



COUNTY OF LINCOLN, NORTH CAROLINA
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Christine Poinsette, Planning Board Chair

From: Randy Hawkins, Zoning Administrator

Date: September 13, 2012

Re: Conditional Zoning #2012-1
LandMark Self Storage, applicant
Parcel ID# 82515 (1.2-acre portion)

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 1, 2012.

Request

The applicant is requesting the rezoning of 1.2 acres from B-N (Neighborhood Business) to CZ B-G (Conditional Zoning General Business) to permit a storage area for boats and recreational vehicles as part of an existing self-storage facility. This property is the rear portion of a 2.2-acre parcel (the front of which contains a building used as a dance studio) and would be combined with an adjoining 2.8-acre parcel that contains the self-storage facility.

Site Area & Description

The property is located about 250 feet west of N.C. 150 just south of Quinlan Lane in Ironton Township. It is adjoined by property zoned R-S (Residential Suburban), B-N and CU B-G (Conditional Use General Business for the existing self-storage facility). Land uses in this area include residential and commercial. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.



Lincoln County Planning and Inspections Dept.

Zoning Application Background and Staff Comments

Application #

CZ #2012-1

IDENTIFYING DATA

Parcel ID: 82515 (1.2-acre portion)

Location of property: about 250 feet west of N.C. 150 and just south of Quinlan Lane

Name of current property owner: Kelley McManus

Address of current property owner: 655 Ike Lynch Rd., Dallas, N.C.

Date of application: received July 16, 2012

ZONING INFORMATION

Current zoning: B-N

Current use: undeveloped land

Property size: 1.2 acres

Proposed zoning: CZ B-G

Proposed use: storage area for boats and recreational vehicles as part of an existing self-storage facility

Description of request: conditional rezoning

Comments: If this request is approved, the use of this property would be subject to the approved site plan and any conditions mutually approved by the county and the applicant.

LAND USE PLAN CLASSIFICATION

This property is located in an area designated by the Lincoln County Land Use Plan as Suburban Residential, suitable primarily for single-family homes with limited options for town homes and patio homes.

ENVIRONMENTAL

Soil type: Cecil sandy clay loam, 2-8% slopes, well suited for building site development

Water-supply watershed classification: This property is not located in a water-supply watershed.

HYDROLOGICAL CONDITIONS

Flood panel number: 3710366400

Zone: X – no flood hazard

ADDITIONAL INFORMATION

What are the adjoining land uses and zoning?

- East: Zoned B-N, dance studio.
- South: Zoned CU B-G, self-storage facility.
- West: Zoned R-S, single-family home.
- North: Zoned R-S, open-space strip (part of Quinlan Estates subdivision), road and single-family home on opposite side of road.

List of potential uses under existing zoning: Retail sales, offices, restaurant, hair salon, etc.

List of potential uses under proposed zoning: storage area for boats and recreational vehicles

BUFFERS AND SCREENING

Landscaped buffers required by the Unified Development Ordinance: A Class C buffer adjoining the R-S district, and a Class A buffer adjoining the B-N district. The applicant is proposing a 40-foot buffer on the north side adjoining the open-space strip and road. On the west side, a 20-foot buffer with a berm is proposed.

Required screening in addition to buffers: The storage area must be fully screened from public right-of-way and adjacent residential development by an opaque visual barrier or screen.

STAFF'S RECOMMENDATION AND COMMENTS

Staff does not recommend approval of the rezoning request as submitted. Staff believes that residents of the adjacent Quinlan Estates subdivision, in comments at a community involvement meeting, raised legitimate concerns about the storage area's appearance and operation that aren't adequately addressed by the rezoning proposal.



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Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2012-1**

Applicant **LandMark Self Storage**

Parcel ID# **82515**

Location **250 feet west of N.C. 150 and just south of Quinlan Lane**

Proposed amendment **Rezone from B-N to CZ B-G to permit a storage area for boats and recreational vehicles as part of an existing self-storage facility**

This proposed amendment **is not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that: **This area is designated by the Land Use Plan as residential.**

This proposed amendment **is not reasonable and not in the public interest** in that: **The proposed storage area would be located in close proximity to an existing home, across the road from another existing home, and at the entrance to a 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 LANDMARK SELF STORAGE

Applicant Address 5485 E Hwy 150 LINCOLNTON, NC 28092

Applicant Phone Number 704-732-3331

Property Owner Name KELLY BARKER

Property Owner Address 655 IKE LYNCH RD DALLAS, NC 28034

Property Owner Phone Number 704-735-9884

PART II

Property Location 5505 E. Hwy 150 LINCOLNTON, NC 28092

Property ID (10 digits) 3665-77-2328 Property size 2.31 ACRES

Parcel # (5 digits) 82515 Deed Book(s) 1569 Page(s) 214

PART III

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

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

DANCE STUDIO

Briefly explain the proposed use and/or structure which would require a rezoning.

