



**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 16, 2018

Re: CZ #2018-1  
Lincolnton Main Street, LLC, applicant  
Parcel ID# 13359 (3.0-acre portion)

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on April 2, 2018.*

Request

The applicant is requesting the rezoning of 3.0 acres from R-SF (Residential Single-Family) to CZ B-G (Conditional Zoning General Business) to permit a medical office building. A site plan has been submitted as part of the rezoning application. Because this is a proposed rezoning to a conditional zoning district, if the request is approved, the use of the property would be limited to a medical office building.

Site Area & Description

This property is located on the northeast corner of N.C. 27 and Howards Creek Mill Road in Howards Creek Township. It is surrounded by property zoned R-SF. County water is available at this location. Land uses in this area include residential, agricultural and institutional (church). This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

Additional Information

**Permitted uses**

Under current zoning: site-built house, modular home, church.  
Under proposed zoning: medical office building.

**Adjoining zoning and uses**

East: zoned R-SF, agricultural use.  
South (opposite side of N.C. 27): zoned R-SF, residential use.  
West (opposite side of Howards Creek Mill Road: zoned R-SF, church.  
North: zoned R-SF, agricultural use.

## Access to N.C. 27

Section 3.5.2.A of the Unified Development Ordinance states: "Where a tract of land to be developed adjoins a principal or minor arterial or a major collector and any other public road, the road with the lower traffic volume shall be used for primary access and access to the road with the higher traffic volume shall be limited to right-in, right-out movements only, unless additional access is approved by the Board of Commissioners as part of a major site plan review."

N.C. 27 is classified as a major collector and has a higher traffic volume than Howards Creek Mill Road. The applicant is requesting full access to both N.C. 27 and Howards Creek Mill Road.

## Planning Staff's Recommendation

Staff recommends approval of the rezoning request.

Under state law, prior to adopting or rejecting a zoning amendment, the Board of Commissioners must adopt one of the following statements:

- (1) A statement approving the zoning amendment and describing its consistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.**
- (2) A statement rejecting the zoning amendment and describing its inconsistency with an adopted comprehensive plan and explaining why the action taken is reasonable and in the public interest.**
- (3) A statement approving the zoning amendment and containing at least all of the following:**
  - a. A declaration that the approval is also deemed an amendment to the comprehensive plan.**
  - b. An explanation of the change in conditions the governing board took into account in amending the plan to meet the development needs of the community.**
  - c. Why the action taken is reasonable and in the public interest.**

Staff recommends that the Board of Commissioners exercise Option 3. See proposed statement on following page.



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### **Proposed Statement Approving Zoning Amendment, Simultaneously Amending Land Use Plan**

Case No. **CZ #2018-3**  
Applicant **Lincolnton Main Street, LLC**  
Parcel ID# **13359 (3.0 acre portion)**  
Location **northeast corner of N.C. 27 and Howards Creek Mill Road**  
Proposed amendment **Rezone from B-N to CZ B-G to permit a medical office building**

**The Board of Commissioners approves this zoning amendment and hereby declares that this approval is also deemed an amendment to the Lincoln County Land Use Plan to designate this parcel as Neighborhood Business, appropriate for a small-scale service establishment. In amending the Land Use Plan, the Board of Commissioners took into account the fact that the current land use plan was adopted more than 10 years ago; that since that time nearly all of the suitable lots with road frontage at the nearest intersection designated for commercial development have been built on; that the population and demand for services, especially health care, has continued to grow in this area, and that the draft update of the Land Use Plan designates this intersection for commercial development.**

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

**Because this is a rezoning to a conditional rezoning district, the use will be limited to a medical office building. This property located is on a main highway at a crossroads. A church is located on the northwest corner of the intersection. The proposed facility will allow for expanded health care service in this area.**

