



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.

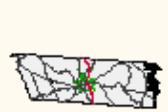
This proposed amendment is reasonable and in the public interest in that:

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.

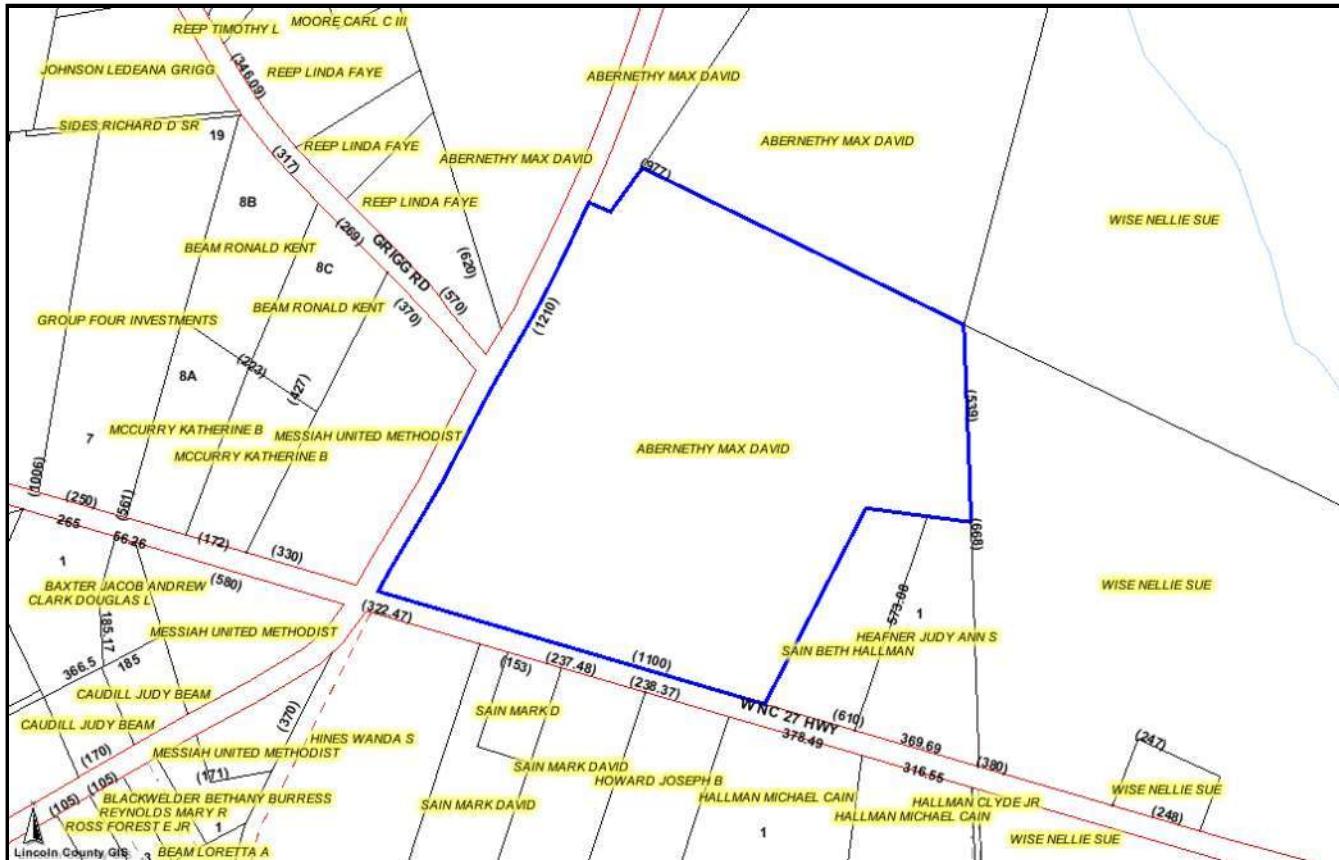


Lincoln County, NC

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

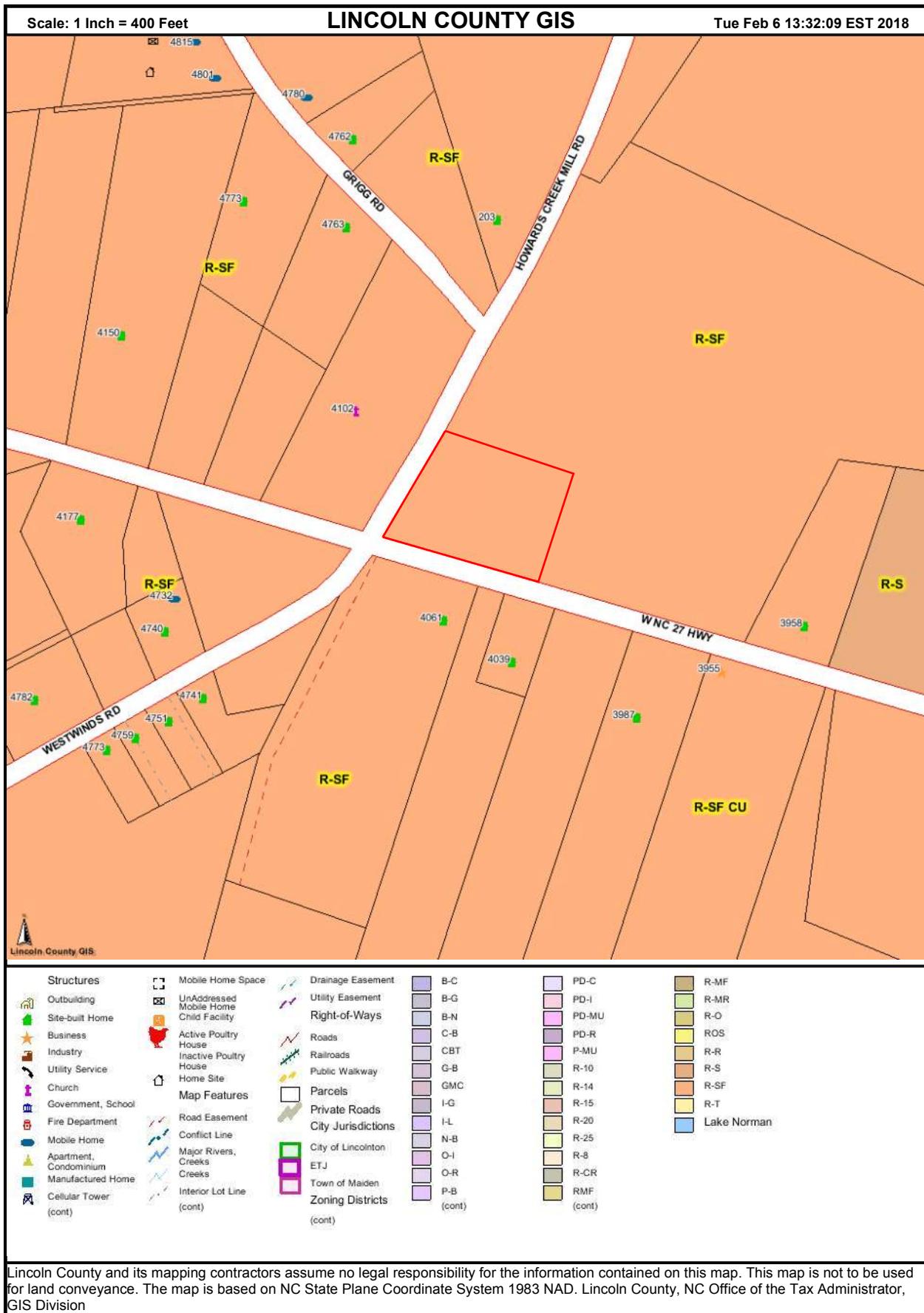


13359

PARCEL INFORMATION FOR 2694-30-7118

Parcel ID	13359	Owner	ABERNETHY MAX DAVID
Map	2694-00	Mailing Address	291 HOWARDS CRK MLL RD VALE NC 28168
Account	02106	Last Transaction Date	3/6/2014
Deed	14E-43	Sale Price	0
Land Value	\$205,129	Previous Parcel Total Value	\$227,195
----- 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
37109		070700	2035
37109		070700	2036
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

