 Deed Book(s) 2420 Page(s) 705

### **PART III**

Existing Zoning District ELDD B-N Proposed Zoning District CZ I-G

Briefly describe how the property is being used and any existing structures.  
Residential with single family home

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)**  
**And SITE PLAN 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 

Date 10/07/2022



# Lincoln County Project Reviews

Project Number: **ZONE22-00335**

Description: **CZ #2020-1A (Store My Boat, O'Neil)**

Project Type: **ZONING CASE**

Parcel ID: **33822**

Sub Type: **CONDITIONAL ZONING**

Applicant: **Scott O'Neil**

Applied: **11/15/2022**

Approved:

Owner: **SOCIE BETTY C**

Status: **RECEIVED**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

**Virtual CIM scheduled for 12/6/22 at 6:30pm**

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
11/15/2022	11/30/2022	11/29/2022	PLANNING	Josh Grant	COMPLETE	
Notes:						
11/15/2022	12/8/2022	11/29/2022	ZONING - COUNTY	Jeremiah Combs	DISAPPROVED	
Notes:						
Proposed 4-foot building separation does not comply with minimum 20-foot building separation in I-G district						
Review Group: TRC						
12/5/2022	12/12/2022	12/12/2022	PUBLIC WORKS - COUNTY	Jonathan Drazenovich	COMPLETE	
Notes:						
1) Lincoln County does not have Sewer available in this area 2) Lincoln County has a 12" water main on N NC 16 Business Hwy 3) no water service requested by these plans 4) If fire protection is required by the fire marshal then a fire line will need to be installed by the developer at their expense. 5) The property to be developed does currently have a 3/4" residential connection. The account will need to be converted to a commercial account if it is to be used for the project.						
12/5/2022	12/7/2022	12/12/2022	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	SEE NOTES
Notes:						
Provide EC plan and stormwater calculations showing that stormwater pond on adjacent 34692 can handle the additional drainage from the new proposed construction.						
12/5/2022	12/8/2022	12/12/2022	FIRE MARSHAL - COUNTY	Rodney Emmett	COMPLETE	
Notes:						
12/5/2022	12/8/2022	12/12/2022	NCDOT	Michael Watson	COMPLETE	
Notes:						
Amended driveway permit will be required						

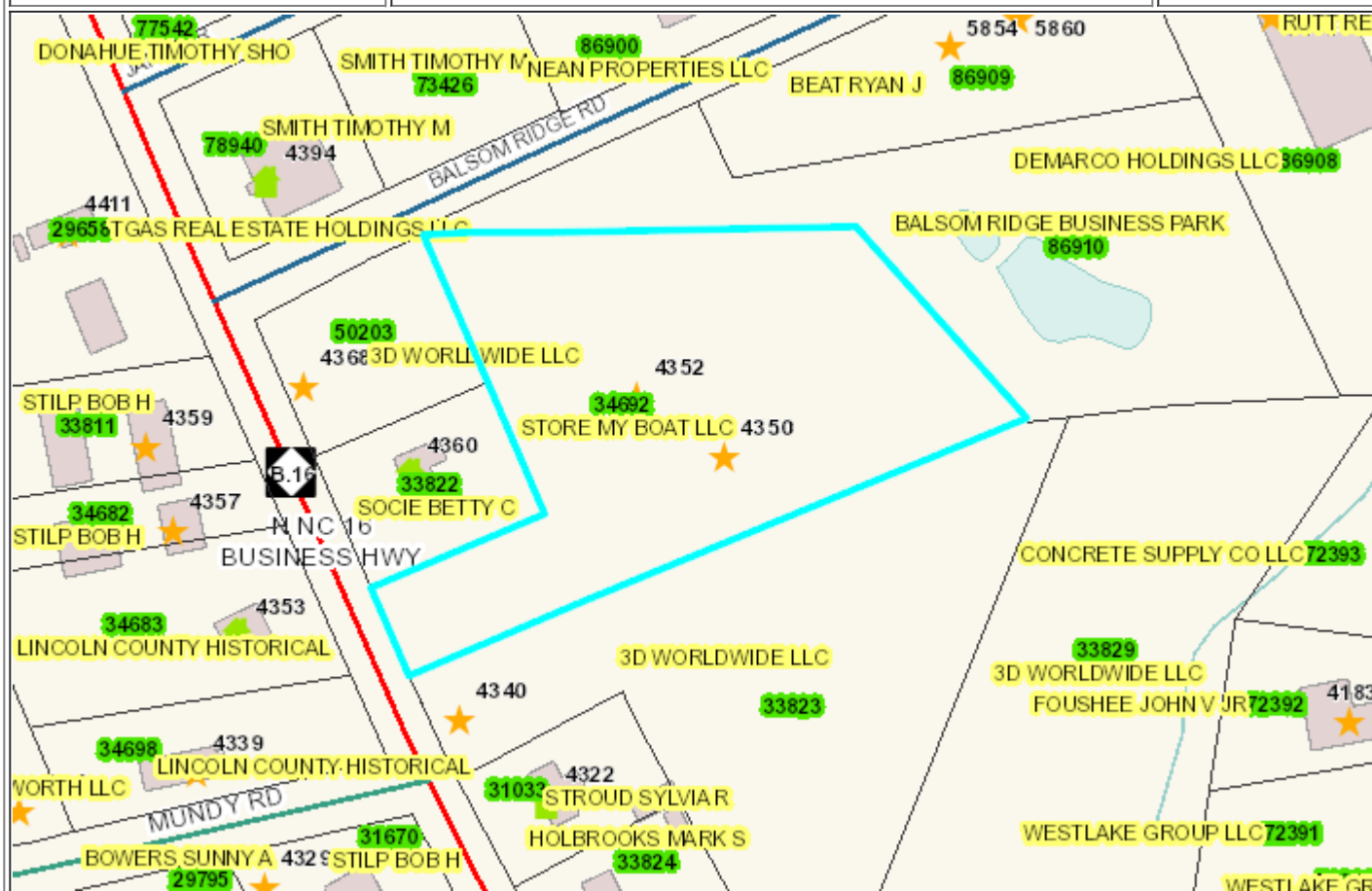
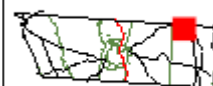


