To: Board of County Commissioners  
   Planning Board

From: Jeremiah Combs, Planner

Date: December 16, 2022

Re: CZ #2023-2  
Southern Legacy Properties, LLC, applicant  
Parcel ID# 23692, 51293, and 51294

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 4.89 acres from B-N (Neighborhood Business) and R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) to permit a self-storage facility. 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. Also included in this packet is a summary of the community involvement meeting that was held on December 6, 2022.

Site Area and Description

The subject property is located at 5106 E. N.C. 150 Hwy. about 500 feet southwest of the intersection with Ivey Church Road in Ironton Township. The property is adjoined by property zoned B-N (Neighborhood Business), R-S (Residential Suburban), and R-SF (Residential Single-Family). Land uses in this area include business, residential, agricultural, and civic uses.
Plan Conformance

This property is designated by the Lincoln County Land Use Plan as Suburban Commercial, suitable for commercial uses that serve the daily needs of surrounding residential neighborhoods.

Additional Information

Permitted uses under current B-N zoning: office, retail, service, restaurant
Permitted uses under current R-S zoning: site-built home, modular home, duplex
Permitted uses under proposed zoning: self-storage facility

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 #2023-2
Applicant  Southern Legacy Properties, LLC
Parcel ID#  23692, 51293, and 51294
Location  5106 E. N.C. 150 Hwy
Proposed amendment  Rezone 4.89 acres from B-N (Neighborhood Business) and R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) to permit 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 Suburban Commercial, which is suitable for a variety of commercial uses near high volume roads and key intersections to serve some of the daily needs of the surrounding residential neighborhoods.

This proposed amendment is reasonable in that:

There are other business uses, including a self-storage facility, and commercially zoned parcels in the immediate area.
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: Southern Legacy Properties, LLC
Applicant Address: P.O. Box 41, Denver, NC 28037
Applicant Phone Number: (704) 609-6549
Property Owner Name: Scott Reach
Property Owner Address: P.O. Box 41, Denver, NC 28037
Property Owner Phone Number: (704) 609-6549

PART II
Property Location: East Highway 150, Lincolnton, N.C., 3605533899
Property ID (10 digits): 3605531721, 3605535599
Property size: 4,809 (Total)
Parcel # (5 digits): 23692, 81234, 61294
Deed Book(s): 2743, Page(s): 10

PART III
Existing Zoning District: B-M ½ R-5
Proposed Zoning District: B-G (CU)

Briefly describe how the property is being used and any existing structures.
The existing property is 3 vacant unimproved tracts that are mostly wooded w/an existing billboard along the road & w.

List the proposed use or uses of the property.
The property will be developed into a mini-storage facility for current storage needs in the county.

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.

[Signature]
Applicant's Signature

[Date]
Date
**Project Number:** ZONE22-00336  
**Description:** CZ #2023-2 (Southern Legacy Properties)

**Project Type:** ZONING CASE  
**Sub Type:** CONDITIONAL ZONING

**Parcel ID:** 23692  
**Applicant:** SOUTHERN LEGACY PROPERTIES LLC

**Applied:** 11/15/2022  
**Owner:** SOUTHERN LEGACY PROPERTIES LLC

**Approved:**  
**Surveyor:** <NONE>

**Status:** RECEIVED  
**Balance:** $0.00

**Details:**

CIM scheduled for 12/6/22 at 6:30pm at Lincoln County Administration Building

<table>
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<th>Sent Date</th>
<th>Returned Date</th>
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<th>Type</th>
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<td>12/5/2022</td>
<td>12/12/2022</td>
<td>ENVIRONMENTAL HEALTH ON - SITE</td>
<td>Jonathan Harris</td>
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**Notes:**

**Review Group:** AUTO

| 11/15/2022 | 11/30/2022 | 11/29/2022 | PLANNING | Josh Grant | COMPLETE |

**Notes:**

| 11/15/2022 | 12/8/2022 | 11/29/2022 | ZONING - COUNTY | Jeremiah Combs | COMPLETE |

**Notes:**

Add Class A district boundary buffer along boundary with Parcel 01651

**Review Group:** TRC

| 12/5/2022 | 12/12/2022 | 12/12/2022 | PUBLIC WORKS - COUNTY | Jonathan Drazenovich | COMPLETE |

**Notes:**

1) Lincoln County has a 12" water main on the opposite side of Hwy NC 150 that is available for tapping for water service.  
2) Lincoln County does not have sewer available to the proposed development.
3) There is a proposed fire hydrant on the plans. if the site needs fire protection a fire line will need to be installed by the developer at their expense. The fire line shall have a RPZ detector assembly per Lincoln County Detail WL-08. All proposed fire hydrants shall be behind the RPZ and privately maintained.
4) Fire line must be applied for and applicable inspection fees paid before approval of the building permit can be given.

| 12/5/2022 | 12/7/2022 | 12/12/2022 | NATURAL RESOURCES | Danielle Rudisill | COMPLETE | SEE NOTES |

**Notes:**

Provide EC plan. NCDOT driveway permit is required to be part of the plan submittal. Slopes on these parcels are highly erosive. Landscape architect developing the EC plan has already reached out to seek guidance on design and protection of offsite areas during construction.
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Community Involvement Meeting Minutes

Date: Monday, December 5, 2022 – 6:30 p.m.

