



COUNTY OF LINCOLN, NORTH CAROLINA

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

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: George Wood, county manager

From: Randy Hawkins, zoning administrator

Date: January 19, 2010

Re: CZ #2010-1
Piedmont Companies Inc., applicant
Parcel ID# 13382 and 81550 (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 February 1, 2010.

Request

The applicant is requesting the rezoning of 1.5 acres from R-S (Residential Suburban) to CZ B-G (Conditional Zoning General Business) to permit a 9,100-square-foot Dollar General store. If this request is approved, the development of this property would be governed by the B-G district's regulations, the Unified Development Ordinance's general development standards, the approved site plan and building elevations, and any conditions mutually approved by the county and the applicant.

Site Area & Description

The property is located at 4498 W. Hwy. 27 on the northwest corner of Hwy. 27 and Cat Square Road in Howards Creek Township. It is adjoined by property zoned R-S and B-N (Neighborhood Business). Land uses in the area include residential, agricultural, commercial and institutional (schools). County water is available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as community business, suitable for retail/commercial uses of this scale.



Watershed Conditional Use Permit

Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092

PART I

Applicant Name Piedmont Companies Inc.

Applicant Address 2671 E. Main St. Lincolnton, N.C. 28092

Applicant Phone Number 704-736-4330

Property Owner Name Piedmont Companies Inc. / Sheila Gilbert Rudisill

Property Owner Address 802 N. 7th St. Lincolnton, N.C. 28092
2671 E. Main St. Lincolnton, N.C. 28092

Property Owner Phone Number 704/736-4330

PART II

Property Location 4498 W. NC. 27 Hwy / Cat Square Rd.

Property ID (10 digits) 2684-80-8968 Property size 1.23 acres approx.
81550 (Portion) 1523 292

Parcel # (5 digits) 13392 Deed Book(s) 1721 Page(s) 854

PART III

Watershed District WS-IIP

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

Block building - church, meeting
1968 Singlewide - not of any use

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit.

Retail store (Dollar General)

\$1,000.00 APPLICATION FEE MUST BE RECEIVED BEFORE PROCESSING.

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

Date

12-16-09

10/70 Option

Under 10/70 option, 10 percent of the acreage in a watershed district (outside of the critical area) may be developed with new projects having a built-upon area of up to 70 percent. Approval is on a project-by-project basis, subject to the issuance of a conditional use permit by the Board of Commissioners. One of the findings of fact that must be made in approving a permit for a special nonresidential intensity allocation is that the project will substantively increase the county's tax base or otherwise significantly promote or expand economic development and/or job opportunities.

A total of 10.35 acres has previously been allocated under this option in the Indian Creek Watershed. If this request is approved, 2,361.5 acres will remain available for allocation. ***23,731.5 acres in watershed district outside of the critical area X 10 percent = 2,373.15 acres – (10.35 + 1.3) acres previously allocated = 2,361.5 remaining acres.***

CONDITIONAL USE PERMIT FINDINGS FOR 10/70 OPTION

Section 9.11.8 of the Unified Development Ordinance requires that four findings be determined by the Board of Commissioners in deciding whether to approve a conditional use permit:

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan, and
2. The use meets all required conditions and specifications, and
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity, and
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is located and will be in general conformity with the approved Land Development Plan for the area in question.
5. The proposed development will substantially increase the ad valorem tax base of the county or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents.

