



County Of Lincoln, North Carolina

Planning & Inspections Department

Lincoln County Board of Commissioners Agenda Item Memorandum

Date Submitted: December 18, 2013
 Department Making Request: Planning and Inspections
 Meeting Date Requested: January 6, 2014
 Person Making Presentation: Randy Hawkins
 Motion Requested: N/A

Description:

CZ #2014-1 Steven and Danielle Maggs, applicants (Parcel ID# 29690) A request to rezone 0.73 acre from B-N (Neighborhood Business) to CZ I-G (Conditional Zoning General Industrial) to permit an expansion of a self-storage facility. The property is located on the west side of N.C. 16 Business about 250 feet north of Galway Lane in Catawba Springs Township.

What is the funding source? N/A
 Is this a state or federal mandate? N/A
 How will this benefit Lincoln County? N/A
 Is there a potential downside? N/A
 What are the consequences if not approved? N/A
 Staff's recommendation? N/A

- Will a public hearing be required? Yes No
- Will an official signature be required? Yes No
- Pre-audit Review by Finance Director completed? Yes No N/A
- Review by County Attorney completed? Yes No N/A

Manager's Recommendation/Comments: _____

Date: ____ / ____ / ____ Signature: _____



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, 2013

Re: CZ #2014-1
Steve and Danielle Maggs, applicants
Parcel ID# 29690

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 6, 2014.

Request

The applicants are requesting the rezoning of 0.73 acre from B-N (Neighborhood Business) 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 I-G district and in the Eastern Lincoln Development District. The applicants are proposing a 7,200-square-foot, multi-story building that would be accessed by the driveway that serves the existing facility. A site plan and front elevation have been submitted with the application. If this rezoning request is approved, the use of the property would be subject to the approved plan and any conditions mutually approved by the county and the applicants.

Site Area & Description

This property is located on the west side of N.C. 16 Business about 250 feet north of Galway Lane. It is adjoined by property zoned CU B-G (Conditional Use General Business) and B-N. Land uses in this area include business, residential, industrial and institutional. 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.

Under proposed zoning: expansion of self-storage facility.

Adjoining zoning and uses

East (opposite side of N.C. 16 Business): zoned B-N, undeveloped lot.

South: Zoned CU B-G, self-storage facility.

West: zoned CU B-G, self-storage facility.

North: zoned B-N, residence.

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 #2014-1**
Applicant **Steve and Daniel Maggs**
Parcel ID# **29690**
Location **west side of N.C. 16 Business about 250 feet north of Galway Lane**
Proposed amendment **Rezone from B-N 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 on all sides by property zoned business. It is adjoined on two sides by a self-storage facility. 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 would be limited to the approved plan.



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 Steven R Maggs & Danielle N. Maggs

Applicant Address PO Box 510 Denver NC 28037

Applicant Phone Number 980-721-1168

Property Owner Name Steven R Maggs & Danielle N. Maggs

Property Owner Address PO Box 510 Denver NC 28037

Property Owner Phone Number 980-721-1168

PART II

Property Location N NC 16 Hwy Denver, NC 28037

Property ID (10 digits) 4603-58-7731 Property size 1.2 acres

Parcel # (5 digits) 29690 Deed Book(s) 2325 Page(s) 641

PART III

Existing Zoning District B-N Proposed Zoning District CZI-G

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

Property is currently vacant. No structures on site.

List the proposed use or uses of the property.

Property to be used to expand self storage business for climate controlled self storage.

\$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.

Steven R Maggs Danielle N Maggs 11-21-13
Applicant's Signature Date



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302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

