



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: May 10, 2024

Re: SUP #505
Alan Overcash, applicant
Parcel ID# 77434

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on June 3, 2024.

Request

The applicant is requesting a special use permit for a self-storage facility in the B-G (General Business) district and the ELDD (Eastern Lincoln Development District) overlay.

Site Area and Description

The request involves a 0.96-acre parcel located on the east side Dusty Ridge Court at the intersection with Campground Road in Catawba Springs Township. The subject property is located in the B-G (General Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-G (General Business) and R-T (Transitional Residential). Land uses in this area include industrial, business, residential, and civic uses. This property is located in an area that is designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.

Additional Information

See the specific use standards in the Lincoln County Unified Development Ordinance for self-storage facilities on the following page.



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

§4.4.19 Self-Storage Facility

A. All storage shall be contained within a fully enclosed building.

Commentary: *Outdoor storage of boats, travel trailers, recreational vehicles, and other noncommercial occasional use vehicles may be allowed subject to Board of Commissioners approval (see §3.10, Outdoor Storage and Display).*

B. A Class C buffer (see §3.4) shall be established along any side of the property where the self-storage facility abuts or is across the road from a residential use or a residential district.

C. End walls shall have a brick or masonry façade.

D. Where the end wall of the self-storage facility is visible from a public road, the wall shall be buffered by a hedge that has a mature height of at least four feet.

E. The following activities shall be prohibited on the premises:

1. Commercial, wholesale or retail sales, flea markets or peddling, or miscellaneous or garage sales. However, once a month, the management of the self-storage facility may conduct a one-day auction or sale of abandoned or stored materials to settle unpaid storage bills in accordance with State of North Carolina regulations.
2. Servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment.
3. Operation of a transfer-and-storage business.
4. Operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment except when needed for maintenance of the use.
5. Any activity that is noxious or offensive because of odors, dust, noise, fumes or vibrations.
6. Storage of hazardous chemicals, flammable liquids or combustible and explosive materials.
7. Habitation of storage units by humans or animals.



Special Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name Alan Overcash

Applicant Address 1641 Dale Earnhardt Blvd, Kannapolis, NC 28083

Applicant Phone Number 704-305-1020

Property Owner Name Denver Developers LLC

Property Owner Address 7061 Campground Rd, Denver NC 28037

Property Owner Phone Number 704-305-1020

PART II

Property Location Lot to west of 7061 Campground Rd, Denver NC 28037

Property ID (10 digits) 3695973598 Property size 0.961 ac

Parcel # (5 digits) 77434 Deed Book(s) 1813 Page(s) 869

PART III

Existing Zoning District B-G

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

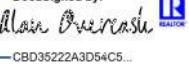
The property is currently a vacant lot without existing structures on site.

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

The proposed use of the property is for a climate controlled, indoor mini-warehouse self - storage facility which per the Lincoln County ordinance requires a SUP

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500) **MUST BE RECEIVED BEFORE PROCESSING.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

DocuSigned by:

Alan Overcash REALTOR
CBD35222A3D54C5...

5/6/2024

Applicant's Signature

Date

Application # _____ Date 05.03.2024

Applicant's Name ALAN OVERCASH

Applicant's Address 1641 Dale Earnhardt Blvd, Kannapolis, NC 28083

Property Location Unaddress Parcel, see PID Existing Zoning B-G

Proposed Special Use Mini-Warehouse Self Storage

PROPOSED 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: A driveway permit must be obtained from the NCDOT
The building will be permitted and built per the State Building Code

2. The use meets all required conditions and specifications. YES Yes NO _____

FACTUAL REASONS CITED: A self-storage facility is a conditional use in the B-G
district and in the Eastern Lincoln Development District (ELDD). The proposed plan
meets the setback, buffer, screening, and facade requirements of the UDO.