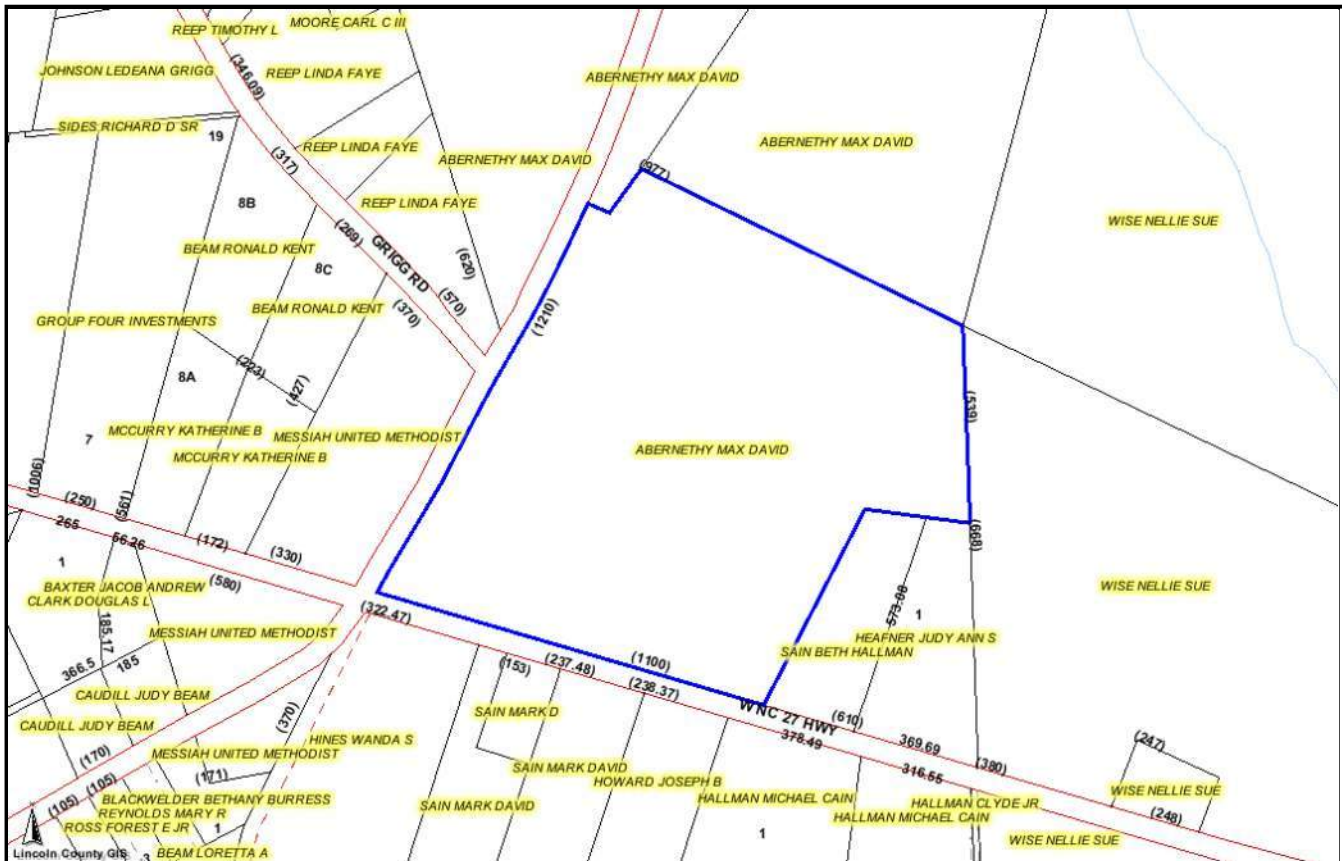


## Lincoln County, NC

**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: 2/6/2018      Scale: 1 Inch = 500 Feet**

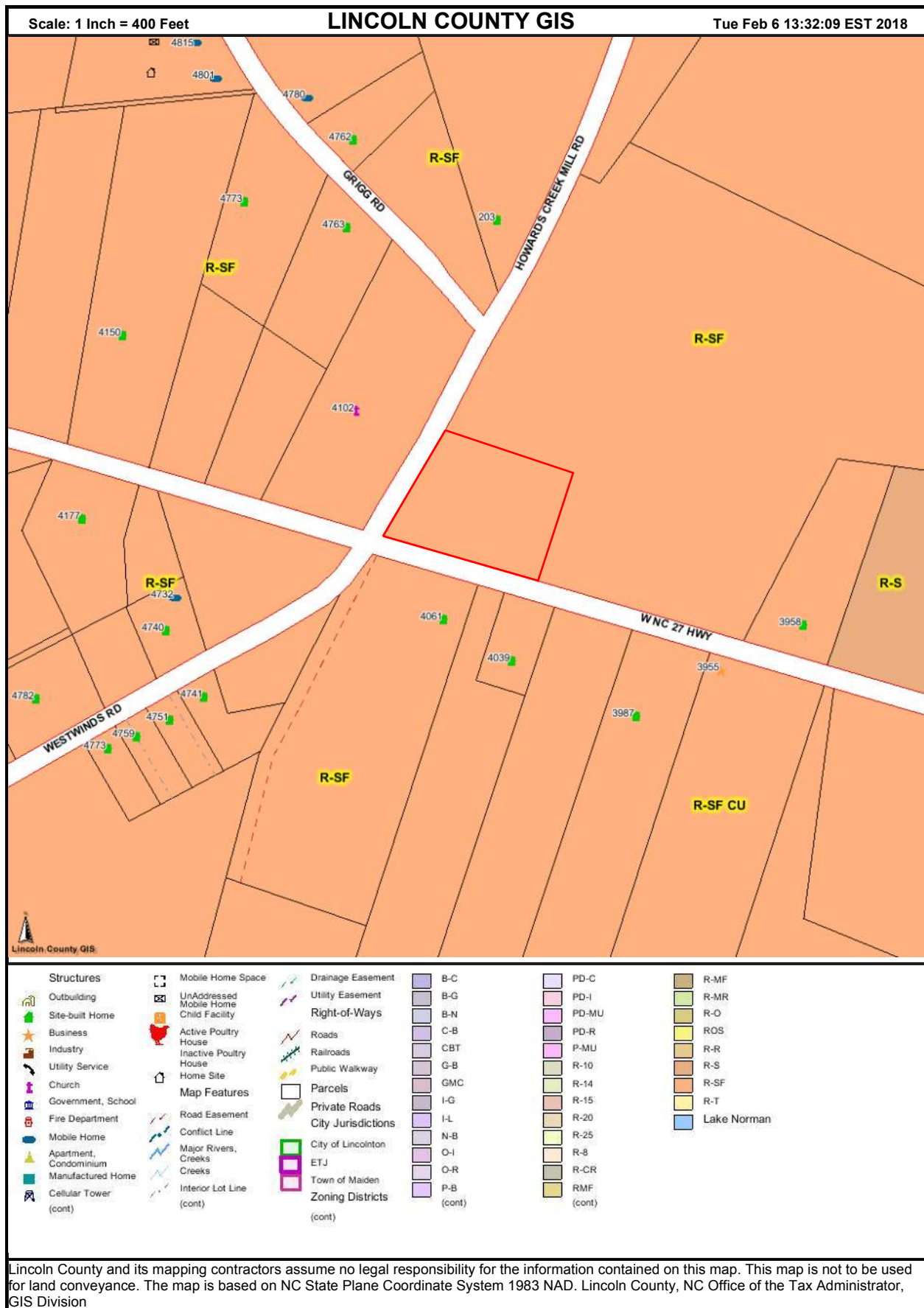


## PHOTOS

**PARCEL INFORMATION FOR 2694-30-7118**

Parcel ID	13359	Owner	ABERNETHY MAX DAVID			
Map	2694-00	Mailing	291 HOWARDS CRK MLL RD			
Account	02106	Address	VALE NC 28168			
Deed	14E-43	Last Transaction Date	3/6/2014		Sale Price	0
Land Value	\$205,129	Total Value	\$227,195		Previous Parcel	
----- All values are for tax year 2017. -----						
Description	BARN & SHOP RD 1194				Deed Acres	36.99
Address	HOWARDS CREEK MILL RD				Tax Acres	32.25
Township	HOWARDS CREEK			Tax/Fire District	HOWARDS CREEK	
Main Improvement		SHOP 40 X 100		Value	\$19,278	
Main Sq Feet	4000	Stories	0	Year Built	1965	
Zoning District	Calculated Acres		Voting Precinct		Calculated Acres	
R-SF	32.25		HEAVNERS (HV07)		32.25	
Watershed Class			Sewer District			
Not in a watershed	32.25		Not in the sewer district		32.25	
2000 Census County			Tract	Block		
37109			070700	2034	0.02	
37109			070700	2035	0.07	
37109			070700	2036	32.16	
Flood	Zone Description		Panel			
X	NO FLOOD HAZARD		3710268200		10.88	
X	NO FLOOD HAZARD		3710268400		21.37	

**CZ #2018-3**  
**subject property is outlined in red**







## **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 Lincolnton Main Street, LLC c/o Mike Joyner

Applicant Address 1300 S. Tryon St., Suite F-222, Charlotte, North Carolina 28278

Applicant Phone Number 704.287.7677

Property Owner Name Max David Abernethy

Property Owner Address 291 Howards Creek Mill Road