Community Involvement Meeting Report

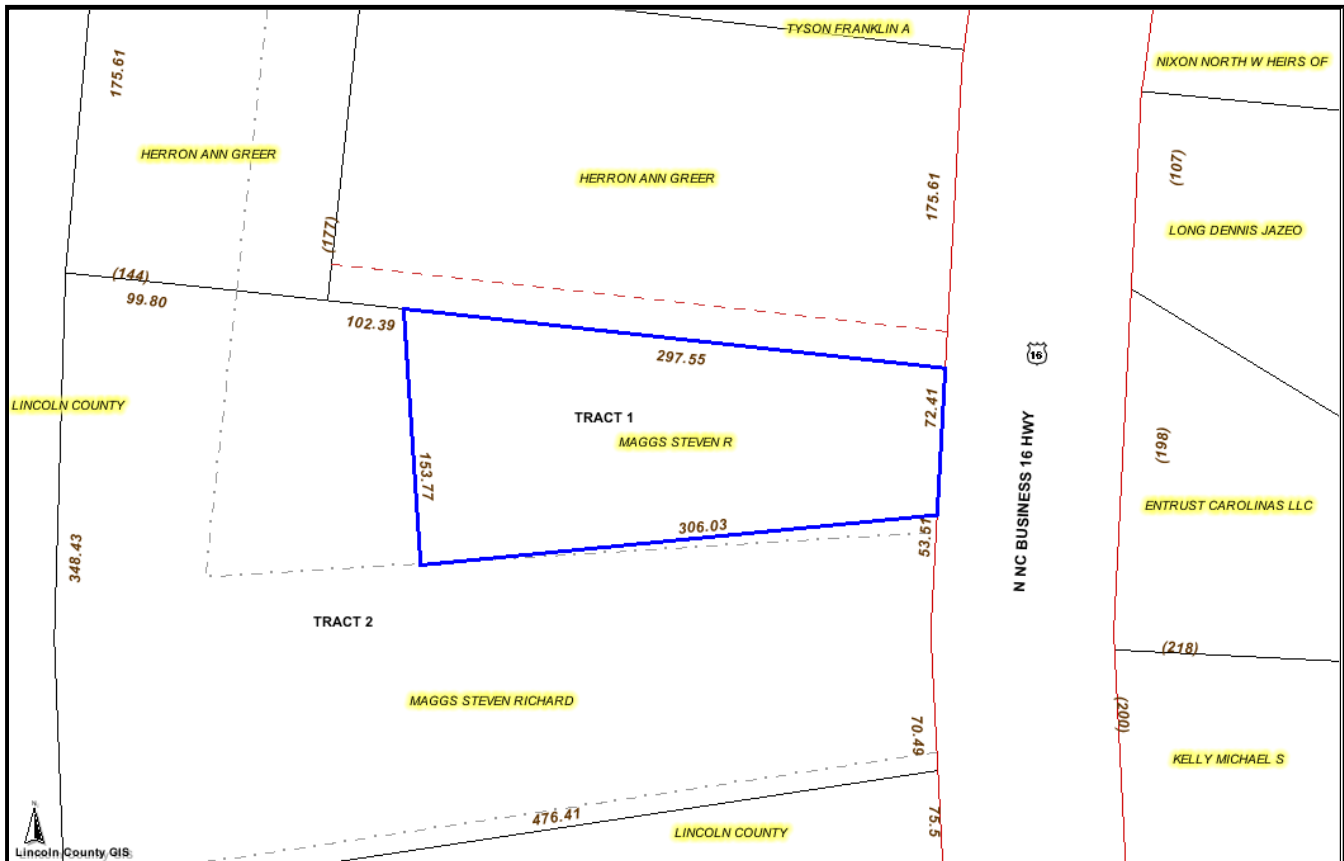
CZ #2014-1

Steve and Danielle Maggs, applicants

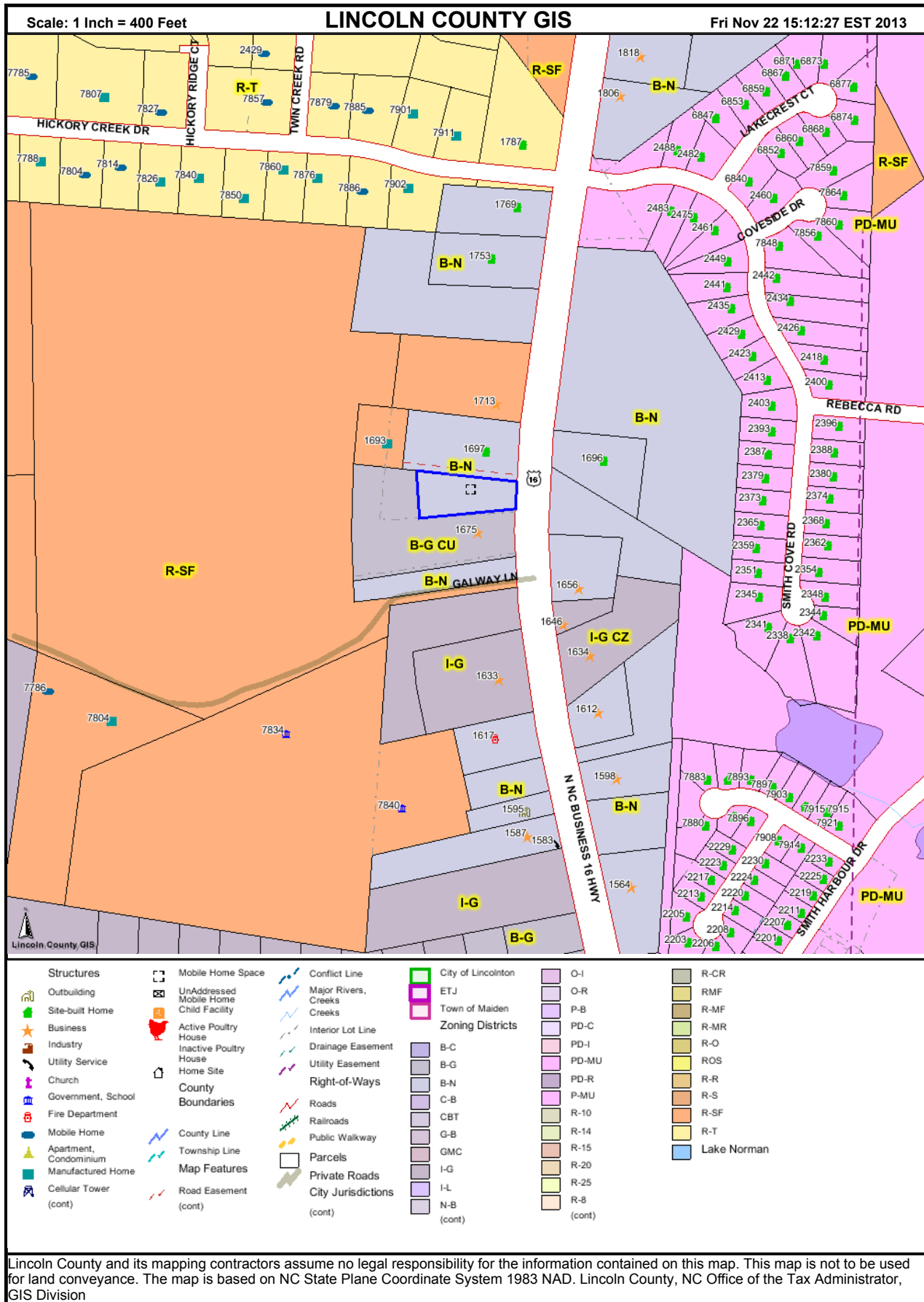
A community involvement meeting on this rezoning request was held on December 12, 2013, at Sure-Safe Self Storage at 1675 N. NC 16 Hwy. The applicants were present along with staff, but no one else attended the meeting.