REAR PORTION OF PROPERTY (APPROX 1.24 ACRES) TO BE USED FOR BOAT AND RV PARKING. NO STRUCTURES TO BE ERECTED.

\$1,000 APPLICATION FEE* MUST BE RECEIVED BEFORE PROCESSING.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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.

Mark Johnson

Applicant's Signature

7-16-12

Date

Community Involvement Meeting report

CZ #2012-1

LandMark Self Storage, applicant

A community involvement meeting on this rezoning request was held on Aug. 16, 2012, at LandMark Self Storage. Owners Mark Robinson and Terry Wilson talked about the proposal and answered questions. Three property owners in the adjacent Quinlan Estates subdivision – Dan Devine, Jason Glass and Melissa Rowe – attended the meeting. Planning Board chair Christine Poinsette was also on hand.

Following is a summary of the comments, questions and answers.

Mark Robinson: We have 161 storage units rented, with 9 spaces left. We've been open 4½ years. We want to keep the same good neighbor appearance. The storage area will be enclosed by an 8-foot fence, black powder-coat chain-link fencing, with mesh screening. At the rear there's a 20-foot buffer with a berm and landscaping. On the side facing Quinlan Lane, we've left a 40-foot buffer in order to save the existing trees. We have a shared driveway with Star Struck Dance Studio and it will be used to access the storage area. It will be an asphalt storage area. There will be an automatic gate that is accessed by code. We will have security cameras. We've had no security issues here.

Jason Glass: That's a very small strip of land along Quinlan Lane. I'm very concerned about a visual barrier. I don't want to see somebody's RV.

Melissa Rowe: I'm wanting to know how much noise there's going to be, and what are the hours. There's a home immediately adjacent.