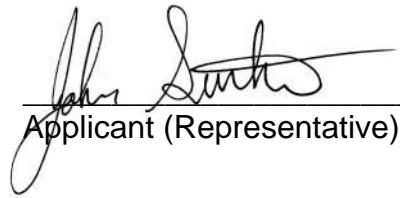
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES Yes will not injure NO _____

FACTUAL REASONS CITED: This property is located in an existing business area, and
is adjacent to a commercial business, another self-storage facility, and a currently
undeveloped property.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES Yes NO _____

FACTUAL REASONS CITED: This area includes business and existing self storage uses.
This property is designated by the Land Use Plan as Suburban Commercial, suitable
for general commercial services.

It is acknowledged that as a condition of this submittal there is no on-site office of this facility and it is the intent of the information provided in these documents for this facility to be managed remotely. Any subsequent applicant, owner, or representative shall be subject to the information provided and approved on these drawings.

A handwritten signature in black ink, appearing to read "John Smith".

04.22.2024

Applicant (Representative)

Date

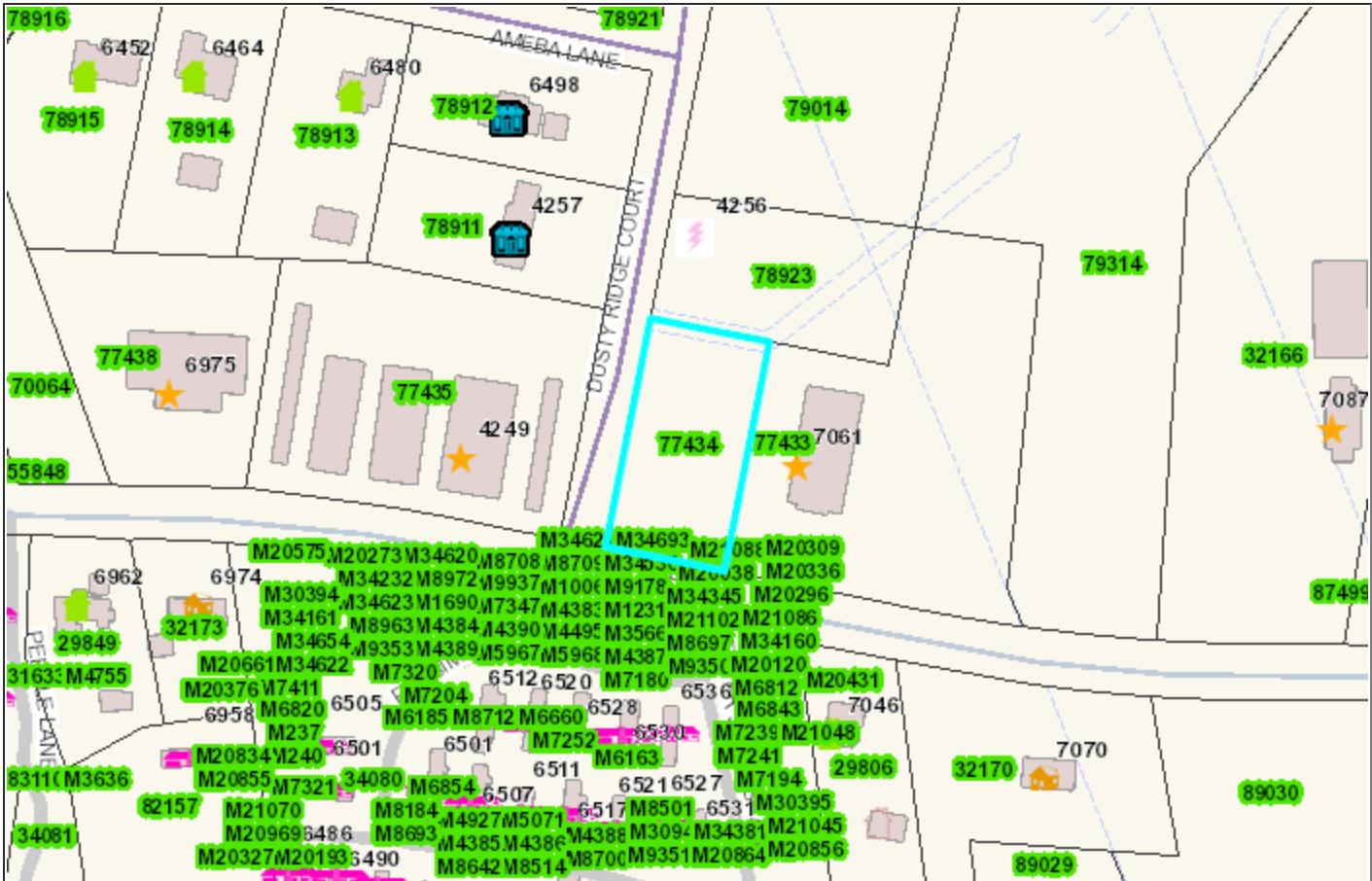


Lincoln County, NC

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: 5/10/2024 Scale: 1 Inch = 200 Feet



-  ATM
-  Active Poultry House
-  Apartment, Condominium
-  Business
-  Cell Tower
-  Child Facility
-  Church
-  Fire Department
-  Public Building
-  Home Site
-  Inactive Poultry House
-  Industry
-  Manufactured Home
