



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: July 17, 2015

Re: PCUR #165
Prestige Corporate Headquarters, 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 August 3, 2015.

REQUEST

The applicant is requesting a parallel conditional use rezoning of a 5.7-acre parcel from B-N (Neighborhood Business) to CU B-G (Conditional Use General Business) to permit a self-storage facility to be expanded with the addition of storage areas for recreational vehicles and boats. A site plan has been submitted as part of the application. The existing self-storage buildings on this site are a nonconforming use under the property's current zoning. Under the Unified Development Ordinance, a nonconforming use cannot be expanded. A self-storage facility, which may include vehicle storage, 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 three self-storage buildings, this property contains a car wash, an auto sales lot and office, and a vehicle service garage. This property is adjoined by property zoned B-N, I-G (General Industrial), CU I-L (Conditional Use 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. 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 CU I-L, medical offices and site of rubber fabrication facility that was destroyed by fire and is planned to be rebuilt.

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 #165**

Applicant **Prestige Corporate Headquarters, 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 with the addition of storage areas for recreational vehicles and boats**

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 concentrated in nodes. This property is located in a commercial area near 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 limited to the approved plan.**



County Of Lincoln, North Carolina

Planning Board

Applicant **Prestige Corporate Headquarters, LLC** Application No. **PCUR #165**

Property Location **445 N. NC 16 Hwy. (PID #33266)** Proposed Zoning District **CU B-G**

Proposed Conditional Use **expansion of self-storage facility with addition of storage areas for recreational vehicles and boats**

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 CORPORATE HEADQUARTERS, LLC

Applicant Address 21000 TORRENCE CHAPEL RD, #100

Applicant Phone Number 704-892-7790

Property Owner Name PRESTIGE CORPORATE HEADQUARTERS, LLC

Property Owner Address 21000 TORRENCE CHAPEL RD #100, CORNELIUS, NC 28031

Property Owner Phone Number 704-892-7790

PART II

Property Location 445 N NC 16

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

Parcel # (5 digits) 33266 Deed Book(s) 2516 Page(s) 914

PART III

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

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

CAR WASH AND STORAGE

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

PROPOSED RV AND BOAT STORAGE

\$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.

John Sizemore
Applicant's Signature

SZ

6/17/15
Date

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

Application No. **PCUR #165** Applicant **Prestige Corporate Headquarters, LLC**

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

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

Proposed Conditional Use **expansion of self-storage facility with the addition of storage areas for recreational vehicles and boats**

PROPOSED FINDINGS

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

The expansion will be limited to storage areas for recreational vehicles and boats.

2. The use meets all required conditions and specifications.

A self-storage facility is a conditional use in the B-G district and in the Eastern Lincoln Development District. The proposed storage areas will be screened from Hwy. 16 and Forest Oak Drive.

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 residentially zoned property by a Duke Energy transmission right-of-way.

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 property is located in an existing commercial area near a main intersection. The NC 16 Corridor Vision Plan recommends that commercial activity be concentrated in nodes.