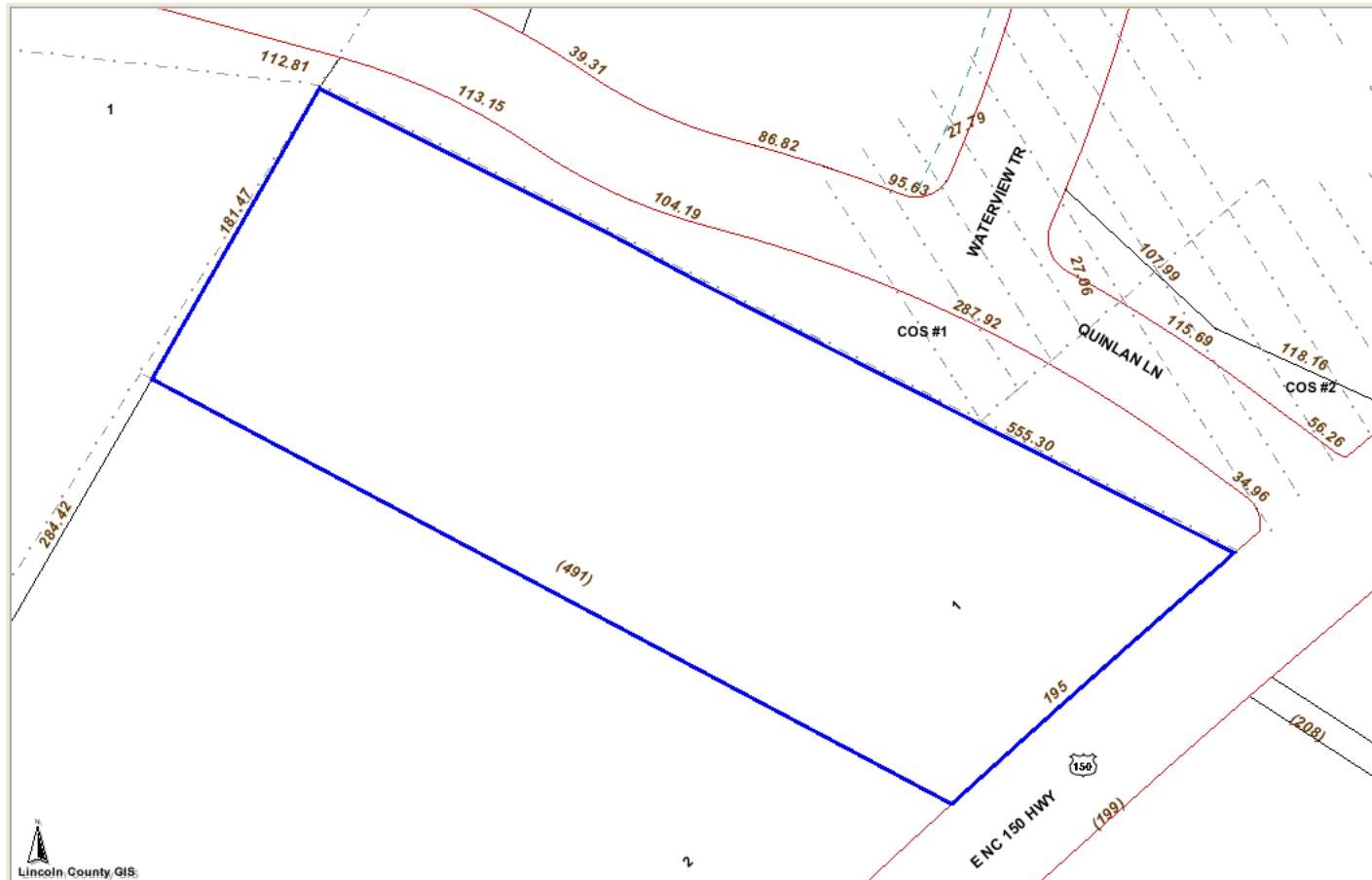
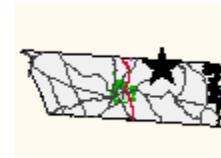
Mark Robinson: We haven't determined whether it will be accessed 24 hours per day. It may be 7 a.m. to 7 p.m.

Jason Glass: We bought our land when your business was already up and going, and it wasn't a deterrent at all. I hope it won't be in the future. I have a concern about what you're going to see when you drive in the neighborhood in the winter. There are three lots across the road that they're going to be able to see that every month. I think if you put a high enough fence and landscape it with evergreens... It's something we could live with if done the right way. The less I see, the better.



Lincoln County, NC

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Date: 8/9/2012 Scale: 1 Inch = 100 Feet



