



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: September 17, 2014

Re: Conditional Zoning #2014-3
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 6, 2014.

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 the expansion of a 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.

Additional Information

Permitted uses

Under current zoning: retail sales, offices, services, restaurant, etc.

Under proposed zoning: expansion of self-storage facility.

Adjoining zoning and uses

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, strip of land owned by homeowners association.

Planning Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2014-3**
Applicant **LandMark Self Storage**
Parcel ID# **82515**
Location **250 feet west of N.C. 150 just south of Quinlan Lane**
Proposed amendment **Rezone from B-N to CZ B-G to permit the expansion of a 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 reasonable and in the public interest** in that: **This property and adjoining properties are zoned business. Because this is a conditional rezoning, the use of this property will be limited to enclosed self-storage units with no outside storage. The units will be buffered and screened from adjoining residential properties.**



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 LINCOLTON, 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 CZB-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 (1.24 ACRES) TO BE USED FOR ENCLOSED SELF STORAGE.

\$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.

Applicant's Signature

Mark Robinson

Date 8-22-14

Community Involvement Meeting report

CZ #2014-3

LandMark Self Storage, applicant

A community involvement meeting on this rezoning request was held on Sept. 15, 2014, at LandMark Self Storage. In attendance were business owners Mark and Donna Robinson and Terry Wilson, landscaping contractor Steve Bennett, and five owners of property in the adjacent Quinlan Estates subdivision: Gerald and Joanne Caruso, Jason Glass, Steven Quinlan and David Curtis.

Following is a summary of the discussion at the meeting:

Mark Robinson: The proposed buildings will be no taller than the existing buildings. There will be no outdoor storage. The landscaping along the front fencing behind the dance studio will be similar to the landscaping along the front of the existing facility. Along the side and rear, there will be two rows of *Cryptomeria japonica* (an evergreen tree), five feet tall at planting. The homeowners association wanted staggered trees instead of a three-foot landscaped berm (a buffer option under the Unified Development Ordinance.) This exceeds the county's requirement. The association owns a strip of property right there (between the proposed site and the entrance road to the subdivision) with some large trees.

Steven Quinlan, who lives behind the proposed site, questioned the proposed use of *Cryptomeria japonica* for screening instead of Leyland cypress and questioned the proposed spacing of the trees (10 feet apart in each row).

Steve Bennett, the landscaping contractor for LandMark Self Storage, said *Cryptomeria* is a much better tree in terms of resilience and resistance to bag worms, as well as appearance: "It's more of a Christmas tree." *Cryptomeria* reaches 40 feet at maturity, he said, and the trees shouldn't be planted closer than 10 feet apart because of their spread.

"I'm personally thrilled (with the plan)," said Jason Glass. "You've always been wonderful neighbors." Under the current zoning, he noted, the property could be used for other purposes. Because this is a conditional zoning request, the use would be limited to what's proposed.

David Curtis asked if the owners would be willing to give the trees a few years to grow before constructing the proposed self-storage units.

The owners indicated they would like to start building soon to meet the demand for self-storage units. "We're at full buildout here," Terry Wilson said. (The final building in the existing complex was completed in March.) Mark Robinson said

the existing units are 80 percent occupied, with 90 percent considered full occupancy.