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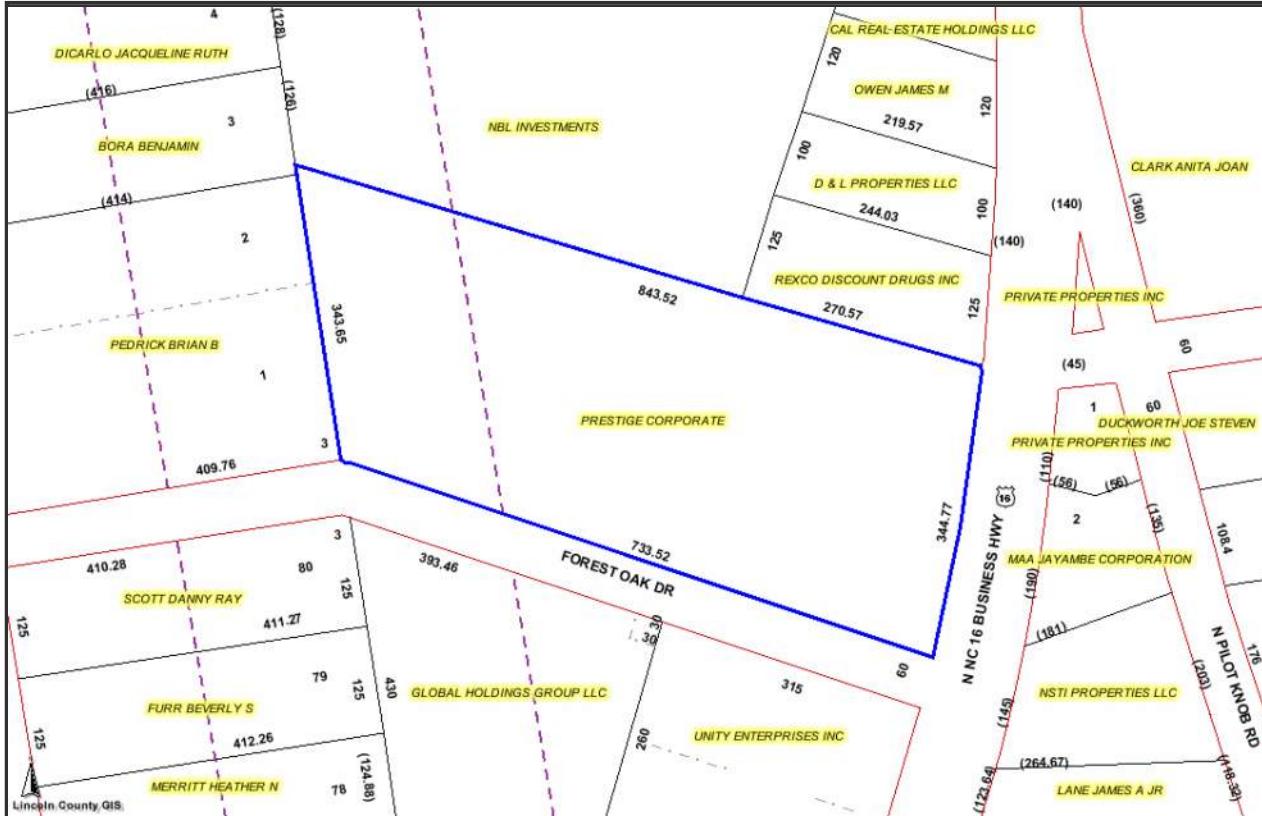
Lincoln County, NC

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: 7/9/2015 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 4602-66-3455						
 33266		Parcel ID 33266 Owner PRESTIGE CORPORATE HEADQUARTERS LLC Map Account 4602-02 Mailing Address 21000 TORRENCE CHAPEL RD #100 CORNELIUS NC 28031 Deed 2516-914 Recorded 5/1/2015 Land Value \$631,554 Total Value \$918,156						
----- All values are for tax year 2015. -----								
Description	J HENKLE/HWY 16	Deed Acres	6.28	Tax Acres	5.38	Tax/Fire District	EAST LINCOLN / EL SEWER	
Address	445 N NC 16 BUSINESS HWY	Value	\$59,961					
Township	CATAWBA SPRINGS							
Main Improvement	MINI WAREHOUSE UNITS 1-37							
Main Sq Feet	4500	Stories	1	Year Built	1985			
Parcel ID	60304	Owner	PRESTIGE CORPORATE HEADQUARTERS LLC					
Map Account	4602-02	Mailing Address	21000 TORRENCE CHAPEL RD #100 CORNELIUS NC 28031					
Deed	2516-914	Recorded	5/1/2015					
Land Value	\$15,852	Total Value	\$15,852					
----- All values are for tax year 2015. -----								
Description	J HENKLE/HWY 16	Deed Acres	6.28	Tax Acres	0.36	Tax/Fire District	EAST LINCOLN	
Address	445 N NC 16 BUSINESS HWY							
Township	CATAWBA SPRINGS							
Improvement	No Improvements							
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres					
B-N	5.75	COWANS FORD (CF19)	0.06					
		TRIANGLE (TR30)	5.68					
Watershed Class		Not in the watershed	Calculated Acres	0.37				
			5.75	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

Prestige Corporate Headquarters, LLC

1 in. = 175 ft.



