



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: November 18, 2016

Re: PD #2016-9
ALDI, Inc., applicant
Parcel ID# 88751 and 86958

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 5, 2016.

REQUEST

The applicant is requesting the rezoning of 9.6 acres from CU B-G (Conditional Use General Business) to PD-C (Planned Development Commercial) to permit additions to an existing commercial building. This request involves two adjoining parcels in the Catawba Springs Promenade shopping center. The two owners, ALDI and Catawba Springs, LLLP, are proposing to shift the boundary line separating the parcels and to construct the following additions to the ALDI building: a 2,300-square-foot expansion of the ALDI store, and 3,800 square feet of tenant space that would be owned by Catawba Springs, LLLP.

Under the current zoning, the dimensional requirements of the B-G district must be met, including building setbacks from property lines. The current boundary line on the east side of the ALDI store reflects the B-G district's minimum 15-foot side yard setback.

PD zoning provides more flexibility, allowing an applicant to propose a development plan that doesn't adhere to dimensional requirements for general zoning districts. In this case, the applicant is proposing a zero setback for the existing ALDI building and the added tenant space. A site plan has been submitted as part of the application.

SITE AREA AND DESCRIPTION

This property is located on the south side of N.C. 73 and the east side of N.C. 16 bypass. It is adjoined by property zoned CU B-G and PD-MU (Planned Development Mixed Use). This property is located in an area designated by the Lincoln County Land Use Plan as Regional Business.

STAFF'S RECOMMENDATION

Staff recommends that the rezoning request be approved. See proposed statement on following page for rationale.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2016-9**
Applicant **ALDI, Inc.**
Parcel ID# **88751 and 86958**
Location **south side of N.C. 73 and east side of N.C. 16 bypass**
Proposed amendment **rezone from CU B-G to PD-C to permit additions to an existing commercial building**

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

This property is located in an area designated by the Land Use Plan as Regional Business.

This proposed amendment **is reasonable and in the public interest** in that:

This property is located in a commercial area. The rezoning will allow an expansion of an existing business and additional space for new businesses.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department

Zoning Administrator

302 N. Academy St., Lincolnton, NC 28092

Phone: (704)736-8440 Fax: (704)732-9010

PART I

Applicant Name ALDI, Inc – Salisbury Division – Greg Kline – Director of Real Estate

Applicant Address 1985 Old Union Church Road, Salisbury, NC 28146

Applicant Phone Number 704-642-0023

Property Owner Name ALDI, Inc – Salisbury Division

Property Owner Address 1985 Old Union Church Road, Salisbury, NC 28146

Property Owner Phone Number 704-642-0023

PART II

Property Location 7208 & 7260 NC 73 HWY, Denver, NC

Property ID (10 digits) 4602-33-3815 (ALDI) & 4602-33-5762 (Catawba Springs LLP)

Property size 1.18 acres ALDI & 8.46 acres Catawba Springs LLP

Parcel # (5 digits) 88751 (ALDI) & 86958 (Catawba Springs LLP) Deed Book(s) 2085-85 (ALDI) & 2610-863 (Catawba Springs LLP) Page(s) _____

PART III

Existing Zoning District CU B-G (Conditional Use General Business)

Proposed Zoning District PD-C (Planned Development Commercial)

Briefly describe how the property is being used and any existing structures. The two properties are currently being used for retail sales. There is the existing ALDI grocery store building as well as the existing multitenant retail building and associated parking lots, accesses and other supporting infrastructure.

Briefly described the proposed planned development. The proposed development is to expand the existing ALDI grocery store to gain additional back room area for a remodeled store. In addition two additional small retail shops are proposed to be constructed along the front of the existing ALDI store between it and the multitenant building.

