



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: December 18, 2015

Re: CZ #2015-3
S D & J Investment Group, LLC, applicant
Parcel ID# 34644 (portion) and 52070

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 4, 2015.

Request

The applicants are requesting the rezoning of 1.4 acres from B-N (Neighborhood Business) and R-SF (Residential Single-Family) to CZ I-G (Conditional Zoning General Industrial) to permit an expansion of a self-storage facility. A self-storage facility is a conditional use in the Eastern Lincoln Development District, in which property is located, and a permitted use in the I-G district. A site plan has been submitted as part of the rezoning application. The plan proposes two self-storage buildings that would be accessed via the existing driveway for the facility, Sure-Safe Self Storage. A half-acre portion of Parcel 34644 fronting N.C. 16 Business would remain zoned B-N.

Site Area & Description

This property is located at 1697 N. NC 16 Hwy., on the west side of N.C. 16 Business about 375 feet north of Galway Lane. It is adjoined by property zoned R-SF, CU B-G (Conditional Use General Business), CZ I-G and B-N. Land uses in this area include business, industrial, institutional, recreational and residential. The NC 16 Corridor Vision Plan recommends concentrating commercial development in three identified community centers and in nodes around main intersections. This property is not located in one of those areas.

Additional Information

Permitted uses

Under current zoning: retail sales, offices, services, restaurant, etc., on B-N parcel; single-family home on R-SF parcel.

Under proposed zoning: expansion of self-storage facility.

Adjoining zoning and uses

East (front portion of Parcel 34644): zoned B-N, house that is planned to be converted into offices.

South: Zoned CZ I-G and CU B-G, self-storage facility.

West: zoned R-SF, park

North: zoned R-SF, vehicle service garage (grandfathered under zoning).

Planning Staff's Recommendation

Staff recommends approval. 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 #2015-3**
Applicant **S D & J Investment Group, LLC**
Parcel ID# **34644 (portion) and 52070**
Location **west side of N.C. 16 Business about 375 feet north of Galway Lane**
Proposed amendment **Rezone from B-N and R-SF to CZ I-G to permit expansion of self-storage facility**

This proposed amendment is **not consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

The NC 16 Corridor Vision Plan recommends concentrating commercial development in three identified community centers and in nodes around main intersections. This property is not located in one of those areas.

This proposed amendment is **reasonable and in the public interest** in that:

This property is located in an existing business area. It is adjoined by property zoned business and industrial and by a residentially zoned property that contains a grandfathered business. Other properties zoned I-G are located in this area. Because this is a rezoning to a conditional zoning district, the development and use of the property will be limited to the approved plan.

S D & J Investment Group

1 in. = 150 ft.



R-SF

B-G

R-SF

B-G

REZONE
CZ I-G

N NC BUSINESS 16 HWY



B-G

GALWAY LN




I-G

I-G

County Residential District

-  R-T Residential Transitional
-  R-SF Residential Single-Family

County Business Districts

-  B-N Business Neighborhood
-  B-G Business General
-  I-G Industrial General



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

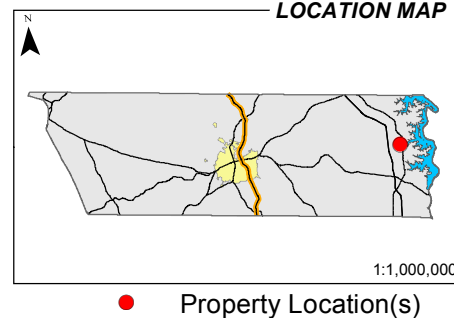
CONDITIONAL ZONING

Application	CZ #2015-3
NCPIN#	4603-58-8806
PID#	34644

 - Property Location(s)

