



**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: November 20, 2015

Re: Conditional Zoning #2015-2  
Landmark Self Storage, applicant  
Parcel ID# 25094

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on December 7, 2015.*

Request

The applicant is requesting the rezoning of a 1.3-acre lot from R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) to permit the expansion of a self-storage facility. A site plan has been submitted as part of the application. A self-storage facility is a conditional use in the B-G district.

Site Area & Description

The property is located at 5465 E. NC 150 Hwy. in Ironton Township. It is adjoined by property zoned R-S and CU B-G (Conditional Use General Business). Land uses in this area included residential and business. 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: single-family dwelling, duplex.

Under proposed zoning: expansion of self-storage facility.

**Adjoining zoning and uses**

East (opposite side of N.C. 150): zoned R-S, undeveloped portion of school property.

South: zoned R-S, undeveloped lot.

West: zoned R-S, residence and undeveloped lot.

North: zoned CU B-G, self-storage facility.

### 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 #2015-2**  
Applicant **LandMark Self Storage**  
Parcel ID# **25094**  
Location **5465 E. NC 150 Hwy.**  
Proposed amendment **Rezone from R-S 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: **An adjoining property and other properties in this area are zoned business. Because this is a conditional rezoning, the use of this property will be limited to self-storage. The expanded self-storage area will be screened and buffered 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 EAST HWY 150, LINCOLNTON, N.C. 28092  
Applicant Phone Number 704-732-3331  
Property Owner Name DRE BANKS, LLC  
Property Owner Address SAME  
Property Owner Phone Number SAME

### **PART II**

Property Location 5465 E. NC 150 HWY, LINCOLNTON, N.C. 28092  
Property ID (10 digits) 3665-76-0996 Property size 1.3  
Parcel # (5 digits) 25094 Deed Book(s) 2537 Page(s) 61

### **PART III**

Existing Zoning District R-S Proposed Zoning District C2-BG

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

OLD HOUSE TO BE DEMOLISHED

List the proposed use or uses of the property.

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.

Mark Johnson  
Applicant's Signature

9-18-15  
Date

## **Community Involvement Meeting report**

CZ #2015-2

Landmark Self Storage, applicant

A community involvement meeting on this rezoning request was held on October 12, 2015, at Landmark Self Storage. In attendance were business owners Mark and Donna Robinson and Terry Wilson, Planning Board chair Christine Poinsette and Planning Board member John Dancoff, and Evelyn Ross, owner of a lot in the nearby Quinlan Estates subdivision.

Following is a summary of the comments at the meeting:

Mark Robinson: Our goal is to be a good neighbor. We're planning to start soon on an expansion on the right side (as viewed from the road). We recently acquired the adjoining property on the left side that includes an old house. We've arranged for the Pumpkin Center Fire Department to burn the house for training. We've wanted to get rid of that house for years. The proposed expansion on that side will include a large climate-controlled building, some smaller units, and some enclosed RV storage spaces. The side of the buildings facing the road will be brick. Evergreen trees, *Cryptomeria japonica*, will be planted for screening along the back where the property borders Quinlan Estates, and a landscaping buffer will be provided along the road and along the side.

John Dancoff: You guys do a great job with the landscaping.

Evelyn Ross: I'm just pleased with it. I hope it all goes through. I look forward to being a neighbor.

