



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: March 18, 2016

Re: WSCUP #21
ROADRA, LLC, applicant
Parcel ID# 34492

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 4, 2016.

REQUEST

The applicant is requesting a conditional use permit to exceed 36% impervious surface area in the Catawba River/Mountain Island Lake WS-IV Protected Area as a special nonresidential intensity allocation under the 10/70 option. The applicant is proposing to develop a self-storage facility with 50.7% impervious surface area.

Under the 10/70 option, 10 percent of the acreage in a watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a conditional use permit by the Board of Commissioners. One of the findings of fact that must be made in approving a permit for a special nonresidential intensity allocation is that the project will substantially increase the county's tax base or otherwise significantly promote or expand economic development and/or job opportunities.

The Catawba River/Mountain Island Lake covers 5,157.6 acres. No acreage in this watershed district has previously been allocated under the 10/70 option. If ROADRA's permit request is approved, 508.6 acres would be available for future allocation in this watershed district..

SITE AREA AND DESCRIPTION

The proposed 7.2-acre site is located on the north side of N.C. 73 and south side of Club Drive about 600 feet from the intersection of the two roads. The property is adjoined by property zoned I-G, PD-MU (Planned Development Mixed Use) and R-T (Transitional Residential). Land uses in this area include business, residential and a hydroelectric power facility. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

See CUP #353 for parcel info, zoning and aerial maps of area, and proposed site plan.



County Of Lincoln, North Carolina

Planning Board

Applicant **ROADRA, LLC**

Application No. **WSCUP #21**

Property Location **N.C. 73, Club Drive**

Zoning District **I-G, ELDD**

Proposed Conditional Use **10/70 option in Catawba River/Mountain Island Lake WS-IV Protected Area for 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: _____

5. The proposed development will substantially increase the ad valorem tax base of the County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents. 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:



Watershed Conditional Use Permit
Application
 Lincoln County Planning and Inspections Department
 Zoning Administrator
 302 N. Academy St., Suite A, Lincolnton, NC 28092

PART I

Applicant Name ROADRA, LLC

Applicant Address 137 Cross Center Road, Suite 325, Denver, NC 28037

Applicant Phone Number (704) 361-9119

Property Owner Name ROADRA, LLC

Property Owner Address 137 Cross Center Road, Suite 325, Denver, NC 28037

Property Owner Phone Number (704) 361-9119

PART II

Property Location Int. of Highway 73 and Club Drive

Property ID (10 digits) 4611-59-6164 & 4611-38-0977 Property size 9.685 Acres

Parcel # (5 digits) 02101 34492 Deed Book(s) 2567 Page(s) 0083

PART III

Watershed District Mountain Island Lake WS-IV-PA

Briefly describe how the property is being used and any existing structures.
Parcel 02101 is existing commercial and being used for office (no use changes/expansion).
Parcel 34492 is vacant/wooded with no existing structures and proposed to be developed as a self storage facility.

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit.
Parcel 34492 is located within the Mountain Island Lake Watershed District (WS-IV-PA) and applicant is requesting approval of the 10/70 Impervious Surface Area Rule.

\$1,000.00 APPLICATION FEE 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.

April Howard 2/19/16
Applicant's Signature Date

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

Application No. **WSCUP #21**

Applicant **ROADRA, LLC**

Property Location **N.C. 73, Club Drive**

Zoning District **I-G, ELDD**

Proposed Conditional Use **10/70 option in Catawba River/Mountain Island Lake
WS-IV Protected Area for 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 will be obtained from NCDOT. The self-storage buildings will be built to code. Measures will be taken to control stormwater runoff.

2. The use meets all required conditions and specifications.

The plans have been reviewed by county staff and found to comply with all requirements.

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

This property is adjoined on both sides by property zoned industrial. Land on the opposite side of Club Drive is designated for a future commercial section of a mixed-use development. Landscape buffers will be provided along Club Drive and N.C. 73.

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.

A commercial building is located on the adjacent lot to the west of this property. The land on the other side is a large tract owned by Duke Energy that includes a hydroelectric facility, power transmission lines and offices. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.

5. The proposed development will substantially increase the ad valorem tax base of Lincoln County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents.

Approximately \$2.5 million will be invested in this project, not including land costs.