Location: Lincoln County Administration Building (353 N. General Blvd.)

Purpose: Lincoln County Community Involvement Meeting to provide information regarding the conditional rezoning project for Southern Legacy Properties LLC on Hwy 150 in Pumpkin Center.

Attendees: David Ledford, Scott Roach, Bradley Reinhardt, 2 Lincoln County Planning Staff, and 2 Planning Board members were present. Also attached is the community attendees sign in sheet showing the community members present.

Joshua Grant opened the meeting saying we are here for Southern Legacy Properties to discuss a zoning change of 4.89 acres to special conditional business for storage units.

David Ledford introduced himself, he represents Southern Legacy Properties and presented the conditional rezoning application of 4.89 acres for parcels 23692, 51294, and 51293. He presented and explained in detail the proposed site plan and then opened up it up for questions.

Questions of concern: Attendees were concerned with the water run off

It was explained that there will be riprap ditches and a natural buffer zone before the water leaves the property.

Question of concern: Light Pollution

It was explained that there will be no poll lightings, just lighting on the side of the buildings. There will also be the 40 ft natural buffer zone around the property.

Question of concern: Attendee was concerned about security for their houses around the property

It was explained that there will be a security fence around the property and also the 40 ft natural buffer zone around the property.

Question of concern: Attendee was concerned about decreasing the buffer zone or changing the plans.

It was explained that the plans will be approved as drawn and if any changes occur the process will be resubmitted to show the new plans for approval.

Questions of concern: Attendee was concerned about lighting at the end of the road and signage.
It was explained that their will be a sign and lights at the gates. Both will follow the county guidelines.

**Questions of concern: Attendee was concerned about the sewage**

It was explained that there will be 1 bathroom for the office and the county guidelines will be followed for that bathroom install.

**Question of concern: Time frame on building process**

It was explained it will be completely graded, the 1st of the buildings will be built as Phase I and then once those are filled up the 2nd part of the buildings will be built as Phase II.

**Question of concern: Building Height, Style, and Color**

It was explained it will be approximately 10-12 ft tall. It will be masonry ends and have a neutral color.

**Question of concern: Asked about placement of sediment pond**

It was explained that its not in watershed district and we will do what the approved site plan shows.

**Question of concern: Placement of Fencing**

It was explained fence will be on the inside of the buffer zone and part of the buildings will be used as part of that fencing.

**Question of concern: Appearance of the front side of the building**

It was explained the office will be dressed up to be different looking than the storage unit buildings and the front landscaping will comply with the county specifications.

**Question of concern: Illegal activities on the property**

It was explained that there will be a lease agreement and the lease holders will need to comply with the guidelines of the lease agreement or they will be evicted.

David closed the meeting saying that if any additional questions or concerns came up they could call Scott Roach at 704-609-6549.
**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

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<td>SOUTHERN LEGACY PROPERTIES LLC</td>
<td>PO BOX 41, DENVER, NC</td>
<td>$45,000</td>
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**Previous Parcel**

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<table>
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<td>5106 E NC 150 HWY</td>
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Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division

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Date: 12/16/2022  Scale: 1 Inch = 200 Feet

Parcel ID 51293  Owner SOUTHERN LEGACY PROPERTIES LLC
Map 3665  Mailing PO BOX 41
Account 0255018  Address DENVER, NC 28037
Deed 2743 10 Last Transaction Date 05/16/2018  Sale Price $45,000
Plat Subdivision Lot
Land Value $8,416 Improvement Value $0 Total Value $8,416
Previous Parcel

Description J CROUSE/OFF HWY 150 Deed Acres 2.34
Address E NC 150 HWY Tax Acres 2.338
Township IRONTON Tax/Fire District PUMPKIN CENTER
Main Improvement Value
Main Sq Feet Stories Year Built

Zoning District Calc Acres Voting Precinct Calc Acres
R-S 2.34 PC22 2.34
Watershed Sewer District
2.34 2.34
Census County Tract Block
109 070902 2008 2.34
Flood Zone Description Panel
X NO FLOOD HAZARD 3710366400 2.34

OWNER INFORMATION:
SOUTHERN LEGACY PROPERTIES, LLC
P.O. BOX 41
DENVER, NC  28037
CONTACTS:   SCOTT ROACH
           (704) 609-6549
           BRADLEY REINHARDT
           (704) 913-5137