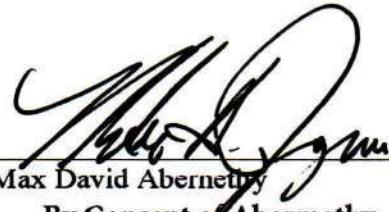
Date

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 Manager
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

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
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 IV	5208 Abernethy Farm Rd. Vale	704 276-2793	16one
2.	Lelia Abernethy	3354 Abernethy Farm Rd. Vale NC	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 Bumgardner	848 Tryon School Loop B.C. NC 28016	704 678 6671	
6.	Carol Capps	5173 John Flowers Ln Vale	980-229-3564	ccapps@conses.com
7.	Henry Helms	6845 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.	Bobbie Deaver	4319 W Hwy 27 Vale NC	704-276-2681	deanheaver@charter.net
11.	Dean Heaver	4319 Hwy 27 Vale, NC	704-276-2681	11
12.	Henry Holmes Tudy Holmes	6345 Christmas Tree Ln. Vale NC	704-276-2726	tudy1aw3@bellsouth.net henryholmes@bellsouth.net
13.	Matthew Rivera	6611. Deerwood Trl. Vale, NC	704-530-7028	
14.	David Rivera Jones	6611. Deerwood Trl. 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	1809 Norman Faulkner Rd. NC 28090 (Lincoln Co.) - Lincolnton, NC 28092	704-472-6372	
19.	Shannon Hiott	291 Colonial Village Dr.	704-300-0229	Shann6881@gmail.com
20.	Kim Sczanez	1639 Bill Sain Rd, VA NC	704-276-2337	
21.	Rachel Chapman	6095 Bill Sain Rd Vale NC 28168	980-241-1382	chapman.rachel.91@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	704-745-7022	leighfredell@gmail.com
24.	Misty Balamucki	651 Lowbridge Rd. Lincolnton, NC 28092	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 Seawire Rd Ad	704-276-1772	
27.	Robbie Dedmon	7801 Reeds Grouch rd	704-740-7488	
28.	Bab DeQuar	7897 R. 9 C Rd	276-2888 704-302-3085	
29.	Marie DeQuar	4894 Reeds Grouch Rd	704-276-3085	
30.	Alta Saine	1493 John Bean Rd.	704-276-1105	
31.	Kenneth Saine	1493 John Bean Rd	704-276-1105	
32.	Nelson Jenkins	4757 Reepsville Rd	704-654-8027	
33.	MISSY Jenkins	4757 Reepsville Rd	704-748-3025	
34.	HARRY Jenkins	1161 HOWARD'S CR, 02111 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	jhallman2002@yahoo.com
37.	Beth Beam	1015 Flay Rd Caryville		
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.	Mrs. Albenithy	291 Howard Street Mill Rd		
42.	Ronald Wilson	433 Wilson Rd. Val 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 Santown Rd Vale, NC 28168	704-472-6825	tracy.sain@charter.net
46.	Tim W. Johnson	6594 G Press Tr Val NC	704-473-3529	
47.	LeQuik Biggatt	7927 Flay Rd Laudale, NC 28090	704-472-1938	Wlr828@bellsouth.net
48.	Patricia M. Hallman	7868 HALLMAN MKE 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 clay Rd Laundromat	704-472-4374 704 472 0011	chaisynb30@yahoo.com
2.	Lena BESS	11		
3.	Marcene 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 Boyd 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 Wehunt Brown Rd Cherryville, NC 28021	704-435-0551	
9.	Steve Gantt	6796 wehunt brown rd Cherryville nc 28021	7044778073	—