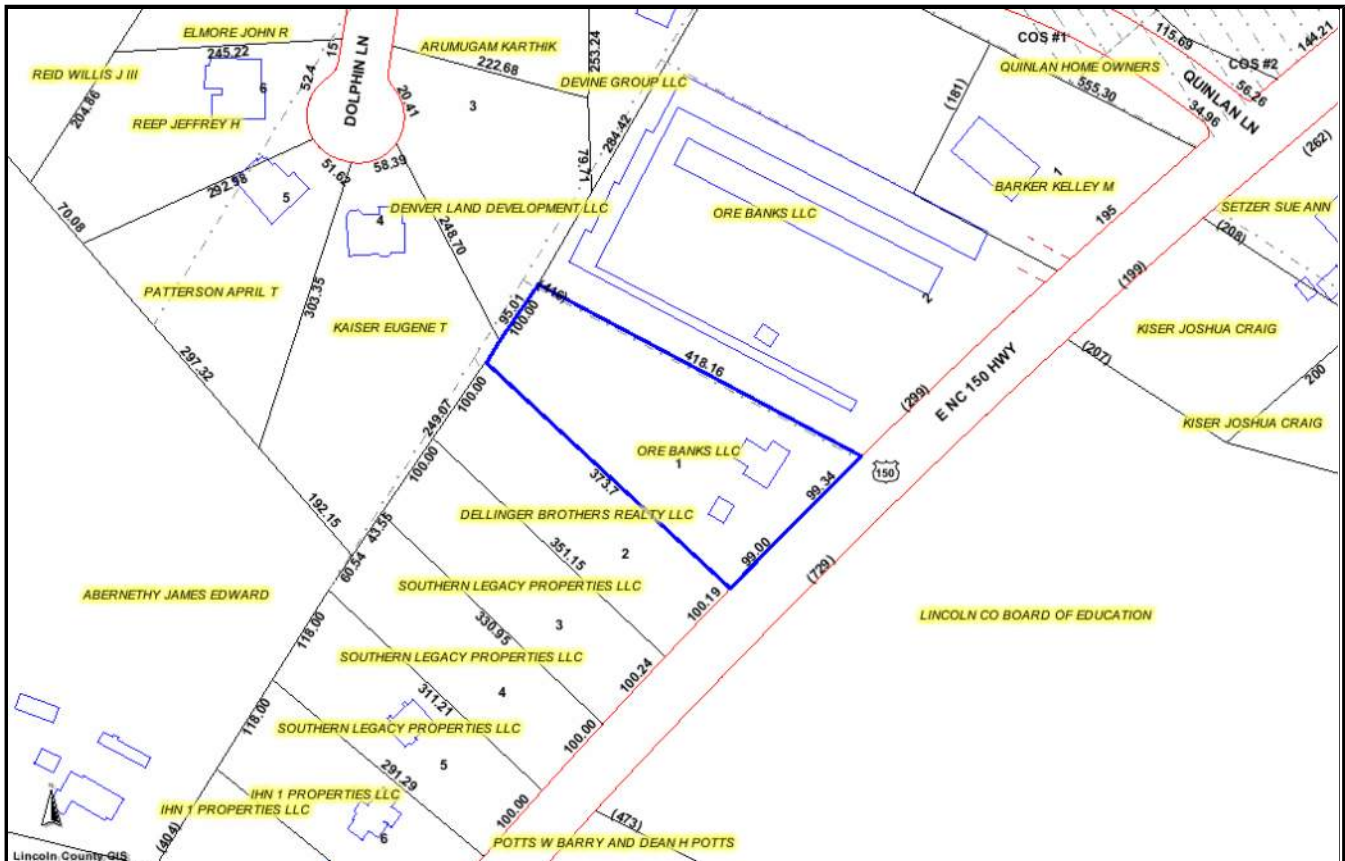


## Lincoln County, NC

### 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: 9/23/2015 Scale: 1 Inch = 200 Feet



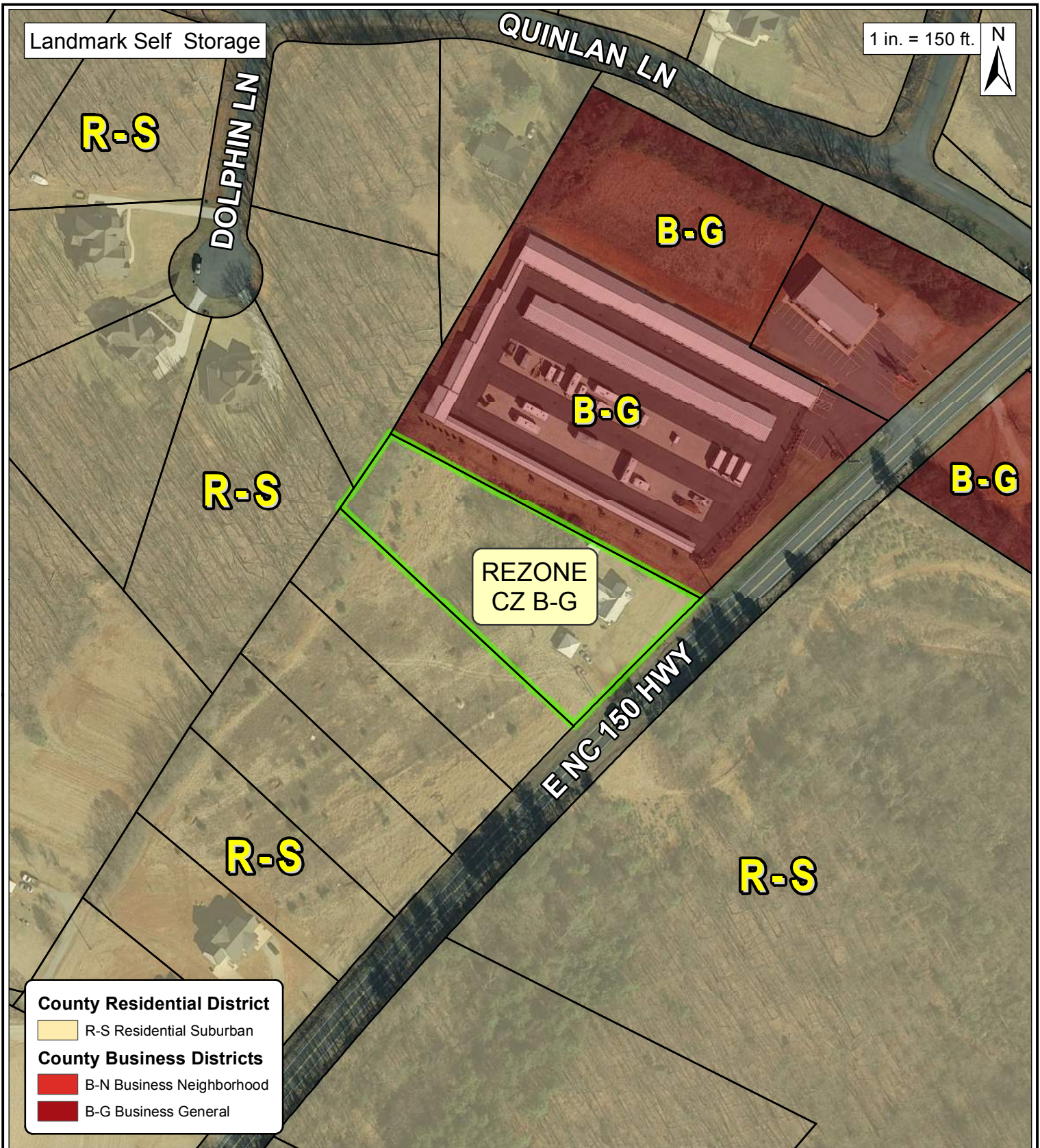
#### PHOTOS




#### PARCEL INFORMATION FOR 3665-76-0996

<b>Parcel ID</b>	<b>25094</b>	<b>Owner</b>	ORE BANKS LLC
<b>Map</b>	<b>3665-02</b>	<b>Mailing</b>	PO BOX 1980
<b>Account</b>	0204083	<b>Address</b>	DENVER NC 28037
<b>Deed</b>	2537-61	<b>Recorded</b>	8/14/2015
<b>Land Value</b>	\$32,372	<b>Total Value</b>	\$76,685
----- All values are for tax year 2015. -----			
<b>Subdivision</b>	Lot 1 HUGH L PARKER & BETTY H PARKER		
<b>Description</b>	#1 HUGH L PARKER		
<b>Address</b>	5465 E NC 150 HWY		
<b>Township</b>	IRONTON		
<b>Main Improvement</b>	BUNGALOW		
<b>Main Sq Feet</b>	1180	<b>Stories</b>	1 Year Built
<b>Zoning District</b>	R-S	<b>Voting Precinct</b>	PUMPKIN CENTER (PC22)
<b>Watershed Class</b>	Not in a watershed	<b>Sewer District</b>	Not in the sewer district
<b>2000 Census County</b>	37109	<b>Tract</b>	070900
<b>Flood</b>	X	<b>Block</b>	1008
<b>Zone Description</b>	NO FLOOD HAZARD		
<b>Panel</b>	3710366400		
<b>Sale Price</b>	\$58,000		
<b>Previous Parcel</b>			
<b>Plat</b>	15-50		
<b>Deed Acres</b>	1.32		
<b>Tax Acres</b>	1.32		
<b>Tax/Fire District</b>	PUMPKIN CENTER		
<b>Value</b>	\$43,955		
<b>Calculated Acres</b>	1.33		
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**County Residential District**