Property Owner Phone Number 828.217.2826

### **PART II**

Property Location Intersection of NC 27 and Howards Creek Mill Road, Vale, North Carolina

Property ID (10 digits) 2694-30-7118 Property size 36.99 acres (Rezoning Site: 3.0 acres)

Parcel # (5 digits) 13359 Deed Book(s) 14E Page(s) 43

### **PART III**

Existing Zoning District R-SF Proposed Zoning District CZ B-G

Briefly describe how the property is being used and any existing structures.  
Current use of the rezoning site is agricultural

List the proposed use or uses of the property.

To accommodate a medical office building and associated uses on the Rezoning Site

**APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)**  
**MUST BE RECEIVED BEFORE PROCESSING.**

I hereby certify that all knowledge and information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant's Signature


Date

Mike A. Joyner / Member Manager / Lincolnton Main Street LLC

**CONDITIONAL REZONING APPLICATION  
LINCOLNTON MAIN STREET, LLC, PETITIONER  
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Conditional Rezoning Application filed by Lincolnton Main Street, LLC that is designated as Property ID# 2694-30-7118, Parcel ID# 13359 (the "Site"), hereby joins in this Conditional Rezoning Application and consents to the change in zoning for that approximately 3.0 acre portion of the Site more particularly depicted on the related conditional rezoning plan from the R-SF zoning district to the CZ B-G zoning district, and to subsequent changes to the related conditional rezoning plan.

This 31st day of January, 2018.