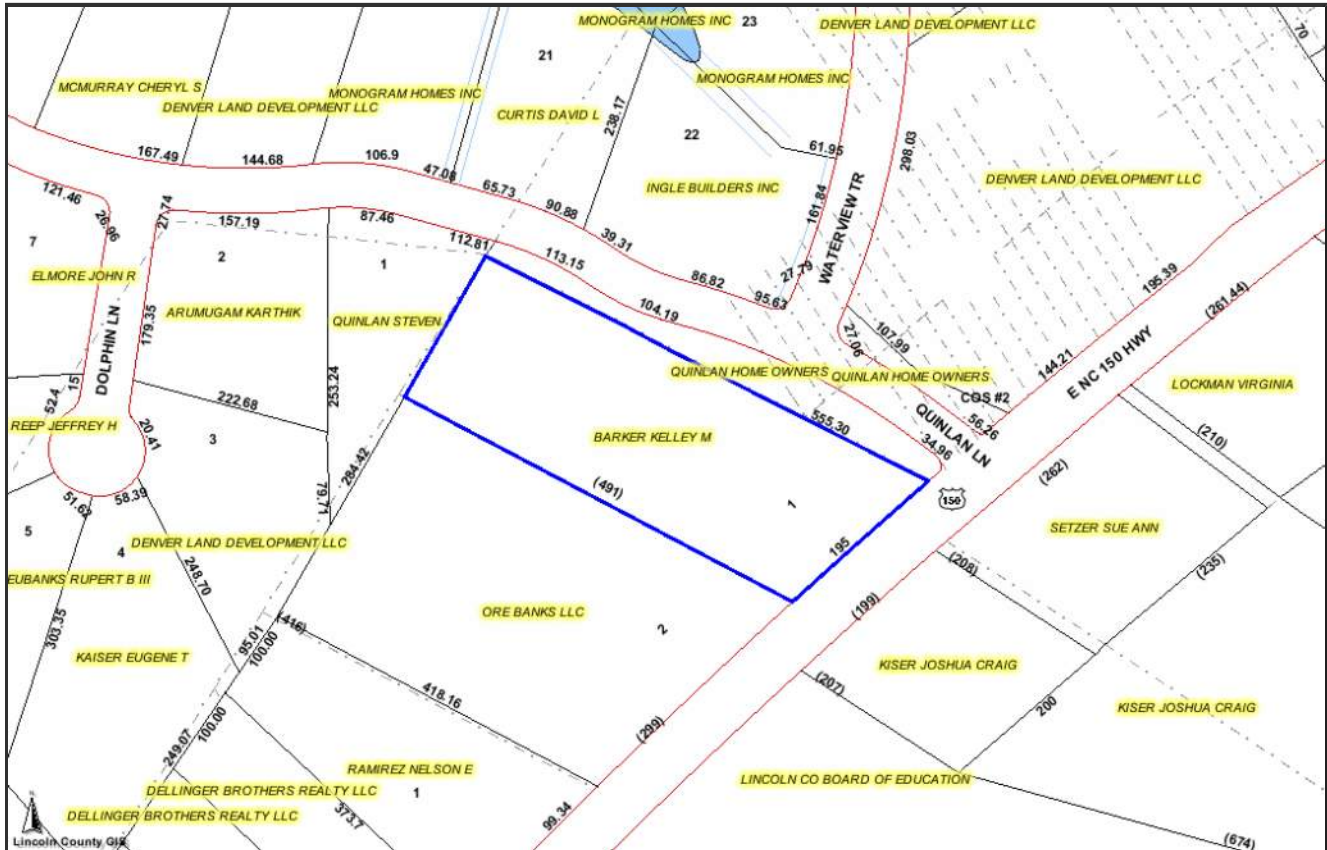
Bennett said the trees grow fast. If drought conditions occur, they will be watered with drip lines.

After using his smart phone to find out more information about *Cryptomeria japonica*, Steven Quinlan expressed support for the plan. "I like what you've got," he said, "10 feet apart in two rows."



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: 8/25/2014 Scale: 1 Inch = 200 Feet



PHOTOS



82515

PARCEL INFORMATION FOR 3665-77-2328

Parcel ID	82515	Owner	BARKER KELLEY M BARKER JAMIE B	Sale Price	0
Map Account	3665-02	Mailing Address	649 IKE LYNCH RD DALLAS NC 28034	Previous Parcel	
Deed	2390-211	Recorded	4/25/2013		
Land Value	\$76,342	Total Value	\$259,778		
----- All values are for tax year 2014. -----					
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 District	B-N	Calculated Acres		2.18	
Watershed Class	Not in a watershed	Sewer District		Not in the sewer district	2.18
2000 Census County	37109	Tract	070900	Block	1008
Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710366400
					2.18

