



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.



§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.

Applicant's Signature

DocuSigned by:
Alan Overcash
CBD35222A3D54C5...

5/6/2024

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 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.

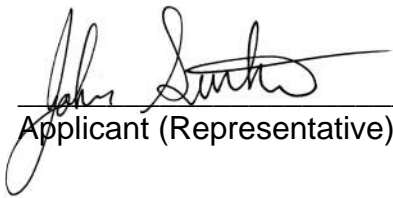
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES Yes will not injure NO _____

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.



04.22.2024

Applicant (Representative)

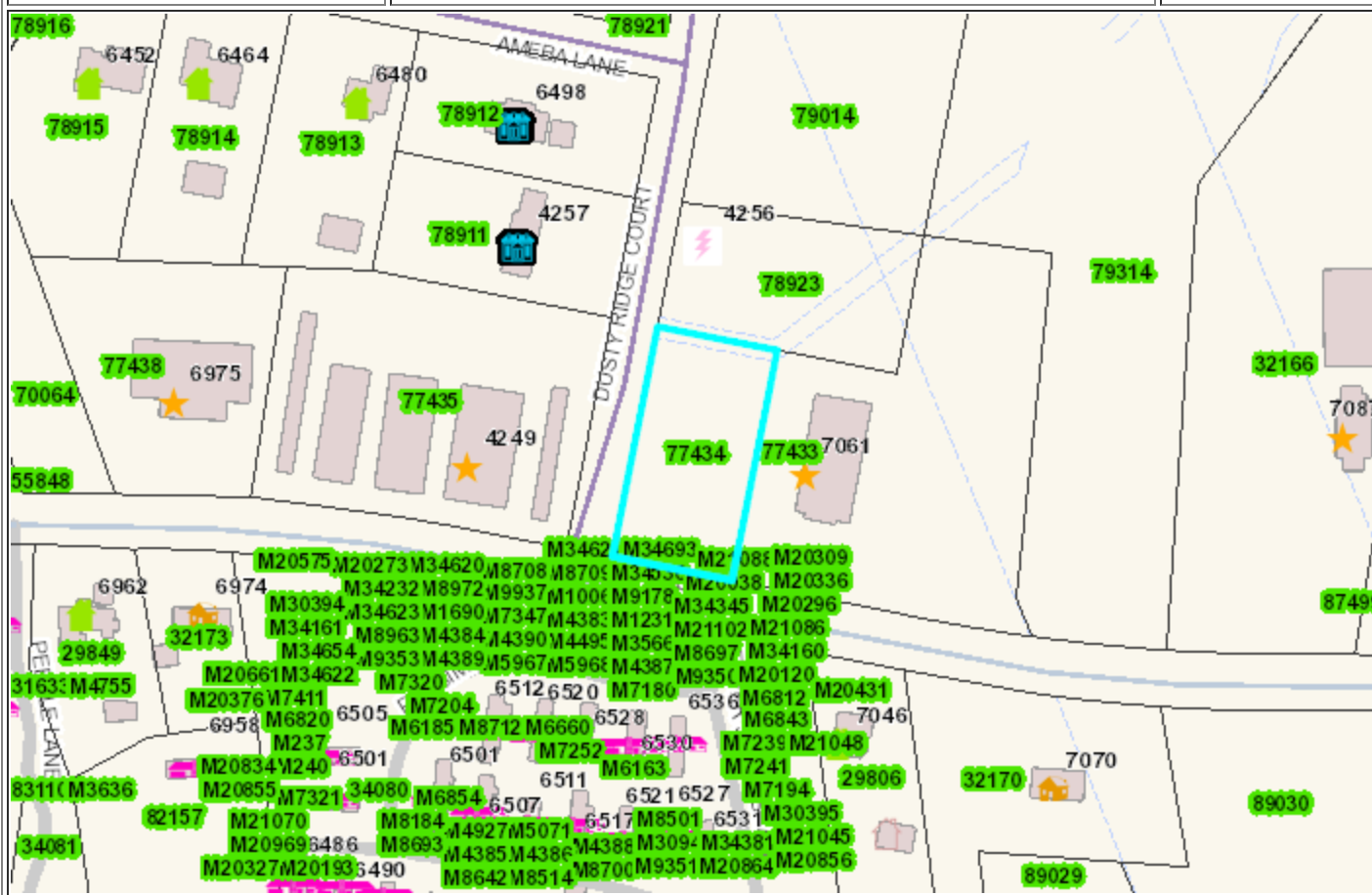
Date



Lincoln County, NC

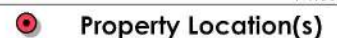
Office of the Tax Administrator, GIS Mapping Division

