



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**

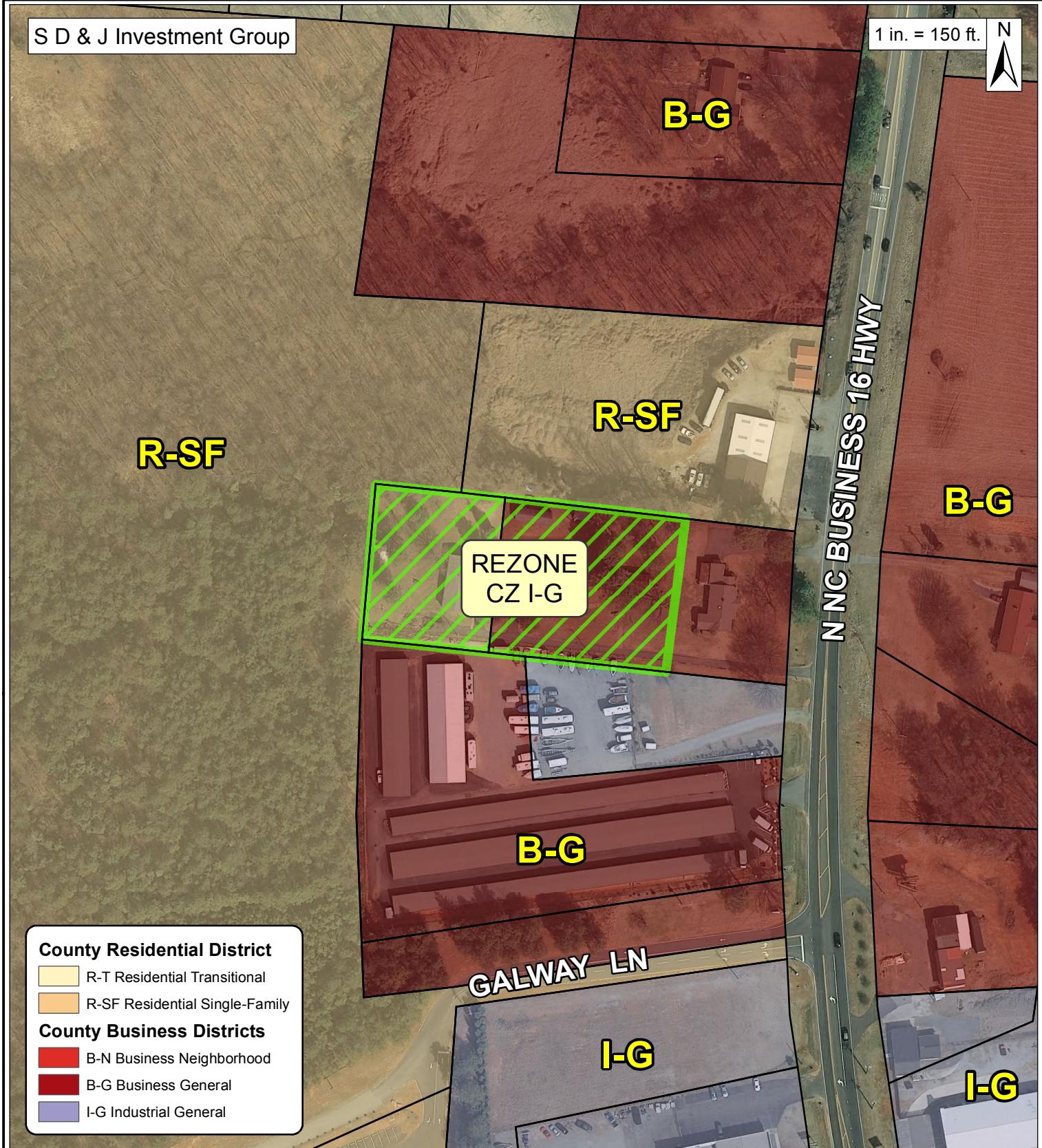
Proposed amendment **Rezone from B-N and R-SF to CZ I-G to permit expansion of self-storage facility**

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.



