



## 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 CZ-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.

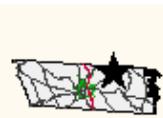
Evelyn Ross: I'm just pleased with it. I hope it all goes through. I look forward to being a neighbor.



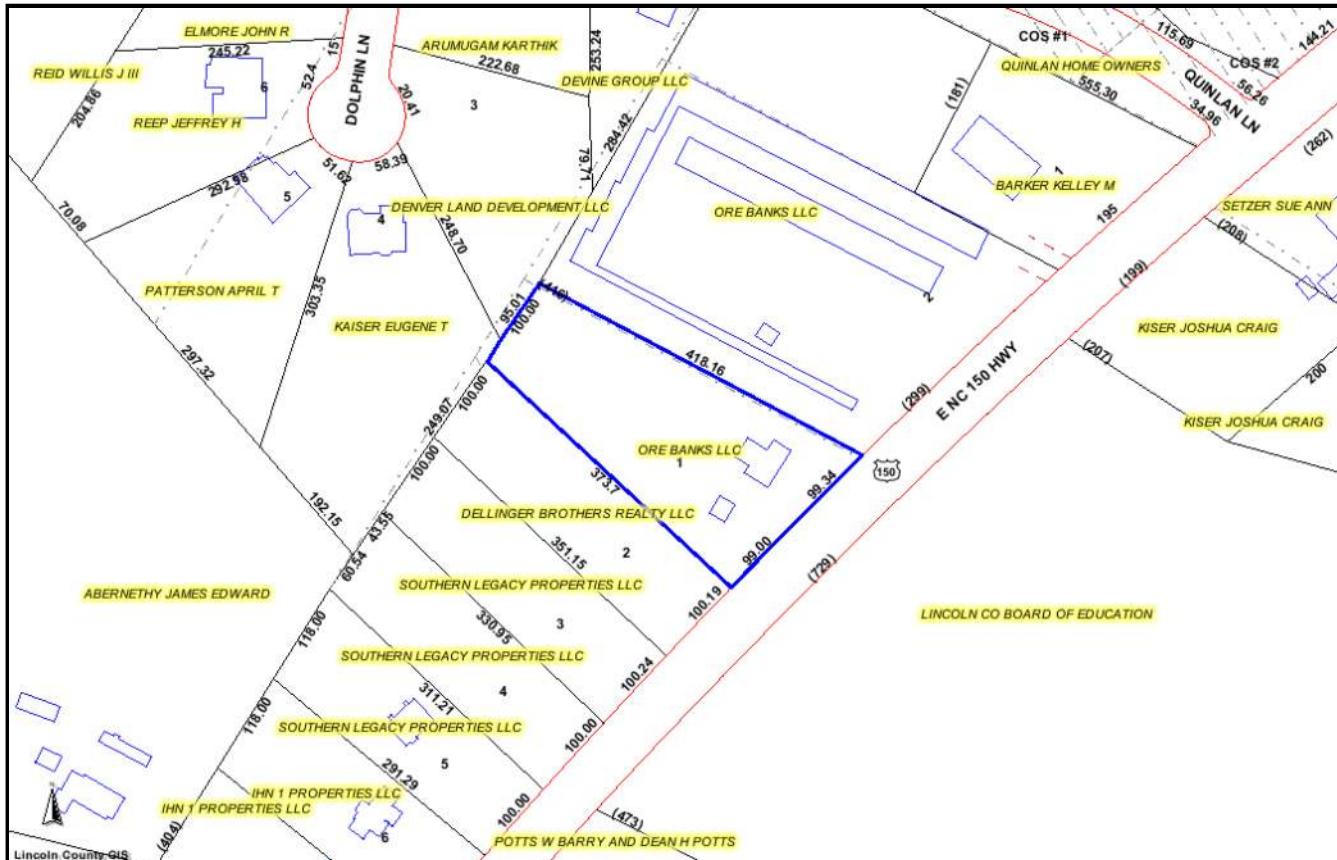
## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