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



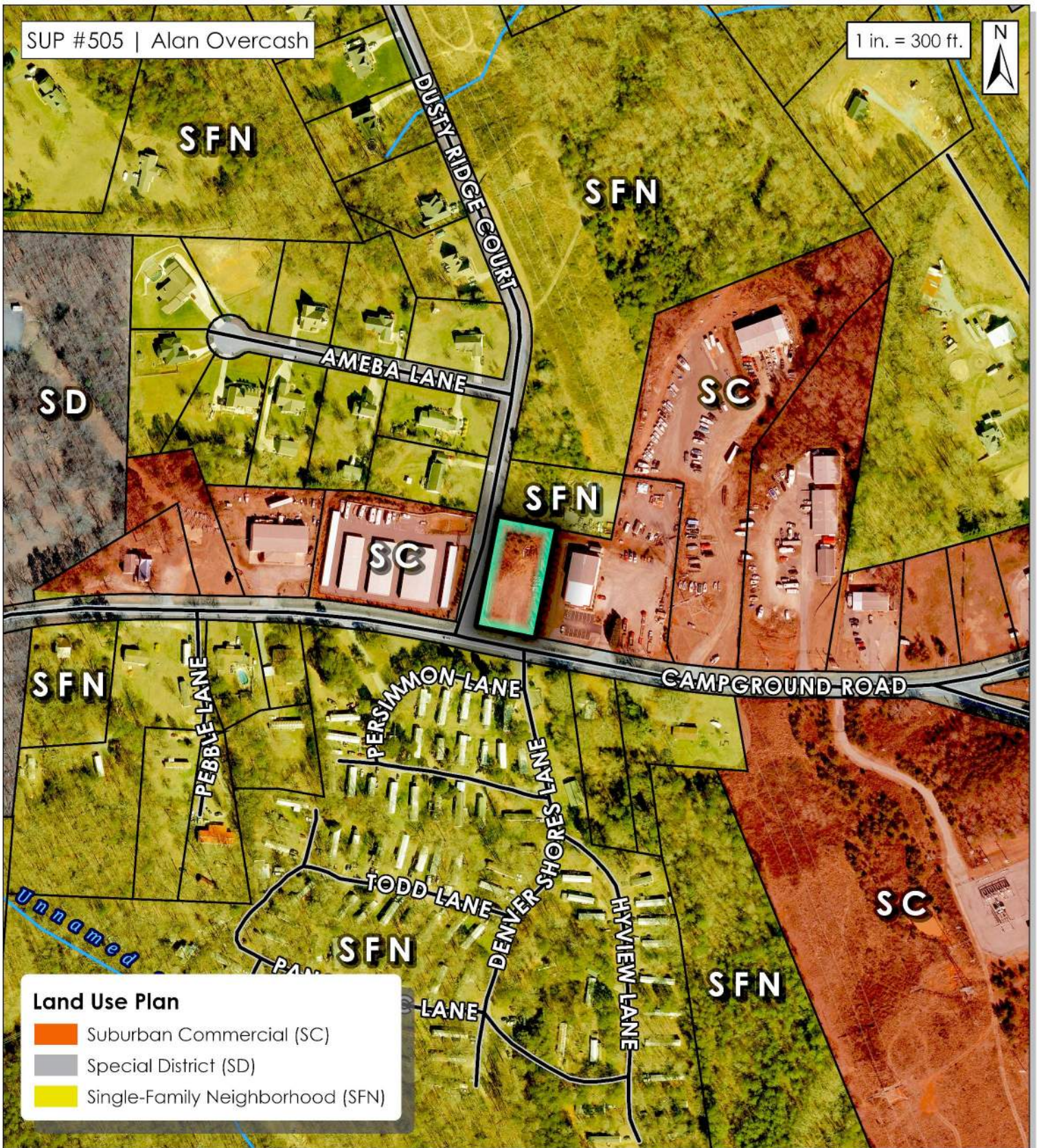
- \$ ATM
- Active Poultry House
- Apartment, Condominium
- Business
- Cell Tower
- Child Facility
- Church
- Fire Department
- Public Building
- Home Site
- Inactive Poultry House
- Industry
- Manufactured Home
- Mobile Home
- Mobile Home Space
- Outbuilding
- Site-built Home
- Modular Home
- UnAddressed 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
Plat	10 267	Subdivision	PRIMESTAR BUSINESS PARK
Land Value	\$69,843	Improvement Value	\$0
Previous Parcel		Sale Price	\$80,000
		Lot	3
		Total Value	\$69,843
-----All values for Tax Year 2024 -----			
Description	#3 LOT PRIMESTAR BNS PARK		
Address	CAMPGROUND RD		
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	B-G	Calc Acres	0.74
Watershed	0.74	Sewer District	SEWER
Census County	109	Tract	071101
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710369500
		Block	1001
		Deed Acres	0.749
		Tax Acres	0.745
		Value	
		Year Built	