Lincoln County GIS

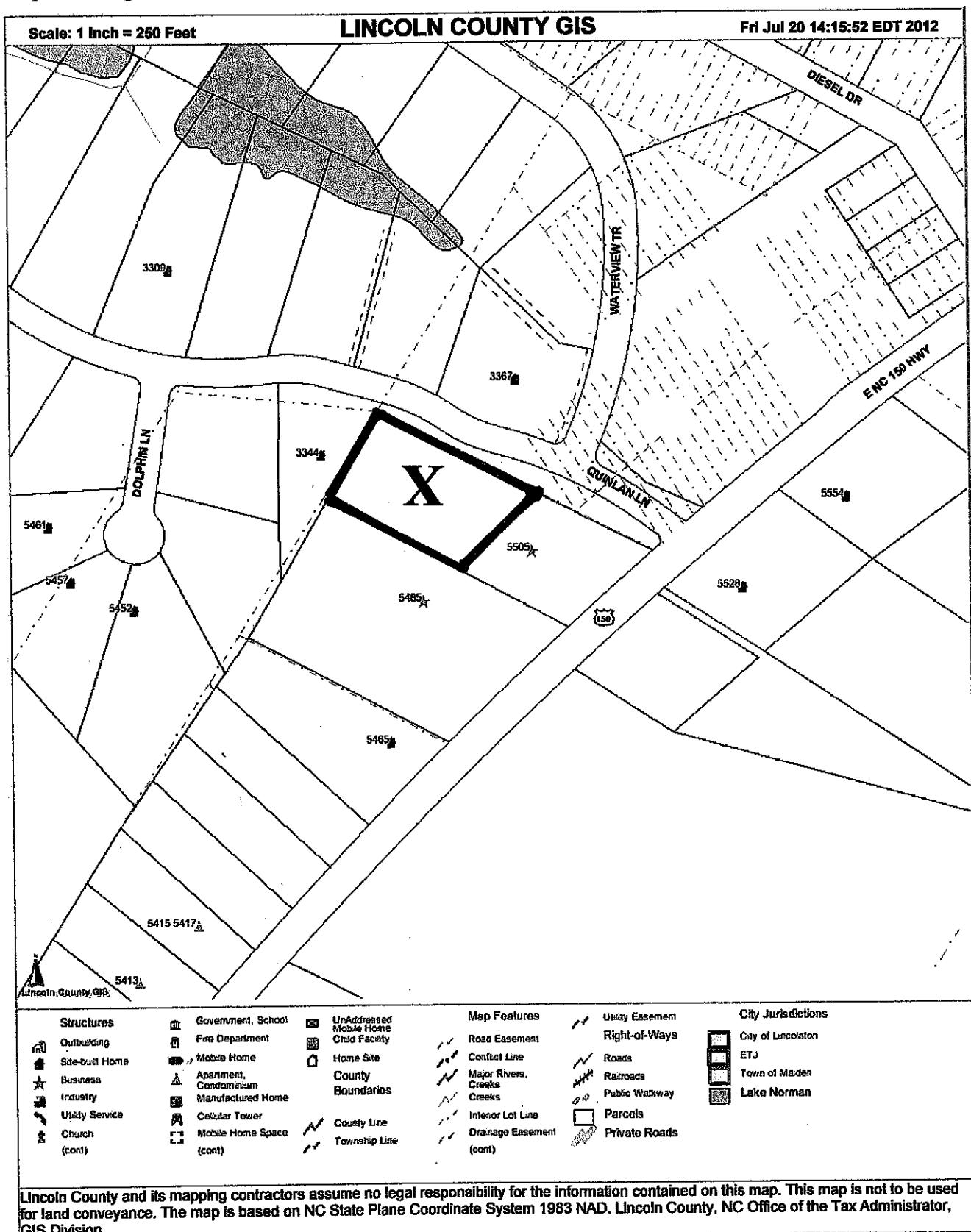
PHOTOS



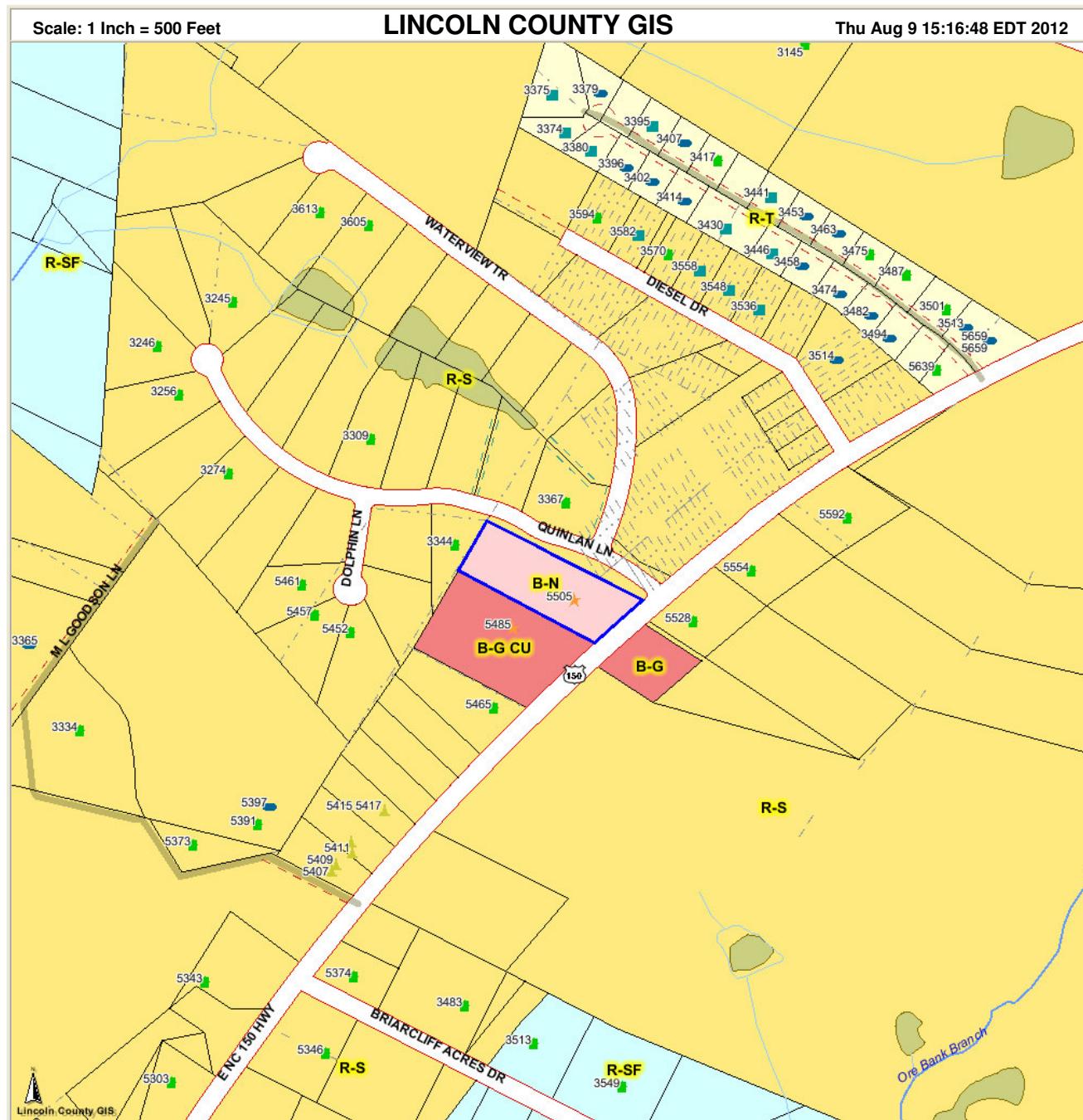
82515

PARCEL INFORMATION FOR 3665-77-2328

Parcel ID	82515	Owner	MCMANUS KELLEY C	Sale Price	\$55,000
Map	3665-02	Mailing	655 IKE LYNCH RD	Previous Parcel	81518
Account	0124897	Address	DALLAS NC 28034		
Deed	1569-214	Recorded	3/12/2004		
Land Value	\$76,342	Total Value	\$259,778	----- All values are for tax year 2012. -----	
Subdivision	Lot 1 BOYCE LYNCH	Plat	12-399		
Description	#1 LOT BOYCE LYNCH	Deed Acres	2.32		
Address	5505 E NC 150 HWY	Tax Acres	2.17		
Township	IRONTON	Tax/Fire District	PUMPKIN CENTER		
Main Improvement		DANCE STUDIO		Value	\$176,196
Main Sq Feet	3780	Stories	1	Year Built	2004
Zoning		Calculated Acres		Calculated Acres	
District		2.18			2.18
B-N					
Watershed Class					
Not in a watershed		2.18			
2000 Census County					
37109					
Flood		Zone Description		Tract	
X		NO FLOOD HAZARD		070900	1008
				Block	
				3710366400	2.18
				Panel	
					2.18



X – property requested to be rezoned
CZ #2012-1



Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower (cont)

- Mobile Home Space
- Unaddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Map Features
- Road Easement
- Conflict Line
- Major Rivers, Creeks (cont)

- Creeks
- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions
- City of Lincolnton
- ETJ (cont)

Town of Maiden Zoning Districts

- ELDD
- B-G
- B-N
- I-G
- I-L
- P-MU
- PD-C
- PD-I
- PD-MU
- PD-R
- ETJ (cont)