  
\_\_\_\_\_  
Max David Abernethy  
By Consent of Abermethy  
Mike A. Joyner  
Member Manger  
Lincolnton Main Street LLC

COMMUNITY INVOLVEMENT MEETING REPORT  
**Petitioner: Lincolnton Main Street, LLC**  
Proposed Medical Office Building on West N.C. 27

**DATE, TIME AND LOCATION OF MEETING:**

The Community Involvement Meeting (the “Meeting”) was held on Thursday, March 8, 2018 at 6:30 PM at the Lincoln County Shrine Club, 1470 Cat Square Road, Vale, North Carolina.

Attached as Exhibit A is the official notice of the Meeting.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Meeting was attended by those individuals identified on the sign-in sheets attached as Exhibit B and Exhibit C.

The Petitioner’s representatives at the Meeting were:

- Mike Joyner, Lincolnton Main Street, LLC (Petitioner)
- Kevin Caldwell, Geoscience Group
- Max Abernethy, Land Owner
- Dr. Jason Glass, West Lincoln Family Medicine
- Nancy Causey, West Lincoln Family Medicine
- Josh Mitchell, West Lincoln Family Medicine
- John Carmichael, Robinson Bradshaw
- Ty Shaffer, Robinson Bradshaw

Also in attendance at the Meeting were:

- Randy Hawkins, Lincoln County Zoning Administrator
- Commissioner Bill Beam, Chairman, Lincoln County Board of Commissioners
- Commissioner Carrol Mitchem, Lincoln County Board of Commissioners
- Jamie Houser, Lincoln County Planning Board Member

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner’s representatives utilized a slide presentation during the Meeting, a copy of which is attached as Exhibit D.

John Carmichael opened the meeting by welcoming attendees, outlining the agenda for the Meeting, and introducing the Petitioners’ representatives. He then gave a brief overview of the rezoning process and provided relevant dates:

- Public Hearing, Monday, April 2 at 6:30 p.m., James W. Warren Citizens Center, Third Floor, 114 W. Main St., Lincolnton
- Board of Commissioners’ Decision, Monday, April 16 at 6:30 p.m., James W. Warren Citizens Center, Third Floor, 114 W. Main St., Lincolnton



Mr. Carmichael explained that the Public Hearing would be before the Lincoln County Board of Commissioners and the Lincoln County Planning Board on April 2, and that the Public Hearing provides an opportunity for members of the community to speak for or against the rezoning petition. The Planning Board will make a recommendation that evening as to whether it believes the petition should be approved, and the Board of Commissioners will make its decision whether to approve the rezoning two weeks later, on April 16.

Mr. Carmichael then gave an overview of the rezoning request, using aerial images to orient attendees as to the current location of West Lincoln Family Medicine and the proposed new location at the northeast corner of Howards Creek Mill Road and N.C. Hwy. 27. He explained that the rezoning site is a 3.0 acre parcel currently zoned for single-family residential uses (R-SF), and that the Petitioner is requesting that the parcel be rezoned to the CZ B-G (general commercial, conditional) district to accommodate a medical office building on the site. Mr. Carmichael explained that this is a conditional rezoning request, meaning that if the rezoning petition is approved, the Petitioner will be limited to the uses specifically designated on the site plan. Here, the plan limits the use to "Office, Medical" as defined in the Lincoln County UDO. The site plan calls for a maximum 20,000 SF building.

Mr. Carmichael introduced Dr. Jason Glass, who welcomed attendees and gave a brief overview of the history of West Lincoln Family Medicine. He explained that this summer the practice will be 10 years old, and after starting with one provider and three staff members, today has three providers, 12 staff members, and sees over 6,000 patients. Despite creative attempts to deal with space limitations, the practice outgrew its current space about five years ago. Dr. Glass explained how moving into a larger facility will enable the practice to fulfill its goal to provide the highest quality care to satisfied and happy patients. He also explained how this move will enable the practice to continue meeting the needs of this community. Dr. Glass expressed his pride at being affiliated with Atrium Health, the members of the team at West Lincoln Family Medicine and, most importantly, this community.

Mr. Carmichael then presented the site plan. He explained that it calls for two access points, one on Howards Creek Mill Road and the other on N.C. Hwy. 27. He explained that the Howards Creek Mill Road access will be full movement, and that the access point on N.C. Hwy. 27 also will be full movement if the Board of Commissioners approves it for full movement. If not, then it will be right-in/right-out. Mr. Carmichael noted that the building on the site will be a single-story structure of not more than 20,000 SF, and that the Petitioner has the option of building it all at once or in two 10,000 SF phases. He pointed out the 30' Class C buffers along the north and east sides of the site, and the roadway buffers along Howards Creek Mill Road and N.C. Hwy. 27. He then shared a rendering of what the building may look like.

The Meeting then moved into the question and comments phase. A significant part of that discussion was centered on safety concerns about the intersection of Howards Creek Mill Road and N.C. Hwy. 27, and the general consensus among attendees that a stoplight or warning signal at this intersection is necessary.