## Lincoln County, NC

### 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: 12/16/2022 Scale: 1 Inch = 200 Feet



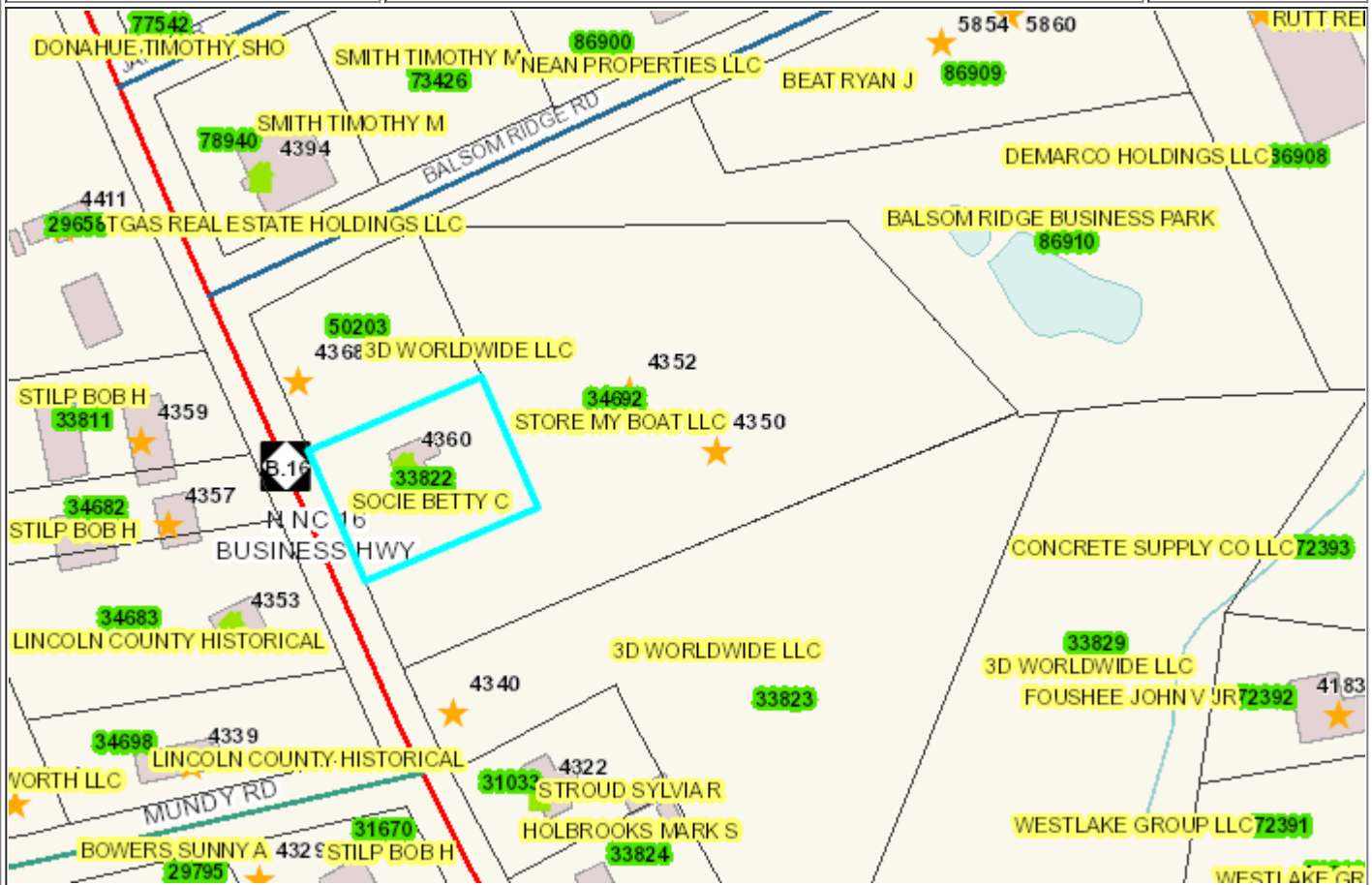
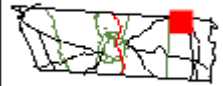
<b>Parcel ID</b>	34692	<b>Owner</b>	STORE MY BOAT LLC
<b>Map</b>	3695	<b>Mailing</b>	6971 GOLDEN BAY CT
<b>Account</b>	0284749	<b>Address</b>	SHERRILLS FORD, NC 28673
<b>Deed</b>	3052 247	<b>Last Transaction Date</b>	06/16/2021
<b>Plat</b>		<b>Subdivision</b>	R O MUNDY EST
<b>Land Value</b>	\$189,218	<b>Improvement Value</b>	\$140,000
<b>Previous Parcel</b>		<b>Sale Price</b>	\$0
		<b>Lot</b>	41 & LTS 23-26
		<b>Total Value</b>	\$329,218
<b>-----All values for Tax Year 2022 -----</b>			
<b>Description</b>	41 <S 23-26 R O MUNDAY	<b>Deed Acres</b>	0
<b>Address</b>	4350 52 N NC 16 BUSINESS HWY	<b>Tax Acres</b>	4.11
<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>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
I-G	4.11	DN29	4.11
<b>Watershed</b>	4.11	<b>Sewer District</b>	4.11
<b>Census County</b>	109	<b>Tract</b>	071101
		<b>Block</b>	1005
			4.11
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710369500	4.11