***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.

Applicant's Signature

Greg Kline 10/11/16 Jeffrey Kline
Director of Development
Catawba Springs LLP

Date

10/11/2016

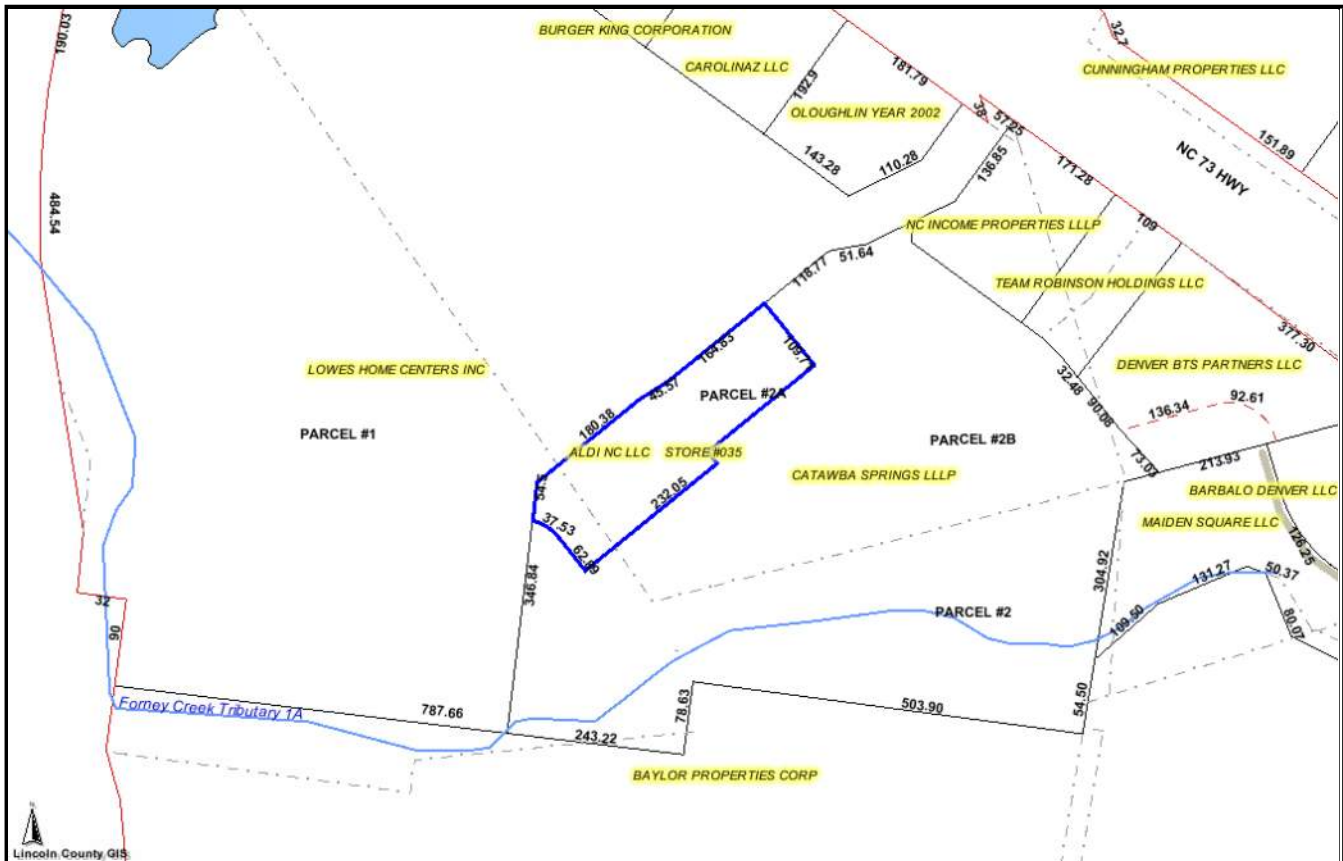


Lincoln County, NC

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: 10/12/2016 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 4602-33-3815			
	Parcel ID	88751	Owner	ALDI NC LLC STORE #035	
	Map	4602-00	Mailing	LOCATION 7208 NC 73 DENVER NC	
	Account	0221063	Address	C/O RYAN TAX COMPLIANCE LLC	
				PO BOX 460049	
				HOUSTON TX 77056	
	Deed	2085-85	Recorded	6/30/2006	Sale Price \$1,400,000
	Land Value	\$579,972	Total Value	\$2,049,823	Previous Parcel 86958
	----- All values are for tax year 2016. -----				
	Subdivision	Lot PARCEL #2A HOPE SPRGS PARTNERS, LLC			Plat 15-56
	REVISION				
	Description	#2A HOPE SPRINGS PARTNERS			Deed Acres 1.18
	Address	7208 NC 73 HWY			Tax Acres 1.18
	Township	CATAWBA SPRINGS			Tax/Fire District EAST LINCOLN / EL SEWER
	Main Improvement	SUPERMARKET			Value \$1,428,976
	Main Sq Feet	16326	Stories	1	Year Built 2009
Zoning District		Calculated Acres	Voting Precinct		Calculated Acres
B-G CU		1.19	LOWESVILLE (LW31)		1.19
Watershed Class		1.19	Sewer District		1.19
Not in a watershed			In the sewer District		
2000 Census County			Tract		Block
37109			071100		3012
Flood		Zone Description	Panel		
X		NO FLOOD HAZARD	3710460200		1.19

