



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.



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

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

Applicant Phone Number 704-892-7790

28031

Property Owner Name KARBOON 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

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.

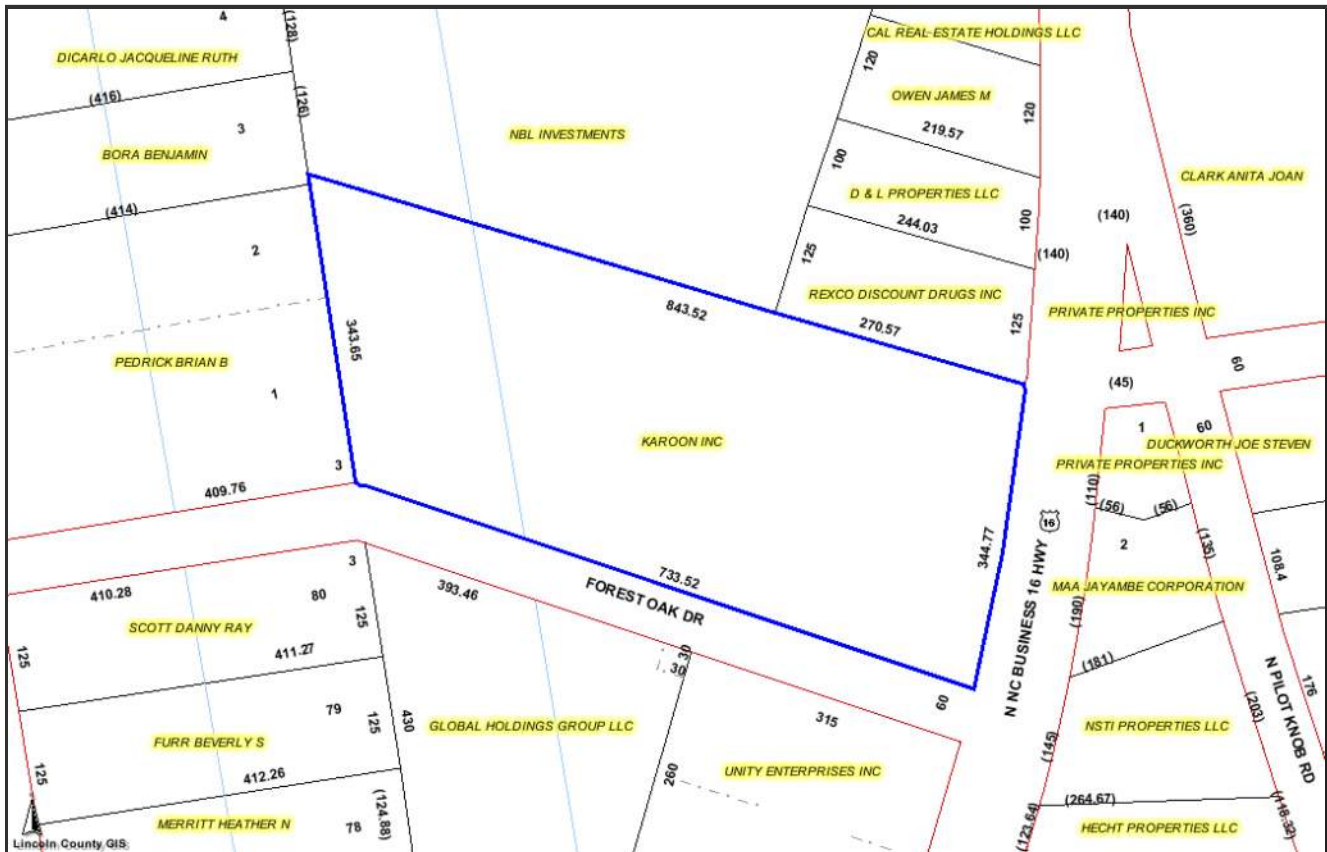
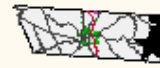
This is a commercial area at a main intersection. The Land Use designates this property as part of the NC 16 Corridor. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes.

.