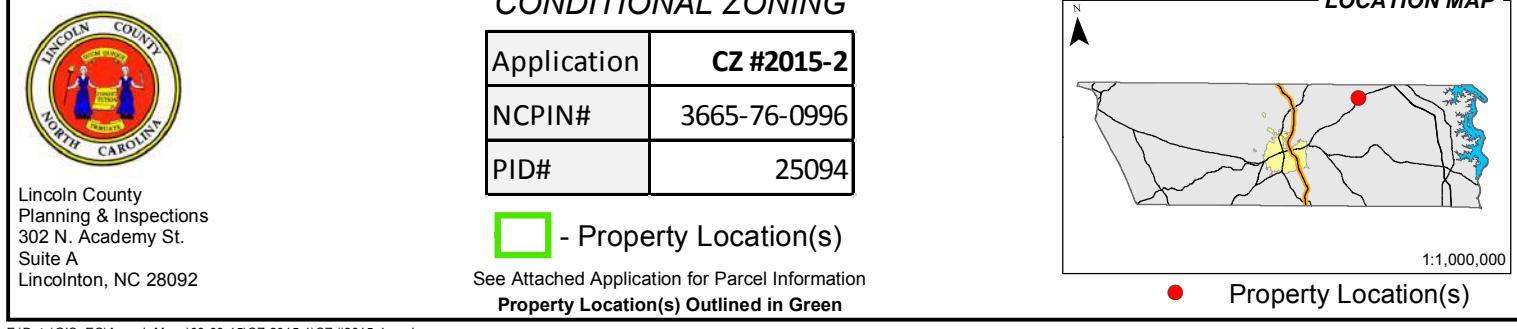
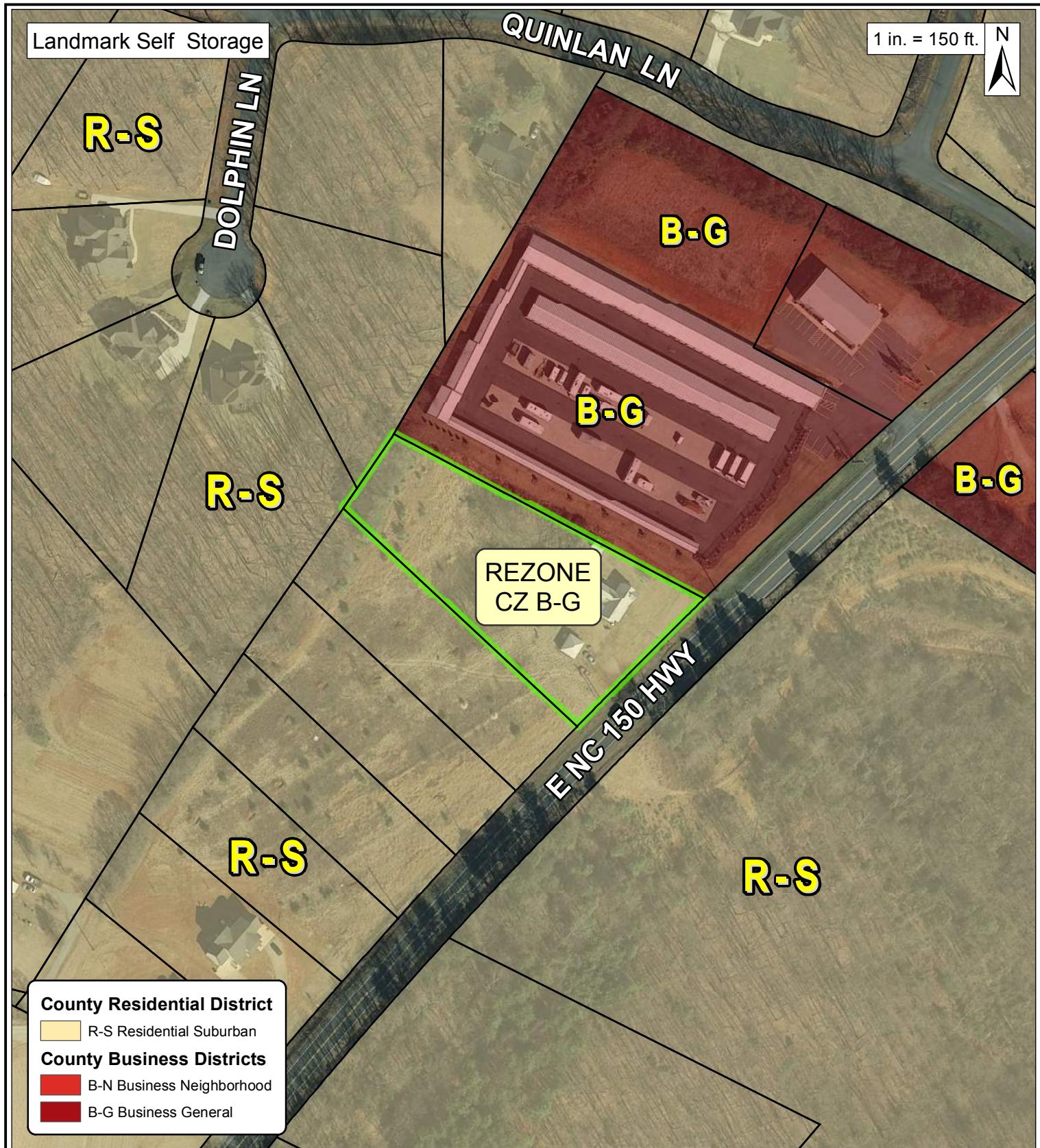
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



