



## REZONING PETITION: Z 05-20

**Request:** Amend existing 7.78 acre CBI-CD to add storage buildings totaling 22,000 sq.ft. and additional outdoor storage

**Parcel ID:** 606-069

**Location:** 4290 Long Ferry Rd.

**Lot size:** 7.78 AC

**Owner:** Steinman Storage LLC

**Applicant:** R&L Glover Enterprises Inc.

**Watershed:** None

**Floodplain:** None

**Existing Improvements:**  
Two (2) storage buildings totaling 21,500 sq.ft.

### BACKGROUND

On March 3, 2008, the Board of Commissioners approved a CBI-CD rezoning request for property owner Dr. William Webb to accommodate four (4) 12,000 sq.ft. storage buildings on his property located at 4290 Long Ferry Road further referenced as tax parcel 606-069. Within two (2) years, two (2) structures were completed which total 21,500 sq.ft. along with a large gravel area, presumably for future structures, but used for outdoor storage (e.g. trailers, campers, boats etc.). Per section 21-62 of the Zoning Ordinance, "an approved conditional district secures a vested right to undertake a project within two (2) years unless a longer duration is requested by the applicant and approved by the Board of Commissioners."

Current owner Steinman Storage LLC's contractor R&L Glover Enterprises Inc. inquired about obtaining zoning permits for two (2) additional buildings and was not aware of the voluntary zoning district requested by previous owner Dr. Webb and approved by the Commission in 2008. Section 21-62(d) of the ordinance indicates alterations to a conditional district and approved site plan shall be treated as amendment to the zoning map.

### REQUEST

Steinman Storage LLC. is requesting an amendment to their existing 7.78 acre conditional zoning district, currently zoned Commercial, Business, Industrial [CBI-CD], to add two (2) additional storage buildings totaling 22,000 sq.ft. and additional outdoor storage behind

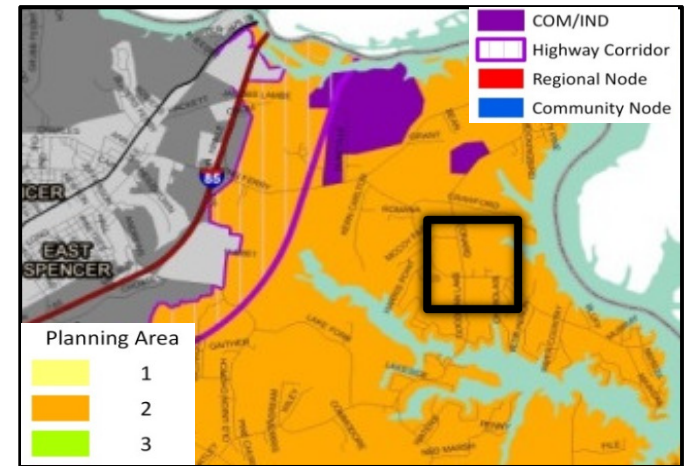
the existing structures.

### CONSISTENCY WITH THE DISTRICTS PURPOSE / INTENT

**CBI** – This zone allows for a wide range of commercial, business and light to medium industrial activities, which support both the local and / or regional economies. The CBI district is generally appropriate in areas identified by an adopted land use plan that recommend "highway business" along identified NC and US highways; community / regional / potential development nodes; commercial corridors; and existing commercial areas. Areas served by public water / sewer represent significant public investment to foster tax base growth and employment

opportunities for the citizens, which could be served through CBI designation. The CBI district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.

**Conditional Districts** – Purpose. There are instances where certain uses may have significant impacts on the surrounding area and the county which cannot be predetermined and controlled by general district standards. As a result, a general zoning district designation is clearly inappropriate for a property, but a specific use or uses permitted as a conditional district subject to development requirements to address the anticipated impacts would be consistent with the spirit and intent of this chapter. This voluntary procedure is intended for firm development proposals, and is neither intended nor suited for securing early zoning for tentative uses which may not be undertaken for a long period of time.