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

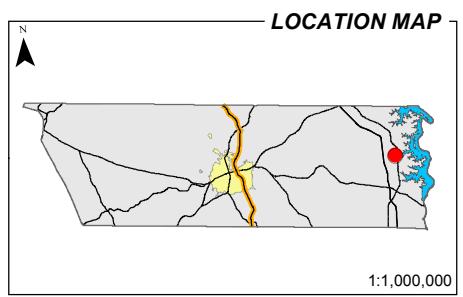
CONDITIONAL ZONING

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



Property Location(s)

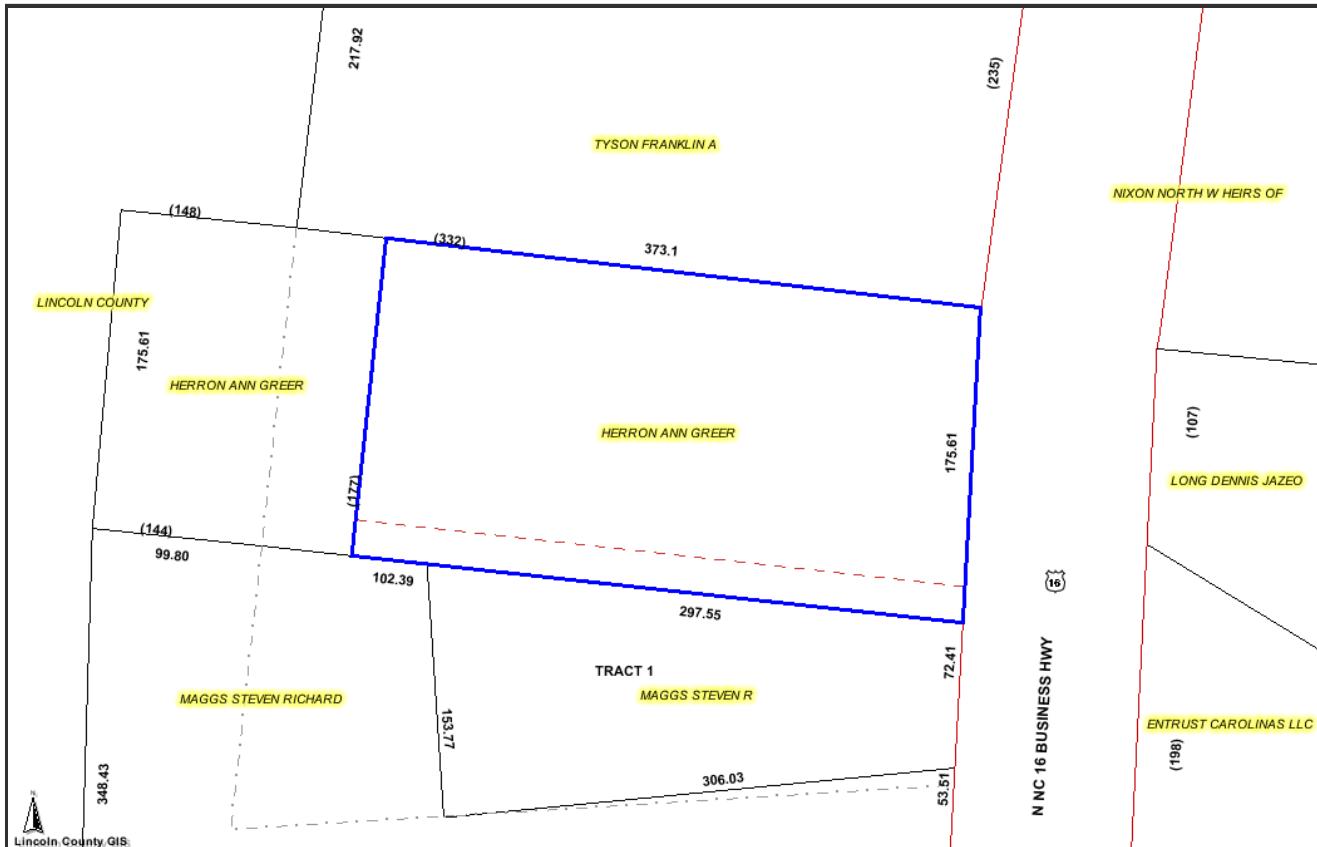


Lincoln County, NC

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		PARCEL INFORMATION FOR 4603-58-8806						
		Parcel ID	34644	Owner	HERRON ANN GREER			
----- All values are for tax year 2015. -----								
Map	4603-02	Mailing Address	1697 N NC 16 HWY DENVER NC 28037-8640			Sale Price	0	
Account	0089618	Recorded	6/2/2005			Previous Parcel		
Deed	1705-241	Total Value	\$276,164					
Land Value	\$217,650							
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		Calculated Acres				Calculated Acres		
B-N		1.35				1.35		
Watershed Class								
Not in a watershed		0.84						
WS-IVC		0.51						
2000 Census County								
37109								
Flood		Zone Description				Tract		
X		NO FLOOD HAZARD				071100	2007	1.35
						Panel		
						3710460300		1.35