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	Stephanie Hunston	1653 FlagLn Vale, NC 28168	704-740-9206	mom22beg@yahoo.com
11.	Coraline Turner	850 Shoal Rd. Linton, NC 28092	704-732-6652	
12.	Ralph Turner	850 Shoal Rd. Linton, NC 28092	704-732-6650	
13.	Christy Locklear	3716 Hwy 274 Vale, NC 28168	704-477-5551	Chrissyt7@yahoo.com
14.	Jenny Wyche	6771 Lattice Rd. Vale, NC 28168	704-740-6546	
15.	Judy Deine	4591 Reepville Rd Vale NC 28168	980-241-2675	
16.	Dale Deine	" "	704-530-3108	TKOT4591@gmail.com
17.	Ronnie Joe Ritchie	169 VOYD BRENDLE 1133	704-276-1342	Rudyritchie@bellsouth.net
18.	Bruce Boykin	664 Bess Church Rd Vale	704-735-1422	CImBoykin@aol.com
19.	Pet. Boyles	664 Bess Church Rd Vale	704-735-1422	
20.	Judy Boykin Ball	4846 W Hwy 27, Vale	828-773-8147	judyb.ball@gmail.com
21.	James Amy Ball	4846 W Hwy 27, Vale	828-773-8147	
22.	Clau Baylor	5031 W Hwy 27 Vale	704-276-3014	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
23.	Tina Boyles	5031 W. Hwy 27	704-276-3016	ttbmksart@aol.com
24.	Larry Sain	7172 Lackey Rd	704-488-5858	larrygsain@bellsouth.net
25.	Hazel Sain	" " "	704-530-0399	" " " "
26.	Jamie Housen	3256 Plateau Rd	704-530-4045	JdHousen@bellsouth.net
27.	Heather Housen	3256 Plateau Rd	704-473-1589	17he21@prodigymail.com
28.	Andrae Beam	3239 Plateau Rd.	980-241-1100	Andraehb@bellsouth.net
29.	Diane Davis	P.O. Box 189 Crowley, NC	704-735-6893	ddavis2541@bellsouth.net
30.	George K. Davis	"	"	"
31.	Rustine Pansette	125 Woodvale Circle 28092	704-351-7592	pansetteg@charter.net
32.	Kimber Lackey	3009 Harmon Rd Lincolnton	704-735-6333	✓
33.	Marie Michael	2924 Harmon Rd. Lin.	515-707-7994	moree39@gmail.com
34.	Rebecca C. Burke	873 W. Hwy. 27 Lincolnton	704-735-9229	
35.	Joe Kiser	2918 Cat Square Rd. Lin.	704-276-2725	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
36.	Ronel Burke	873 W Hwy 27	704-735-7227	ronel1619@msn.com
37.	Don Haven	387 Ahf Haven	704-735-9272	
38.	Sheila Budisil	4551 W Hwy 27	704-473-4061	srudsil@gmail.com
39.	Connie Budisil	4551 W Hwy 27	704-472-4340	
40.	Clayton Loving	6920 Lackey Rd	704-276-3566	
41.	J T. Smith	7419 Hallman Mill Rd	704-276-2759	
42.	Judy Smith	7419 Hallman Mill Rd Vale NC	704-276-2759	
43.	Joann Powers	8064 Tola House Ln. Vale NC	704-276-3891	
44.	Paul Powers	8064 Tola House Ln VALE	704-276-3891	
45.	Carol Black	833 Ben Hull St. Vale	704-276-1045	
46.	Harold Hull	60711 W Hwy Vale	704-276-1801	
47.	Bonita Givens	260 Hwy 274- VALE NC	704-276-1943	
48.	J. M. Miller	628 Hulls Crossroads Vale NC	704-276-1726	smillerpt. @bellsouth.net

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
49.	Jeny Tallent	6871 Hwy 27 West	704-276-1613	
50.	Bobby Self	7685 Hallman Mill Rd	704-276-1756	
51.	Joyce Self	7685 Hallman Mill Rd.	704-276-1756	
52.	Jonathan Burton	2010 Vellis Wright Rd		
53.	Larry Cage Jr	1506 Jettie Blom Rd	704-276-0911	
54.	Ronald Burton	4707 Lacker Rd. Vale	704-530-7707	
55.	Floy Paris	481 Tower Rd Vale		
56.	Liz Burton	2010 Vellis Wright Rd		
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, 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