R-SF

I-G

B-N

B16

N PILOT KNOB RD

REZONE
B-G CU

B-N

FOREST OAK DR

R-SF

I-L
CU

B-N

B-G

County Residential District

R-SF Residential Single-Family

County Business Districts

B-N Business Neighborhood

B-G Business General

I-G Industrial General

I-L Industrial Light

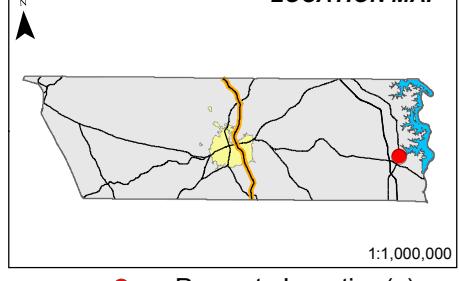
PARALLEL CONDITIONAL USE REZONING

Application	PCUR #165
NCPIN#	4602-66-3455
PID#	33266



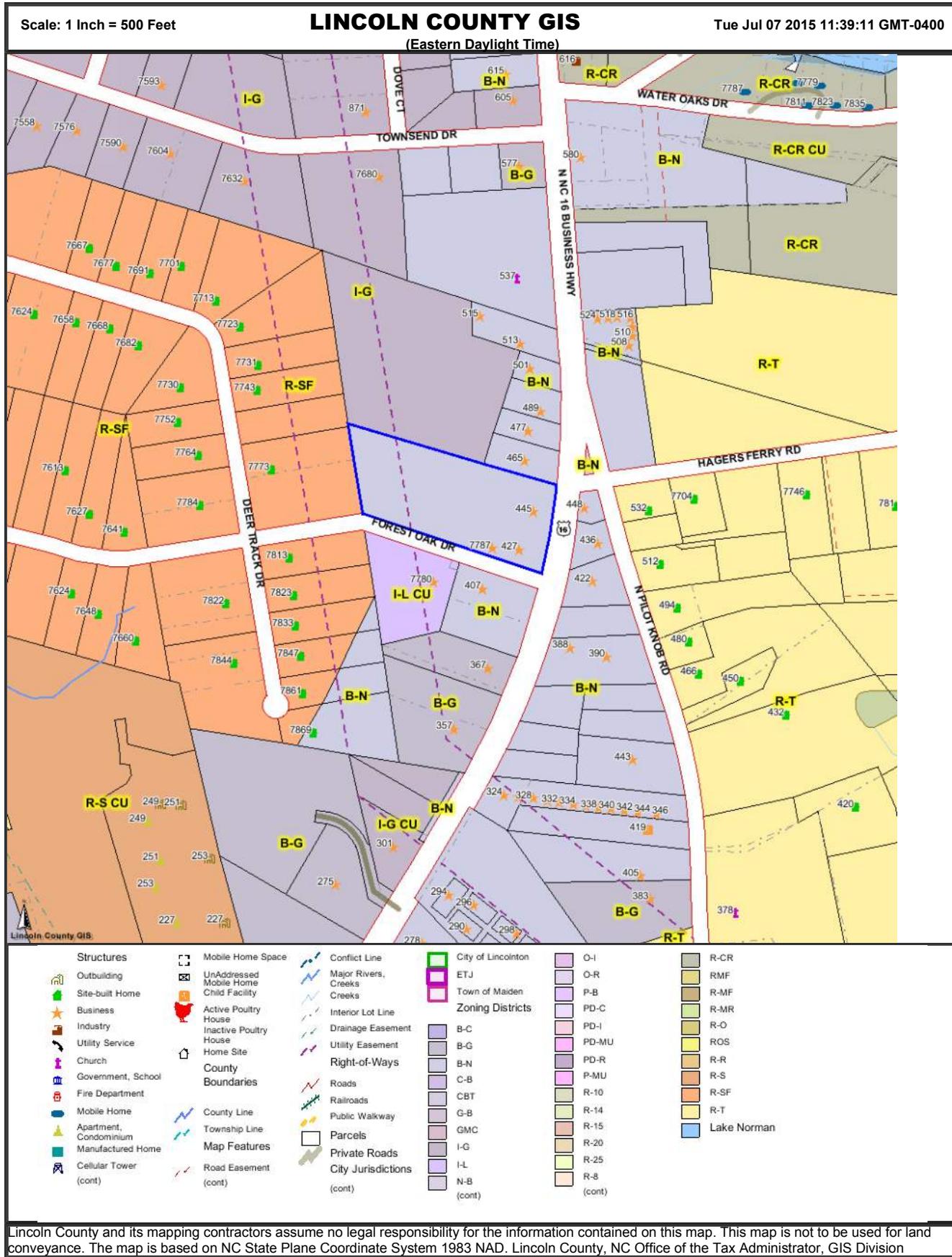
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