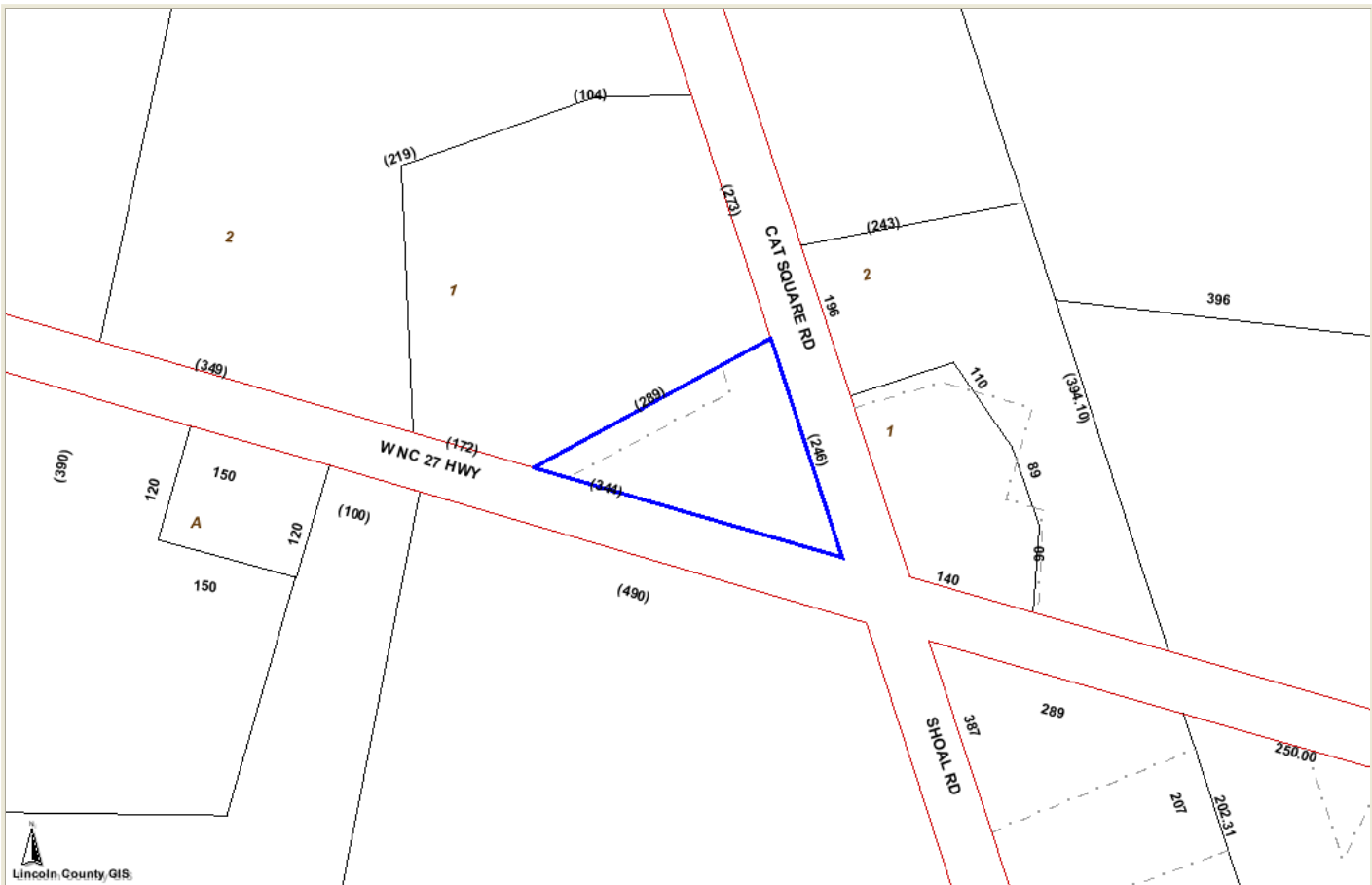
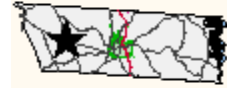
STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends approval with the following condition: A stormwater management system shall be designed such that the post-development discharge rates from the development shall not exceed pre-development discharge rates for two-year, ten-year and 25-year frequency, 24-hour storm events.



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: 12/31/2009 Scale: 1 Inch = 200 Feet