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

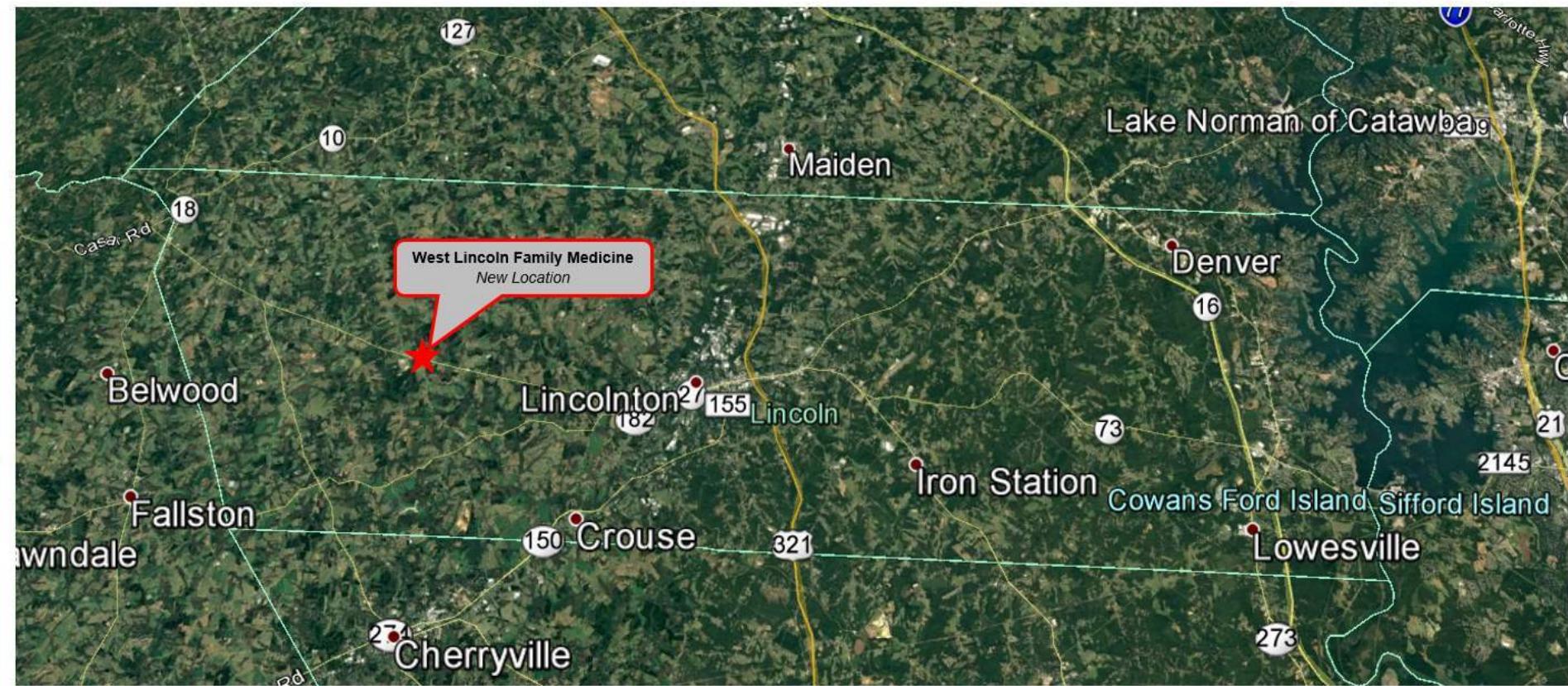
Overview of the Rezoning Request





West Lincoln Family Medicine
New Location

 Atrium Health



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



Atrium Health





West Lincoln Family Medicine
Exterior Concept



Questions and Comments



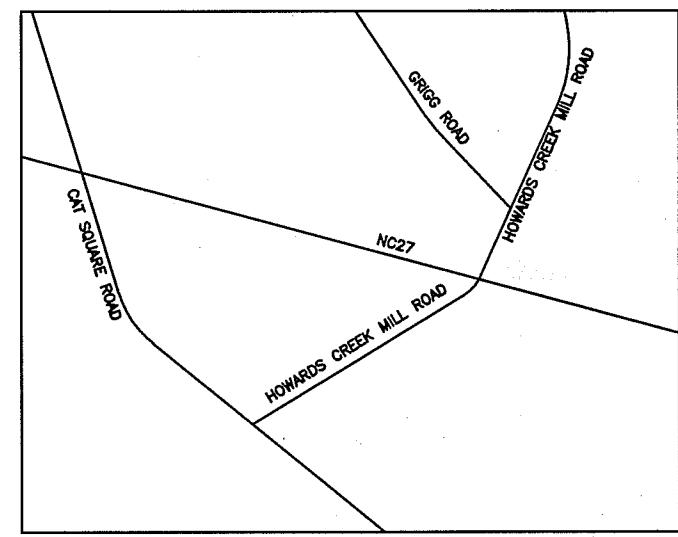
Atrium Health

WEST LINCOLN FAMILY MEDICINE
LINCOLN COUNTY, NORTH CAROLINA

REZONING PETITION

RZ

1



DEVELOPMENT STANDARDS

April 2, 2018

1. General Provisions

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Lincoln Main Street, LLC (the "Petitioner") to accommodate the development of a medical office building and accessory uses on an approximately 3.0 acre portion of property located at the intersection of N.C. Hwy. 27 and Howards Creek Mill Road, which rezoning site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Property ID # 2694-30-7118, Parcel # 13359.

B. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Lincoln County Unified Development Ordinance (the "UDO"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the UDO for the B-G zoning district shall govern the development and use of the Site.

C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprint as well as the internal drives, parking areas and internal sidewalks depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the UDO, may be altered or modified during design development and construction document phases.

D. Future amendments and alterations to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of the UDO.

2. Permitted Uses

A. The Site shall only be devoted to the following uses: Office, Medical (as defined in Section 2.3.4 of the UDO), along with any incidental and accessory uses relating thereto that are allowed in the B-G zoning district.

3. Transportation

A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

B. The vehicular access point into the Site from N.C. Hwy 27 shall be a full movement vehicular access point, subject to the approval of the Lincoln County Board of Commissioners (the "Board"). If the Board does not approve the vehicular access point into the Site from N.C. Hwy 27 for full movement, then it shall be limited to right-in/right-out.

