



**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 15, 2019

Re: CUP #409  
Lake Vision Development, LLC, applicant  
Parcel ID# 33039

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2019.*

REQUEST

The applicant is requesting a conditional use permit to develop a self-storage facility in the Eastern Lincoln Development District (ELDD) in the I-G (General Industrial) district. A self-storage facility is a permitted use in the I-G district and a conditional use in the ELDD overlay district. A site plan has been submitted as part of the application.

SITE AREA AND DESCRIPTION

The proposed 2.6-acre site is located on the west side of N.C. 16 Business about 300 feet north of Commerce Drive. It is adjoined by property zoned I-G, B-N (Neighborhood Business), B-G (General Business) and R-SF (Residential-Single Family). Land uses in this area include business, industrial, institutional (school) and residential. This property is part of an area designated by the Land Use Plan as a Suburban Commercial Center, suitable for general commercial services.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Lake Vision Development, LLC**      Application No. **CUP #409**

Parcel ID# **33039**      Zoning District **I-G, ELDD**

Proposed Conditional Use **self-storage facility**

### 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:

\_\_\_\_\_  
\_\_\_\_\_



**Conditional Use Permit 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 Lake Vision Development, LLC

Applicant Address 2242 Long Cove Court, Sherrills Ford, NC 28673

Applicant Phone Number 704-506-0807

Property Owner Name Lake Vision Development, LLC

Property Owner Address 2242 Long Cove Court, Sherrills Ford, NC 28673

Property Owner Phone Number 704-506-0807

**PART II**

Property Location NC Bus 16 Hwy, Denver, NC

Property ID (10 digits) 4603-57-8547 Property size 2.602 Acres

Parcel # (5 digits) 33039 Deed Book(s) 1776 Page(s) 38

**PART III**

Existing Zoning District I-G

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

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.  
All property within the East Lincoln Development District requires a conditional use permit.

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**  
**MUST BE RECEIVED BEFORE PROCESSING.**

*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.*

*Phillip A. Allen*  
Applicant's Signature

6-10-19  
Date

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

Application No. **CUP #407**

Applicant **Lake Vision Development, Inc.**

Property Location **N.C. 16 Business**

Zoning District **I-G, ELDD**

Parcel ID# **33039**

Proposed Use **self-storage facility**

**PROPOSED FINDINGS**

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

**A driveway permit must be obtained from the N.C. Department of Transportation. The buildings will be built to comply with the State Building Code.**

2. The use meets all required conditions and specifications.

**A self-storage facility is a permitted use in the I-G district and a conditional use in the Eastern Lincoln Development District. The proposed plan meets the setback, buffer, façade and fencing requirements of the Unified Development Ordinance.**

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

**This property is located in an existing business area, adjacent to properties zoned business and industrial and adjacent to a ballfield that's part of the Lincoln Charter School campus.**

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 area includes business and industrial uses. This property is designated by the Land Use Plan as Suburban Commercial, suitable for general commercial services.**