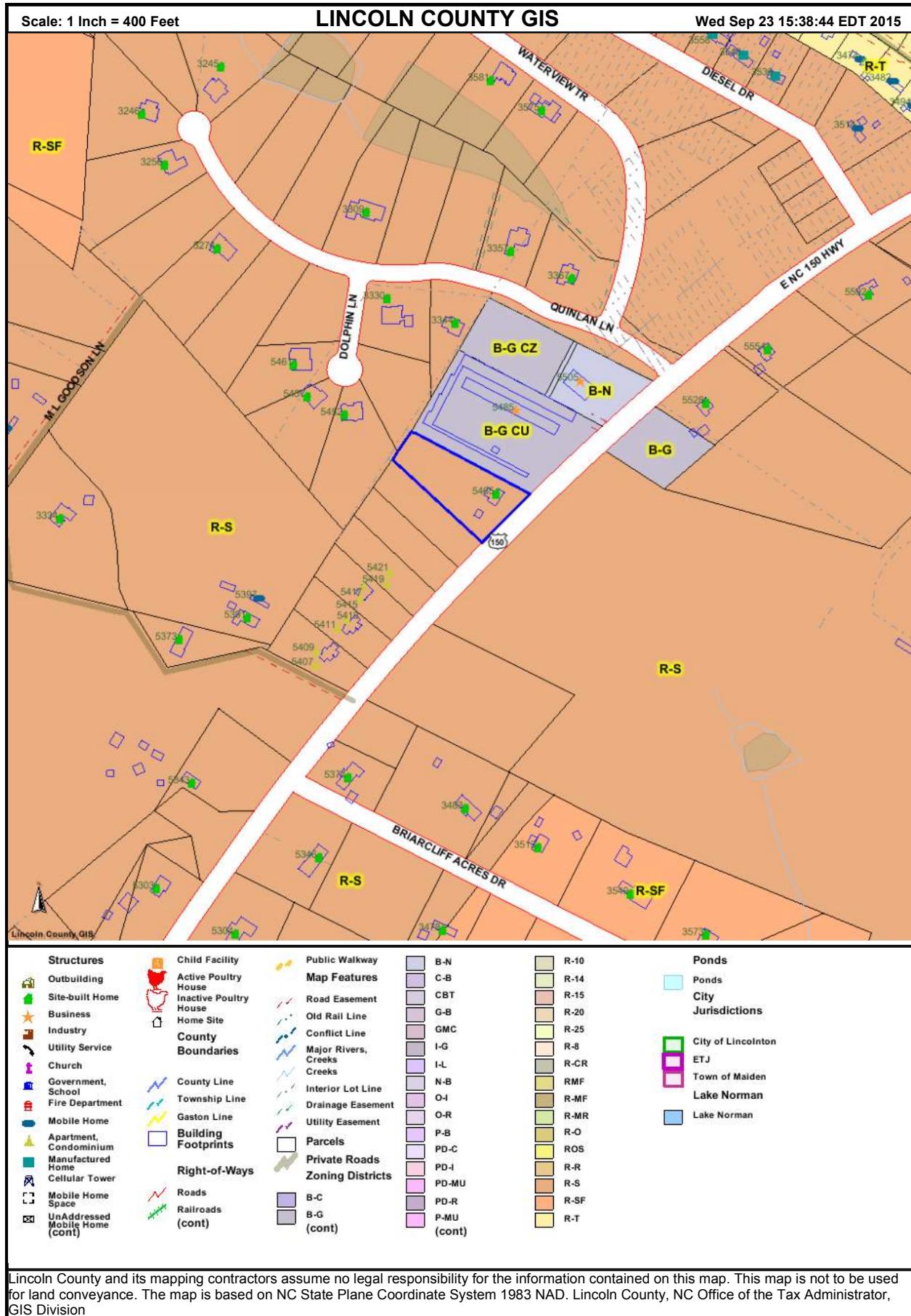
Date: 9/23/2015 Scale: 1 Inch = 200 Feet