-  Mobile Home
-  Mobile Home Space
-  Outbuilding
-  Site-built Home
-  Modular Home
-  UnAddressed Mobile Home
-  Utility

Parcel ID	77434	Owner	DENVER DEVELOPERS LLC		
Map	3695	Mailing	7061 CAMPGROUND RD		
Account	0157787	Address	DENVER, NC 28037-0000		
Deed	1813 869	Last Transaction Date	05/11/2006	Sale Price	\$80,000
Plat	10 267	Subdivision	PRIMESTAR BUSINESS PARK	Lot	3
Land Value	\$69,843	Improvement Value	\$0	Total Value	\$69,843
Previous Parcel					
-----All values for Tax Year 2024 -----					
Description	#3 LOT PRIMESTAR BNS PARK			Deed Acres	0.749
Address	CAMPGROUND RD			Tax Acres	0.745
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement				Value	
Main Sq Feet		Stories		Year Built	
Zoning District	Calc Acres			Voting Precinct	Calc Acres
B-G	0.74			DN29	0.74
Watershed	Sewer District				
	0.74	0.08 SEWER 0.67			
Census County		Tract	Block		
109		071101	1001		0.74
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710369500 0.74			

SUP #505 | Alan Overcash

1 in. = 300 ft.



B-N

R-T

AMEBA LANE

DUSTY RIDGE COURT

B-G

R-SF

CAMPGROUND ROAD

R-T

PEBBLE LANE

AIRVIEW LANE

TODD LANE

DENVER SHORES LANE

DRAMIC LANE

ENTWINE LANE

County Residential District

 R-T | Transitional Residential

 R-SF | Residential Single Family

County Business Districts

 B-N | Neighborhood Business

 B-G | General Business

Parcel ID # 77434

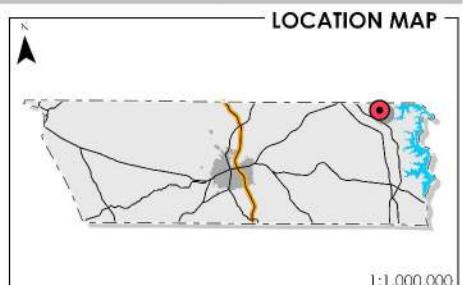
 - Property Location(s)