Kevin Caldwell of Geoscience Group, the engineers on the project, explained that the Petitioner's team had discussed traffic with NCDOT, but that the Petitioner has no control over whether a stoplight is placed at this intersection. NCDOT's decision will be based on whether,

considering traffic counts and other metrics, a signal is necessary at this intersection. He offered on behalf of the Petitioner to raise that topic with NCDOT again. At this time, however, the Petitioners understand that NCDOT does not believe the data justify a signal at this intersection.

Residents asked if the use would increase traffic to the point that NCDOT would revisit the question, and Mike Joyner explained that medical offices contribute very little traffic compared to other uses, and that he did not believe even with the additional traffic the numbers would rise to the standards necessary for a warrant. But the Petitioner has no control over this issue. During the ensuing conversation, many residents shared their desire for a signal at this intersection. Several residents noted their belief that it will require efforts by the community to pressure NCDOT to provide a signal for this intersection.

In response to a question about the nature of the access point onto N.C. Hwy. 27, Randy Hawkins explained that for corner lots on a minor highway, access onto the highway is full movement only if the Board of Commissioners agrees to make it so—otherwise, the access is right-in/right-out. He noted that NCDOT has suggested that it is in favor of full movement access here because of the location of the access point on the rezoning site.

In response to a question about the size of the proposed building, Mr. Carmichael explained that the current practice is located in a space of 3,700-3,800 SF. The plan for this site is for a first phase of 8,000-9,000 SF, and a second phase of 7,000-8,000 SF. The request for up to 20,000 SF is intended to give some flexibility during the design process. Dr. Glass noted that Phase 1 likely will include 14 exam rooms of 120 SF or more, and that he believes it would be adequate to support full service primary care at current needs for 10 years.

Commissioner Mitchem addressed the Meeting, and discussed some of the background of this rezoning request. He also advised residents of the dates of the Public Hearing and the Board of Commissioner's vote, and invited the public to attend and speak at the Public Hearing.

An attendee asked about timing of the project, and Robert Drayton and Lisa Edwards (both from Atrium Health) said their goal was to complete the project in the first quarter of 2019, but in any event by mid-2019.

Throughout the question and comment period, many residents expressed their support for this project.

An immediate neighbor of the rezoning site expressed in more detail her concerns about safety at this intersection. Another attendee, who is a member of the Howards Creek Fire Department, agreed that a signal at this intersection would be an improvement, but noted that he does not believe there to be a disproportionate number of accidents here as compared to other intersections along N.C. Hwy. 27.

Commissioner Beam asked if Atrium Health would be willing to contribute some funds toward future traffic improvements, such as a warning signal or stoplight. Mr. Drayton and Ms. Edwards said they would take that request back to their leadership for consideration.

At this point the Meeting adjourned and informal discussions followed.

## **EXHIBIT A**



## **LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**

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

### **PROPOSED MEDICAL OFFICE BUILDING ON WEST N.C. 27**

Lincolnton Main Street, LLC, is requesting the rezoning of 3.0 acres from R-SF (Residential Single-Family) to CZ B-G (Conditional Zoning General Business) to permit a medical office building. The property (a portion of Parcel ID# 13359) is located on the northeast corner of N.C. 27 and Howards Creek Mill Road.

A community involvement meeting will be held on Thursday, March 8, 2018, at 6:30 p.m. at the Lincoln County Shrine Club at 1470 Cat Square Road, Vale, N.C., to provide information about the proposal and to receive comments prior to a public hearing.

For more information, contact the Lincoln County Planning and Inspections Department at (704) 736-8440.