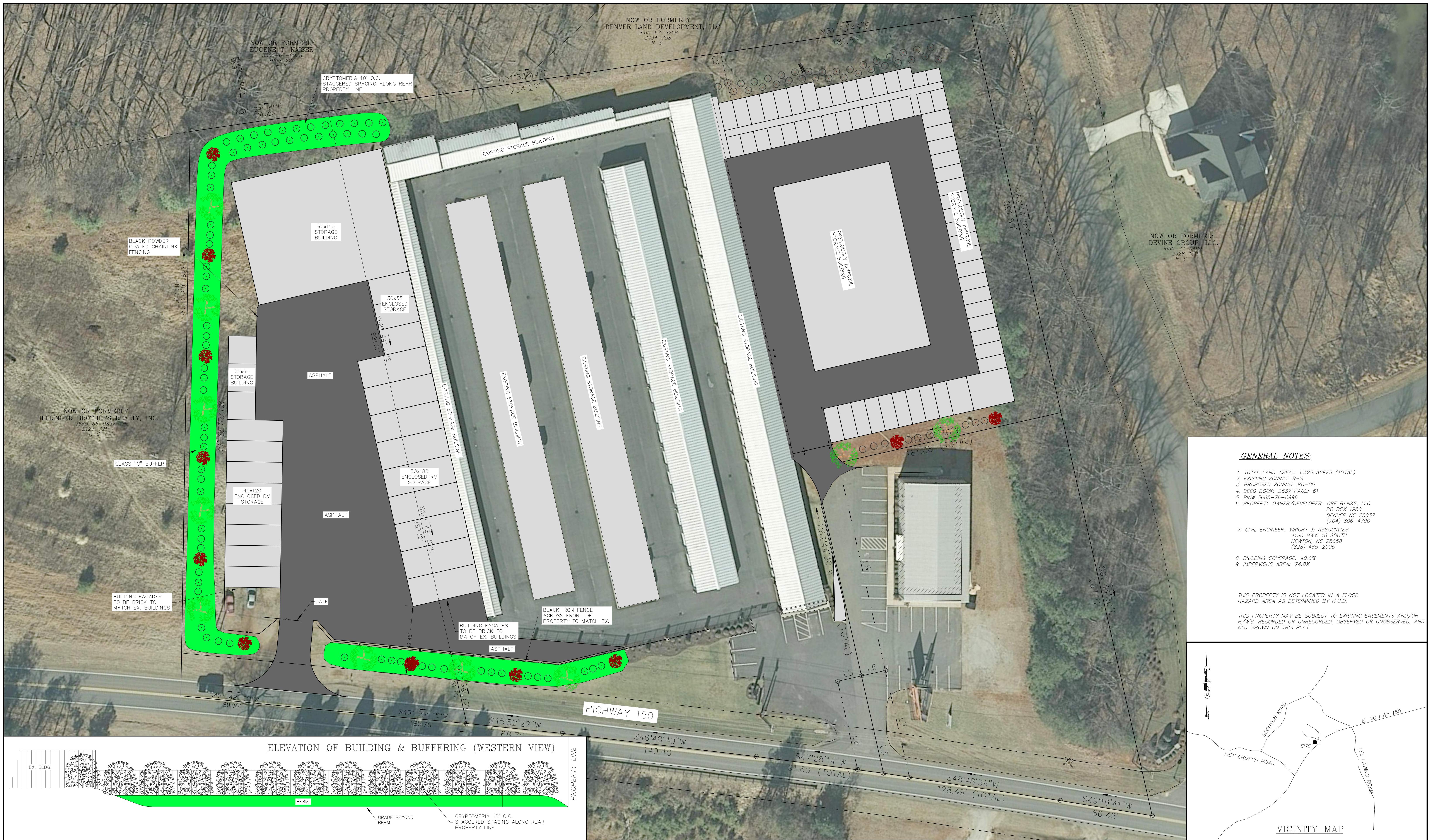


PHOTOS		PARCEL INFORMATION FOR 3665-76-0996					
		Parcel ID	25094	Owner	ORE BANKS LLC		
		Map	3665-02	Mailing	PO BOX 1980		
		Account	0204083	Address	DENVER NC 28037		
		Deed	2537-61	Recorded	8/14/2015	Sale Price	\$58,000
		Land Value	\$32,372	Total Value	\$76,685	Previous Parcel	
----- All values are for tax year 2015. -----							
		Subdivision	Lot 1 HUGH L PARKER & BETTY H PARKER	Plat	15-50		
		Description	#1 HUGH L PARKER	Deed Acres	1.32		
		Address	5465 E NC 150 HWY	Tax Acres	1.32		
		Township	IRONTON	Tax/Fire District	PUMPKIN CENTER		
		Main Improvement		BUNGALOW		Value	\$43,955
		Main Sq Feet	1180	Stories	1 Year Built		
		Zoning District		Calculated Acres		Calculated Acres	1.33
		R-S		1.33			
		Watershed Class			Voting Precinct		