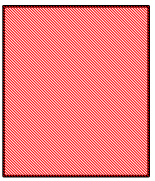
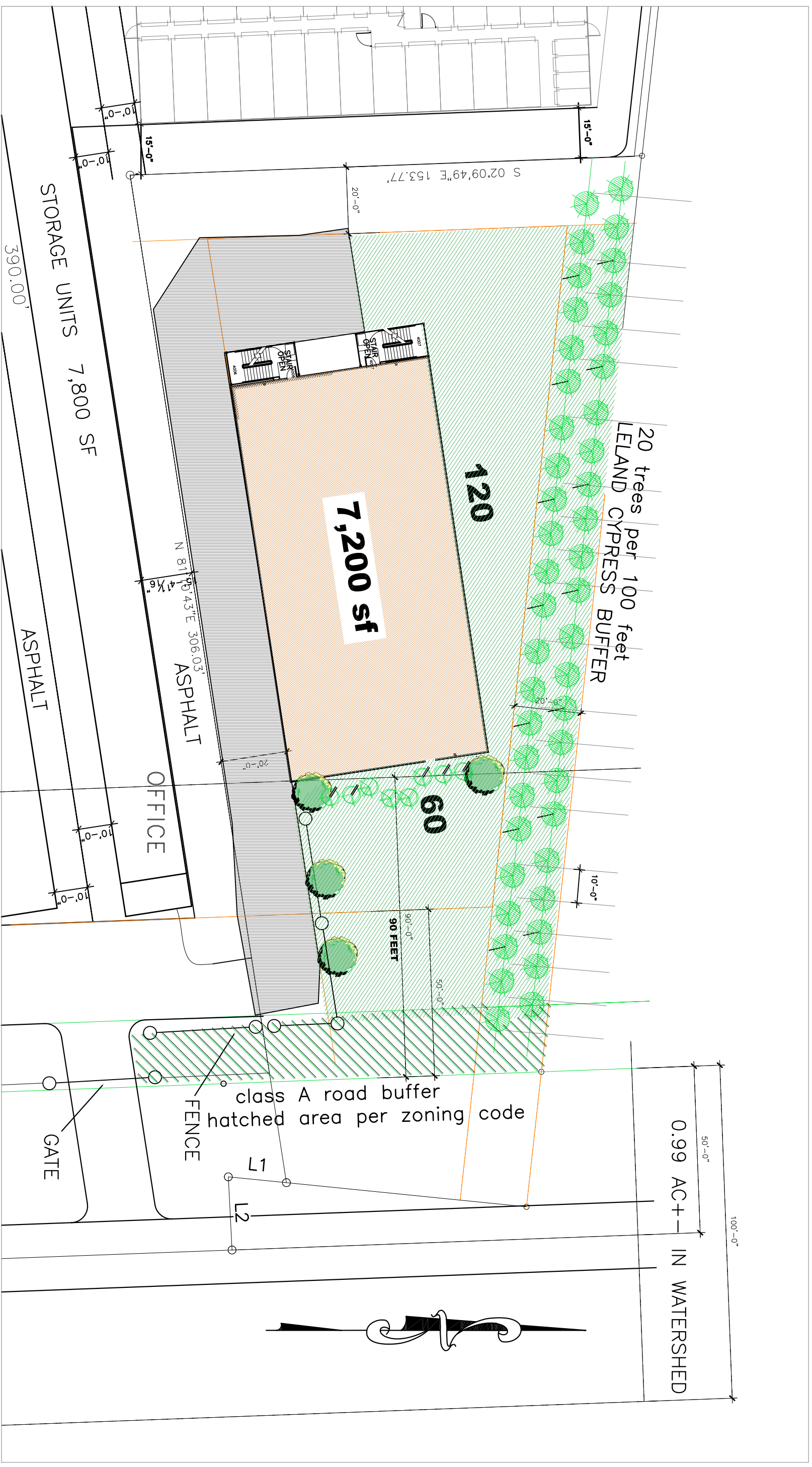


Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 11/22/2013 Scale: 1 Inch = 100 Feet