## **EXHIBIT B**



Community Involvement Meeting Sign-in-Sheet

**PROPOSED MEDICAL OFFICE BUILDING ON WEST N.C. 27**

**Lincolnton Main Street, LLC (Petitioner)**

**Lincoln County Shrine Club, 1470 Cat Square Road, Vale, NC**

**Thursday, March 8, 2018, 6:30 P.M.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Robert E. Abernethy II	5208 Abernethy Farm Rd. Vale	704 276-2793	None
2.	Lelia Abernethy	5354 Abernethy Farm Rd. Vale, NC 28079	704-276-2793	None
3.	JOSH MITCHELL	315 JERRY CRUMP RD LINCOLNTON, NC	704 340 7332	-
4.	Alyssa Dedmon	7801 Reeps Grove Rd, Vale	828-734-3991	
5.	Jay Bungardner	248 Tryon School Loop B.C. NC 28076	704 678 6671	
6.	Carol Capps	5173 John Flowers Ln Vale	980-229-3564	ccapps@ncses.com
7.	Henry Helms	6345 Christmas Tree Lane	704-276 1835	henryhelms@bellsouth.net
8.	Fred Houser	7416 Hallman Mill Rd. Vale, N.C. 28168	704 276 2856	
9.	Joyce Houser	7416 Hallman Mill Rd. Vale, N.C. 28168	704 276 2856	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	Bebbie Heavner	4319 W Hwy 27 Vale NC	704-276-2681	dean heavner @ clinton.net
11.	Dean Heavner	4319 Hwy 27 Vale, NC	704-276-2681	11
12.	Henry Holmes Trudy Holmes	6345 Christmas Tree Lane Vale NC	704-276-2726	trudy1aw3@bellSouth. henryholms@bellSouth.net
13.	MacBridgeman	6611 Deerwood Trail Vale, NC	704-530-7028	
14.	David L. Jones	6611 Deerwood Trail Vale, NC	704-530-6359	
15.	Melissa Cook	6571 Deerwood Trail Vale NC	704-276-3749	
16.	Arnold Cook	6571 Deerwood Trail Vale NC	704-276-3749	
17.	Angela Willard	2031 Moonlit Trail Vale NC	704-740-9284	
18.	Jennifer Wise	(Lincoln) 1809 Norman Parker Rd. NC 28090	704-472-6372	
19.	Shannon Hiott	-Lincolnton, NC 28092 291 Colonial Village Dr.	704-300-0229	shannwe81@gmail.com
20.	Kim Scioneaux	639 Bill Sain Rd, VA NC	704-276-2337	
21.	Rachel Chapman	6095 Bill Sain Rd Vale NC 28148	980-241-1382	chapman.rachel91@gmail.com
22.	Angie Bradley	5769 Ward Rd. Vale NC	704-740-0838	Bradley9767@Aol.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
23.	Leigh Fredell	120 Gatewood Dr Lawndale NC	704-745-7032	leighfredell@gmail.com
24.	Misty Balamucki	651 Lowbridge Rd. Lincolnton, NC 28080	704-740-9195	lukenick77@yahoo.com
25.	Jennifer Gruber	315 Jerry Crump Rd Lincolnton NC 28092	704-728-7475	withoutwayne@yahoo.com
26.	Loyd Workman	3051 CAT SCOPE ROAD	704-276-1772	
27.	Robbie Dedmon	7801 Reeps Grove ch r 2	704-740-7488	
28.	Bab DeDoner	7897 R, D C RD	276-2708 704-2708	
29.	Marie DeDoner	4897 Ryebranch Rd	704-276-2085	
30.	Otto Saine	1493 John Bean Rd.	704-276-1105	
31.	Kenneth Saine	14193 John Bean Rd	704 276-1105	
32.	Nelson Jenkins	4757 Reepsville Rd	704-654-8027	
33.	Missy Jenkins	4757 Reepsville Rd	748 704 704 3025	
34.	HARRY JENKINS <del>WAVE</del>	1161 HOWARD'S CK. MILL RD	704 276 3629	
35.	Barbara Dobson	3521 Fish Pond RD Cherryville		

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
36.	James A. Hallman	435 Old Kings Rd Vale NC 28168	704 276 2449	jhallman70@yahoo.com
37.	<del>Don Smith</del>	1015 Hwy 274 Cherryville		
38.	Aaron Beam	6570 Beam Lumber Road Vale, NC 28168		
39.	Don Smith	1132 John Beam Rd Vale		
40.	Beverly Cagle	1506 John Beam Rd Vale NC 28168		
41.	Max Albemarle	291 Howard Street Mill Rd		
42.	Rae Wilson	431 Wilson Rd Vale NC		
43.	Kate Gair	433 McAlister Rd! Lincolnton, NC	704-631-1002	
44.	Jordan Frye	433 McAlister Rd Lincolnton NC 28092		
45.	Tracy Sain	6763 Saintown Rd Vale, NC 28168	704-472-6885	tracy.sain@charter.net
46.	Tim W. Johnson	6594 Cypress Trl Vale NC	704-473-3529	
47.	LeQuik B. Saff	7927 Flay Rd Laundie, NC 28090	704 472 1938	wlr878@bellsouth.net
48.	Caron Mitchem	7868 Hallman Mill Rd Vale	704-472-2757	

## **EXHIBIT C**



Community Involvement Meeting Sign-in-Sheet

**PROPOSED MEDICAL OFFICE BUILDING ON WEST N.C. 27**

**Lincolnton Main Street, LLC (Petitioner)**

**Lincoln County Shrine Club, 1470 Cat Square Road, Vale, NC**

**Thursday, March 8, 2018, 6:30 P.M.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	BOB BESS	7828 Day Rd - Laurie NC	704-472-4374 704 4720011	daisyhb30@yahoo.com
2.	Lena BESS	11		
3.	Marcene A Wright	1198 Wright Rd Vale	980-241-1002	marcene.wright@yahoo.com
4.	Harrel Bess	7254 Lingerfelt RD vale NC	704-276-2943	
5.	Ruby Bess	7254 Lingerfelt RD Vale, N.C 28168	704-276-2943	
6.	Trudy Ritchie	169 Vayd Brendle Rd. Vale, NC 28168	704-276-1342	trudyritchie@bellsouth.net
7.	Thelda B. Rhoney	8822 N Hwy 10 Vale NC 28168-8576	704-462-1111	tbrhoney@bellsouth.net
8.	JANET T. Gantt	6796 Wehant Brown Rd Cherryville, NC 28021	704-435-0551	
9.	Steve Gantt	6796 wehant Brown Rd Cherryville NC 28021	7044778073	—