Lincoln County, GIS

PHOTOS



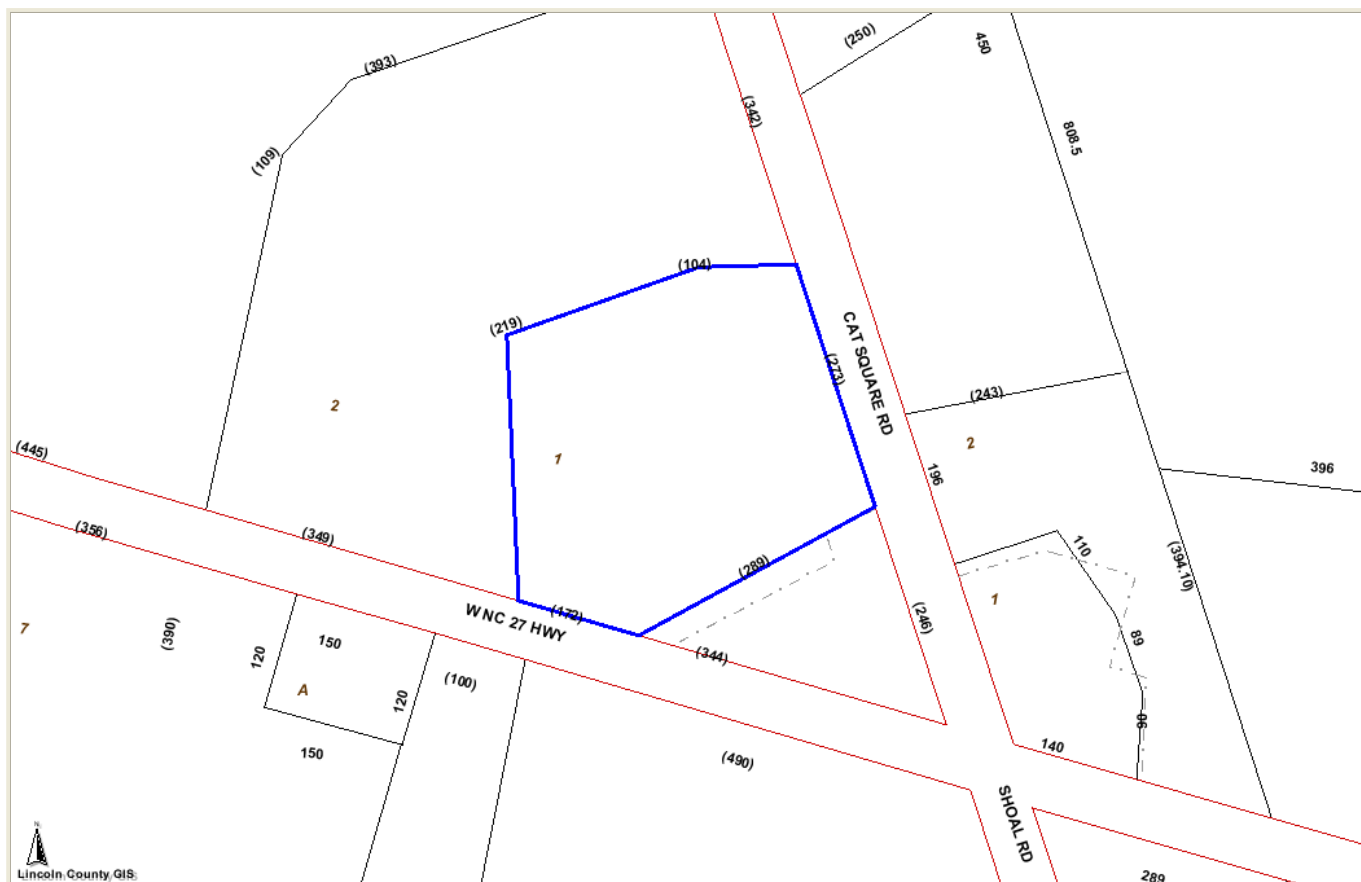
PARCEL INFORMATION FOR 2684-80-8968

Parcel ID	13392	Owner	PIEDMONT COMPANIES INC		
Map	2684-00	Mailing	PO BOX 1732		
Account	0136745	Address	LINCOLNTON NC 28093-1732		
Deed	1721-854	Recorded	7/25/2005	Sale Price	\$67,000
Land Value	\$17,119	Total Value	\$50,215	Previous Parcel	53741
----- All values are for tax year 2009. -----					
Description	E GILBERT/RD 1002&27			Deed Acres	1.23
Address	4498 W NC 27 HWY			Tax Acres	0.8
Township	HOWARDS CREEK			Tax/Fire District	HOWARDS CREEK
Main Improvement	CONVENTIONAL			Value	\$30,996
Main Sq Feet	864	Stories	1	Year Built	1964
Parcel ID	M3905	Owner	PIEDMONT COMPANIES INC		
Map	2684-00	Mailing	PO BOX 1732		
Account	0136745	Address	LINCOLNTON NC 28093-1732		
Deed	1721-854	Recorded	7/25/2005	Sale Price	\$67,000
Land Value	\$0	Total Value	\$2,541	Previous Parcel	
----- All values are for tax year 2009. -----					
Description	1968 12 X 40			Deed Acres	0
Address	125 CAT SQUARE RD			Tax Acres	0
Township	HOWARDS CREEK			Tax/Fire District	HOWARDS CREEK
Main Improvement	MANUFACTURED HOME			Value	\$2,541
Main Sq Feet	480	Stories	1	Year Built	1968
Zoning				Total Value	\$2,541
District				Voting Precinct	Calculated Acres
R-S				DANIELS-VALE (DV08)	0.32
Watershed Class				HEAVNERS (HV07)	0.48
Not in a watershed				Sewer District	
WS-IIP				Not in the sewer district	0.8
2000 Census County				Tract	Block
37109				070600	1035
Flood				Panel	0.8
X	Zone Description			2684	0.8
	NO FLOOD HAZARD				



Lincoln County, NC

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Date: 12/31/2009 Scale: 1 Inch = 200 Feet



PHOTOS



M6452

PARCEL INFORMATION FOR 2684-81-7225

Parcel ID	81550	Owner	RUDISILL SHEILA GILBERT		
Map	2684-00	Mailing	802 N FLINT ST		
Account	29084	Address	LINCOLNTON NC 28092-0000		
Deed	1573-292	Recorded	3/26/2004	Sale Price	0
Land Value	\$30,606	Total Value	\$30,606	Previous Parcel	13391
----- All values are for tax year 2009. -----					
Subdivision	Lot 1 RICHARD E GILBERT ET AL FAMILY			Plat	12-170