## Lincoln County, NC

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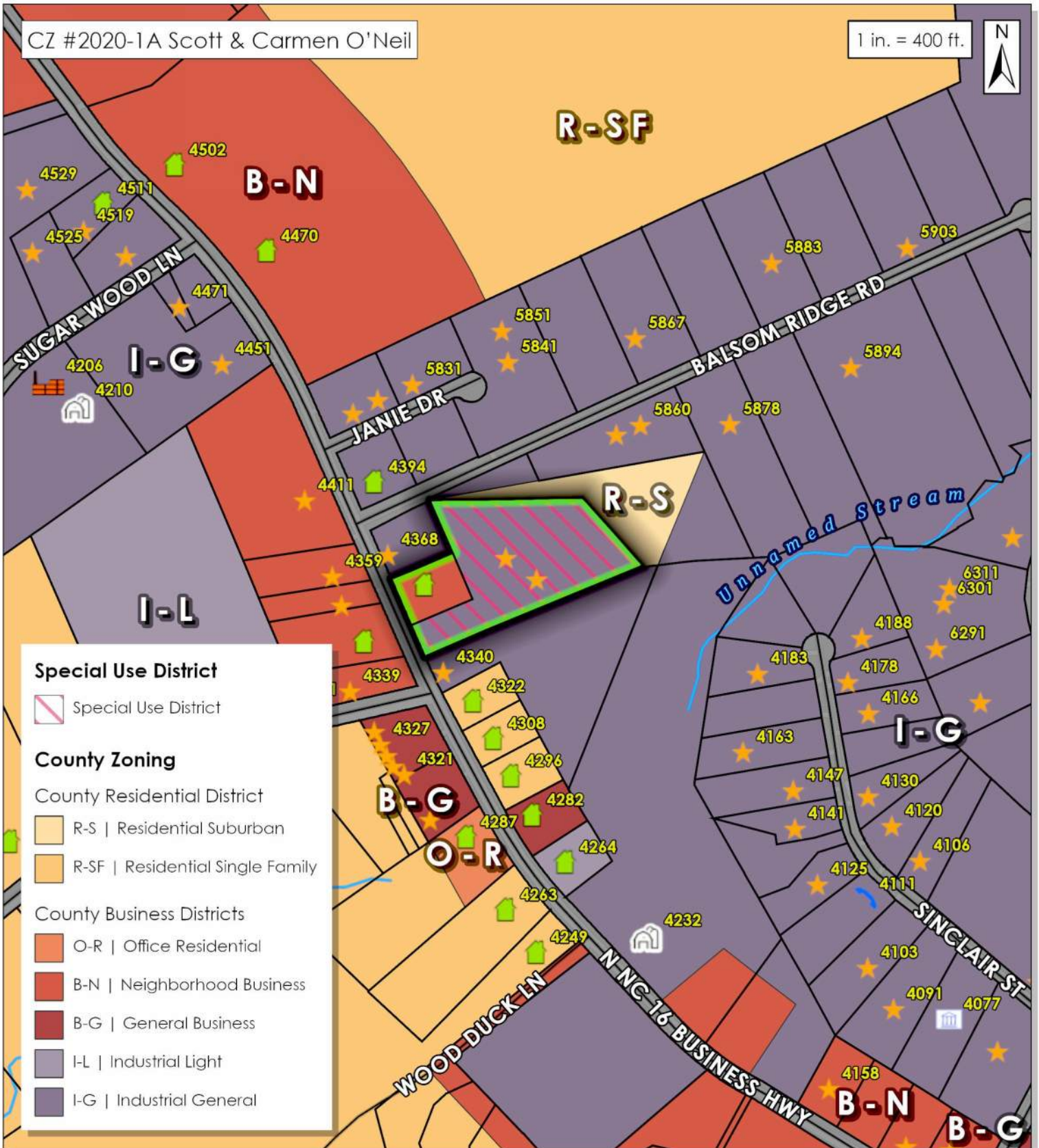


<b>Parcel ID</b>	33822	<b>Owner</b>	SOCIE BETTY C
<b>Map</b>	3695	<b>Mailing</b>	4360 N HWY 16
<b>Account</b>	36674	<b>Address</b>	DENVER, NC 28037-9716
<b>Deed</b>	2420 705	<b>Last Transaction Date</b>	09/23/2013
<b>Plat</b>		<b>Subdivision</b>	R O MUNDY EST
<b>Land Value</b>	\$106,350	<b>Improvement Value</b>	\$56,419
<b>Previous Parcel</b>		<b>Sale Price</b>	\$54,000
		<b>Lot</b>	27-32
		<b>Total Value</b>	\$162,769

#### -----All values for Tax Year 2022 -----

<b>Description</b>	HM RENTAL MUNDY HW16	<b>Deed Acres</b>	0
<b>Address</b>	4360 N NC 16 BUSINESS HWY	<b>Tax Acres</b>	0.709
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
<b>Main Improvement</b>	RANCH	<b>Value</b>	\$53,384
<b>Main Sq Feet</b>	1668	<b>Stories</b>	1
		<b>Year Built</b>	1966
<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
B-N	0.71	DN29	0.71
<b>Watershed</b>		<b>Sewer District</b>	
	0.67		0.71
	0.04		
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		071101	1005
			0.71
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710369500	0.71