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	Stephanie Humston	1653 Flag Ln Vale, NC 28168	704-740-9206	mom2abeg@yahoo.com
11.	Coralyn Turner	8520 Shoal Rd Wincoleton 28092	704 732 6652	
12.	Ralph Turner	850 Shoal Rd. L. H. S. N. H. K.	704-732-6650	
13.	Chrissy Cochran	3116 Hwy 274 Vale, NC 28168	704-477-5550	Chrissy17@yahoo.com
14.	Jenny Wyke	6771 Lackey Rd. Vale, NC 28168	704-740-6546	
15.	Judy Devine	4591 Reepville Rd Vale NC 28168	980-241-2675	
16.	Dale Devine	" "	704-530-3108	+Kot4591@gmail.com
17.	Ronnie Joe Ritchie	169 VOYD BRENDEL 1133	704 276 1342	+Rudyritchie@bellsouth.net
18.	Bud Boyles	664 BESS Church. Vale	704-735-1422	Cfm Boyles @ AOL.com
19.	Pat Boyles	464 Bess Chapel Vale Rd	704-735-1422	
20.	Judy Boyles Ball	4846 W Hwy 27, Vale	828 773 8147	judyb.ball@gmail.com
21.	James Larry Ball	4846 W Hwy 27, Vale	828 773 8147	
22.	Clay Boyles	5031 W Hwy 27 Vale	704 276 3016	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
23.	Tina Boyles	5031 W. Hwy 27	704 276 3016	trbmksart@aol.com
24.	Larry Sain	7172 Lackey Rd	704 488-5858	larrygsain@bellsouth.net
25.	Hazel Sain	" " "	704 530-0399	" " " "
26.	Jamie Houser	3256 Plateau Rd	204 530 4045	JdHouser@bellsouth.net
27.	Heather Houser	3256 Plateau Rd	704 473-1589	1452/0349@mail.com
28.	Andrae Beam	3239 Plateau Rd.	980-241-1100	andraehb@bellsouth.net
29.	Diane Davis	P.O. Box 189 Crows, NC	704-735-6893	ddavis2541@bellsouth.net
30.	George K. Davis	" "	" "	" "
31.	Quintin Forsette	125 Woodvale Circle 28092	704 351-7592	poinsett@charter.net
32.	Ernest Lackey	3209 Harmon Rd Lenoir	704 735 6333	
33.	Marie Michael	2924 Harmon Rd. Linc.	515-707-7994	marcc39@gmail.com
34.	Rebecca C. Burke	873 W. Hwy. 27 Lenoir	704-735-4124	
35.	Joe Kiser	2918 Cat Square Rd. Vh	704-276-2725	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
36.	Rondel Burke	873 W HWY 27	704-735-7227	rondelb19@gmail.com
37.	Don Hansen	387 Air Force Hoover	704-735-9272	
38.	Sheila Rudisill	4551 W Hwy 27	704-473-4661	srudsil@gmail.com
39.	Ronnie Rudisill	4551 W. HWY 27	704-472-4340	
40.	CLAUDE LOVING	6920 LACKLEY RD	704-276-3566	
41.	J. T. Smith	7419 Nallman Mill Rd	704-276-2759	
42.	Judy Smith	7419 Nallman Mill Rd Vale <sup>NC</sup>	704-276-2759	
43.	Joann Powers	8064 Soda House Ln Vale <sup>NC</sup>	704-276-3891	
44.	Paul Powers	8064 Soda House Ln VALE	704-276-3891	
45.	Carol Black	833 Ben Hull JI. Vale <sup>NC</sup>	704 276 1045	
46.	Harold Hull	6711 W HAN Vale	704 276 1801	
47.	Don LEONARD	260 Hwy 274-VALE, NC	704 276 1943	
48.	Pat Miller	628 Hulls Creek Vale NC	704 276 1776	Jmiller,pt: @bell.south.net



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
	Jay Tallent	6871 Hwy 27 West	704-276-1613	
49.	Bobby Self	7685 Hallman Mill Rd	704-276-1756	
50.	Joyce Self	7685 Hallman Mill Rd	704-276-1756	
51.	Jonathan Burton	2010 Vellis Wright Rd		
52.	LARRY CAGLE JR	1506 John Beam Rd	704-276-9911	
53.	Ronald Burton	4707 Lackey Rd. Vale	704-530-7707	
54.	Floy Parks	681 Tower Rd Vale		
55.	Liz Burton	2010 Vellis Wright Rd		
56.				
57.				
58.				
59.				
60.				
61.				



