



**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: PCUR #164  
Prestige Auto Wash-Denver, LLC, applicant  
Parcel ID# 33266

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 6, 2014.*

**REQUEST**

The applicant is requesting a parallel conditional use rezoning of a 5.7-acre parcel from B-N to CU B-G (Conditional Use General Business) to permit the expansion of a self-storage facility, including the replacement of existing self-storage buildings. A plan showing the existing buildings to be removed is included along with a proposed site plan. The existing self-storage buildings are a legal nonconforming use. Under the Unified Development Ordinance, no additional structures may be constructed to be occupied by a nonconforming use. A self-storage facility is a conditional use in the B-G district and in the Eastern Lincoln Development District (ELDD).

**SITE AREA AND DESCRIPTION**

The property is located at 445 N. NC 16 Hwy., on the west side of N.C. 16 Business and north side of Forest Oak Drive. In addition to four existing self-storage buildings, this property includes a car wash, an auto sales lot and a vehicle service garage. This property is adjoined by property zoned B-N, I-G (General Industrial), I-L (Light Industrial) and R-SF (Residential Single-Family). A Duke Energy transmission right-of-way runs across the rear of this property and across the rear of the adjoining residential property.

Land uses in this area include business, industrial and residential. This property is part of an area designated by the Lincoln County Land Use Plan as the NC 16 Corridor. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes.

## ADDITIONAL INFORMATION

### **Permitted uses**

Under current zoning: Continued operation of existing self-storage facility, car wash, auto sales lot and vehicle service garage.

Under requested zoning: Expansion of existing self-storage facility, continued operation of car wash, auto sales lot and vehicle service garage.

### **Adjoining zoning and uses**

South (opposite side of Forest Oak Drive): zoned B-N and I-L, medical offices and manufacturing facility.

West: zoned R-SF, residence.

North: zoned I-G and B-N, self-storage facility and pool and spa business.

East (opposite side of N.C. 16), zoned B-N, office building and convenience store/gas station.

## STAFF 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. **PCUR #164**

Applicant **Prestige Auto Wash-Denver, LLC**

Parcel ID# **33266**

Location **445 N. NC 16 Hwy.**

Proposed amendment **Rezone from B-N to C-U B-G to permit 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: **The NC 16 Corridor Vision Plan recommends that commercial activity be concentrate in nodes. This property is located in a commercial area at a main intersection.**

This proposed amendment is **reasonable and in the public interest** in that: **This property is located in an existing commercial area. It is adjoined by property zoned business and industrial. A self-storage facility is located on an adjacent property. A Duke Energy transmission right-of-way buffers this property from the residential property to the rear. Because this is a parallel conditional use rezoning, the use and development of the property will be subject to the approved site plan.**



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Prestige Auto Wash-Denver, LLC**

Application No. **PCUR #164**

Property Location **445 N. NC 16 Hwy. (PID #33266)**

Proposed Zoning District **CU B-G**

Proposed Conditional Use **self-storage facility**

### **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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. The use meets all required conditions and specifications. YES \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 \_\_\_\_\_ NO \_\_\_\_\_

FACTUAL REASONS CITED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

After having held a Public Hearing on \_\_\_\_\_ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

\_\_\_\_\_

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:

\_\_\_\_\_



## Parallel Conditional Use Rezoning Application

Lincoln County Planning and Inspections Department  
Zoning Administrator  
302 N. Academy St., Lincolnton, NC 28092  
Phone: (704)736-8440 FAX: (704)732-9010

### PART I

Applicant Name PRESTIGE AUTO WASH - DENVER LLC

Applicant Address 21000 TORRANCE CHAPEL RD; CORNELIUS, NC 28031

Applicant Phone Number 704-892-7790

Property Owner Name KARDOON INC.

Property Owner Address P. O. Box 2189, CORNELIUS, NC 28031

Property Owner Phone Number \_\_\_\_\_

### PART II

Property Location 445 N. Hwy 16

Property ID (10 digits) 4602-66-3455 Property size 6.29 AC

Parcel # (5 digits) 33266 Deed Book(s) 1199 Page(s) 158

### PART III

Existing Zoning District B-N Proposed Zoning District B-6

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

EXISTING CARWASH, STORAGE AND CAR SALES.