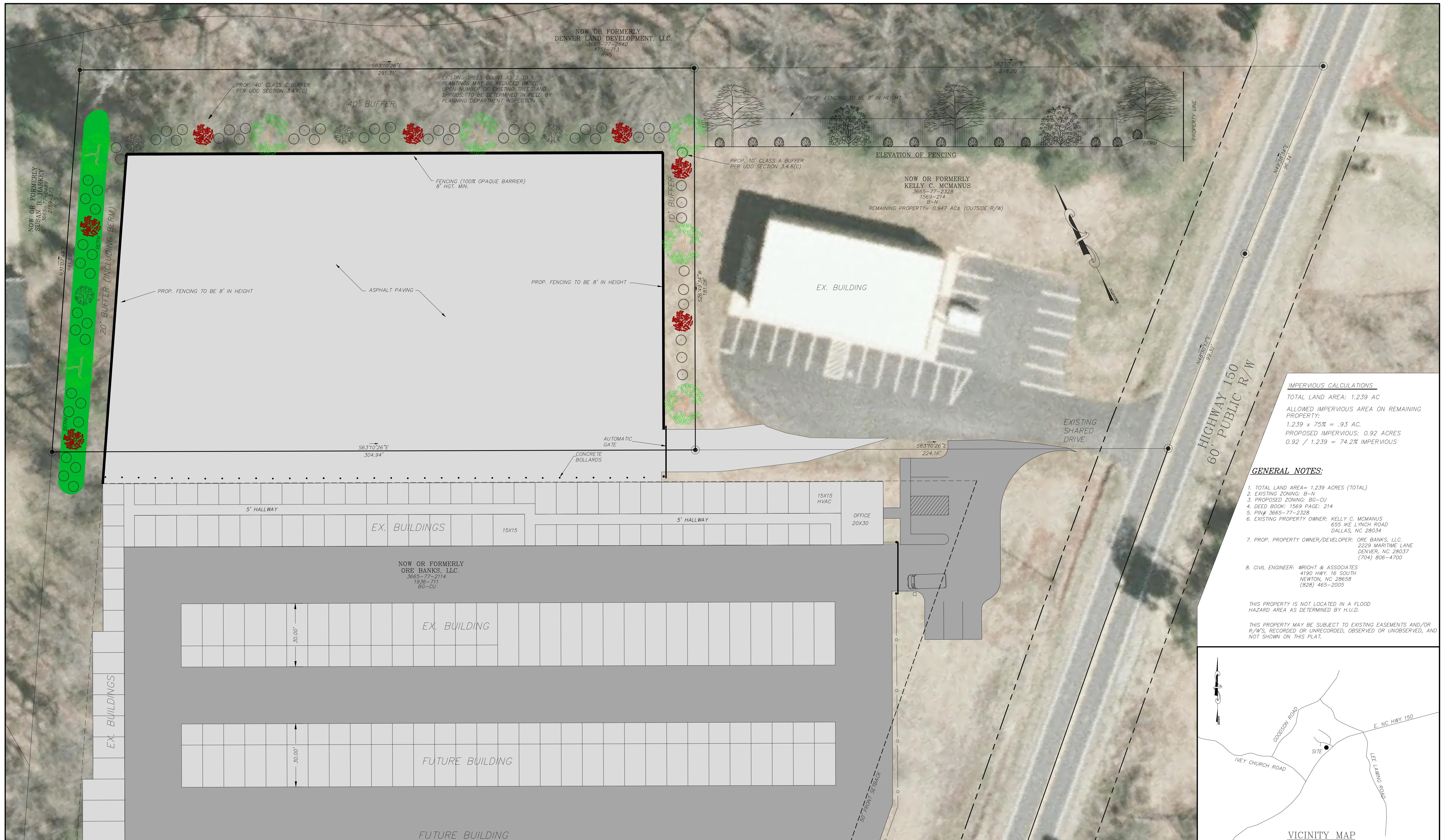
R-CR

- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-SF
- R-T
- C-B
- CBT
- G-B
- GMC
- P-R (cont)

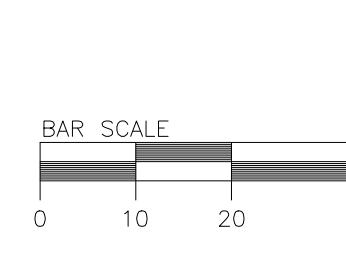
O-I

- P-B
- R-10
- R-15
- R-25
- R-8
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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DESIGNED	_____
DRAWN	_____
CHECKED	_____
PROJECT MANAGER	_____



**WRIGHT & ASSOCIATE
ENGINEERS & SURVEYORS**

LINCOLN COUNTY

Mini-Storage

FOR

Ore Banks, LLC.

2229 Maritime Way

Denver, NC 28037

NORTH CAROLINA

SITE PLAN

DATE: FEBRUARY, 2010	
JOB NO.: 728-001	
	DRAWING NO.:
SHEET	1
OF	1