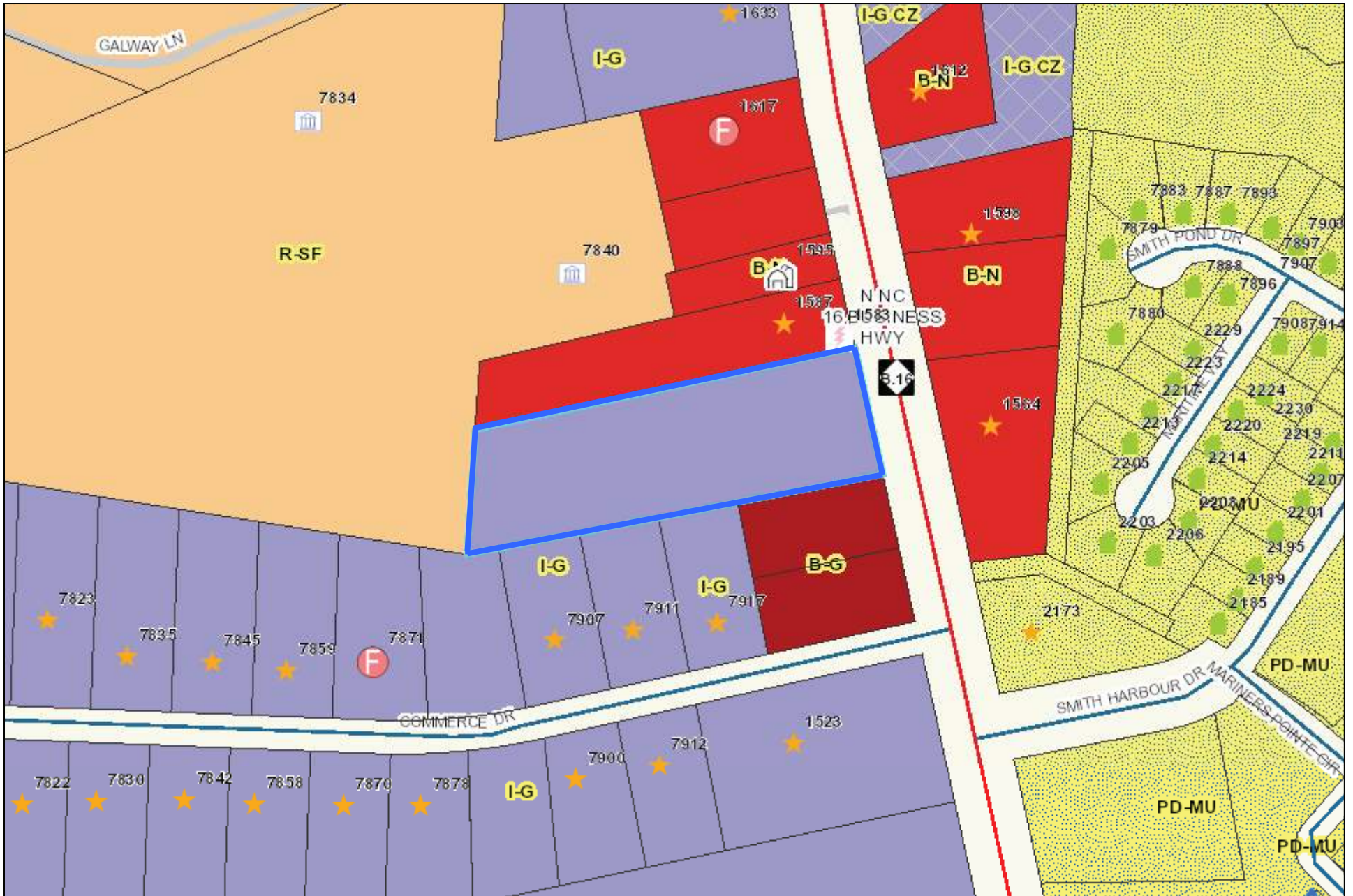
**Lincoln County, NC**  
**Office of the Tax Administrator, GIS Mapping Division**  
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
 Date: 6/14/2019 Scale: 1 Inch = 150 Feet