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

SAME PROPOSED USE . REPLACE EXISTING STORAGE w/  
NEW STRUCTURES AND IMPROVEMENTS TO CAR WASH

**\$750 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

*Ren Clark*  
*PROJECT MANAGER*

Date

*8-21-2014*

**APPLICANT'S PROPOSED FINDINGS OF FACT**  
**FOR A CONDITIONAL USE PERMIT**

Application No. **PCUR #164**      Applicant **Prestige Auto Wash, Denver, LLC**

Property location **445 N. NC 16 Hwy.**

Parcel ID# **33266**      Proposed Zoning District **CU B-G**

Proposed Conditional Use **self-storage buildings**

**PROPOSED FINDINGS**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

**This use will not generate significant traffic. The buildings will be constructed to meet the State Building Code.**

2. The use meets all required conditions and specifications.

**A self-storage facility is a conditional use in the B-G district. The location of the proposed buildings meets the setback 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.

**This property is adjoined by property zoned business and industrial. It is buffered from residential zoning by a Duke Energy transmission right-of-way. Because this is a parallel conditional use rezoning, the use of the property will be limited to what's shown on the site plan. Older self-storage buildings will be demolished to make way for new self-storage buildings.**

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.

**This is a commercial area at a main intersection. The Land Use designates this property as part of the NC 16 Corridor. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes.**

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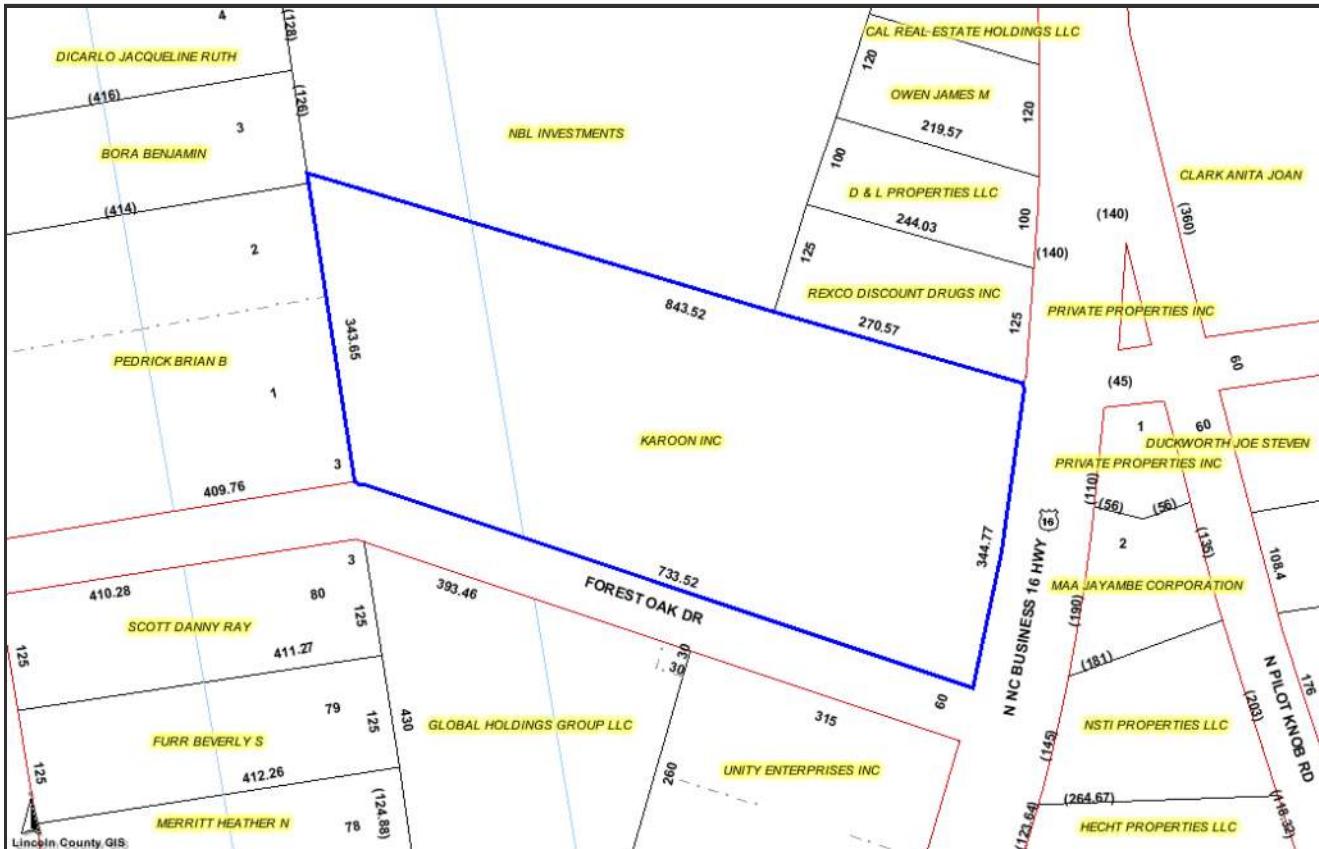
## Lincoln County, NC