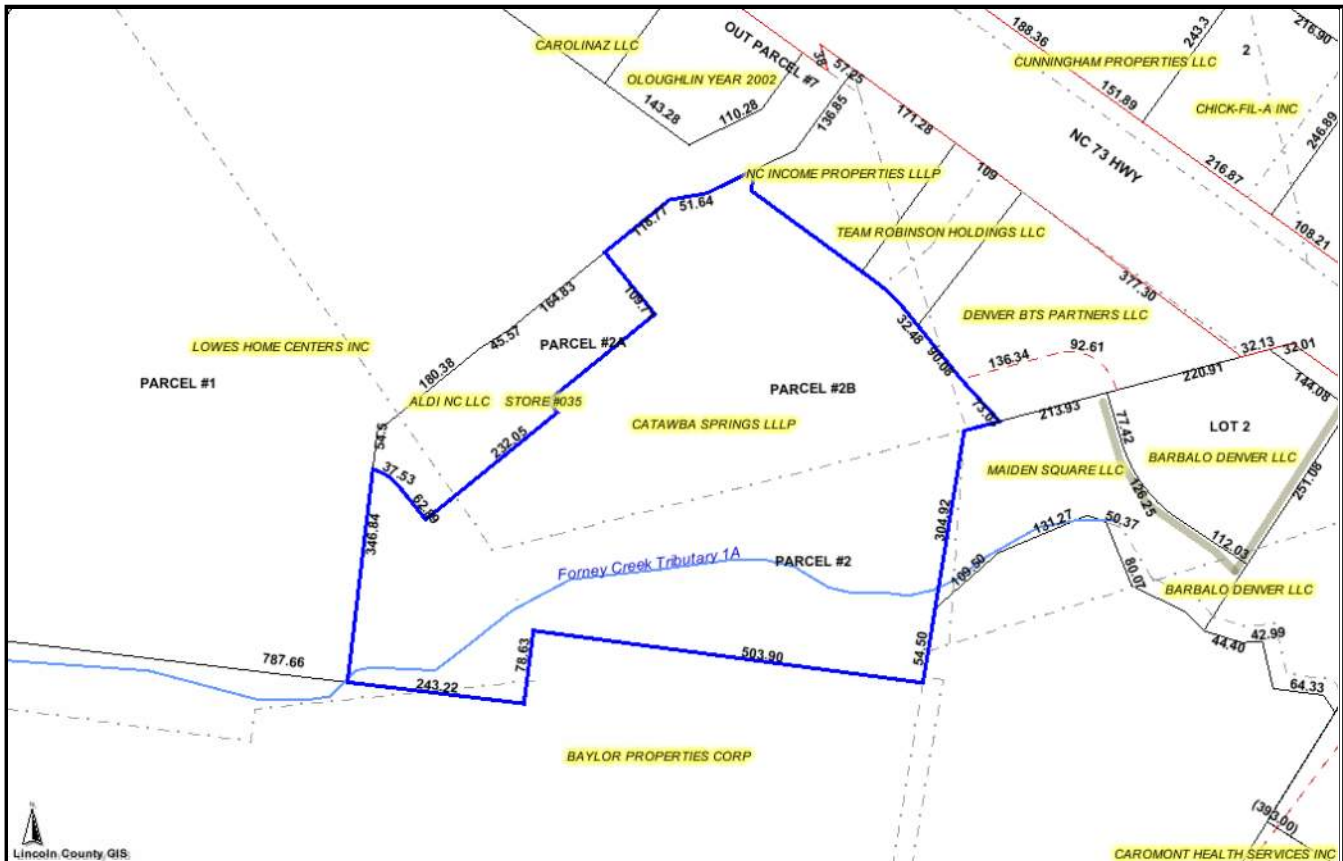


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Lincoln County GIS

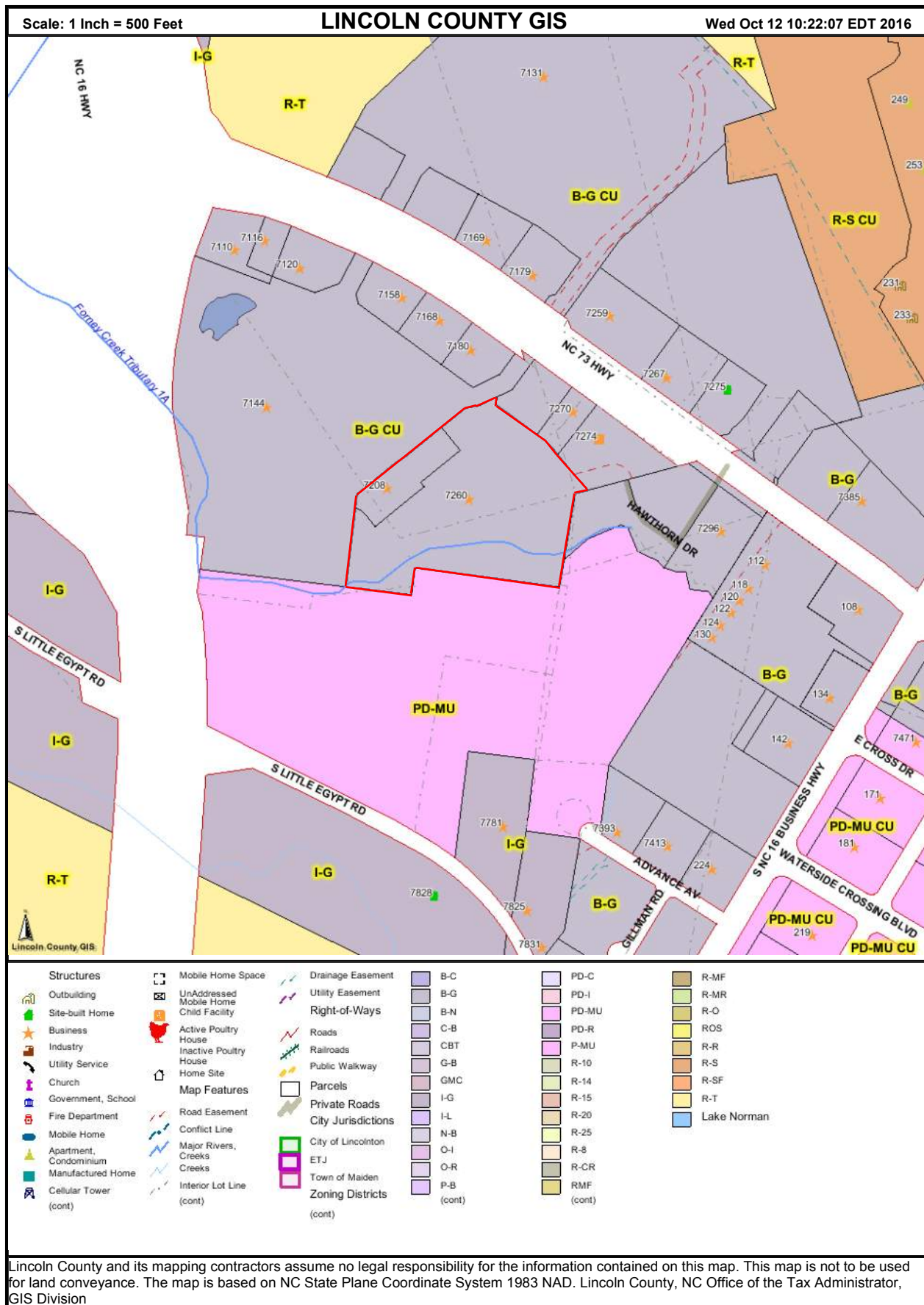
PHOTOS



PARCEL INFORMATION FOR 4602-33-5762

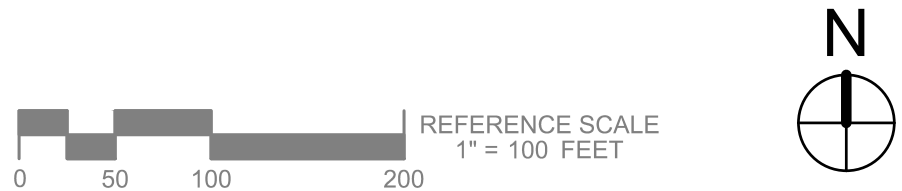
Parcel ID	86958	Owner	CATAWBA SPRINGS LLLP	
Map	4602-00	Mailing	100 E SYBELIA AVE STE 120	
Account	0259622	Address	MAITLAND FL 32751	
Deed	2610-863	Recorded	6/30/2008	Sale Price 0
Land Value	\$1,204,520	Total Value	\$3,905,108	Previous Parcel 85536
----- All values are for tax year 2016. -----				
Subdivision	Lot PARCEL #2B HOPE SPRGS PARTNERS LLC	Plat	15-56	
REVISION		Deed Acres	8.46	
Description	#2B HOPESPRINGS PARTNERS	Tax Acres	8.46	
Address	7260 NC 73 HWY	EAST LINCOLN / EL SEWER		
Township	CATAWBA SPRINGS	Tax/Fire District		
Main Improvement	COMMUNITY SHOPS	Value	\$2,627,463	
Main Sq Feet	38119	Stories	1	Year Built 2007
Zoning	B-G CU	Calculated Acres	8.46	Voting Precinct LOWESVILLE (LW31)
Watershed Class	Not in a watershed	Calculated Acres	8.46	Sewer District In the sewer District
2000 Census County	37109	Tract	071100	Block 3012
FloodZone Description		Panel		
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100			37104602002.19
YEAR				
X	NO FLOOD HAZARD			37104602006.27