Description	#1 GILBERT FAMILY SUB			Deed Acres	3.02
Address	CAT SQUARE RD			Tax Acres	2.65
Township	HOWARDS CREEK			Tax/Fire District	HOWARDS CREEK
Main Improvement	MH SPACE			Value	Not Determined
Main Sq Feet	1	Stories	0	Year Built	1994

Parcel ID	M6452	Owner	RUDISILL SHEILA GILBERT		
Map	2684-00	Mailing	802 N FLINT ST		
Account	29084	Address	LINCOLNTON NC 28092-0000		
Deed	1573-292	Recorded	3/26/2004	Sale Price	0
Value	Property Values Not Yet Determined			Previous Parcel	
----- All values are for tax year 2009. -----					
Subdivision	Lot 1 RICHARD E GILBERT ET AL FAMILY			Plat	12-170
Description	1992 14 X 76			Deed Acres	0
Address	161 CAT SQUARE RD			Tax Acres	0
Township	HOWARDS CREEK			Tax/Fire District	HOWARDS CREEK
Main Improvement	MANUFACTURED HOME			Value	Not Determined
Main Sq Feet	1064	Stories	1	Year Built	1992
				Total Value	\$0

Zoning	Calculated	Voting Precinct	Calculated Acres
District	Acres	DANIELS-VALE (DV08)	2.32
R-S	2.66	HEAVNERS (HV07)	0.34
Watershed Class		Sewer District	
Not in a watershed	0.72	Not in the sewer district	2.66
WS-IIP	1.94		
2000 Census County		Tract	Block
37109		070600	1035
Flood	Zone Description		Panel
X	NO FLOOD HAZARD		2684



COUNTY OF LINCOLN, NORTH CAROLINA

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

PLANNING AND INSPECTIONS DEPARTMENT

704-736-8440 OFFICE

704-732-9010 FAX

Zoning Amendment

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **CZ #2010-1**

Applicant **Piedmont Companies Inc.**

Parcel ID# **13392 and a portion of 81550**

Location **northwest corner of Hwy. 27 and Cat Square Road**

Proposed amendment **Rezone from R-S to CZ B-G to permit a 9,100-square-foot retail store**

This proposed amendment is

☐ consistent

☐ inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

☐ reasonable and in the public interest

☐ not reasonable and not in the public interest

in that:

WATERSHED ORDINANCE 10/70 OPTION
LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application # WSCUP #12 Date February 1, 2010

Applicant Name Piedmont Companies Inc.