### 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: 8/26/2014 Scale: 1 Inch = 200 Feet



#### PHOTOS



#### PARCEL INFORMATION FOR 4602-66-3455

Parcel ID	33266	Owner	KAROON INC
Map	4602-02	Mailing	PO BOX 2189
Account	0147257	Address	CORNELIUS NC 28031
Deed	1199-158	Recorded	10/11/2000
Land Value	\$884,176	Total Value	\$1,193,225
----- All values are for tax year 2014. -----			
Description	J HENKLE/HWY 16	Deed Acres	6.28
Address	445 N NC 16 HWY	Tax Acres	5.38
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Improvement	MINI WAREHOUSE UNITS 1-37	Value	\$64,719
Main Sq Feet	4500	Stories	1
		Year Built	1985
Parcel ID	60304	Owner	KAROON INC
Map	4602-02	Mailing	PO BOX 2189
Account	0147257	Address	CORNELIUS NC 28031
Deed	1199-158	Recorded	
Land Value	\$22,193	Total Value	\$22,193
----- All values are for tax year 2014. -----			
Description	J HENKLE/HWY 16	Deed Acres	6.28
Address	445 N NC 16 HWY	Tax Acres	0.36
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Improvement	No Improvements		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
B-N	5.75	COWANS FORD (CF19) TRIANGLE (TR30)	0.06 5.68
Watershed Class	5.75	Sewer District	0.37 5.38
Not in a watershed		Not in the sewer district In the sewer District	
2000 Census County		Tract	Block
37109		071100	2016
37109		071100	2021
Flood	Zone Description	Panel	



