To:      Board of County Commissioners  
         Planning Board  
From:   Jeremiah Combs, Planner  
Date:   December 16, 2022  
Re:    CZ #2020-1A  
       Scott and Carmen O’Neil, applicants  
       Parcel ID# 33822 and 34692  

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 9, 2023.*

**Request**

The applicant is requesting the rezoning of a 0.71-acre parcel from B-N (Neighborhood Business) to CZ I-G (Conditional Zoning General Industrial) to amend a conditional zoning district for the expansion of a self-storage facility. CZ #2020-1 was approved on January 13, 2020 to rezone a 4.1-acre tract (Parcel ID# 34692) from R-SF (Residential Single-Family) to CZ I-G (Conditional Zoning General Industrial) to permit the development of a self-storage facility in accordance with the approved plan.

The applicant is requesting to expand the approved CZ I-G district to include Parcel ID# 33822 to add 24 storage units. A site plan has been submitted as part of the rezoning application. Since this is a proposed rezoning to a conditional zoning district, if the request is approved, the property could only be used for the specified use in accordance with the approved site plan. The applicant and Lincoln County Planning staff were the only attendees at the scheduled community involvement meeting on December 6, 2022.

**Site Area and Description**

The subject property is located at 4360 N. N.C. 16 Business Hwy. on the east side of N.C. 16 Business south of Balsom Ridge Road in Catawba Springs Township. The property is adjoined by
property zoned B-N (Neighborhood Business), I-G (Industrial General), and R-S (Residential Suburban). Land uses in this area include industrial, business, and residential uses.

Plan Conformance

The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center, suitable for manufacturing, storage, and distribution facilities.

Additional Information

Permitted uses under current zoning: office, retail
Permitted uses under proposed zoning: self-storage facility

Most of the property is located within the WS-IV Protected Area of the Lake Norman Water Supply Watershed. The applicant is proposing the use of the high-density option to allow the development to have a built-upon surface area covering up to 70 percent of the site, with the use of engineered stormwater controls. A separate public hearing for a special use permit will be held for the high density option proposal.

Staff’s Recommendation

Staff recommends approval of the request. See the proposed statement on the following page.
Zoning Amendment
Staff’s Proposed Statement of Consistency and Reasonableness

Case No.       CZ #2020-1A
Applicant      Scott and Carmen O’Neil
Parcel ID#     33822 and 34692
Location       4360 N. N.C. 16 Business Hwy.
Proposed amendment  Rezone a 0.71-acre parcel from B-N (Neighborhood Business) to CZ I-G (Conditional Zoning General Industrial) to amend a conditional zoning district for the expansion of a self-storage facility

This proposed amendment is consistent with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is part of an area designated by the Land Use Plan as an Industrial Center, a classification that includes storage as a primary land use.

This proposed amendment is reasonable in that:

This property is located in an area that is largely zoned industrial. The storage area will be buffered/screened from N.C. 16 Business.
Conditional Zoning District Application
Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I
Applicant Name  Scott O'Neill and Carmen O'Neill
Applicant Address  6971 Golden Bay Court, Sherrills Ford, NC 28673
Applicant Phone Number  704-737-2122
Property Owner Name  Betty Socie
Property Owner Address  4360 N Hwy 16, Denver, NC 28037
Property Owner Phone Number  704-506-6596

PART II
Property Location  4360 N NC 16 Business Hwy, Denver, NC 28037
Property ID (10 digits)  3695185177  Property size  0.709
Parcel # (5 digits)  33822  Deed Book(s)  2420  Page(s)  705

PART III
Existing Zoning District  ELDD B-N  Proposed Zoning District  CZ I-G
Briefly describe how the property is being used and any existing structures.
Residential with single family home

List the proposed use or uses of the property.
Self-storage facility

APPLICATION FEE (less than 2 acres $400, 2-5 acres $800, 5+ acre $1,200)
And SITE PLAN 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.

Applicant's Signature

Date
Project Number: ZONE22-00335  
Description: CZ #2020-1A (Store My Boat, O'Neil)

Project Type: ZONING CASE  
Sub Type: CONDITIONAL ZONING

Parcel ID: 33822  
Applicant: Scott O'Neil

Applied: 11/15/2022  
Approved:  
Owner: SOCIE BETTY C

Status: RECEIVED  
Balance: $ 0.00  
Surveyor: <NONE>

Details:
Virtual CIM scheduled for 12/6/22 at 6:30pm

### LIST OF REVIEWS

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Notes:
1) Lincoln County does not have Sewer available in this area
2) Lincoln County has a 12" water main on N NC 16 Business Hwy
3) no water service requested by these plans
4) If fire protection is required by the fire marshal then a fire line will need to be installed by the developer at their expense.
5) The property to be developed does currently have a 3/4" residential connection. The account will need to be converted to a commercial account if it is to be used for the project.