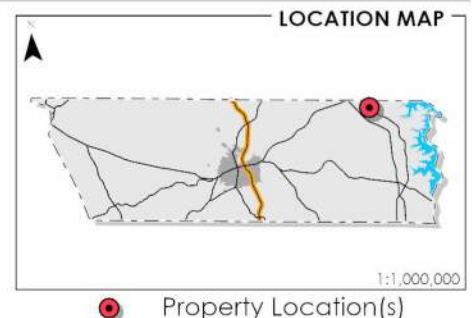


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

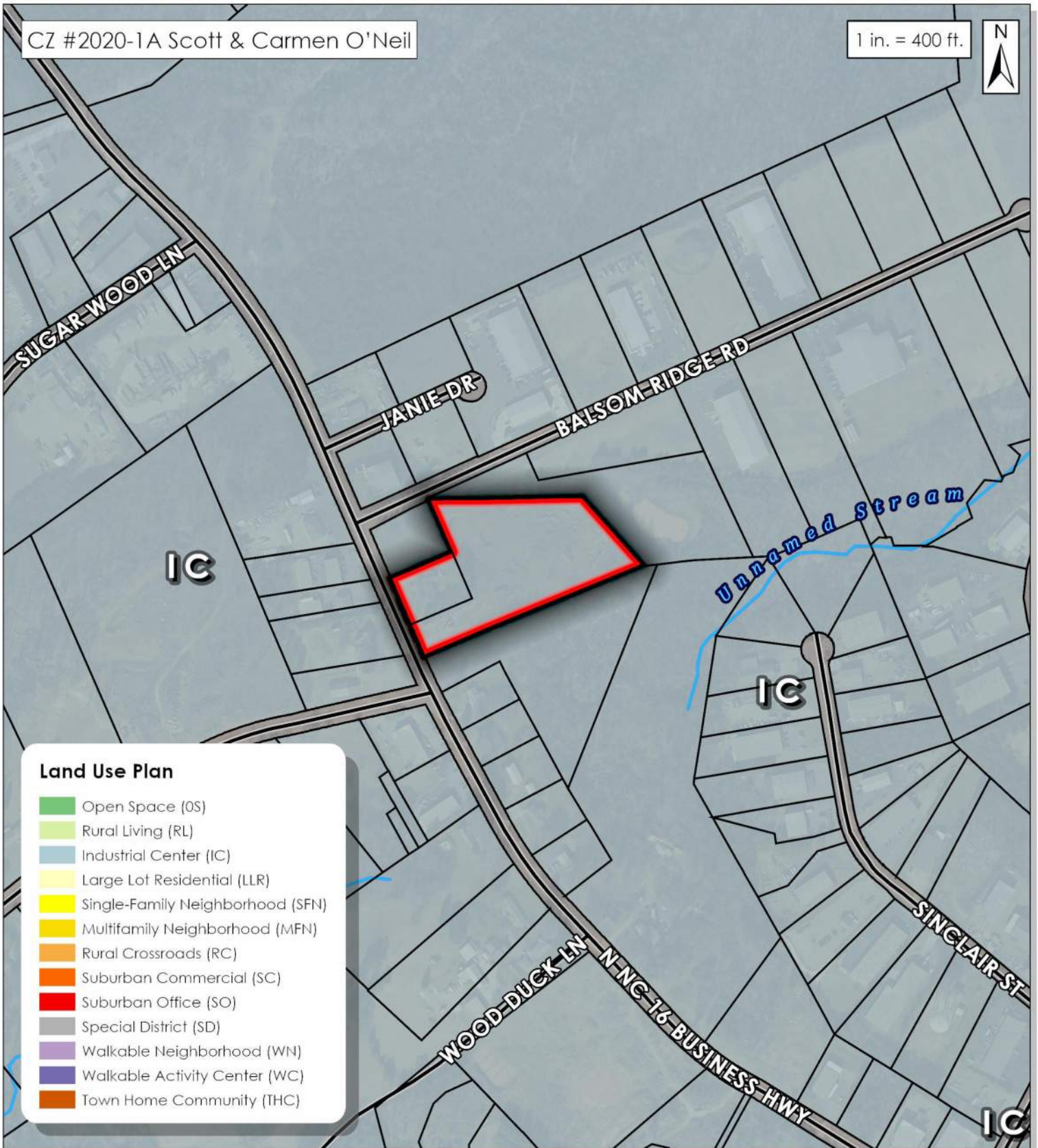
Parcel ID # 33822 - 34692

 - Property Location(s)

See Attached Application for Parcel Information





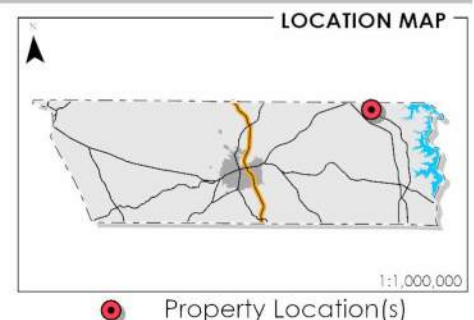


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Planning & Inspections  
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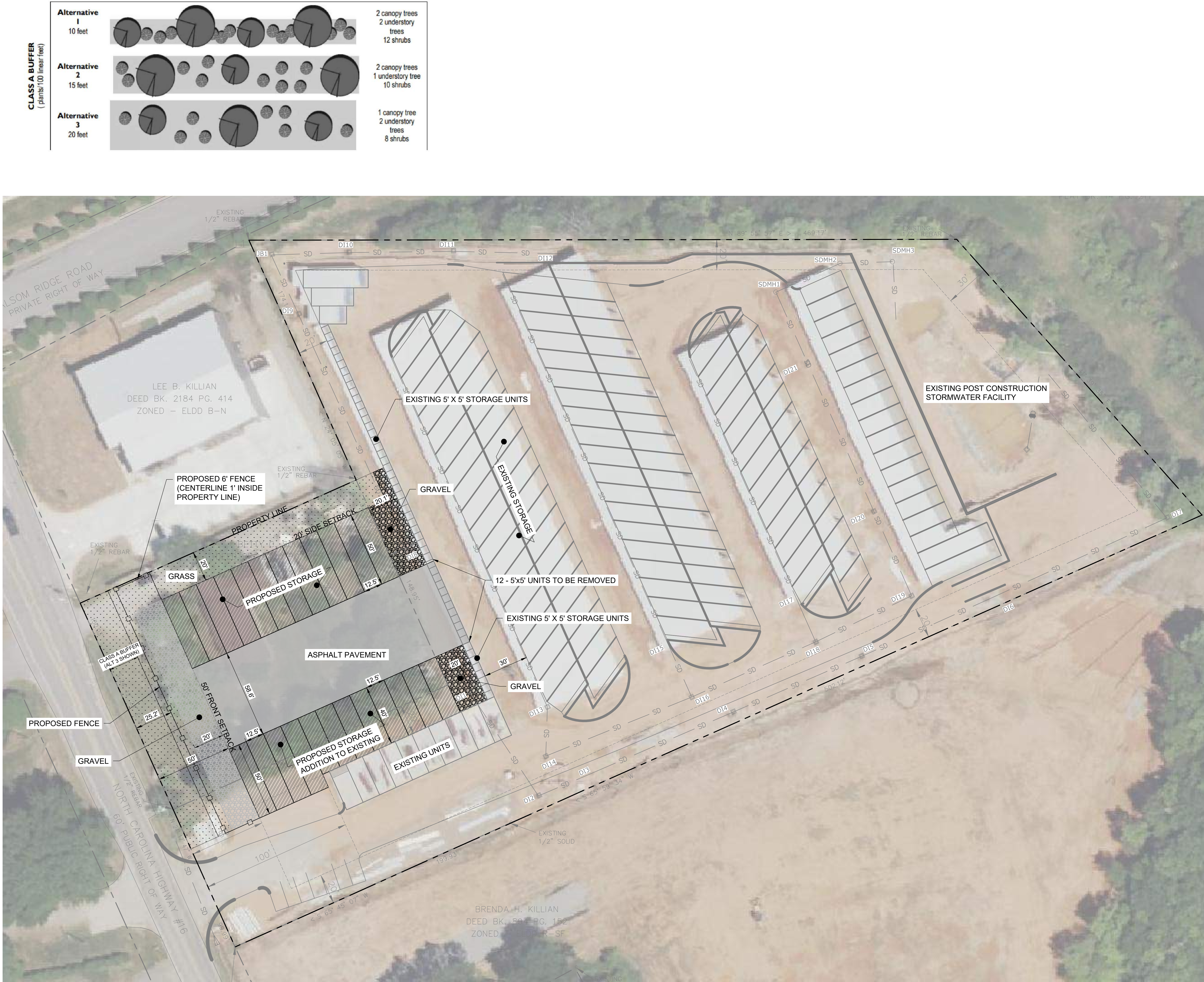
 - Property Location(s)

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SITE DATA TABLE

DEVELOPMENT DATA:

0.687 ACRES  
PARCEL ID #: 33822  
PARCEL PIN #: 3695185177  
DEED BOOK: DB 2420 PG 705  
ADDRESS : 4360 N NC 16 BUSINESS HWY  
DENVER, NC 28037

OWNER: SCOTT O'NEIL  
6971 GOLDEN BAY COURT  
SHERRILLS FORD, NC 28673

ZONING DATA:

CURRENT ZONING : ELDD B-N  
PROPOSED ZONING: ELDD I-G CZ  
EXISTING USE : RESIDENTIAL  
PROPOSED USE : COMMERCIAL (STORAGE)  
WATERSHED: WS-IVP

SETBACKS:

FRONT YARD BUILDING : 50 FEET  
SIDE YARD BUILDING: 20 FEET  
REAR YARD BUILDING: N/A

OPEN SPACE CALCULATIONS:

TOTAL SITE AREA: 0.709 AC (30,884 SF)  
IMPERVIOUS AREA:  
EXISTING: 0.055 AC (2,402 SF)  
PROPOSED: 0.543 AC (23,674 SF) / 76.59%

PARCELS 34692 AND 33822:

TOTAL SITE AREA: 4.819 AC  
IMPERVIOUS AREA: 3.144 AC (136,953 SF) / 65.24%

APPLICANT INFORMATION:

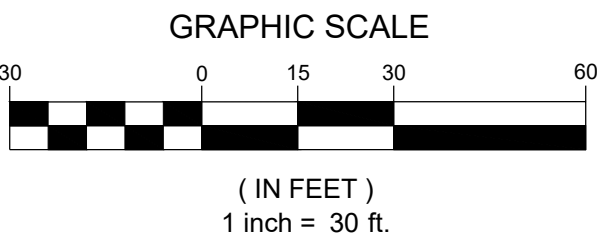
STORE MY BOAT  
6971 GOLDEN BAY COURT  
SHERRILLS FORD, NC 28673

CONTACT: SCOTT O'NEIL  
704-737-2122  
STOREMYBOATLKN@GMAIL.COM

ENGINEER INFORMATION:

CES GROUP ENGINEERS, LLP  
3525 WHITEHALL PARK DRIVE, SUITE 150  
CHARLOTTE, NC 28273

CONTACT: DAVID LUTZ, P.E.  
704-313-0389  
DLUTZ@CES-GROUP.NET



ENGINEERS

PLANNERS

SURVEYORS

SCIENTISTS



CES Group Engineers, LLP

NC FIRM LICENSE #F-1240  
3525 WHITEHALL PARK DR, SUITE 150  
CHARLOTTE, NC 28273  
PH: 704.489.1500

www.ces-group.net

SEAL:

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

SUBMITTALS

DATE: PURPOSE:

DATE	PURPOSE

OWNER / DEVELOPER

SCOTT O'NEIL  
6971 GOLDEN BAY COURT  
SHERRILLS FORD, NC 28673

PROJECT DESCRIPTION:

STORE MY BOAT

DENVER, NC

PROJECT NO:

8010 - 0922

DRAWING REVISIONS

NO.	REVISION DESC.	DATE

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CHECKED BY: SC      ISSUED BY: SC