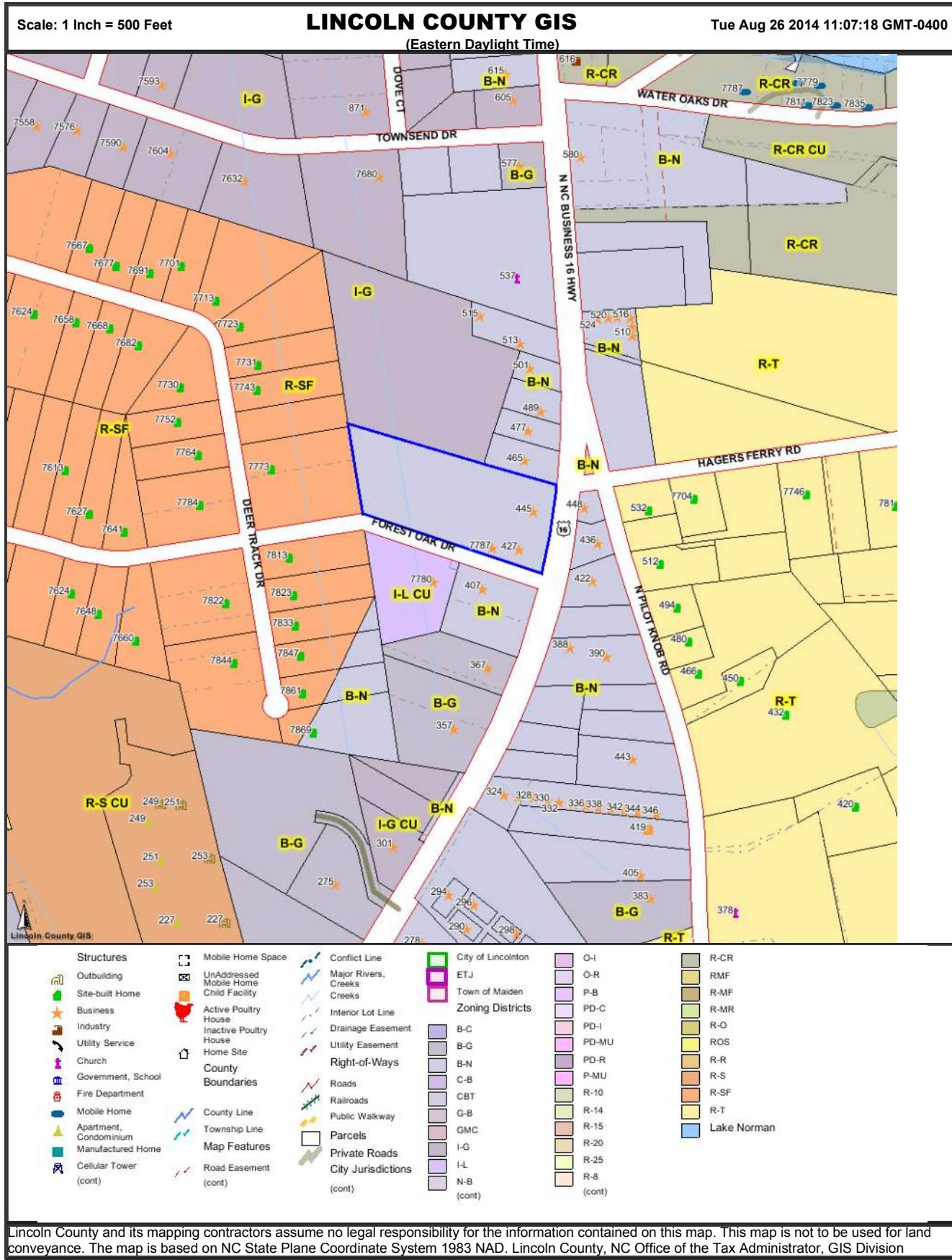
NO FLOOD HAZARD

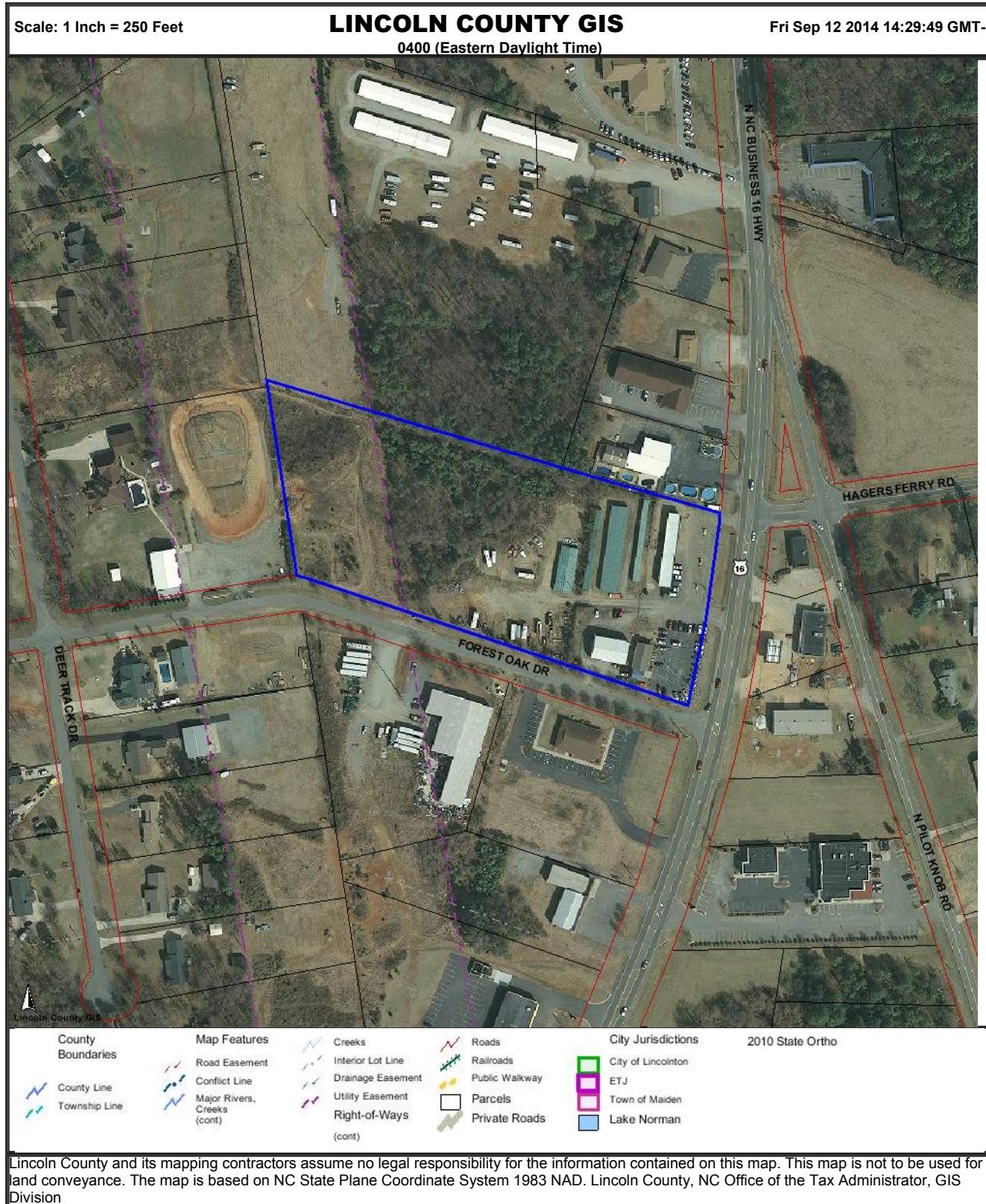
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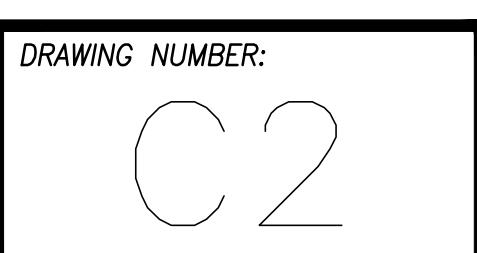
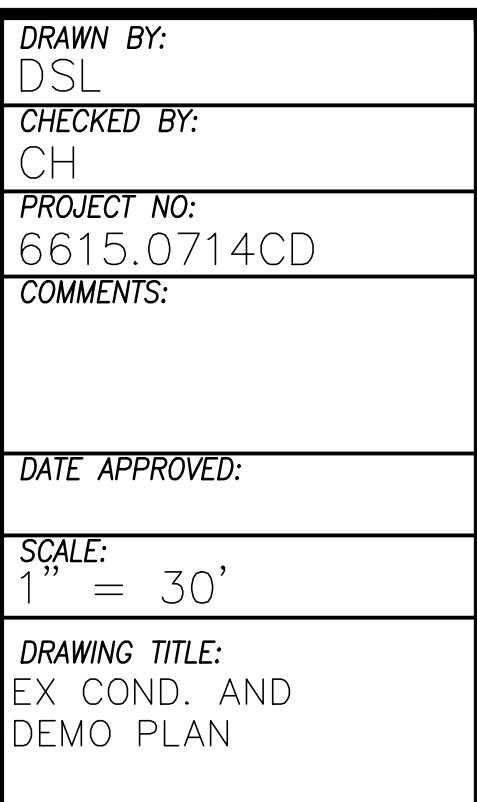
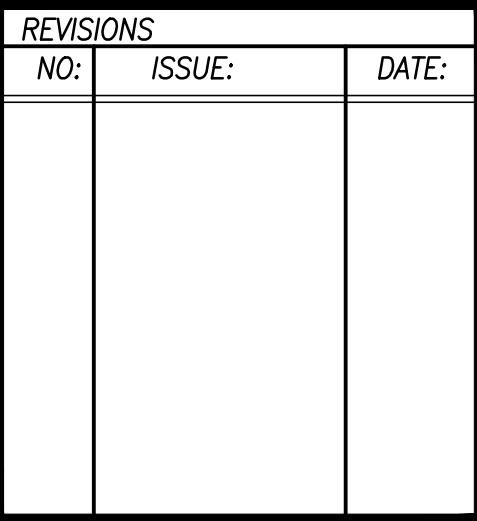