C. The alignment of the internal drives and vehicular circulation areas may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by NCDOT in accordance with applicable published standards.

4. Architectural Standards

A. The building constructed on the Site shall comply with all applicable requirements of the UDO.

B. The maximum "gross floor area" (as that term is defined in the UDO) of the building constructed on the Site shall not exceed 20,000 square feet. The building may be built in two phases, or the building may be built all at once, at the Petitioner's sole option.

5. Landscaping, BUFFERING AND STREETSCAPE

A. Development of the Site shall comply with the requirements of Section 3.4 of the UDO.

B. Petitioner shall establish a Class C buffer along the northern and eastern boundary lines of the Site as more particularly depicted on the Rezoning Plan, which buffer shall conform to Section 3.4.6(C)(2) of the UDO.

C. Petitioner shall establish a Class A buffer along the Site's frontage on N.C. 27 and along the Site's frontage on Howards Creek Mill Road, as more particularly depicted on the Rezoning Plan, which buffer shall conform to Section 3.4.6(B)(1)(a) and Section 3.4.6(C)(2) of the UDO.

D. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas accordingly.

6. SIGNS

A. All signs installed on the Site shall comply with the requirements of the UDO.

7. Lighting

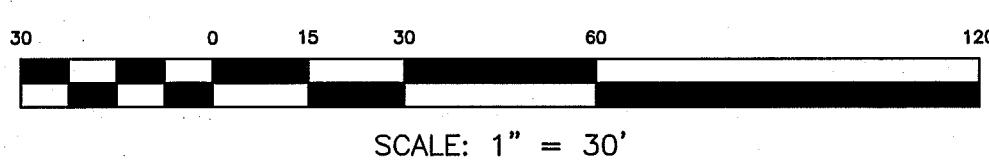
A. The maximum height of any freestanding lighting fixture installed on the Site, as measured from its base, shall be 30 feet. All such freestanding lighting shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. Lighting shall comply with Section 3.11 of the UDO.

8. Binding Effect of the Rezoning Documents and Definitions

A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

C. Any reference to the UDO herein shall be deemed to refer to the requirements of the UDO in effect as of the date this Rezoning Petition is approved.



SITE SUMMARY
PROPOSED ACREAGE:
3.0 ACRES
PROPOSED ZONING:
BG-CZ

PROJECT NUMBER	DATE
14-15	REV.
PROJ. DATE	2018
DESIGNER NUMBER	2118
DESIGNER	TR
APPROVED BY	TLB
FILE NUMBER	13359
FILE DATE	APR 2 2018

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