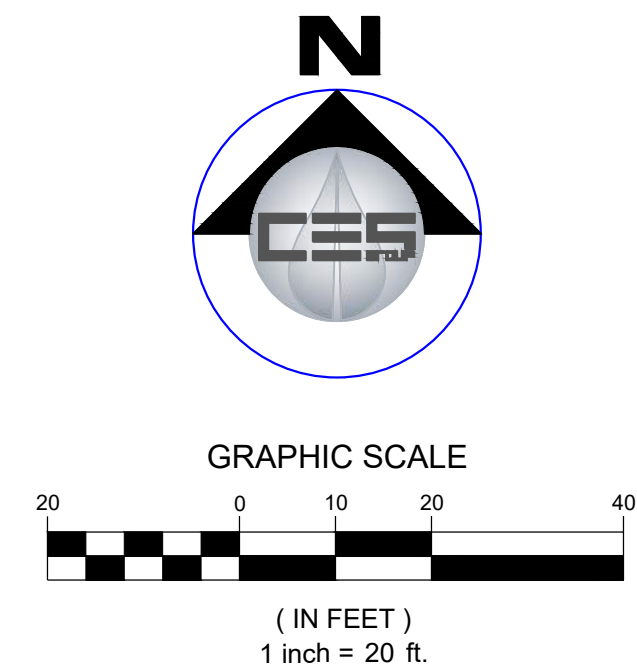
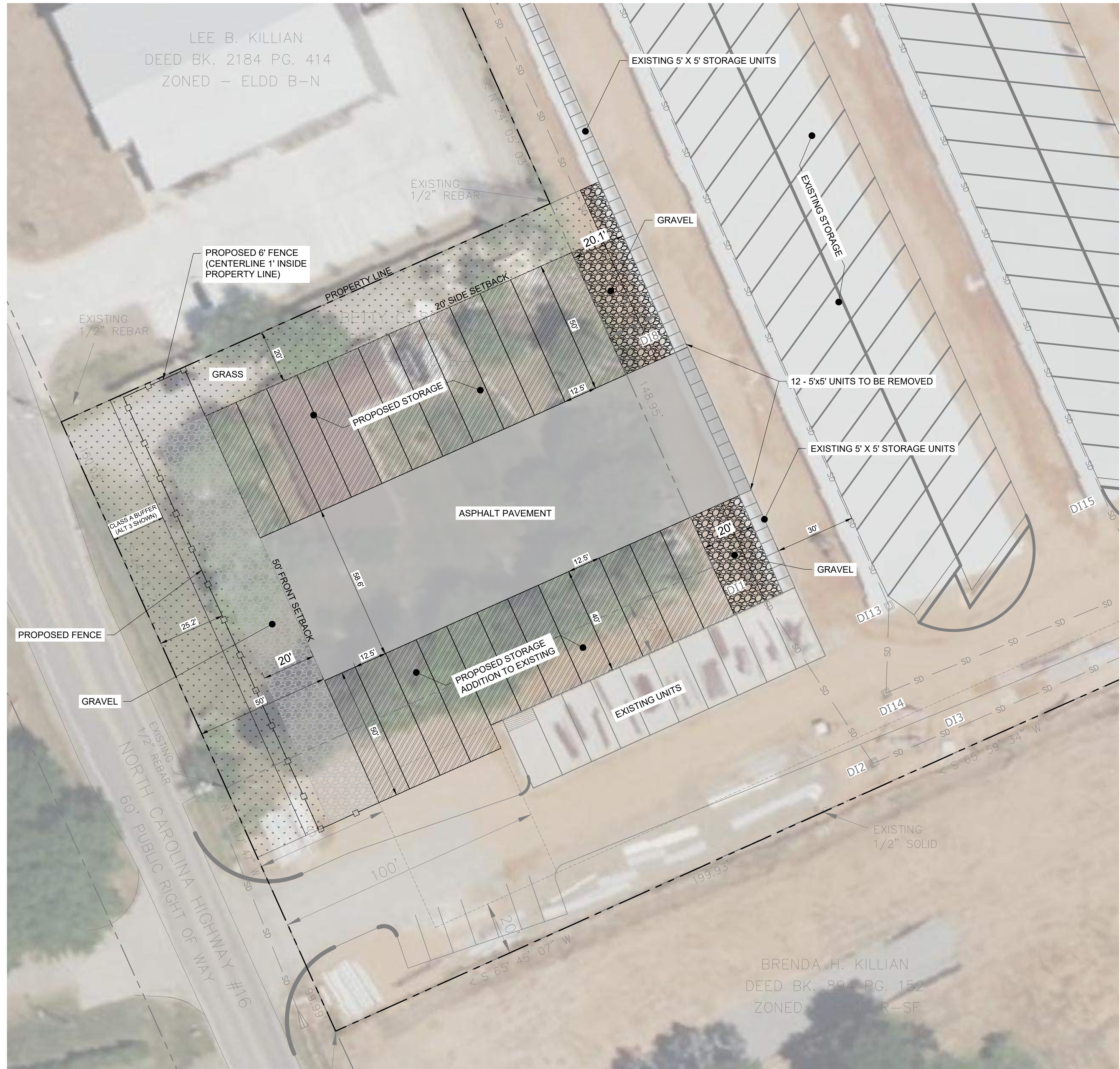
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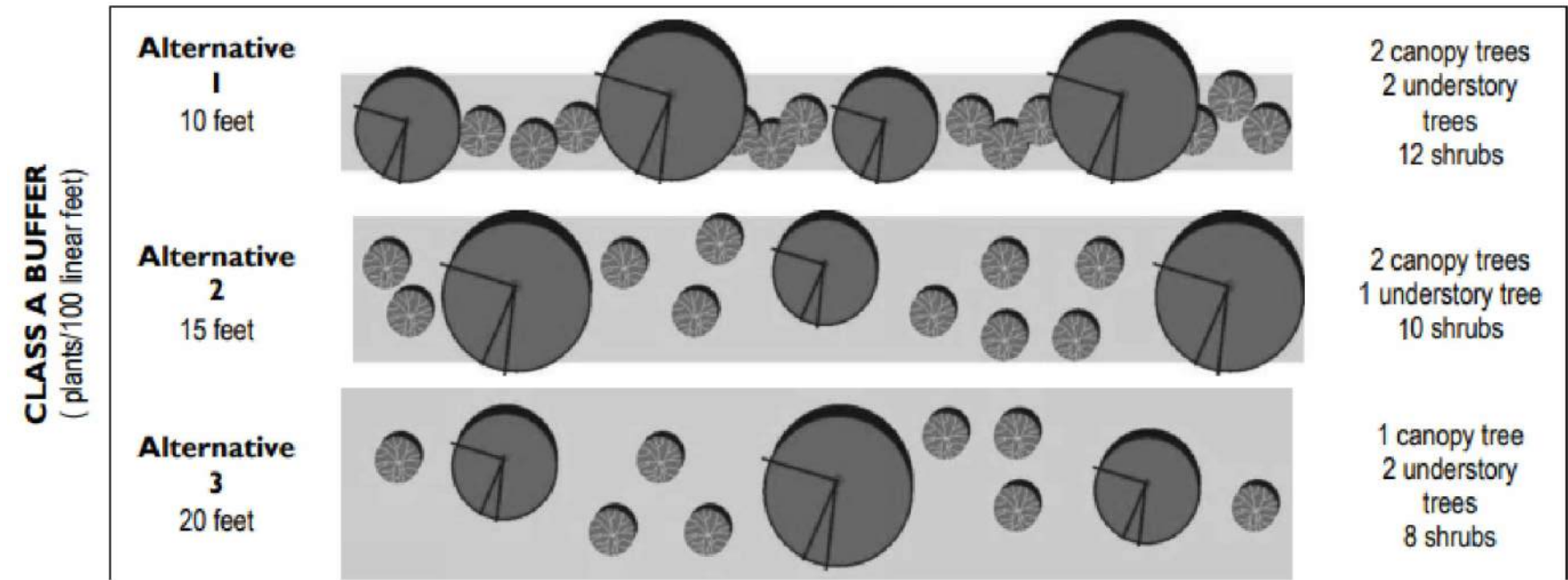
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<b>SITE DATA TABLE</b>	
<b>DEVELOPMENT DATA:</b>	
0.687 ACRES	
PARCEL ID #:	33822
PARCEL PIN #:	3695185177
DEED BOOK:	DB 2420 PG 705
ADDRESS :	4360 N NC 16 BUSINESS HWY DENVER, NC 28037
<b>OWNER:</b>	
SCOTT O'NEIL	
6971 GOLDEN BAY COURT	
SHERRILLS FORD, NC 28673	
<b>ZONING DATA:</b>	
CURRENT ZONING :	ELDD B-N
PROPOSED ZONING:	ELDD I-G CZ
EXISTING USE :	RESIDENTIAL
PROPOSED USE :	COMMERCIAL (STORAGE)
WATERSHED:	WS-IVP
<b>SETBACKS:</b>	
FRONT YARD BUILDING :	50 FEET
SIDE YARD BUILDING:	20 FEET
REAR YARD BUILDING:	N/A
<b>OPEN SPACE CALCULATIONS:</b>	
TOTAL SITE AREA:	0.709 AC (30,884 SF)
IMPERVIOUS AREA:	
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<b>PARCELS 34692 AND 33822:</b>	
TOTAL SITE AREA:	4.819 AC
IMPERVIOUS AREA:	3.144 AC (136,953 SF) / 65.24%
<b>APPLICANT INFORMATION:</b>	
STORE MY BOAT	
6971 GOLDEN BAY COURT	
SHERRILLS FORD, NC 28673	
CONTACT:	SCOTT O'NEIL
	704-373-2122
	STOREMYBOATLKN@GMAIL.COM
<b>ENGINEER INFORMATION:</b>	
CES GROUP ENGINEERS, LLP	
3525 WHITEHALL PARK DRIVE, SUITE 150	
CHARLOTTE, NC 28273	
CONTACT:	DAVID LUTZ, P.E.
	704-313-0389
	DLUTZ@CES-GROUP.NET





SEAL:

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## SUBMITTALS

DATE:	PURPOSE:
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OWNER / DEVELOPER  
SCOTT O'NEIL  
6971 GOLDEN BAY COURT  
SHERRILLS FORD, NC 28673

PROJECT DESCRIPTION:

# STORE MY BOAT

DENVER, NC

PROJECT NO:

8010 - 0922

### DRAWING REVISIONS

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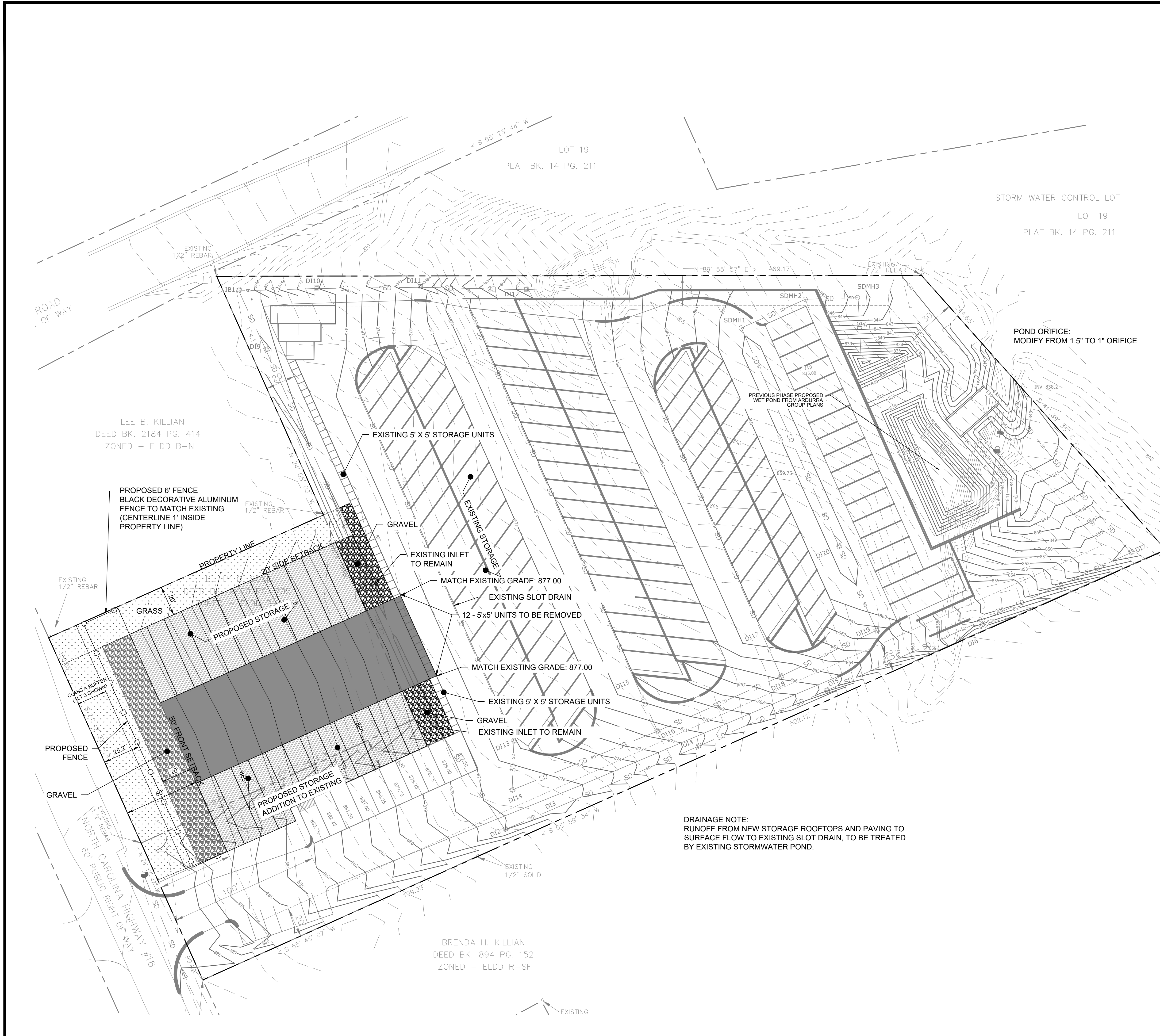
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CHECKED BY: SC	ISSUED BY: SC

DRAWING TITLE:

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DRAWING NUMBER:

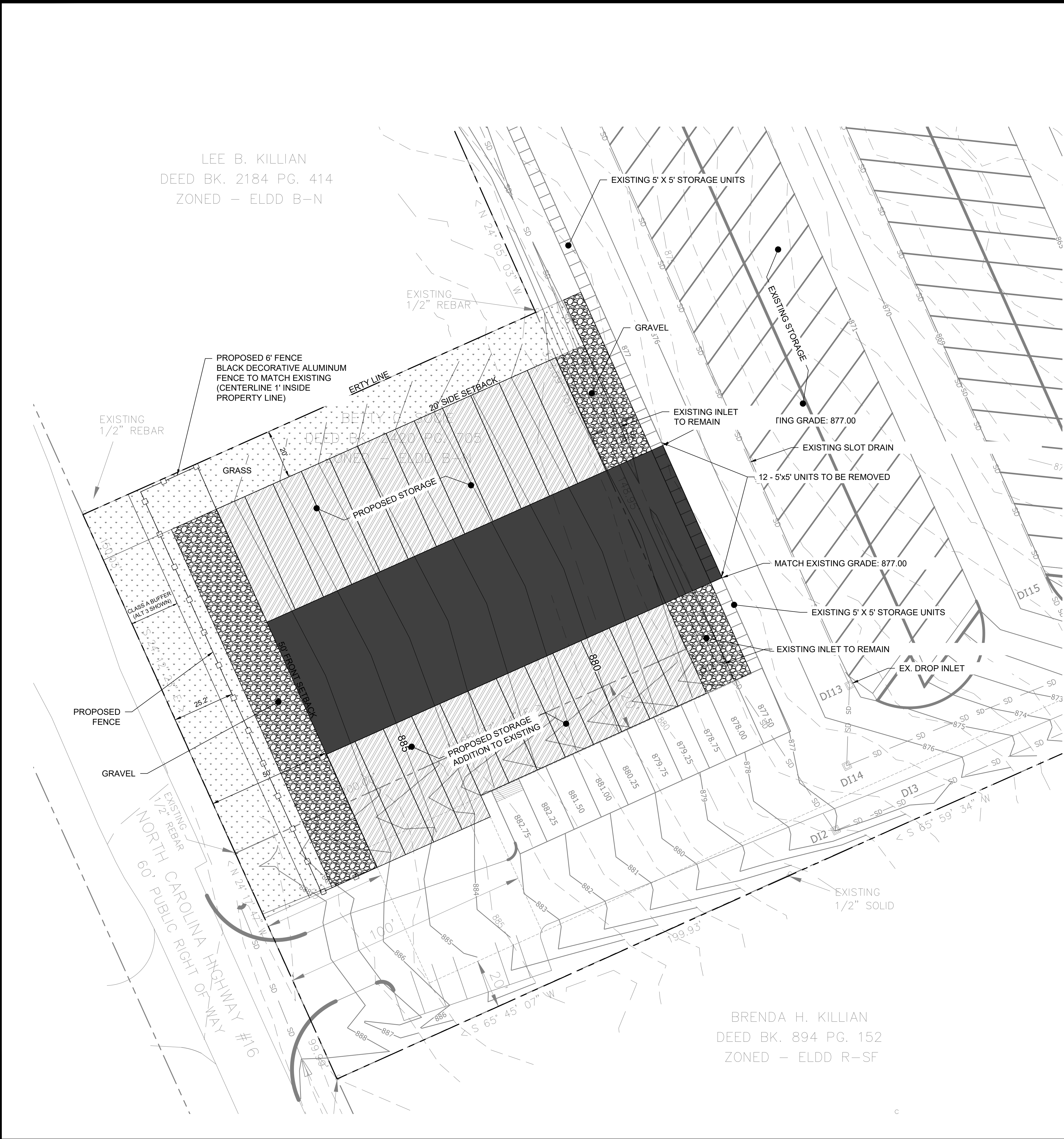
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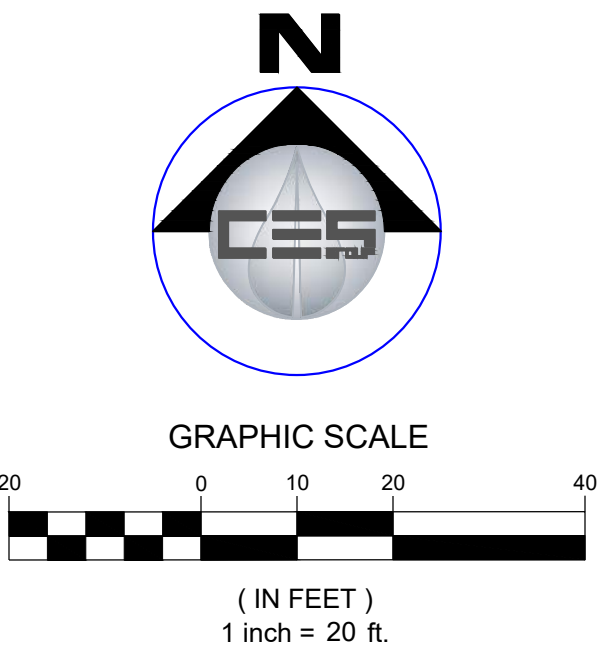