Applicant Address 2671 E. Main St., Lincolnton, NC 28092

Property Location Hwy. 27 and Cat Square Road Watershed District Indian Creek WS-II

Acreage 1.3 Proposed Use retail store

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____
FACTUAL REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____
FACTUAL REASON CITED: _____

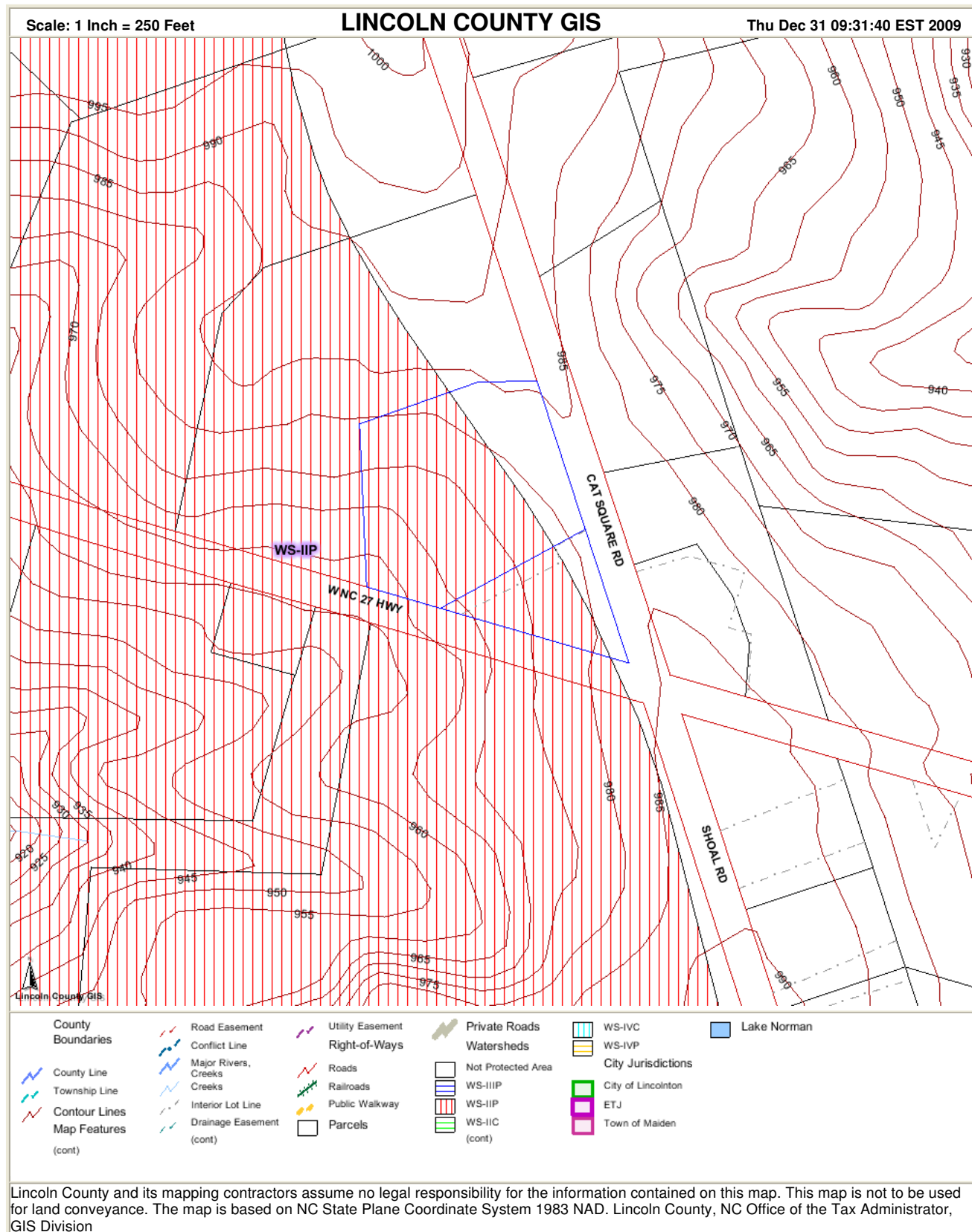
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity
YES _____ NO _____
FACTUAL REASON CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.
YES _____ NO _____
FACTUAL REASON CITED: _____