Photo Not Available

<b>Parcel ID</b>	33039	<b>Owner</b>	LAKE VISION DEVELOPMENT INC		
<b>Map</b>	4603	<b>Mailing</b>	2242 LONG COVE CT		
<b>Account</b>	0190536	<b>Address</b>	SHERRILLS FORD, NC 28673		
<b>Deed</b>	1776 38	<b>Last Transaction Date</b>	01/05/2006	<b>Sale Price</b>	\$325,000
<b>Plat</b>		<b>Subdivision</b>	S O PROCTOR EST	<b>Lot</b>	PT LT 8
<b>Land Value</b>	\$298,181	<b>Improvement Value</b>	\$0	<b>Total Value</b>	\$298,181
<b>Previous Parcel</b>					
-----All values for Tax Year 2019 -----					
<b>Description</b>	PT#8 S O PROCTOR ESTATE			<b>Deed Acres</b>	0
<b>Address</b>	N NC 16 BUSINESS HWY			<b>Tax Acres</b>	2.602
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>				<b>Value</b>	
<b>Main Sq Feet</b>		<b>Stories</b>		<b>Year Built</b>	
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>		<b>Calc Acres</b>	
I-G	2.6	WP32		2.6	
<b>Watershed</b>	2.6	<b>Sewer District</b>			
		SEWER		2.6	
<b>Census County</b>	109	<b>Tract</b>	071101	<b>Block</b>	3007 2.6
<b>Flood</b>	X	<b>Zone Description</b>	NO FLOOD HAZARD		
		<b>Panel</b>	3710460300		2.6

Conditional Use Permit #409  
subject property is outlined in blue



June 14, 2019

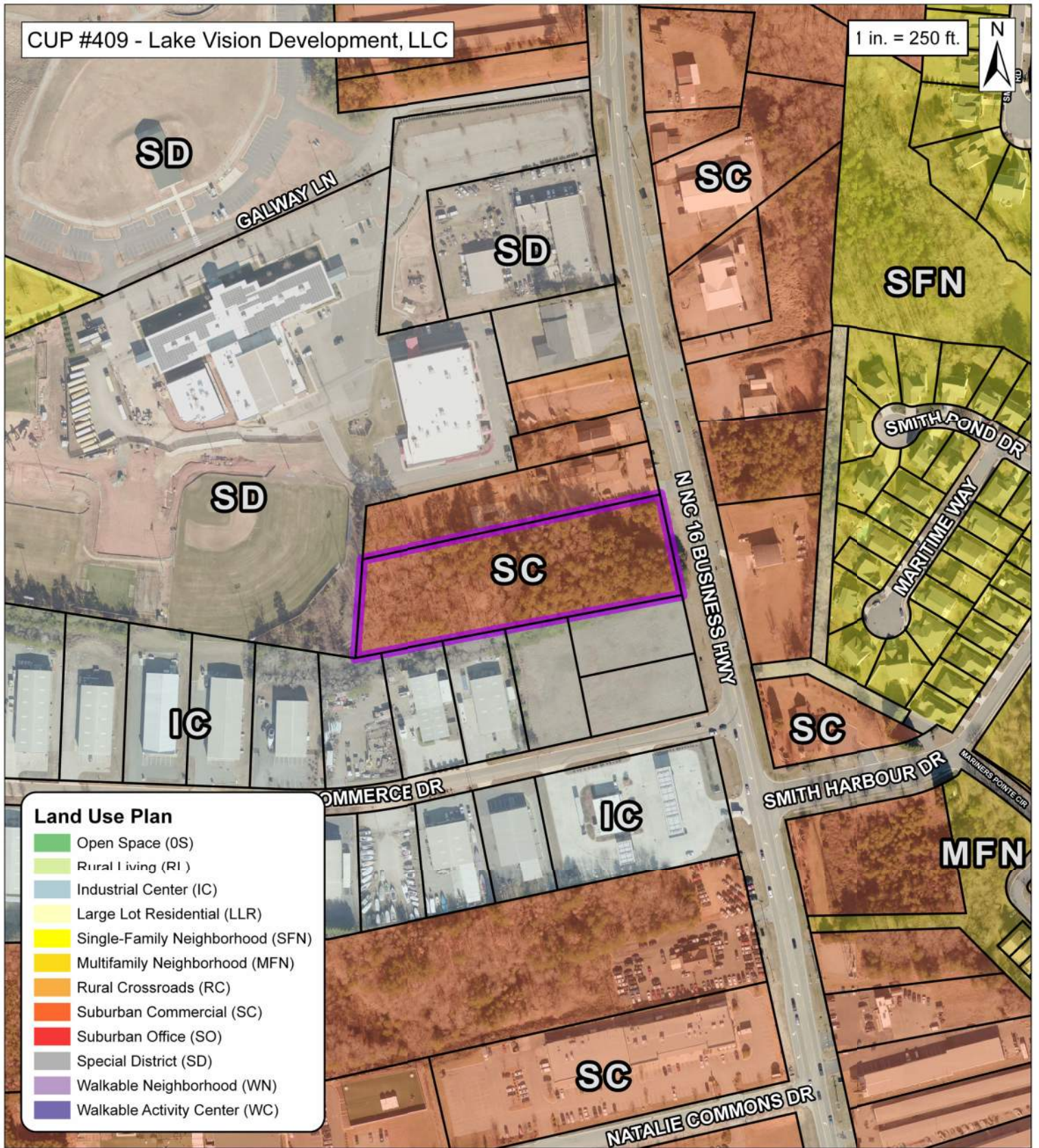
Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet

CUP #409 - Lake Vision Development, LLC

1 in. = 250 ft.



**Land Use Plan**

- Open Space (OS)
- Rural Living (RI)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)

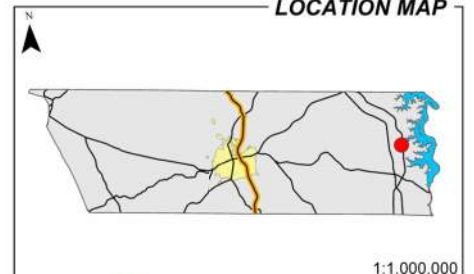
**Parcel ID# 33039**

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

**LOCATION MAP**

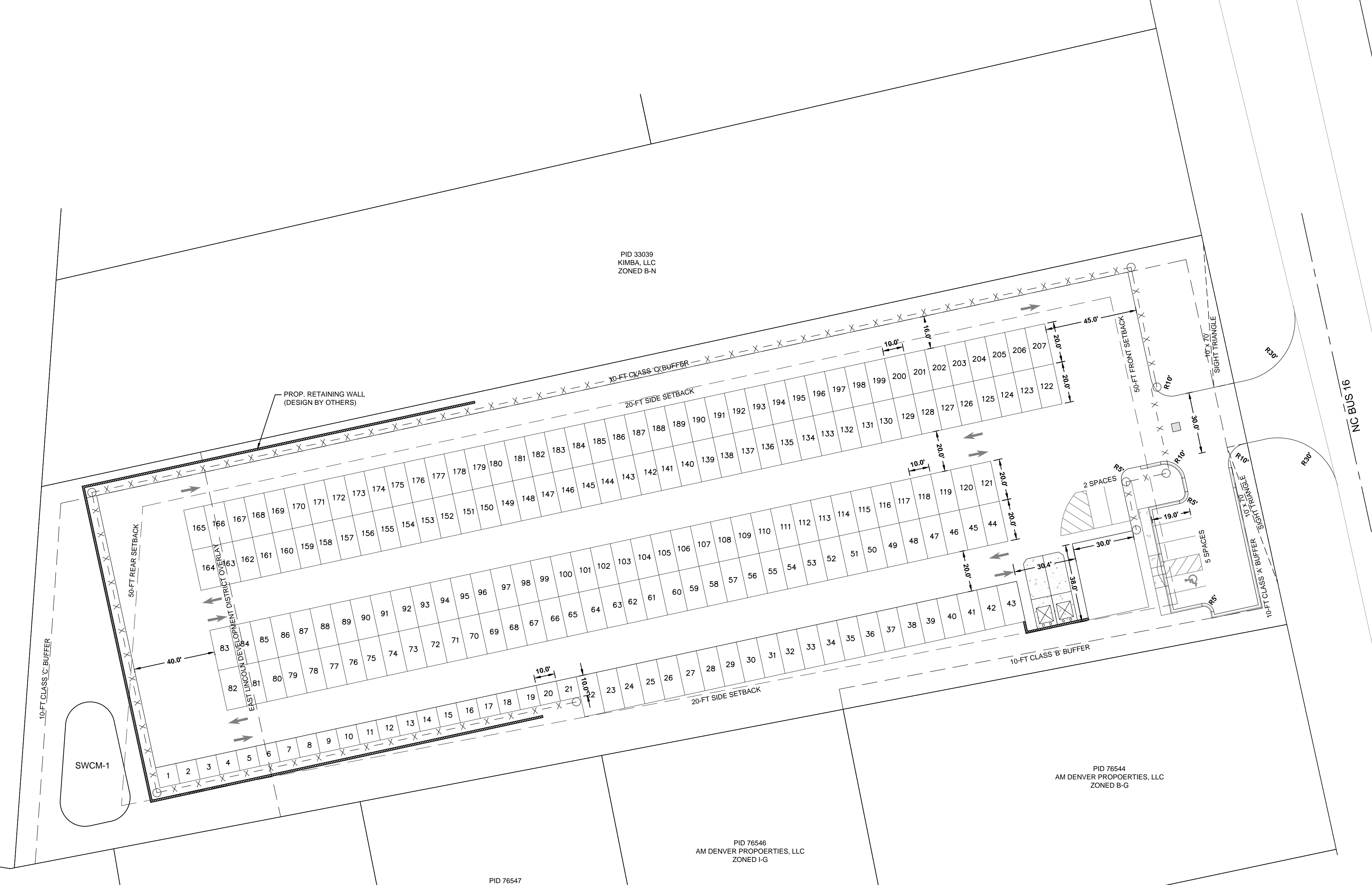
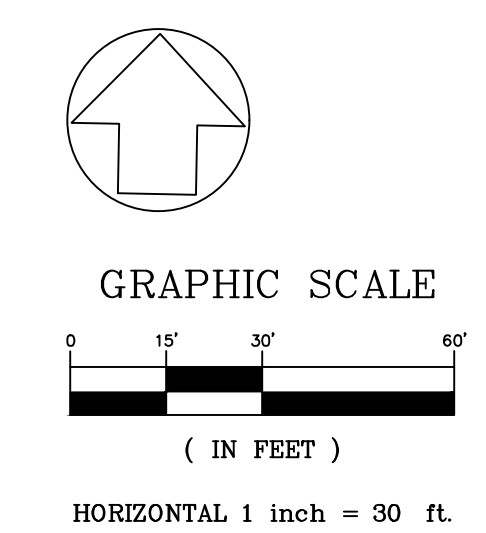
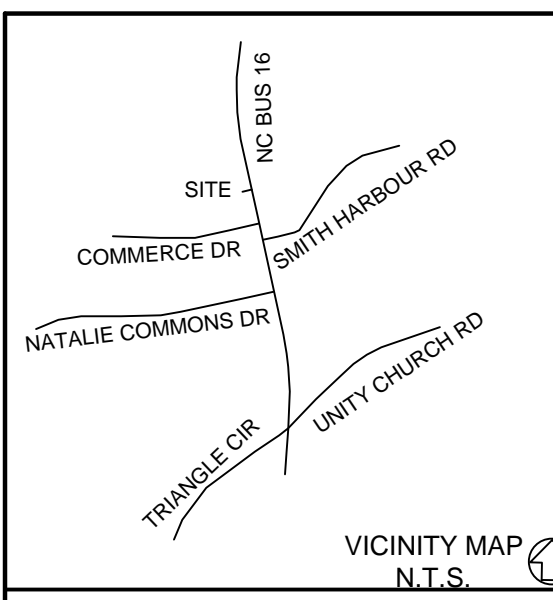


1:1,000,000

● Property Location(s)