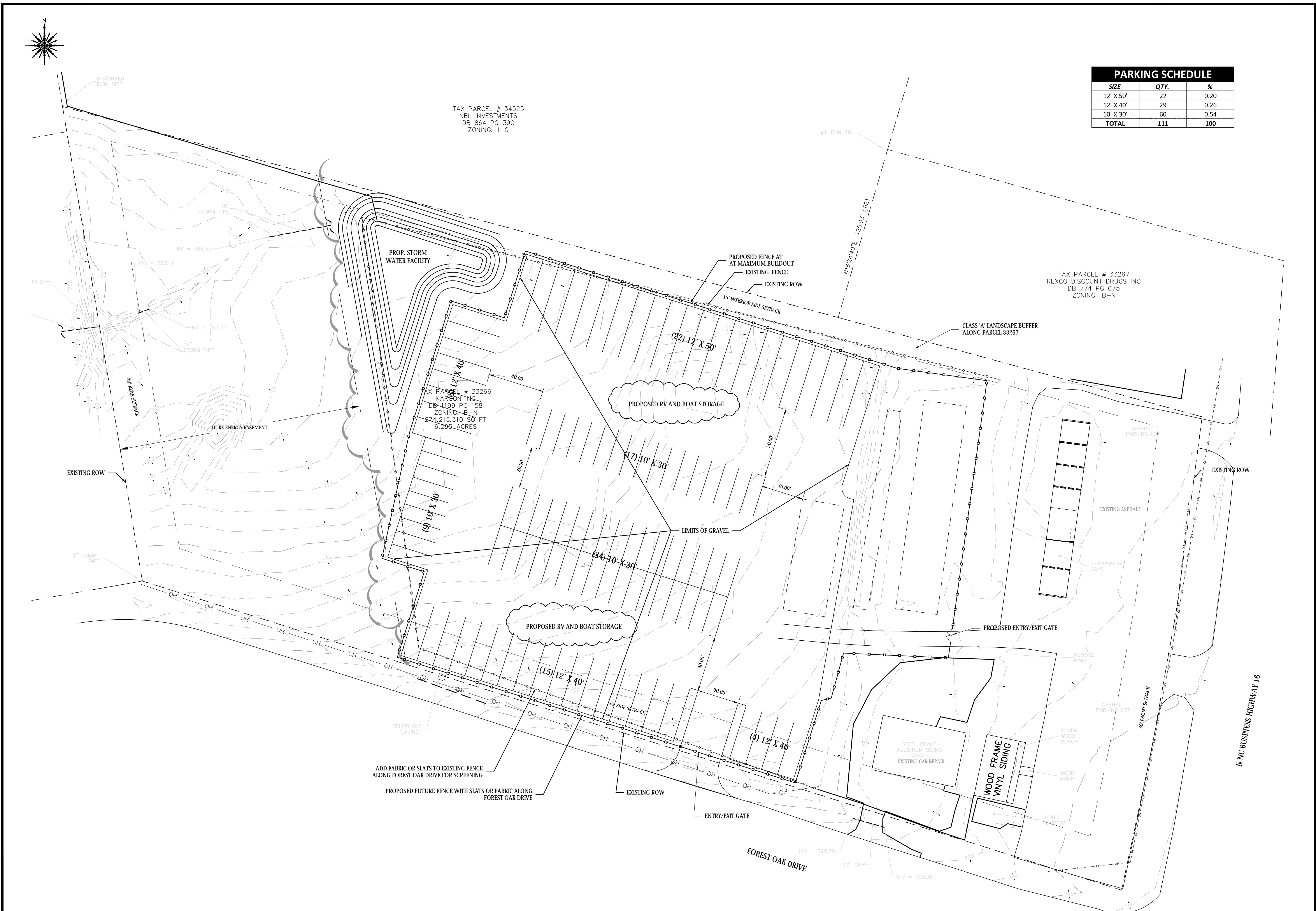
LOCATION MAP



- Property Location(s)
See Attached Application for Parcel Information
Property Location(s) Outlined in Red

● Property Location(s)





PROJECT	
DRAWN BY:	TFC
CHECKED BY:	DSL
PROJECT NO.:	6668.0415CD
COMMENTS	

<i>DATE APPROVED:</i>
<i>SCALE:</i> 1" = 30'
<i>DRAWING TITLE:</i>
BOAT & RV PARKING PLAN

DRAWING NUMBER:
C1

**CES GROUP
ENGINEERS, LLP**
274 N. Hwy. 16, Suite 300
DENVER, NC 28037

SEAL:

REVISIONS		
NO:	ISSUE:	DATE:

**CES GROUP
ENGINEERS, LLP**
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DENVER, NC 28037