5. The proposed development will substantively increase the ad valorem tax base of Lincoln County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents.
YES _____ NO _____
FACTUAL REASON CITED: _____

After having held a Public Hearing on February 1, 2010 and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:



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CALL BEFORE YOU DIG!
1-800-632-4949
NORTH CAROLINA ONE-CALL CENTER

INSIDE WATERSHED:

EXISTING AREA TABULATION

IMPERVIOUS AREA		
PAVEMENT	0 SF	
BUILDINGS	1,800 SF	
SUBTOTAL	1,800 SF	(3.9%)
PERVIOUS AREA		
GRASS/WOODED AREA	44,780 SF	
SUBTOTAL	44,780 SF	(96.1%)
TOTAL AREA	46,580 SF	(1.07 ACRES)

NEW DEVELOPMENT AREA TABULATION

IMPERVIOUS AREA		
BUILDINGS	9,100 SF	
CONCRETE & PAVEMENT	16,280 SF	
SUBTOTAL	25,380 SF	(54.5%)
PERVIOUS AREA		
LANDSCAPE/PLANTING/WOODED	21,200 SF	
SUBTOTAL	21,200 SF	(45.5%)
TOTAL AREA	46,580 SF	(1.07 ACRES)

OUTSIDE WATERSHED:

EXISTING AREA TABULATION

IMPERVIOUS AREA		
PAVEMENT	550 SF	
BUILDINGS	750 SF	
SUBTOTAL	1,300 SF	(6.4%)
PERVIOUS AREA		
GRASS/WOODED AREA	19,030 SF	
SUBTOTAL	19,030 SF	(93.6%)
TOTAL AREA	20,330 SF	(0.47 ACRES)

NEW DEVELOPMENT AREA TABULATION

IMPERVIOUS AREA		
BUILDINGS	0 SF	
CONCRETE & PAVEMENT	8,750 SF	
SUBTOTAL	8,750 SF	(43.0%)
PERVIOUS AREA		
LANDSCAPE/PLANTING/WOODED	11,580 SF	
SUBTOTAL	11,580 SF	(57.0%)
TOTAL AREA	20,330 SF	(0.47 ACRES)

DEVELOPMENT INFORMATION:

NAME OF DEVELOPMENT: CAT SQUARE RD. DOLLAR GENERAL
DEVELOPER: PIEDMONT COMPANIES, INC.
2667 EAST MAIN STREET
LINCOLNTON, NC 28092
PHONE No. (704) 736-4340

ENGINEER: KELLY B. SELLARS
571 WINDRIDGE CIRCLE
INMAN, SC 29349
PHONE No. (864) 699-9512

PROPERTY ADDRESS: PARCEL LOCATED AT INTERSECTION OF
CAT SQUARE ROAD & NC HWY 27 W

LOT SIZE: ±2.08 ACRES (INCLUDING ROAD RW & EASE.)