SUP #505 | Alan Overcash

1 in. = 300 ft.



Land Use Plan

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

Parcel ID # 77434

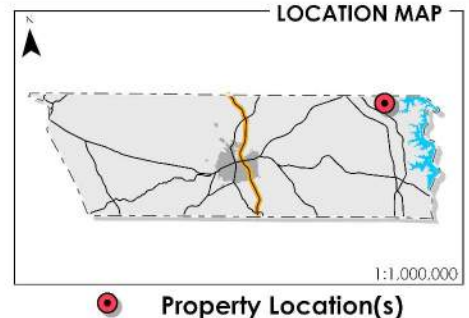
 - Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP





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	DUE 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	NCDOT 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 NCDOT 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:

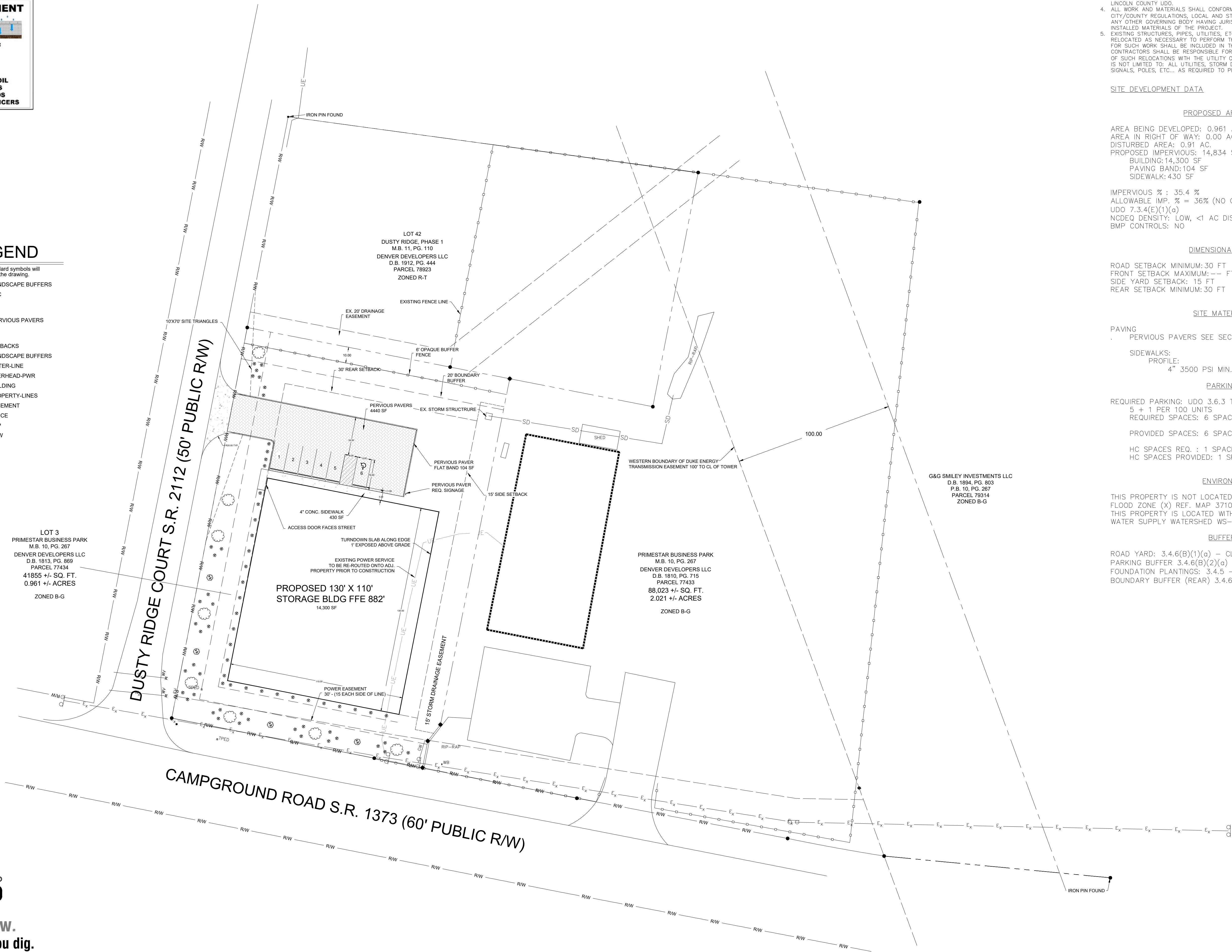
1. PERVIOUS PAVING AREAS SHALL HAVE MAINTENANCE SIGNAGE IN ACCORDANCE WITH NCDEQ RECOMMENDATIONS. THE FIGURE BELOW IS AN EXAMPLE SIGN LAYOUT