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

See Attached Application for Parcel Information

LOCATION MAP

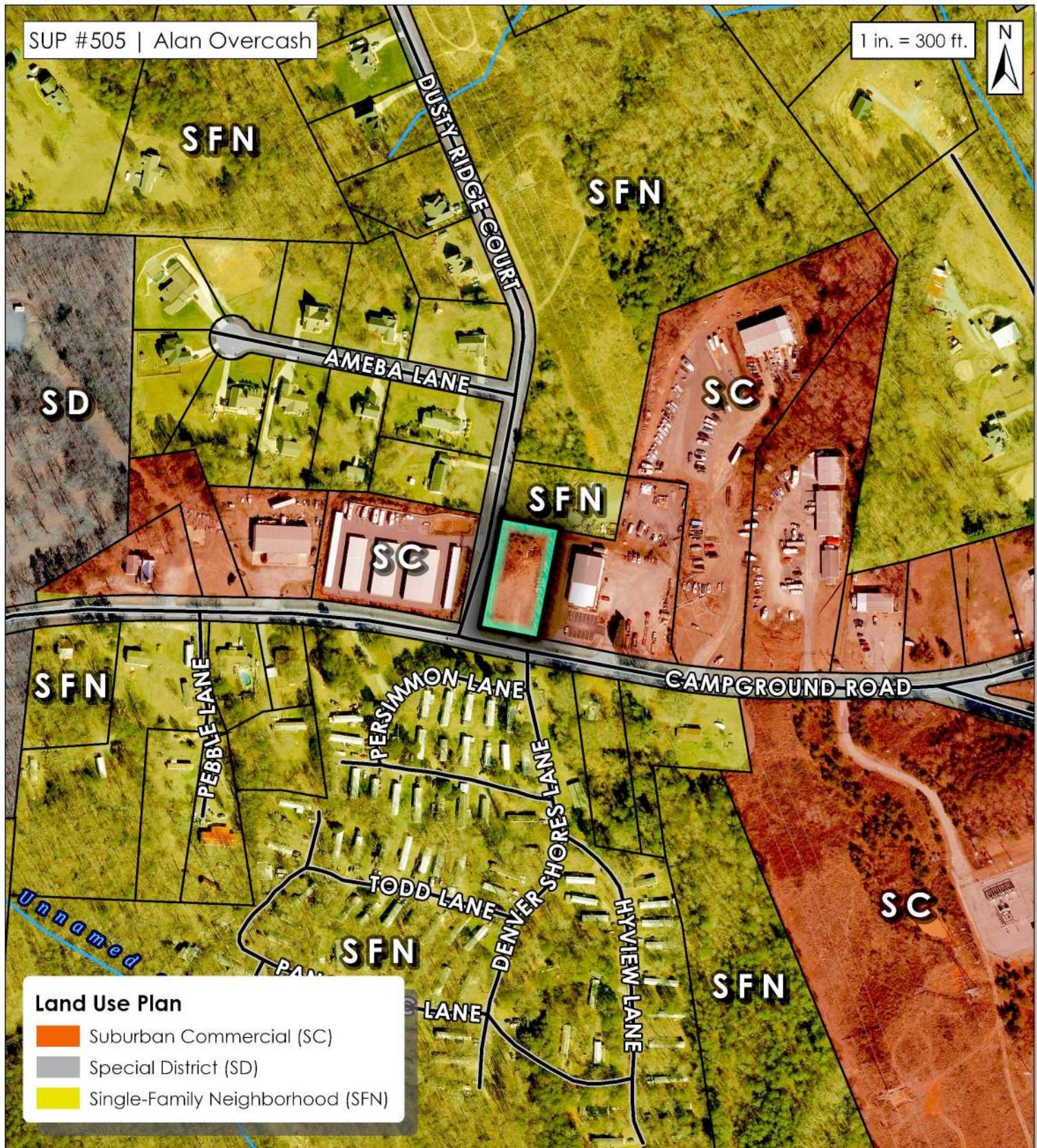


● **Property Location(s)**

1:1,000,000

SUP #505 | Alan Overcash

1 in. = 300 ft.



Land Use Plan

- Suburban Commercial (SC)
- Special District (SD)
- Single-Family Neighborhood (SFN)

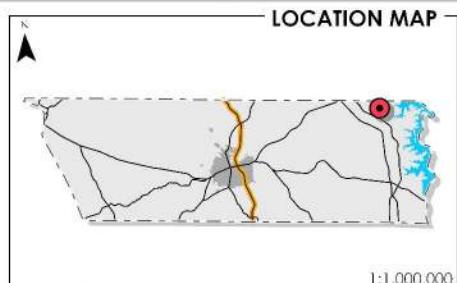
Parcel ID # 77434

- Property Location(s)



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

See Attached Application for Parcel Information



Property Location(s)



Lincoln County Project Reviews

Project Number: **ZONE24-00015**

Description: **SUP #505 Alan Overcash**

Project Type: **ZONING CASE**

Parcel ID: **77434**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **Alan Overcash**

Applied: **1/16/2024**

Approved:

Owner: **DENVER DEVELOPERS LLC**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

01/29/2024 - See email to John Suther.