PIN #'S: 2684-80-8968
P/O 2684-81-7225

ZONING INFORMATION:
EXISTING ZONING: R-S
PROPOSED ZONING: CZ B-G

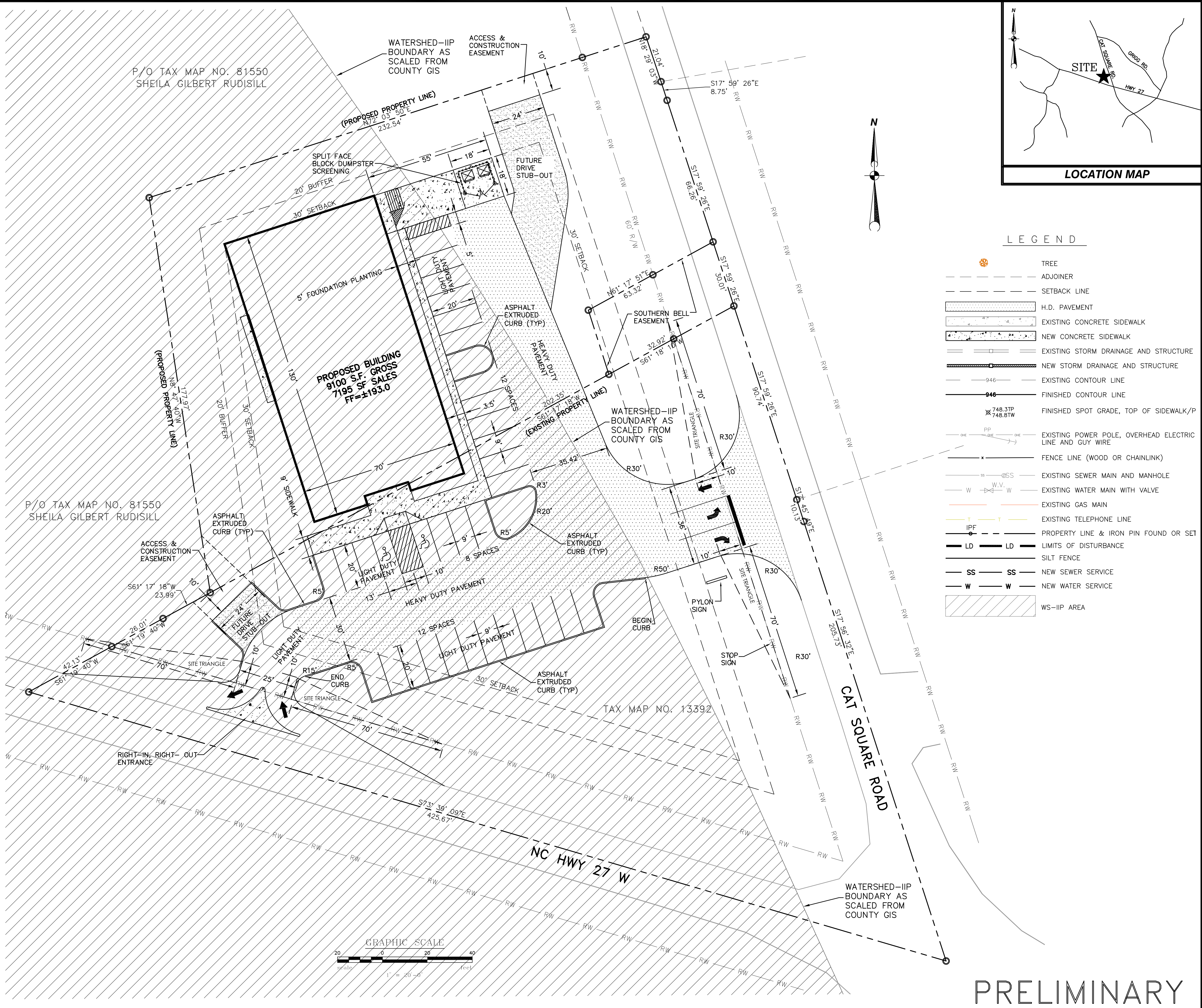
BUILDING DIMENSIONS : SEE SITE LAYOUT PLAN

REQUIRED MINIMUM BUILDING SETBACKS :

FRONT (HWY 24)	30'
RIGHT SIDE (CAT SQUARE)	30'
LEFT SIDE	20'
REAR	20'

PARKING REQUIREMENTS:
B-G
ONE SPACE PER 300 SF GROSS FLOOR AREA
9100 SF/300=30 SPACES REQUIRED

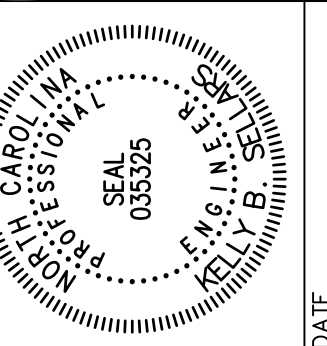
PARKING SUMMARY :	
REGULAR SPACES	30
HANDICAP SPACES	2
TOTAL	32



PRELIMINARY

ENGINEER:

KELLY B. SELLARS
571 WINDRIDGE CIRCLE
INMAN, SOUTH CAROLINA 29349
(864) 699-9512 PHONE
(864) 699-9523 FAX
EMAIL: KSELLARS@CHARTER.NET



NO.	DATE	REVISIONS	DESCRIPTION	BY:

PROJECT TITLE:
CAT SQUARE ROAD
DOLLAR GENERAL
LINCOLN COUNTY

SHEET TITLE:
SITE PLAN

SHEET NO.	OF
PROJECT NO.	09-282