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



PID 33887  
THE FOUNDATION FOR EDUCATION, INC.  
ZONED R-SF

PID 33039  
KIMBA, LLC  
ZONED B-N

PID 76544  
AM DENVER PROPERTIES, LLC  
ZONED B-G

PID 76546  
AM DENVER PROPERTIES, LLC  
ZONED I-G

PID 76547  
SEAN EARLEY  
ZONED I-G

PID 76548  
LUKE PROPERTIES, LLC  
ZONED I-G

PID 76549  
LUKE PROPERTIES, LLC  
ZONED I-G



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

**GENERAL NOTES:**

- FENCING ALONG HIGHWAY 16 SHALL BE CONSTRUCTED OF ORNAMENTAL IRON OR OTHER METAL WORKS, MASONRY COLUMNS OF BRICK, DECORATIVE BLOCK, OR SIMILAR MATERIALS PER SECTION 2.5.1(j) OF THE EASTERN LINCOLN COUNTY DEVELOPMENT DISTRICT STANDARDS.
- END WALLS OF BUILDING SHALL HAVE A BRICK OR MASONRY FACADE PER UDO SECTION 4.4.19(C).

**SITE INFORMATION:**

PROPOSED MINI-STORAGE UNITS  
UNITS = 186 (10 x 20) & 21 (10 X 10)  
PARCEL #: 33039  
SITE AREA: 2.602 AC  
SITE ADDRESS: N NC BUS 16 HWY, DENVER, NC

EXISTING ZONING = I-G  
FRONT SETBACK: 50 FT  
REAR SETBACK: 50 FT  
SIDE SETBACK: 20 FT

**DEVELOPER:**

LAKE VISION DEVELOPMENT, INC  
2242 LONG COVE COURT  
SHERRILLS FORD, NC 28673

**DESIGNER:**

BLUESTONE LAND MANAGEMENT, PLLC  
470 NORTH BROAD STREET, SUITE A  
MOORESVILLE, NC 28115  
JONATHAN CARTER, P.E.  
(704) 649-2863  
jonathan.carter@bluestonelandmanagement.com

**WATERSHED DATA:**

NOT IN A WATER SUPPLY WATERSHED

**IMPERVIOUS DATA:**

IMPERVIOUS PERCENT ALLOWED = 75 %  
  
IMPERVIOUS AREA = 81,565 SF  
81,565 SF / 113,343 SF X 100 = 71.9 %

**FLOOD DATA:**

THE SUBJECT PROPERTY ARE WITHIN ZONE X,  
PER FEMA MAP 3710465500J AND 3710460300J  
EFFECTIVE DATE AUGUST 16, 2007.

**SANITATION COLLECTION:**

DUMPSTER CONTAINER WILL BE PROVIDED

**WATER/SEWER:**

EAST LINCOLN WATER/SEWER DISTRICT

**BLUESTONE**  
LAND MANAGEMENT, PLLC

470 NORTH BROAD STREET,  
MOORESVILLE, NC 28115  
(704) 649-2863  
bluestonelandmanagement.com  
NC License #: P-1414

PRELIMINARY  
NOT RELEASED FOR  
CONSTRUCTION

NO.	DATE	BY	REVISION
1	4-12-19	JC	PER OWNER COMMENTS
2	4-17-19	JC	PER OWNER COMMENTS
3	4-25-19	JC	PER OWNER COMMENTS
4	5-25-19	JC	PER LINCOLN COUNTY COMMENTS
5	5-25-19	JC	PER LINCOLN COUNTY COMMENTS

**DENVER STORAGE UNITS**

LAKE VISION DEVELOPMENT, INC  
2242 LONG COVE COURT  
SHERRILLS FORD, NC 28673

PROJECT #: 2019-0005 DATE: 04/12/19  
DRAWN BY: JAC CHECKED BY: JAC

TITLE  
**SKETCH PLAN**

SHEET  
**SK-1.0**

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