		Not in a watershed			PUMPKIN CENTER (PC22)		
		2000 Census County					
		37109					
		Flood		Zone Description		Block	
		X		NO FLOOD HAZARD		070900	1008
					Panel		
					3710366400		1.33



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





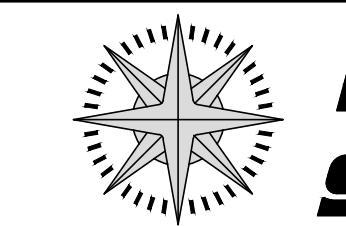
NO.	REVISIONS	DATE	BY
DESIGNED	MAW		
DRAWN	MAW		
CHECKED	RHW		
PROJECT MANAGER	MAW		

10/15/15

BAR SCALE  
0 15 30 60  
1"=30'



**WRIGHT & ASSOCIATES**  
ENGINEERS & SURVEYORS  
LICENSE# C-4053  
4190 HIGHWAY 16 SOUTH  
NEWTON, NC 28658  
(828) 465-2205 OFFICE  
(828) 465-5878 FAX



**LANDMARK SELF STORAGE**  
for Ore Banks, LLC.  
Lincoln County North Carolina

PRELIMINARY SITE PLAN

DATE: OCTOBER, 2015  
JOB NO.: 728-001  
DRAWING NO.: 728001B  
SHEET C1