 R-S Residential Suburban

**County Business Districts**

 B-N Business Neighborhood

 B-G Business General



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

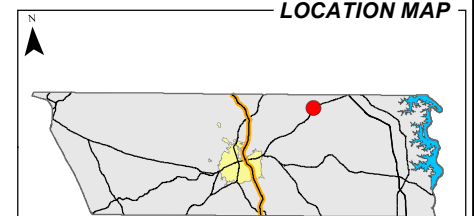
**CONDITIONAL ZONING**

Application	<b>CZ #2015-2</b>
NCPIN#	3665-76-0996
PID#	25094


 - Property Location(s)

See Attached Application for Parcel Information  
**Property Location(s) Outlined in Green**

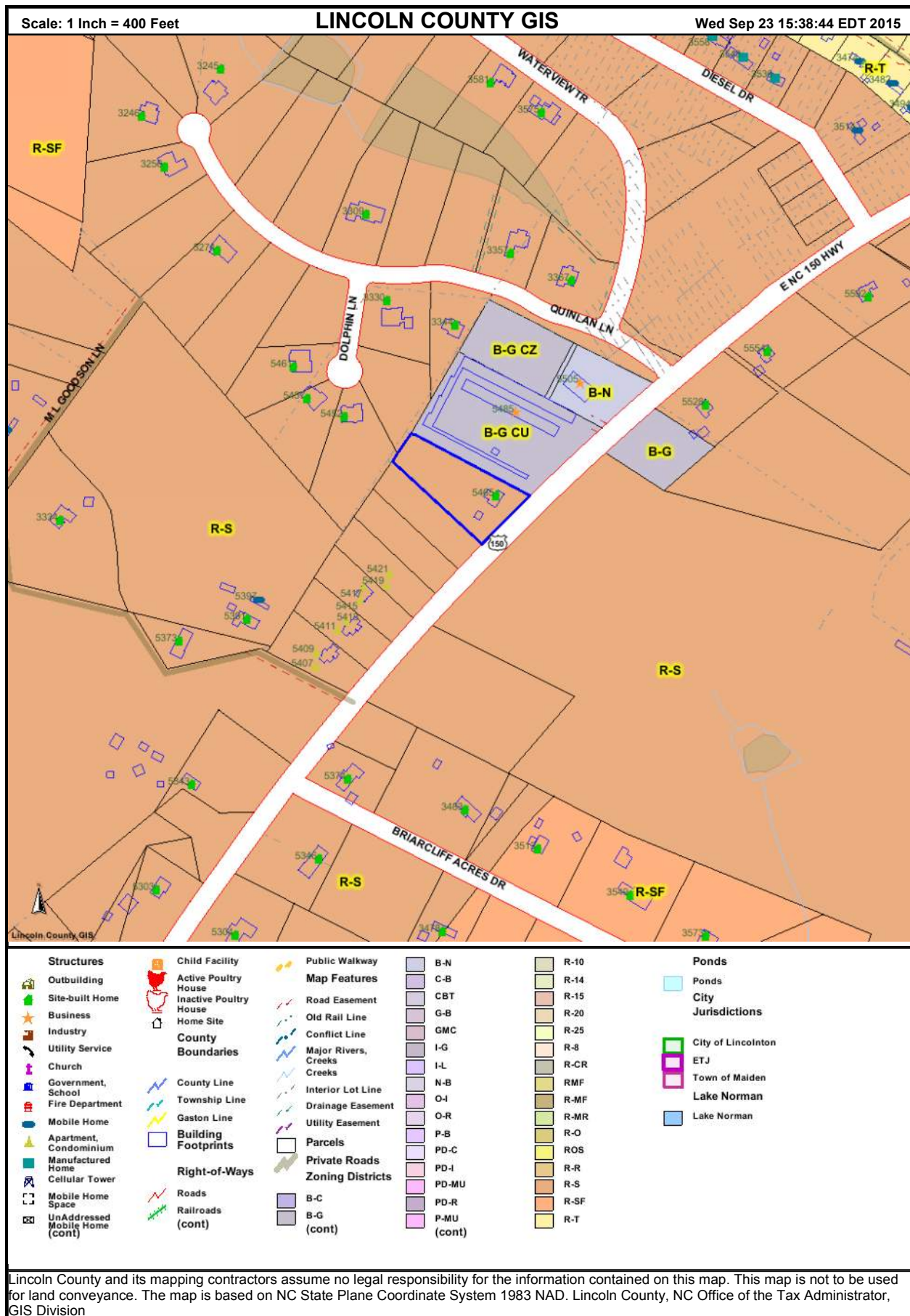
**LOCATION MAP**



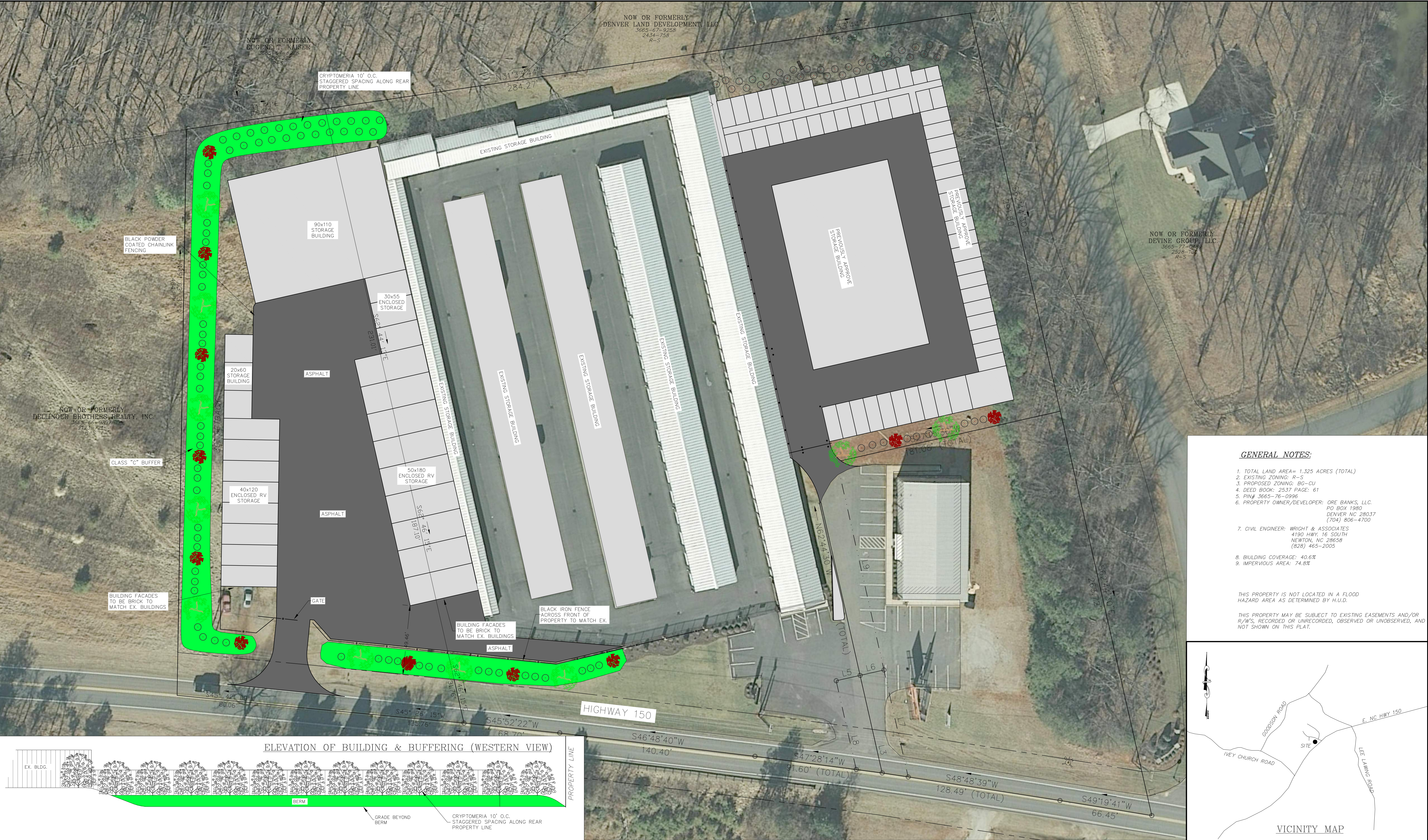
1:1,000,000

 Property Location(s)