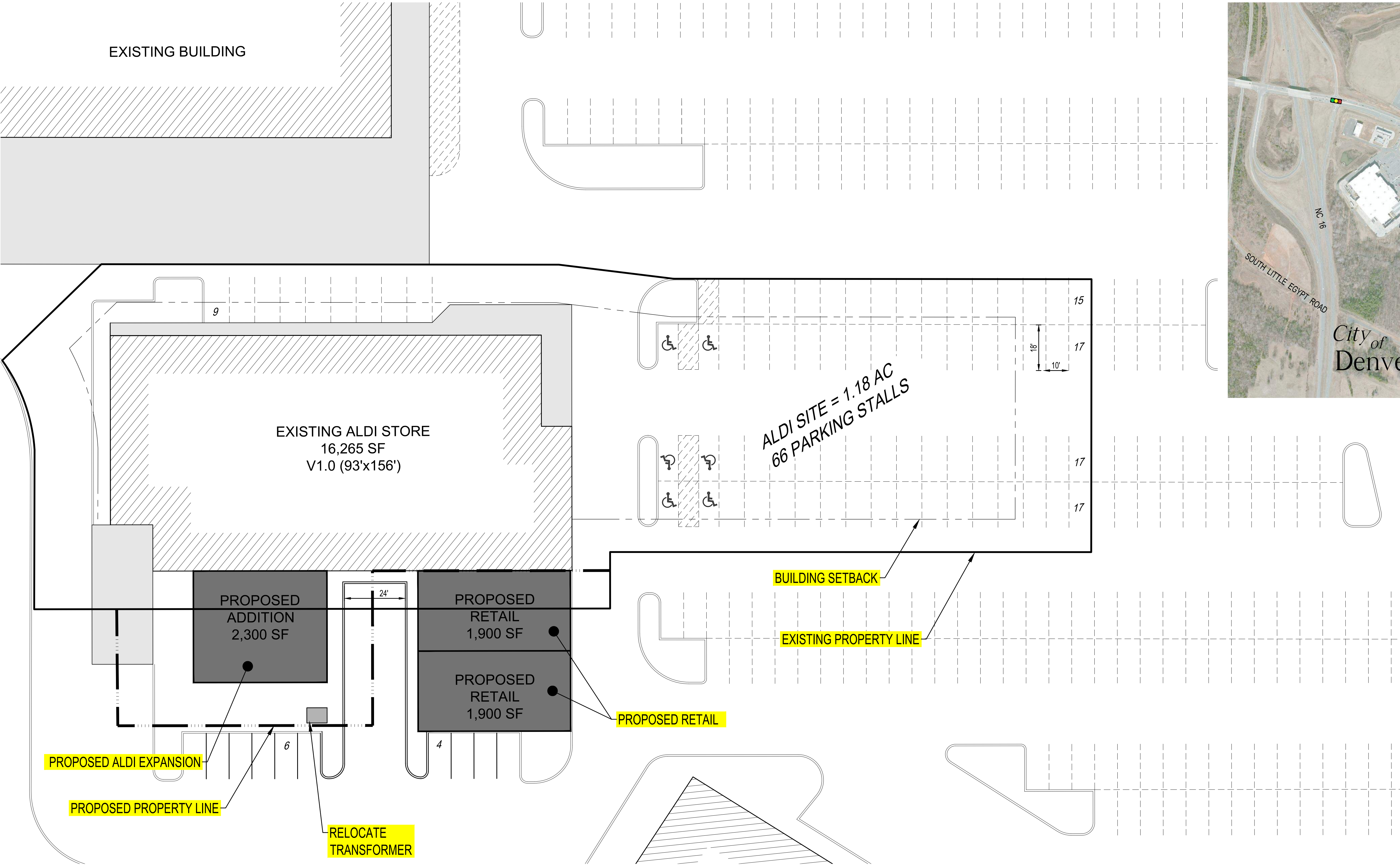
PD #2016-9
Subject property is outlined in red





SITE EVALUATION PLAN PACKAGE





ALDI SITE DATA:	
ADDRESS:	7208 NC-73 Denver, North Carolina
TOTAL ALDI SITE: 1.18 ACRES	
ALDI SETBACK DATA:	
ZONED: CU-BG	
BUILDING SETBACK:	
FRONT:	30'
SIDE:	15'
REAR:	25'
PARKING SETBACK:	
NONE	
ALDI PARKING DATA:	
EXISTING BUILDING AREA = 16,265 SF	
PROPOSED BUILDING ADD = 2,317 SF	
TOTAL BUILDING AREA = 18,582 SF	
TOTAL SALES AREA = 15,994 SF	
PARKING STALLS REQUIRED = 80	
PARKING STALLS PROVIDED = 66	
5/1000 SF SALES AREA	
H.C. STALLS REQUIRED = 4	
H.C. STALLS PROVIDED = 4	

* PROPOSED LAYOUT DOES NOT MEET THE CITY'S MINIMUM PARKING REQUIREMENTS.

SITE EVALUATION PLAN PACKAGE