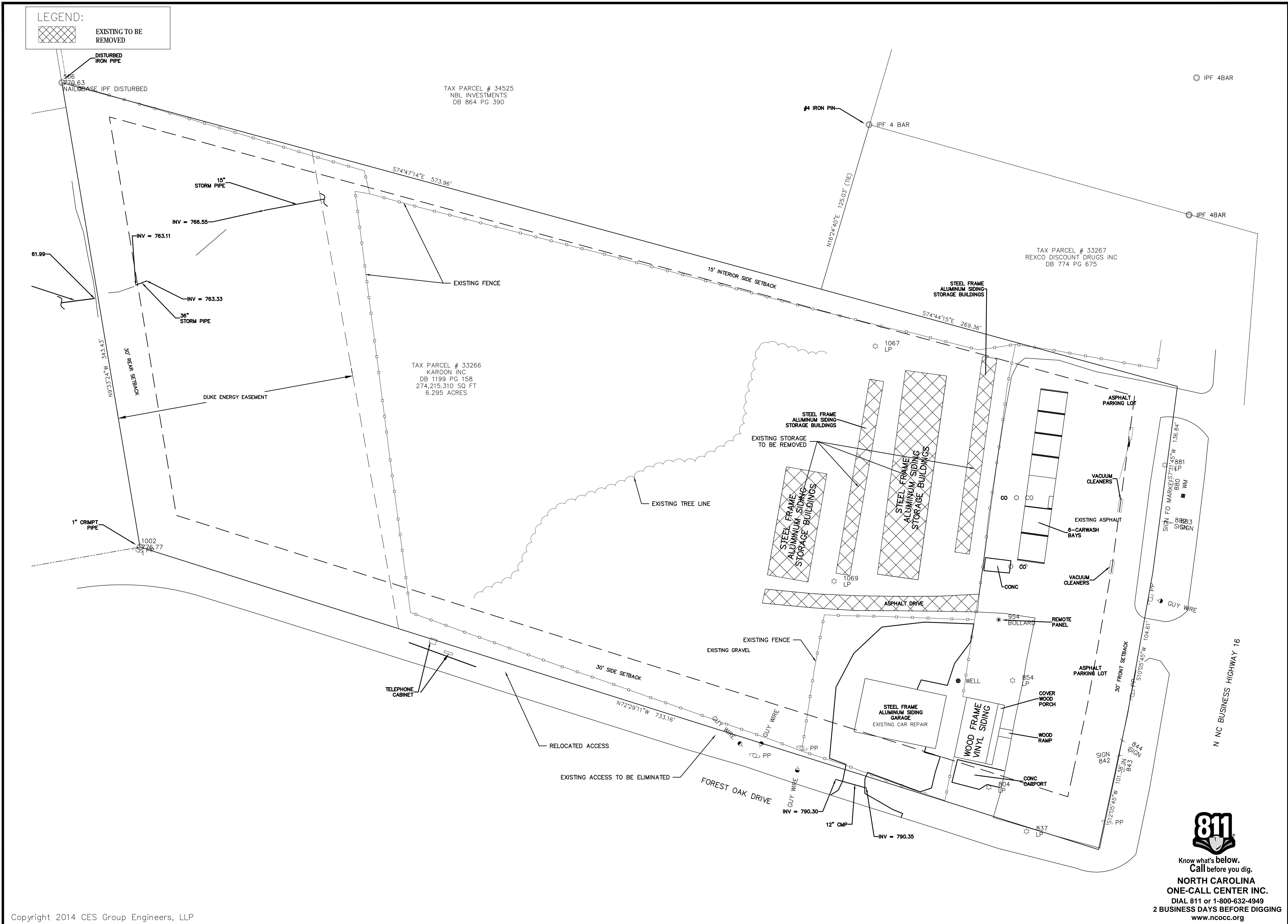
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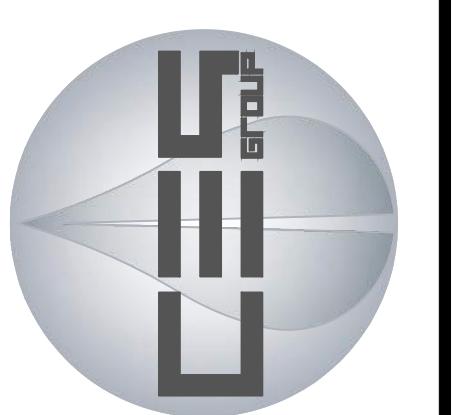






SEAL:

REVISIONS	NO:	ISSUE:	DATE:

CES GROUP  
ENGINEERS, LLP274 N. Hwy. 16, SUITE 300  
DENVER, NC 28037

PROJECT DESCRIPTION:  
PRESTIGE AUTO  
WASH  
DENVER, NC

DRAWN BY: DSL	CHECKED BY: CH
PROJECT NO: 6615.0714CD	COMMENTS:
DATE APPROVED:	
SCALE: 1" = 30'	
DRAWING TITLE: SITE PLAN	

DRAWING NUMBER:  
C3

IPF 4BAR

IPF 4BAR

N NC BUSINESS HIGHWAY 16



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