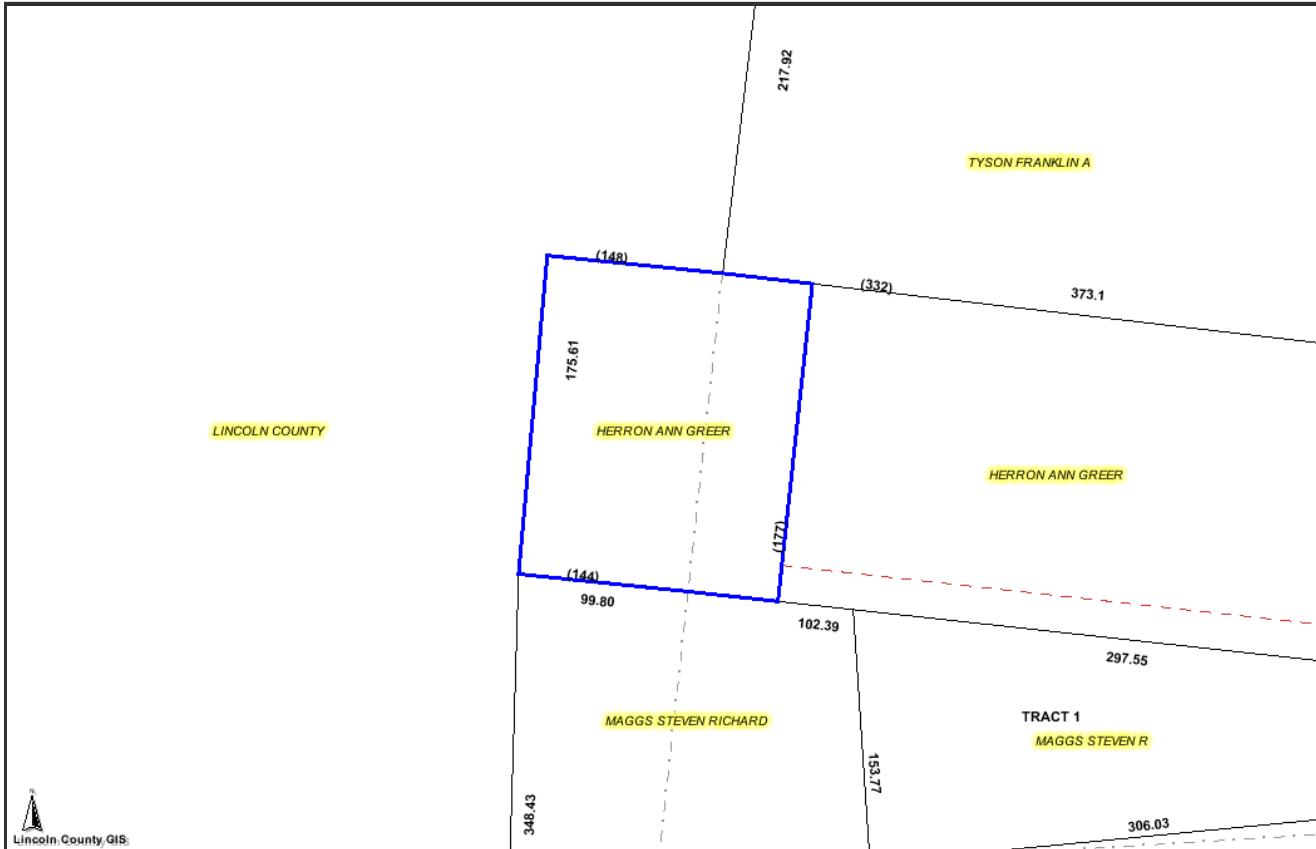


Lincoln County, NC

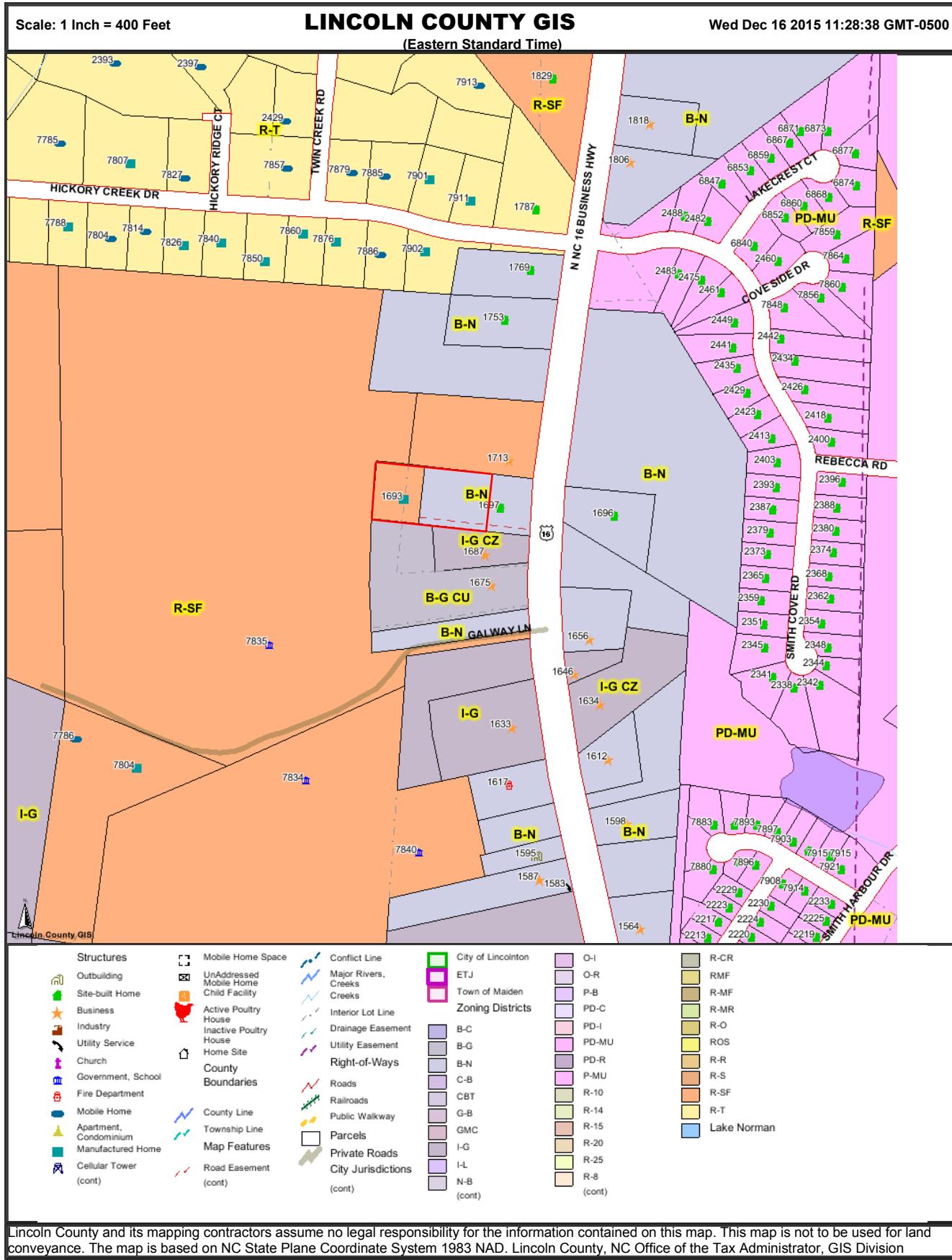
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Date: 12/4/2015 Scale: 1 Inch = 100 Feet



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	Sale Price	0
		Land Value	\$26,750	Total Value	\$82,691	Previous Parcel	
----- 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		
		Zoning District		Calculated Acres	Voting Precinct		Calculated Acres
		R-SF		0.59	WESTPORT (WP32)		0.59
		Watershed Class			Sewer District		
		Not in a watershed		0.59	In the sewer District		0.59
		2000 Census County			Tract	Block	
		37109			071100	2007	0.59
		Flood	Zone Description		Panel		
		X	NO FLOOD HAZARD		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 14 DENVER, NC 28037
Applicant Phone Number 704-576-6253 / 704-740-2602
Property Owner Name Ann B. Herron
Property Owner Address 1697 & 1693 N Hwy 14 DENVER, NC 28037
Property Owner Phone Number 704-996-7075

PART II

Property Location 1697 & 1693 N Hwy 14 DENVER, NC 28037
4603-58-8806
Property ID (10 digits) 4603-58-5889 Property size 1.4 acres
Parcel # (5 digits) 34644 1705-241
Deed Book(s) 52070 Deed Book(s) 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 BARNES.

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 Arnold Maggs 11/10/15
Applicant's Signature Date



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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.



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

MAW
MAW
RHW
MAW

BAR SCALE
1"=20'
0 10 20 40



WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-4128
4190 HIGHWAY 16 SOUTH
NEWTON, NC 28658
(828) 465-2205 OFFICE
(828) 465-5878 FAX

SURE-SAFE
Self Storage
1675 HWY 16 NORTH
DENVER, NC 28037
(704) 489-8959

SITE PLAN

DATE: DECEMBER 15, 2015
JOB NO.: 1057-002
DRAWING NO.: 1057-002-C1

C4