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

LOCATION MAP

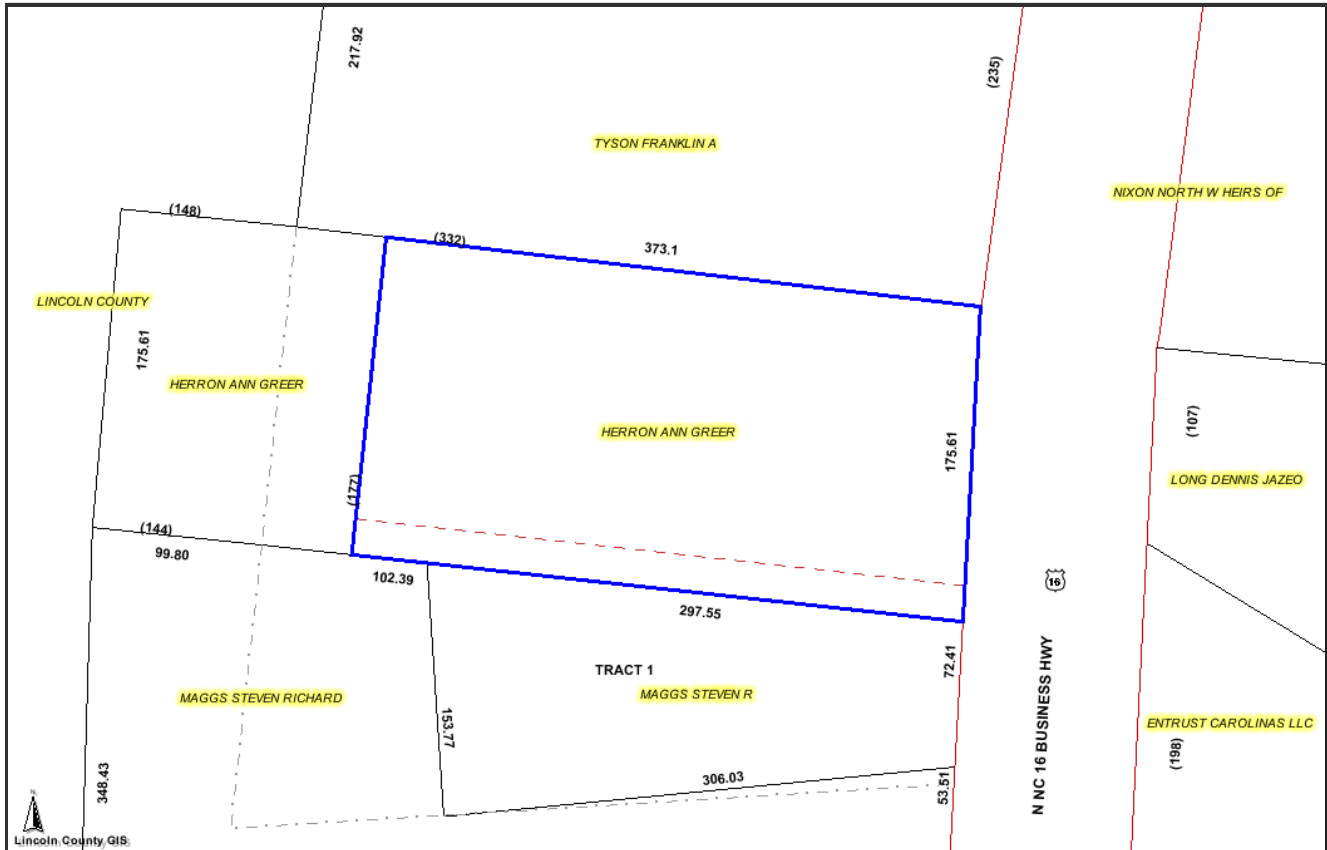




Lincoln County, NC

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: 12/4/2015 Scale: 1 Inch = 100 Feet