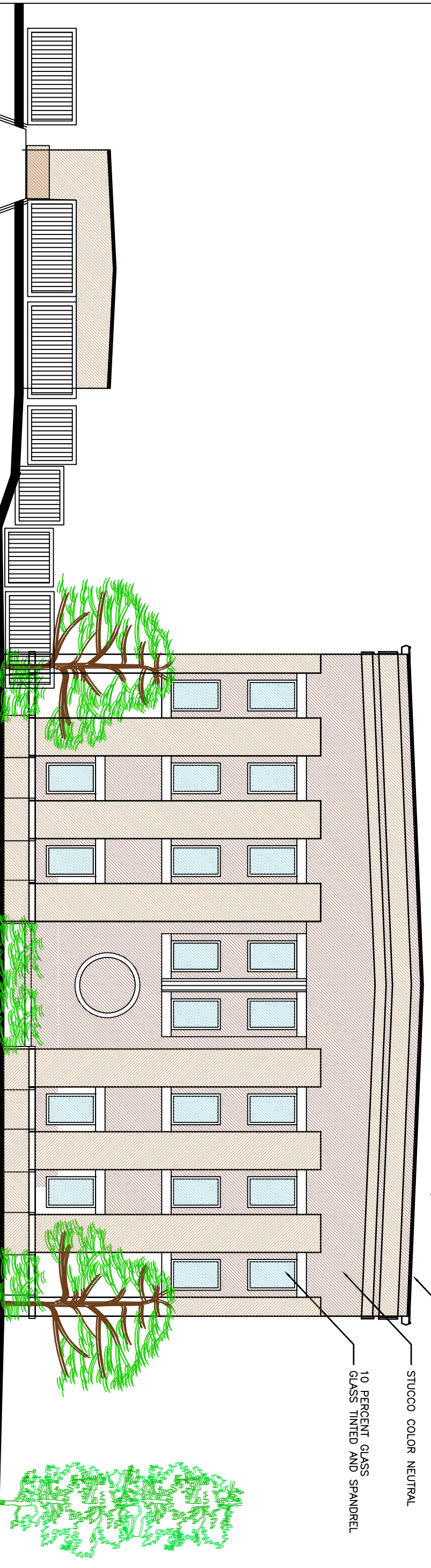
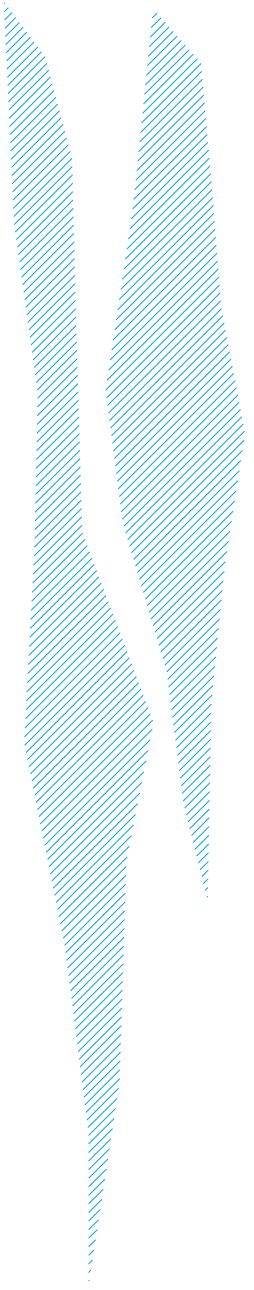
PHOTOS		PARCEL INFORMATION FOR 4603-58-7731				
<p align="center">29690</p>	Parcel ID	29690	Owner	MAGGS STEVEN R MAGGS DANIELLE N		
	Map	4603-02	Mailing	PO BOX 510		
	Account	0240656	Address	DENVER NC 28037-0510		
	Deed	2325-641	Recorded	6/28/2012	Sale Price	0
	Land Value	\$191,838	Total Value	\$203,084	Previous Parcel	
	----- All values are for tax year 2013. -----					
	Subdivision	Lot TRACT 1 S D & J INVESTMENTS INC			Plat	14-141
	Description	#1 LT SD&J INVESTMENT			Deed Acres	1.2
	Address	N NC 16 HWY			Tax Acres	0.73
	Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN / EL SEWER
	Main Improvement	WROUGHT IRON FENCE			Value	\$11,246
	Main Sq Feet	1190	Stories	0	Year Built	2007
	Zoning District		Calculated Acres		Voting Precinct	Calculated Acres
	B-N		0.73		WESTPORT (WP32)	0.73
	Watershed Class				Sewer District	
Not in a watershed		0.03		In the sewer District	0.73	
WS-IVC		0.7				
2000 Census County				Tract	Block	
37109				071100	2007	
Flood				Panel		
X	Zone Description			3710460300	0.73	
	NO FLOOD HAZARD					





PROPOSED IMPROVEMENTS

SITE PALN



MAX HEIGHT 45 FEET

12
1 1/2

STUCCO COLOR NEUTRAL

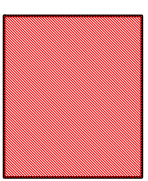
10 PERCENT GLASS
GLASS TINTED AND SPANDREL

BUILDING 90 FEET BACK

FRONT ELEVATION

SCALE: 3/32" = 1'-0"

EXISTING DRIVE AND ROAD FRONT



PROPOSED IMPROVEMENTS

Elevation Facing Street