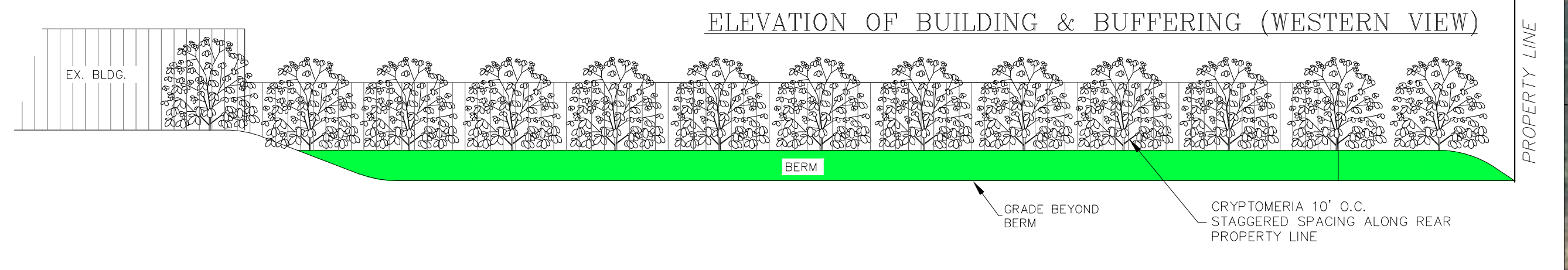
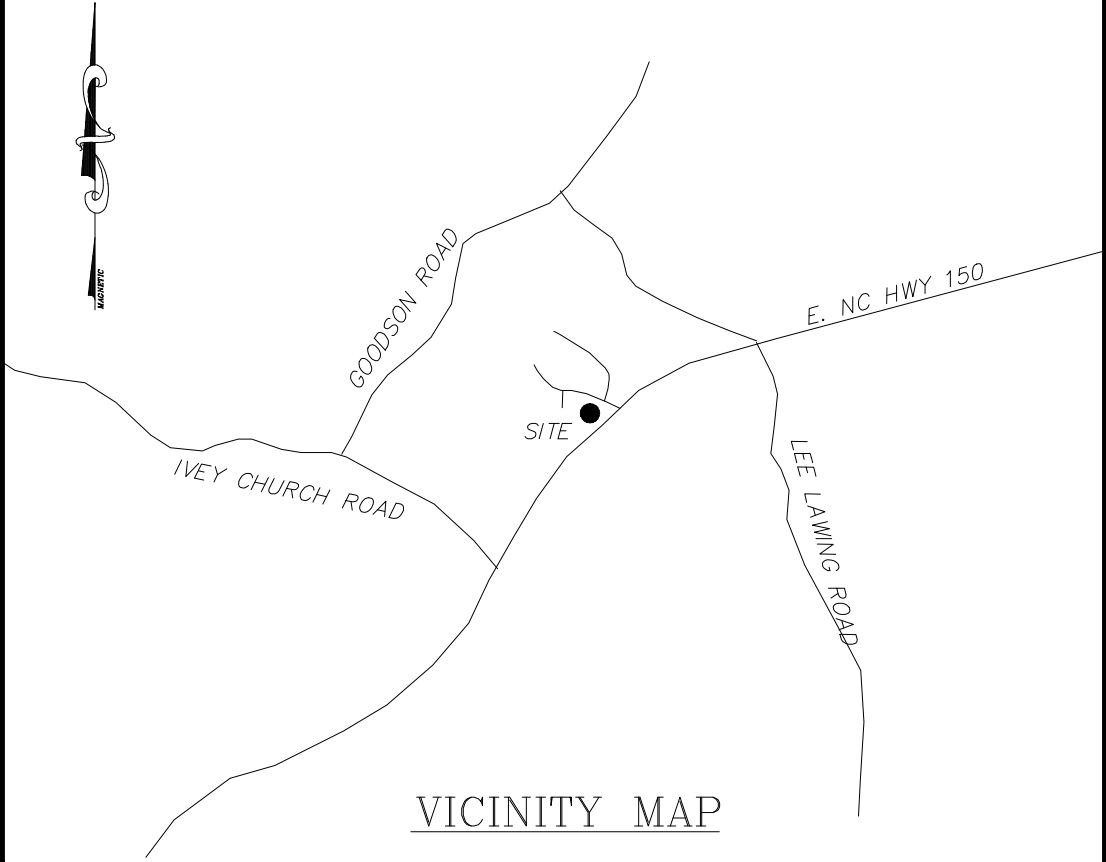