Notes:
Provide EC plan and stormwater calculations showing that stormwater pond on adjacent 34692 can handle the additional drainage from the new proposed construction.

Notes:
Amended driveway permit will be required
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: 12/16/2022    Scale: 1 Inch = 200 Feet

 Parcel ID 33822  Owner SOCIE BETTY C
 Map 3695  Mailing 4360 N HWY 16
 Account 36674  Address DENVER, NC 28037-9716
 Deed 2420 705  Last Transaction Date 09/23/2013  Sale Price $54,000
 Plat Subdivision R O MUNDY EST Lot 27-32
 Land Value $106,350  Improvement Value $56,419  Total Value $162,769
 Previous Parcel

All values for Tax Year 2022

Description HM RENTAL MUNDY HW16  Deed Acres 0
Address 4360 N NC 16 BUSINESS HWY  Tax Acres 0.709
Township CATAWBA SPRINGS  Tax/Fire District DENVER
Main Improvement RANCH  Value $53,384
Main Sq Feet 1668  Stories 1  Year Built 1966
Zoning District Calc Acres B-N 0.71  Voting Precinct Calc Acres DN29 0.71
Watershed 0.67  Sewer District
0.04
Census County 109  Tract 071101  Block 1005 0.71
Flood Zone Description X  NO FLOOD HAZARD  Panel 3710369500 0.71

SITE DATA TABLE

DEVELOPMENT DATA:

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<tr>
<td>Owner</td>
<td>SCOTT O'NEIL</td>
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<td>Address</td>
<td>6971 GOLDEN BAY COURT</td>
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OPEN SPACE CALCULATIONS:

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<td>Proposed Site Area 34692</td>
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APPLICANT INFORMATION:

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<tr>
<td>Applicant</td>
<td>STORE MY BOAT</td>
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<tr>
<td>Address</td>
<td>6971 GOLDEN BAY COURT</td>
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<td>SHERRILLS FORD, NC 28673</td>
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CONTACT:

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<tr>
<td>Scott O'Neil</td>
<td>704-737-2122</td>
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<td><a href="mailto:storemyboatlkn@gmail.com">storemyboatlkn@gmail.com</a></td>
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ENGINEER INFORMATION:

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<tr>
<td>Engineer</td>
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<tr>
<td>Address</td>
<td>3525 WHITEHALL PARK DR, SUITE 150</td>
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<tr>
<td>CHARLOTTE, NC 28273</td>
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<tr>
<td>David Lutz, P.E.</td>
<td>704-313-0389</td>
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<td><a href="mailto:dlutz@ces-group.net">dlutz@ces-group.net</a></td>
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PROJECT DESCRIPTION:

STORE MY BOAT

SCOTT O'NEIL
6971 GOLDEN BAY COURT
SHERRILLS FORD, NC 28673

REVISED BY:

ISSUED BY:

DATE:

PURPOSE:

SUBMITTALS

DENVER, NC

CES Group Engineers, LLP
NC FIRM LICENSE #F-1240
3525 WHITEHALL PARK DR, SUITE 150
CHARLOTTE, NC 28273
PH: 704.489.1500
www.ces-group.net

ENGINEERS
PLANNERS
SURVEYORS
SCIENTISTS

C1.1
SURFACE FLOW TO EXISTING SLOT DRAIN, TO BE TREATED

DRAINAGE NOTE:
SILT/OFF FROM NEW STORAGE ROOFTOPS AND PAVING TO BE TREATED BY EXISTING STORMWATER POND.

PROPERTY LINE TO REMAIN

PROPOSED FENCE: BLACK DECORATIVE ALUMINUM FENCE TO MATCH EXISTING (CENTERLINE 3' INSIDE PROPERTY LINE)

CANOPY TREE TO REMAIN

PREVIOUS PHASE PROPOSED 6' FENCE

GROUP PLANS

REVISION DESC.

MATCH EXISTING GRADE: 877.00

SDMH1

STORM DRAIN AND ENDWALL

EXISTING STORAGE

DI20

SANITARY SEWER

SANITARY SEWER

CATCH BASIN / CURB INLET

STORM DRAIN AND GUTTER

CONCRETE CURB & GUTTER

WATER MAIN OR SERVICES LINE

CONE VALUE

FENCE TO MATCH EXISTING

OWNER / DEVELOPER

PROPOSED STORAGE

SD

STATISTICAL

(reqd. by code)

SURVEYORS

GROUP PLANS

ENGINEERS

PLANNERS

SURVEYS

CONTACT INFORMATION

PH: 704.489.1500

CHARLOTTE, NC 28273

3525 WHITEHALL PARK DR, SUITE 150

CES Group Engineers, LLP

NC Firm License #1449

3825 WHITEHALL PARK DR, SUITE 102

CHARLOTTE, NC 28268

PH: 704.489.1500

www.ces-group.net

EXT 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000