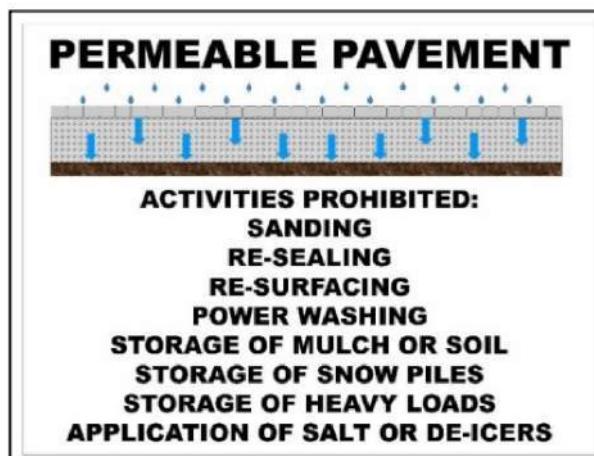
Public hearing scheduled for 6/3/24

LIST OF REVIEWS

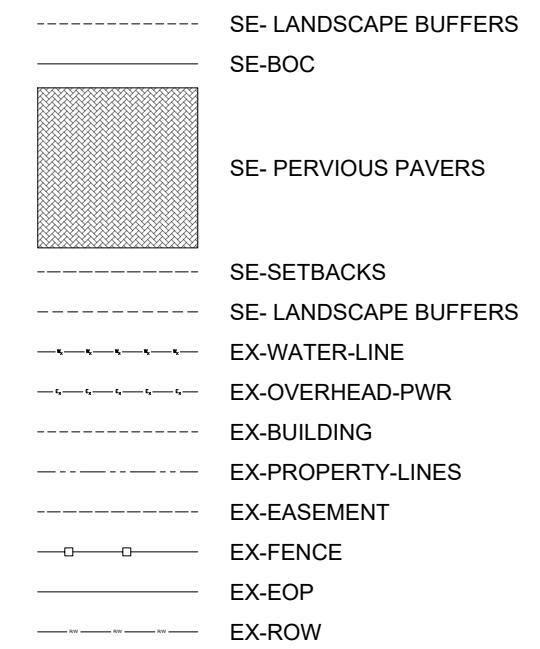
SENT DATE	RETURNED DATE	DUUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
1/16/2024	3/7/2024	1/19/2024	ENVIRONMENTAL HEALTH ON-SITE PRE- APPLICATION	Jonathan Harris	COMPLETE	
Notes:						
1/16/2024	3/15/2024	1/19/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes:						
Parking lot and driveway shall be constructed of a surface capable of supporting a 75,000 lb. vehicle in any weather condition						
1/16/2024	1/19/2024	1/19/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	
Notes:						
1/16/2024	1/19/2024	1/19/2024	NC DOT PRE- APPLICATION	Michael Watson	COMPLETE	
Notes:						
Commercial driveway permit will be required						
1/16/2024	1/29/2024	1/19/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
Notes:						
1) The County has an 8" water main on Catawba-Burris Rd and parallel 8" water mains on Campground Rd that are available for tapping. County sewer is not available to this parcel. 2) The project engineer will need to request asbuilt plans and verify water locations to show on any building site plans. 3) An application for water service and all applicable fees paid by the owner prior to any building permit approval. 4) The developer is responsible for hiring a Licensed Utility Contractor to install the water service at their expense. 5) An NC DOT three party encroachment will be required for the water service tap. The encroachment application must be submitted to Public Utilities with the water service application for County signatures.						

SITE SIGNAGE DATA:

1. PERVERS PAVING AREAS SHALL HAVE MAINTENANCE SIGNAGE IN ACCORDANCE WITH NCDEQ RECOMMENDATIONS. THE FIGURE BELOW IS AN EXAMPLE SIGN LAYOUT

**LEGEND**

These standard symbols will be found in the drawing.