PHOTOS



34644

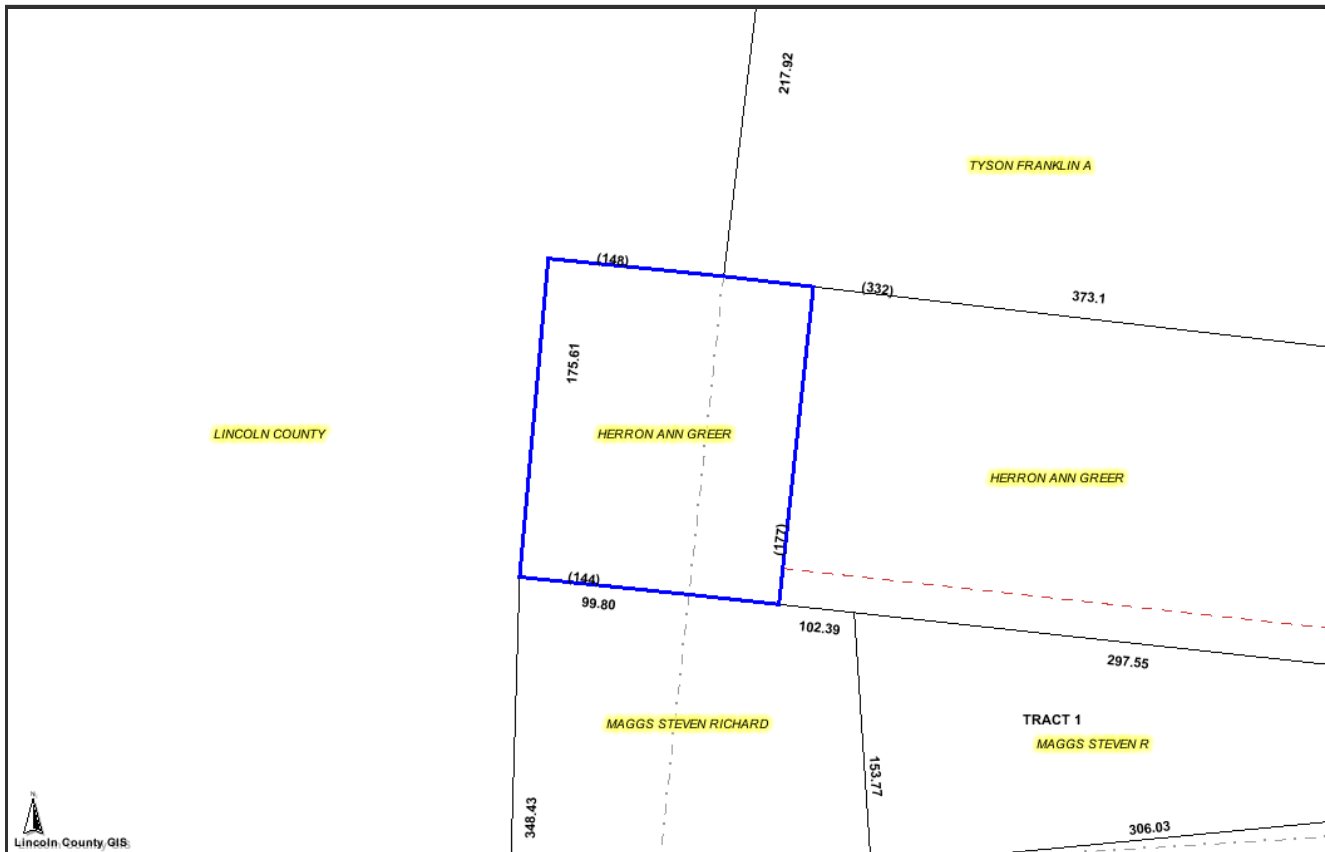
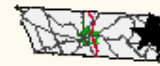
PARCEL INFORMATION FOR 4603-58-8806

Parcel ID	34644	Owner	HERRON ANN GREER
Map	4603-02	Mailing	1697 N NC 16 HWY
Account	0089618	Address	DENVER NC 28037-8640
Deed	1705-241	Recorded	6/2/2005
Land Value	\$217,650	Total Value	\$276,164
----- All values are for tax year 2015. -----			
Description	HSE. & LOT HWY 16	Deed Acres	0
Address	1697 N NC 16 BUSINESS HWY	Tax Acres	1.35
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Improvement	CONVENTIONAL	Value	\$52,143
Main Sq Feet	1548	Stories	1
Year Built	1955		
Zoning District	B-N	Calculated Acres	1.35
Watershed Class	Not in a watershed	Sewer District	In the sewer District
WS-IVC	0.51		
2000 Census County	37109	Tract	071100
Flood	X	Block	2007
Zone Description	NO FLOOD HAZARD	Panel	3710460300
			1.35