**GENERAL NOTES:**

1. TOTAL LAND AREA= 1.325 ACRES (TOTAL)
2. EXISTING ZONING: R-S
3. PROPOSED ZONING: BG-CU
4. DEED BOOK: 2537 PAGE: 61
5. PIN# 3665-76-0996
6. PROPERTY OWNER/DEVELOPER: ORE BANKS, LLC.  
PO BOX 1980  
DENVER NC 28037  
(704) 806-4700
7. CIVIL ENGINEER: WRIGHT & ASSOCIATES  
4190 HWY. 16 SOUTH  
NEWTON, NC 28658  
(828) 465-2005
8. BUILDING COVERAGE: 40.6%
9. IMPERVIOUS AREA: 74.8%

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY H.U.D.

THIS PROPERTY MAY BE SUBJECT TO EXISTING EASEMENTS AND/OR R/W'S, RECORDED OR UNRECORDED, OBSERVED OR UNOBSERVED, AND NOT SHOWN ON THIS PLAN.



<table border="1"><tr><td>DESIGNED</td><td>MAW</td></tr><tr><td>DRAWN</td><td>MAW</td></tr><tr><td>CHECKED</td><td>RHW</td></tr><tr><td>PROJECT MANAGER</td><td>MAW</td></tr></table>				DESIGNED	MAW	DRAWN	MAW	CHECKED	RHW	PROJECT MANAGER	MAW	<table border="1"><tr><td>BAR SCALE</td><td>1"=30'</td></tr><tr><td>0</td><td>15</td><td>30</td><td>60</td></tr></table>	BAR SCALE	1"=30'	0	15	30	60	<table border="1"><tr><td>SEAL</td><td>10/15/15</td></tr></table>	SEAL	10/15/15	<table border="1"><tr><td><b>WRIGHT &amp; ASSOCIATES</b></td><td>WRIGHT &amp; ASSOCIATES ENGINEERS &amp; SURVEYORS LICENSE# C-4053 4190 HIGHWAY 16 SOUTH NEWTON, NC 28658 (828) 465-2205 OFFICE (828) 465-5878 FAX</td></tr></table>	<b>WRIGHT &amp; ASSOCIATES</b>	WRIGHT & ASSOCIATES ENGINEERS & SURVEYORS LICENSE# C-4053 4190 HIGHWAY 16 SOUTH NEWTON, NC 28658 (828) 465-2205 OFFICE (828) 465-5878 FAX	<table border="1"><tr><td></td><td><b>LANDMARK SELF STORAGE</b> for Ore Banks, LLC.</td></tr></table>		<b>LANDMARK SELF STORAGE</b> for Ore Banks, LLC.	<table border="1"><tr><td colspan="2">PRELIMINARY SITE PLAN</td></tr></table>	PRELIMINARY SITE PLAN		<table border="1"><tr><td colspan="2">DATE: OCTOBER, 2015</td></tr><tr><td colspan="2">JOB NO.: 728-001</td></tr><tr><td colspan="2">DRAWING NO.: 728001B</td></tr><tr><td>SHEET</td><td>C1</td></tr></table>	DATE: OCTOBER, 2015		JOB NO.: 728-001		DRAWING NO.: 728001B		SHEET	C1
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