LEGEND

These standard symbols will be found in the drawing.

- SE- LANDSCAPE BUFFERS
SE-BOC
SE- PERVIOUS PAVERS
SE-SETBACKS
SE- LANDSCAPE BUFFERS
EX-WATER-LINE
EX-OVERHEAD-PWR
EX-BUILDING
EX-PROPERTY-LINES
EX-EASEMENT
EX-FENCE
EX-EOP
EX-ROW



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 PLAT. ALL SUBDIVISION PLATS SHALL BE NOTED AND CERTIFIED BY A LICENSED PROFESSIONAL SURVEYOR.
- ALL STRIPING WITHIN THE RIGHT OF WAY SHALL CONFORM TO THE DENVER / LINCOLN COUNTY UDO.
- ALL 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 NECESSARY TO PERFORM THE SHOWN SCOPE OF WORK. ALL 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 UTILITIES, 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
PERVIOUS 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
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



SUBJECT PROPERTY INFO:

PARCEL ID(S):
77434
DEED BOOK & PAGE:
DB: 1813 PG: 869
CURRENT ZONING:
B-G
PROPERTY LOCATION:
CATAWBA SPRINGS TOWNSHIP
DENVER, NC
LINCOLN COUNTY

OWNER INFORMATION:
DENVER DEVELOPERS LLC
7061 CAMPGROUND RD

PLAN NOTES:

- PLAN NORTH IS BASED ON NAD83(2011)
- GEODETIC MONUMENTS WERE SURVEYED AS SHOWN
- ALL DISTANCES ARE GROUND HORIZONTAL UNLESS OTHERWISE NOTED
- PROPERTY MAY BE SUBJECT TO BURDENS OR BENEFITS NOT SHOWN ON MAP
- NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS PLAN. BEFORE DIGGING CALL NO ONE-CALL (1-800-632-4949)
- ZONING DISTRICTS NOTED ARE PER GIS INFORMATION AVAILABLE TO THE PUBLIC
- THE SUBJECT PARCEL(S) AND ANY ADJOINING PROPERTY OWNERS NAMES, DEEDS OF RECORD, AND TAX PARCEL IDENTIFICATIONS REFLECT THOSE AVAILABLE TO THIS ENGINEER AS OF THE DATE OF THE PLAN SHOWN
- SURVEY INFORMATION FOR THIS PLAN SHOWN WAS PROVIDED BY: SUTHER ENGINEERING, PLLC

REVISION ISSUE

00	CAMPGROUND	07.05.23
01	REV 1	08.23.23
02	REV 2	01.30.24

CAMPGROUND ROAD
STORAGE

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-3



Know what's below.
Call before you dig.

- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING THE APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- SHOWING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.