Lincoln County, NC

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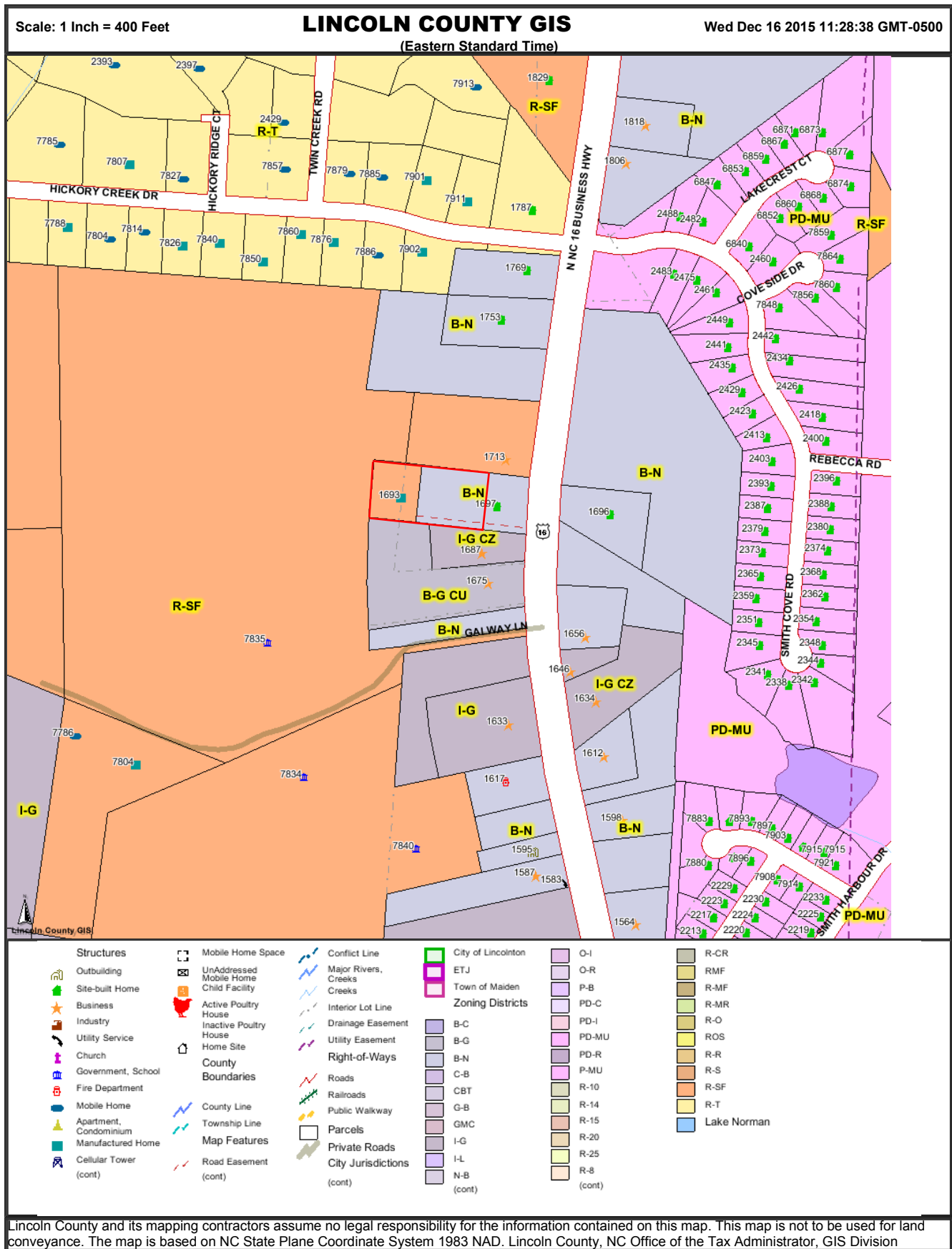
Lincoln County GIS