GRADING AND DRAINAGE NOTES:

1. EARTHWORK QUANTITIES HAVE NOT BEEN ESTIMATED AND SITE AS SHOWN IS NOT ASSUMED TO REPRESENT A BALANCED CUT / FILL CONDITION.
2. CONTRACTOR SHALL PERFORM HIS OWN ESTIMATE AND SHALL PROVIDE ALL EARTHWORK NECESSARY TO ACHIEVE THE DESIGN GRADE, INCLUDING ANY OFFSITE BORROW OR SPOILS REQUIRED.
3. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL GRADED AREAS, INCLUDING PAVING, LAWN AND LANDSCAPE AREAS.
4. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTIONS PRIOR TO PROCEEDING.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK, BOTH PUBLIC AND PRIVATE. CONTRACTOR IS FULLY RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL REPAIR ANY DAMAGE AS A RESULT OF THIS CONTRACT.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
7. THE PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN DRIVES, PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING ASPHALT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS TO BE COMPLETED UNDER THIS CONTRACT.
8. ALL "STD." NUMBERS REFER TO THE NCDOT STANDARDS.
9. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
10. PIPE LENGTHS SHOWN ARE THE ENGINEER'S ESTIMATE USED TO COMPUTE PIPE SLOPE AND INVERTS AND SHALL NOT BE CONSTRUED BY THE CONTRACTOR TO REPRESENT THE ACTUAL QUANTITY OF PIPE REQUIRED.
11. MAXIMUM CROSS SLOPE OF SIDEWALKS SHALL BE 1/4" / FT.
12. SLOPES SHALL BE GRADED NO STEEPER THAN 3:1 WITHOUT ADDITIONAL STABILIZATION MEASURES AND PRIOR APPROVAL.
13. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
14. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
15. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
16. RIM ELEVATIONS OF CURB INLET EQUALS THE FLOW LINE OF GUTTER PAN, NOT THE DEPRESSED ELEVATION AT THE INLET.
17. ALL PROPOSED CONTOURS IN ALL "FILL" AREAS SHOWN ON THIS PLAN REPRESENT COMPACTED STRUCTURAL FILL AND SHALL BE CONSTRUCTED WITH SATISFACTORY MATERIAL COMPACTED TO THE STANDARDS OUTLINED IN THE SPECIFICATIONS.
18. RCP PIPES SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
19. ALL STRUCTURES AND GRATES SHALL BE COMPLIANT WITH THE MOST RECENT NCDOT STANDARDS AND BE TRAFFIC BEARING AND RATED HEAVY DUTY, UNLESS LOCATED OUTSIDE OF A PAVED AREA.
20. ALL HDPE PIPE SHALL BE ADS N12 TYPE S OR APPROVED EQUAL.
21. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED. ALL FILL WITHIN LIMITS OF BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 100% STD. PROCTOR DENSITY WITHIN THE TOP 24 INCHES AND A MINIMUM 98% STD. PROCTOR DENSITY BELOW 24-INCH DEPTH. FILL WITHIN LANDSCAPED AREAS SHALL BE COMPACTED TO MINIMUM 90% STD. PROCTOR DENSITY. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR ADDITIONAL EARTHWORK SPECIFICATIONS AND REQUIREMENTS.

LEGEND		
EXISTING	PROPOSED	
		CONTOUR WITH ELEVATION
		SPOT ELEVATION
		BACK OF CURB SPOT ELEVATION
		TOP OF WALL SPOT ELEVATION
		BOTTOM OF WALL SPOT ELEVATION
		CONCRETE CURB & GUTTER
		PROPERTY LINE
		CATCH BASIN / CURB INLET
		STORM DRAIN AND ENDWALL
		SANITARY SEWER
		SANITARY MANHOLE
		CLEAN OUT
		WATER MAIN OR SERVICE LINE
		OVERHEAD UTILITY LINE
		FIRE HYDRANT
		GATE VALVE
		POWER POLE GUY AND ANCHOR
		CANOPY TREE TO REMAIN



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CHARLOTTE, NC 28273  
PH: 704.489.1500  
www.ces-group.net

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SUBMITTALS	
DATE:	PURPOSE:

OWNER / DEVELOPER  
SCOTT ONEIL  
6971 GOLDEN BAY COURT  
SHERRILLS FORD, NC 28673

PROJECT DESCRIPTION:  
**STORE MY BOAT**  
DENVER, NC

PROJECT NO:  
**8010 - 0922**

DRAWING REVISIONS		
NO.	REVISION DESC.	DATE:
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DRAWN BY: JS    REVISD BY: ---  
CHECKED BY: SC    ISSUED BY: SC

DRAWING TITLE:  
**PRELIMINARY GRADING PLAN**

DRAWING NUMBER:  
**C2.1**