<p><b>CONFORMITY WITH ADOPTED PLANS / POLICIES</b></p>	<p><u>Eastern Area LUP</u></p> <ul style="list-style-type: none"> <li>• Located in Area 2 (land adjacent to municipalities and High Rock lake)</li> <li>• Medium density residential development is encouraged.</li> <li>• Expansion of existing businesses that minimize conflict with adjacent residential uses are encouraged.</li> <li>• The plan also suggests a future study of the High Rock Lake area to determine appropriate retail / service needs for residents and lake visitors.</li> </ul>	 <p>The map displays the Eastern Area LUP with various planning areas. A legend indicates that yellow represents Planning Area 1, orange represents Planning Area 2, and green represents Planning Area 3. A black box highlights a specific area within Planning Area 2. Other features include a purple area labeled 'COM/IND', a pink line for 'Highway Corridor', a red line for 'Regional Node', and a blue line for 'Community Node'. The map also shows 'EAST SPENCER' and 'HIGHWAY 85'.</p>
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<p><b>COMPATIBILITY OF USES</b></p>	<p>As noted above, warehousing is the only permitted use both current and with the rezoning request.</p>
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<p><b>CONDITIONS IN THE VICINITY</b></p>	<p><u>See Enclosed Map –</u></p>
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North

- Undeveloped property listed in farm use.

South

- Six (6) dwellings on Manufactured Home Park (MHP) zoned parcels and 69 acres zoned RA with an Agricultural Overlay (RA-AO).

### East

- Hunters Run eighteen (18) lot subdivision containing nine (9) developed parcels.
- Residential uses along Long Ferry Road and Chez Charolais MHP.

### West

- Three (3) principal use storage buildings addressed as 155, 175, and 195 Bernard Ln. Two (2) of the structures were constructed in 2001 while the last (155) was approved as a residential storage facility in 2003 (CUP 25-03).
- Several dwellings along the Long Ferry Rd. intersection with Goodman Lake and Leonard Roads.

### **POTENTIAL IMPACT ON ROADS** Long Ferry Rd. –

- Classified as a local road (minor thoroughfare from Goodman Lake Rd. to I-85).
- Annual Average Daily Traffic (AADT) count collected in 2015 (most recent) tallied 1,700 vehicle trips along this section (historical high of 1,800 in 2005).
- The Comprehensive Transportation Plan (CTP) estimates Long Ferry Road's capacity at 11,300 AADT from Goodman Lake Road to I-85.

### **POTENTIAL IMPACT ON UTILITIES** None.

### **POTENTIAL IMPACT ON SCHOOLS** None. Residential is not permitted in the district.

**DECISION MAKING** In addition to the above criteria, sec. 21-362 (c) of the Zoning Ordinance indicates the primary question before the Planning Board in a rezoning decision is "whether the proposed change advances the public health, safety, or welfare as well as the intent and spirit of the ordinance." Additionally, the board "shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large."

**PROCEDURES** The Board of Commissioners must develop a statement of consistency describing whether its action is consistent with any adopted comprehensive plans and indicate why their action is reasonable and in the public interest. A statement analyzing the reasonableness of the decision is also necessary. **Planning Board recommended statements will be provided in the staff report for the scheduled hearing.**

**NOVEMBER 23, 2020**  
**PLANNING BOARD MEETING** No one spoke at the courtesy hearing. The Planning Board voted 6-0 to recommend approval as requested.

**STAFF COMMENTS**

According to the minutes from the January 28, 2008 Planning Board meeting and the March 3, 2008 Board of Commissioners meeting, only the applicant spoke at each meeting. No specific conditions were placed on the application. Approval of the request would authorize the two (2) structures identified on the initial plan. Current property improvements on adjacent lands appear identical to that present in 2008. The site offers a large boat, rv, trailer, and other equipment storage option in a convenient location for High Rock Lake residents with limited space to accommodate on their own property.

Staff did inform the applicant of the need allow the planted holly shrubs to grow to form a continuous hedgerow of at least 6 feet to comply with the buffer requirements. Staff is uncertain how long the existing vegetation has been pruned to prevent the hedgerow formation.