PHOTOS



PARCEL INFORMATION FOR 4603-58-5889

Parcel ID	52070	Owner	HERRON ANN GREER
Map	4603-02	Mailing	1697 N NC 16 HWY
Account	0089618	Address	DENVER NC 28037-8640
Deed	11E-151	Recorded	12/25/2010
Land Value	\$26,750	Total Value	\$82,691
----- All values are for tax year 2015. -----			
Description	OFF HWY 16	Deed Acres	0.6
Address	1693 N NC 16 BUSINESS HWY	Tax Acres	0.59
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Improvement	MANUFACTURED HOME	Value	\$54,964
Main Sq Feet	1674	Stories	1
Year Built	1989		
Zoning District	R-SF	Calculated Acres	0.59
Watershed Class	Not in a watershed	Calculated Acres	0.59
2000 Census County	37109	Tract	071100
Flood	X	Block	2007
Zone Description	NO FLOOD HAZARD	Panel	3710460300
			0.59





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 SD & J Investment Group, Inc.

Applicant Address 1675 N Hwy 16 DENVER, NC 28032

Applicant Phone Number 704-576-6283 / 704-740-2606

Property Owner Name Ann B. Herron

Property Owner Address 1697 & 1693 N Hwy 16 DENVER, NC 28032

Property Owner Phone Number 704-996-7075

PART II

Property Location 1697 & 1693 N Hwy 16 DENVER, NC 28032

Property ID (10 digits) 4603-58-8806 Property size 1.4 acres

Parcel # (5 digits) 34644 Deed Book(s) 1705-241

52070 11E-151

PART III

Existing Zoning District B-N/RSF Proposed Zoning District CZ-IG

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

CURRENTLY RESIDENTIAL SINGLE FAMILY WITH
TWO HOMES.

List the proposed use or uses of the property.

EXPANSION OF EXISTING SELF STORAGE FACILITY

\$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.

Steve Maggs Ann B. Herron

Applicant's Signature

Date

11/10/15



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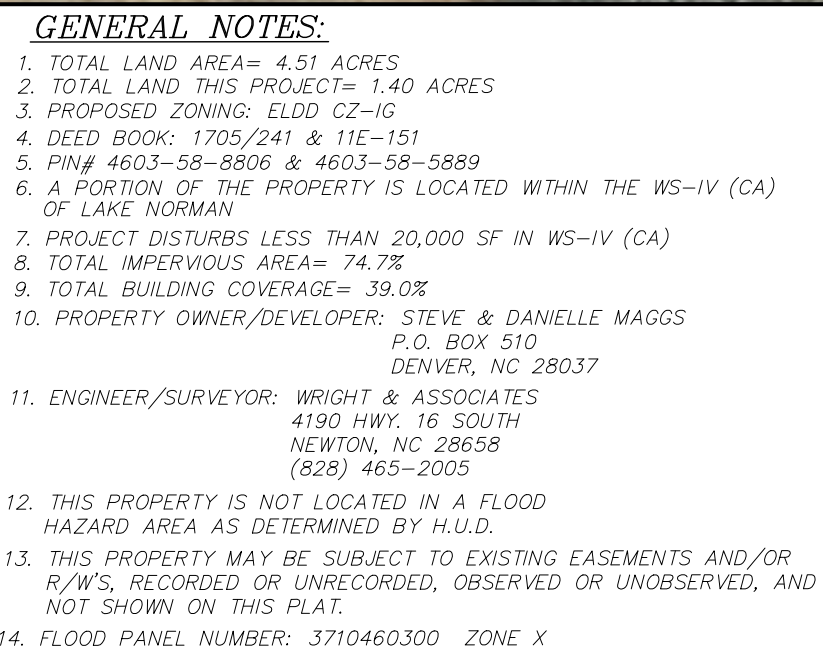
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Community Involvement Meeting Report

CZ #2015-3

S D & J Investment Group, Inc., applicant

A community involvement meeting on this rezoning request was held on December 10, 2015, at Sure-Safe Self Storage at 1675 N. NC 16 Hwy. The applicant was represented and a planning staff member was present, but no one else attended the meeting.



SITE PLAN