## **EXHIBIT D**



# Atrium Health

## **Community Involvement Meeting West Lincoln Family Medicine Rezoning**

Thursday, March 8, 2018 – 6:30 PM

# Agenda

- Introductions
- Public Hearing/Process
- Overview of the Rezoning Request
- Comments from Dr. Glass
- Review of the Site Plan and Building Elevations
- Questions and Comments

# Introductions

- Mike Joyner, Lincoln Main Street, LLC (Petitioner)
- Kevin Caldwell, Geoscience Group
- Max Abernethy, Land Owner
- Dr. Jason Glass, West Lincoln Family Medicine
- Nancy Causey, West Lincoln Family Medicine
- Josh Mitchell, West Lincoln Family Medicine
- John Carmichael, Robinson Bradshaw
- Ty Shaffer, Robinson Bradshaw

# Public Hearing/Decision

## Public Hearing

Monday, April 2 at 6:30 p.m.

James W. Warren Citizens Center, Third Floor  
114 W. Main St., Lincolnton

## Board of Commissioners' Decision

Monday, April 16 at 6:30 p.m.

James W. Warren Citizens Center, Third Floor  
114 W. Main St., Lincolnton

# Overview of the Rezoning Request



West Lincoln Family Medicine  
Existing & New Locations





West Lincoln Family Medicine  
New Location





West Lincoln Family Medicine  
New Location – Lincoln County



# Overview of the Rezoning Request

- Site currently is zoned R-SF (single-family residential)
- Request is to change the zoning to CZ B-G (general commercial) to accommodate a medical office building and associated uses on the site
- The request is for a Conditional rezoning

# Comments from Dr. Glass

# **Review of the Site Plan and Building Elevations**

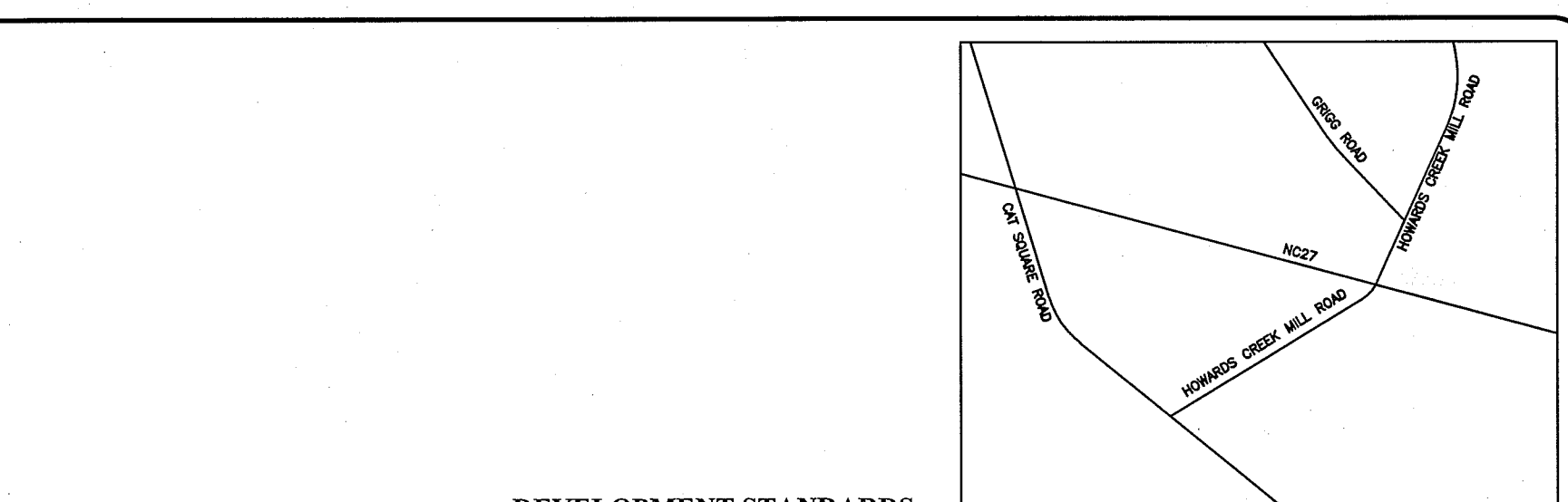






West Lincoln Family Medicine  
Exterior Concept

# Questions and Comments



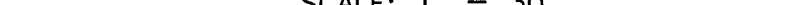
**April 2, 2018**

- |                 |      |      |
|-----------------|------|------|
| PROJECT MANAGER | REV. | DATE |
| SUR             |      |      |
| 2.1.18          |      |      |
| PROJECT NO.     |      |      |
| PROJECT NAME    |      |      |
| APPROVED BY     |      |      |
| FILE NAME       |      |      |
| PRINT DATE      |      |      |

WEST LINCOLN FAMILY MEDICINE  
LINCOLN COUNTY, NORTH CAROLINA

RZ  
1

30 0 15 30 60 120



SCALE: 1" = 30'