**DUSTY RIDGE COURT S.R. 2112 (50' PUBLIC R/W)****CAMPGROUND ROAD S.R. 1373 (60' PUBLIC R/W)**

Know what's below.
Call before you dig.

1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING THE APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMAN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC
3. ALL EXISTING UTILITIES LOCATED ON THE PROPERTY ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
4. SHOWING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF BUILDING TO FACE OF BUILDING
- THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY OR SUBDIVISION SURVEY. ALL DIMENSIONS AND AREAS SHOWN SHALL BE NOTED AND CERTIFIED BY A LICENSED PROFESSIONAL SURVEYOR
- ALL STRIPPING WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE DENVER / LINCOLN COUNTY UDO. ANY WORK AND MATERIALS SHALL CONFORM TO THE LINCOLN COUNTY UDO, CITY/COUNTY REGULATIONS, LOCAL AND STATE CODES, O.S.H.A. STANDARDS, AND ANY OTHER GOVERNING BODY HAVING JURISDICTION OVER THE PERFORMANCE AND INSTALLED MATERIALS OF THE PROJECT.
- EXISTING STRUCTURES, PIPES, UTILITIES, ETC. ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS REQUIRED TO PERFORM THE SCOPE OF WORK. COSTS FOR SUCH WORK SHALL BE INCLUDED IN THE BASE BIDS BY CONTRACTORS. THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE RELOCATIONS AND COORDINATION OF SUCH RELOCATIONS WITH THE UTILITY OWNER / PROVIDERS. THIS INCLUDES BUT IS NOT LIMITED TO: ALL UTILITY, STORM DRAINAGE, STREET SIGNS, TRAFFIC SIGNALS, POLES, ETC., AS REQUIRED TO PERFORM THE SHOWN SCOPE OF WORK.

SITE DEVELOPMENT DATA**PROPOSED AREA QUANTITIES**

AREA BEING DEVELOPED: 0.961 AC.
AREA IN RIGHT OF WAY: 0.00 AC
DISTURBED AREA: 0.91 AC
PROPOSED IMPERVIOUS: 14,834 SF , 0.34 AC.
BUILDING: 14,300 SF
PAVING BAND: 104 SF
SIDEWALK: 430 SF

IMPERVIOUS % : 35.4 %
ALLOWABLE IMP. % = 36% (NO CURB/GUTTER)
UDO 7.3.4(E)(1)(a)
NCDEQ DENSITY: LOW, <1 AC DISTURBED, LOCAL IMP. %
BMP CONTROLS: NO

DIMENSIONAL STANDARDS:

ROAD SETBACK MINIMUM: 30 FT
FRONT SETBACK MAXIMUM: -- FT
SIDE YARD SETBACK: 15 FT
REAR SETBACK MINIMUM: 30 FT

SITE MATERIALS NOTES:

PAVING: PERVERS PAVERS SEE SECTIONS

SIDEWALKS: PROFILE: 4" 3500 PSI MIN. CONC. W/ AIR

PARKING NOTES:

REQUIRED PARKING: UDO 3.6.3 TABLE B
5 + 1 PER 100 UNITS
REQUIRED SPACES: 6 SPACES

PROVIDED SPACES: 6 SPACES
HC SPACES REQ.: 1 SPACE
HC SPACES PROVIDED: 1 SPACE

ENVIRONMENTAL NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD PLAIN
FLOOD ZONE (X) REF. MAP 3710369500J DATED 8.16.2007
THIS PROPERTY IS LOCATED WITHIN A WATER SUPPLY WATERSHED WS-IV-PA

BUFFER NOTES:

ROAD YARD: 3.4.6(B)(1)(a) - CLASS A, ALTERNATIVE 2, 15'
PARKING BUFFER: 3.4.6(B)(2)(a) - SCREENED TO PUBLIC ST.
FOUNDATION PLANTINGS: 3.4.5 - 5' WIDE
BOUNDARY BUFFER (REAR) 3.4.6(B)(3)(a) - CLASS C

CAMPGROUND ROAD STORAGE

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:

C-3