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	Sale Price	\$800,000
Map	4602-02	Mailing	PO BOX 2189	Previous Parcel	
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	Sale Price	
Map	4602-02	Mailing	PO BOX 2189	Previous Parcel	
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		Calculated Acres	Voting Precinct	Calculated Acres	
District			COWANS FORD (CF19)	0.06	
B-N		5.75	TRIANGLE (TR30)	5.68	
Watershed Class			Sewer District		
Not in a watershed		5.75	Not in the sewer district	0.37	
			In the sewer District	5.38	
2000 Census County			Tract	Block	
37109			071100	2016	5.38
37109			071100	2021	0.37
Flood	Zone Description		Panel		



X

NO FLOOD HAZARD

3710460200

5.75



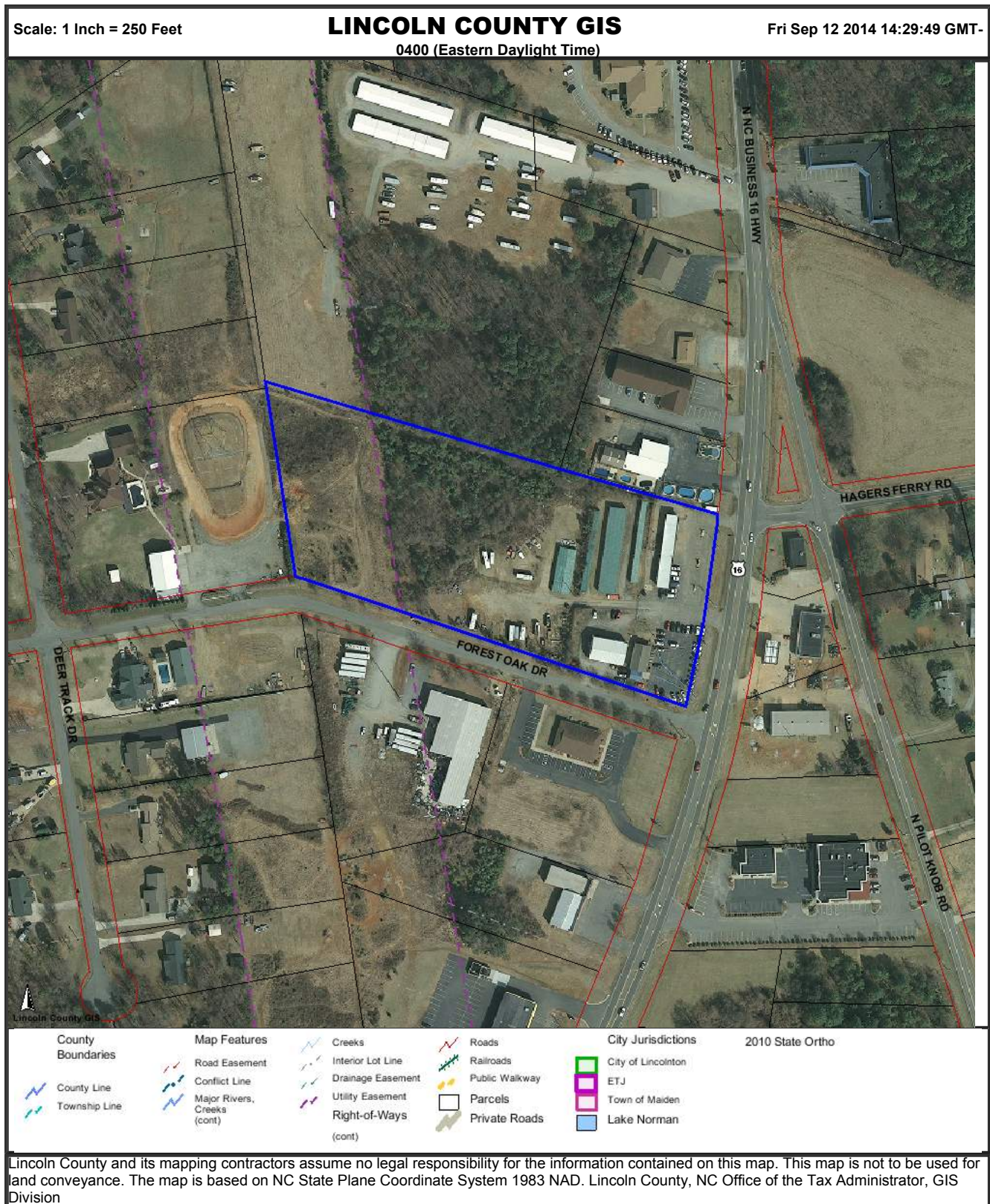


33266



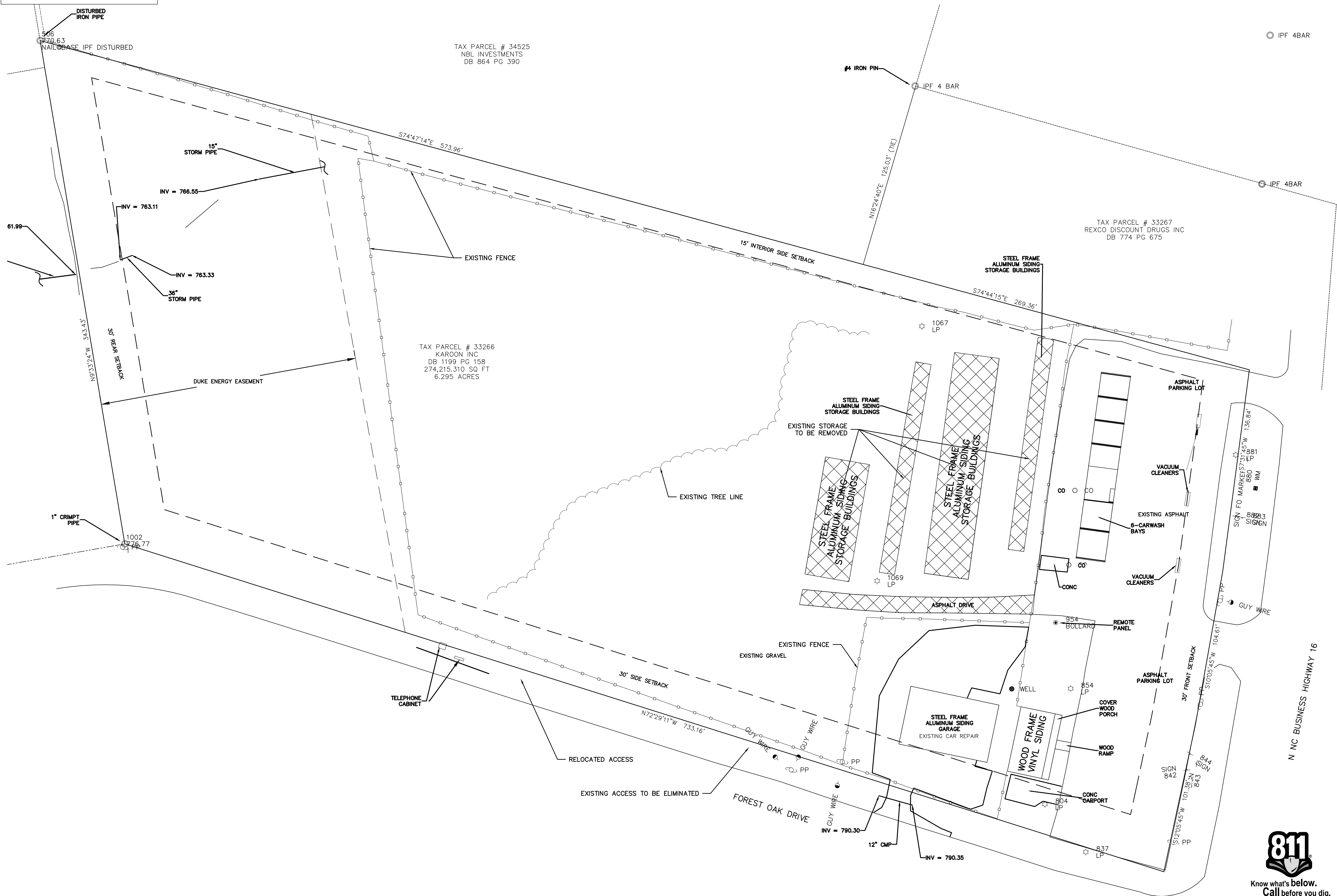
33266





LEGEND:

EXISTING TO BE REMOVED

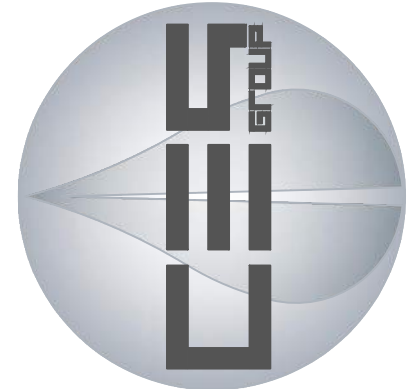


SEAL:

REVISIONS

NO.	ISSUE:	DATE:

CES GROUP
ENGINEERS, LLP
274 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:
EX COND. AND
DEMO PLAN

DRAWING NUMBER:
C2