PARCEL INFORMATION:
PARCEL ID #'s :  23692, 51293, 51294
PARCEL PIN #'s:  3665533897, 3665537721, 3665535599
ADDRESS:   EAST HIGHWAY 150
LINCOLNTON, NC
LINCOLN COUNTY
TOTAL ACREAGE:  4.889 AC.
DEED BOOK:   2743       DEED PAGE:   10
EXISTING ZONING:   B-N & R-S
PROPOSED ZONING:  B-G (CU)
PROPOSED USE:  MINI STORAGE FACILITY
MINIMUM SETBACKS (B-G):
FRONT YARD SETBACK                   30' MIN.
SIDE YARD SETBACK                       15' MIN.
SIDE YARD SEBACK (RESI.)             30' MIN.
REAR YARD SETBACK (RESI.)         30' MIN.
BUILDING / STRUCTURE TYPE:
METAL STORAGE BUILDINGS WITH UPGRADED ENDEWALLS WITH BRICK OR MASONRY FACADES
BUILDING HEIGHT:                                 MAX. +/- 14'
GROSS FLOOR AREA:
MAXIMUM FLOOR AREA S.F.                  50,000 S.F.
PROPOSED FLOOR AREA S.F.               43,100 S.F.
BUILDING COVERAGE:
MAXIMUM BUILDING COVERAGE
50% x TRACT (4.889 AC.)                106,482 S.F.
PROPOSED BUILDING COVERAGE
43,100 BUILDING S.F./ TRACT S.F. =   20.2%
PARKING:
REQUIRED PARKING SPACES                  8 SPACES
MIN. 5 SPACES + 1 SPACE PER 100 UNITS
PROPOSED NUMBER UNITS                     257 UNITS
PROPOSED PARKING SPACES               11 SPACES
WATERSHED DISTRICT:  NOT IN WATERSHED DISTRICT
IMPERVIOUS COVERAGE (MAX. 75% IMPERVIOUS):
PROPOSED IMPERVIOUS AREA           116,660 S.F.
TOTAL SITE AREA:                                  212,965 S.F.
% PROPOSED IMPERVIOUS                           54.8%
BUFFER / LANDSCAPING:
STREET TREE LANDSCAPING
15' CLASS "A" BUSINESS DISTRICT BUFFER
20' CLASS "C" FRONT YARD BUFFER WITH BERM
40' CLASS "C" ADJOINING RESIDENTIAL ZONING
PARKING AREA SCREENING/LANDSCAPING
PLAN DESIGN INFORMATION:
SITE DEVELOPMENT:
J. DAVID LEDFORD, RLA
2730 MAIDEN HIGHWAY
LINCOLNTON, NC  28092
CONTACT:  DAVID LEDFORD, RLA
(704) 530-7880

EX. BILLBOARD
GATE
PAD
SLIDING GATE
WALK-THRU GATE

40' CLASS "C" BUFFER (USE EXISTING NATURAL PLANTING)
30' SIDE YARD BUILDING SETBACK (ADJACENT TO RESIDENTIAL)
6' SECURITY CHAIN LINK FENCE
40' CLASS "C" BUFFER (USE EXISTING NATURAL PLANTING)
20' CLASS "C" BUFFER  WITH BERM ON FRONT AND RIGHT SIDE AREA
(NEW PLANTINGS BASED ON UDO REQUIREMENTS)
STREET TREE PLANTINGS
(BASED ON UDO REQUIREMENTS)
PROPOSED FIRE HYDRANT
(PER FIRE MARSHALL)
504
22
06
10
1480
EX. BILLBOARD
GATE
PAD
SLIDING GATE
WALK-THRU GATE

30' TME, (TYP)
20' x 125' MINI STORAGE
BUILDING  (2,500 S.F.)
NATURAL GRASSED SLOPE FOR TERRACE TRANSITIONS
30' x 200' MINI STORAGE BUILDING  (6,000 S.F.)
20' x 200' MINI STORAGE BUILDING  (4,000 S.F.)
20' x 200' MINI STORAGE BUILDING  (4,000 S.F.)
20' x 200' MINI STORAGE BUILDING  (4,000 S.F.)
20' x 105' MINI STORAGE BUILDING  (2,200 S.F.)
20' x 125' MINI STORAGE BUILDING  (2,200 S.F.)
20' x 125' MINI STORAGE BUILDING  (2,500 S.F.)
20' x 110' MINI STORAGE BUILDING  (2,200 S.F.)

10' x 70' NCDOT SITE TRIANGLE (TYP.)
20' x 110' MINI STORAGE BUILDING  (2,200 S.F.)
20' x 125' MINI STORAGE BUILDING  (2,500 S.F.)