



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: August 20, 2021

Re: PD #2016-10-A
Real Estate Development Partners, LLC
Parcel ID# 90176 (1.9-acre portion)

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 13, 2021.

Request

The applicant is requesting to amend the master plan for a PD-C (Planned Development-Commercial) district to permit a 12,070-square-foot retail store on a 1.9-acre portion of a 6.2-acre tract that was approved for an office park.

A site plan has been submitted as part of the rezoning application. Also included are minutes from an August 11 community involvement meeting.

The master plan, which was approved in December 2016, calls for an office park with up to 55,000 square feet of office space, but no development has taken place on the site. The approved concept plan is included in this packet along with the proposed site plan for the retail store.

Site Area & Description

The subject property is located on the north side of Cresset Dellinger Road between N.C. 16 Business and North Pilot Knob Road. Cresset Dellinger Road serves Cambridge Village, which consists of a commercial development anchored by a Publix grocery store and a 248-unit apartment complex that's under construction. When the office park was approved, the Lincoln County Land Use Plan designated this area as Suburban Commercial, suitable for a wide array of retail, business and support services. The current Land Use Plan designates this area as a Walkable Activity Center, suitable for a mix of commercial and residential uses.

Staff's Recommendation

Staff recommends approval of the plan amendment request. See proposed statement on following page.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2016-10-A**
Applicant **Real Estate Development Partners, LLC**
Parcel ID# **90176 (1.9-acre portion)**
Location **Cresset Dellinger Road**

Proposed amendment **Amend the master plan for a PD-C (Planned Development Commercial) district to permit a 12,070-square-foot retail store on a portion of a tract approved for an office park**

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

This property is part of an area designated by the Land Use Plan as a Walkable Activity Center, suitable for a mix of commercial and residential uses

This proposed amendment **is reasonable** in that:

COVID-19 has reduced the demand for office space. This property is located in an existing commercial area. It is accessible from a traffic signal on N.C. 16 Business. The proposed store will provide job training and employment placement services.



Application to Amend Planned Development Plan

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 Real Estate Development Partners, LLC

Applicant Address 711 Central Avenue

Applicant Phone Number 704-905-6555

Property Owner Name Cecil M. Dellinger, Jr., Doris D. Keever, c/o Robert Davis

Property Owner Address 202 Hwy 16N, Denver, NC 28037

Property Owner Phone Number Robert Davis 704-699-8489

PART II

Property Location The north side of Cressett Dellinger Rd between Hwy 16 and Pilot Knob Rd

Property ID (10 digits) 4602646414 Property size 6.2 +/-

Parcel # (5 digits) 90176 Deed Book(s) 89E Page(s) 327

PART III

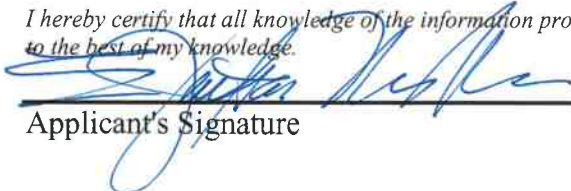
Zoning District PD-C

Briefly explain the proposed modification(s) to the Planned Development master plan.

To allow retail uses to include a 12,000 SF +/- Goodwill Industries retail store. The inclusion of retail sales will, however, prohibit a grocery store on the Property.

SEE PLANNING & INSPECTIONS DEPARTMENT FOR APPLICATION FEE

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

8.6.21
Date

Date: 7/12/ 2021

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

RE: APPLICATION TO AMEND PLANNED DEVELOPMENT PLAN
PARCEL # 90176
PIN # 4602646414
OWNER(S): CECIL M. DELLINGER, JR.
DORIS D. KEEVER

To Whom This Concerns:

We, the undersigned, do hereby give our consent to the Application to Amend Planned Development Plan made on our behalf by Applicant Real Estate Development Partners, LLC, (Judd McAdams, Manager) as attached.

Sincerely,


Cecil M. Dellinger, Jr.


Doris D. Keever

Lincoln County Community Involvement Meeting

Date: 8-11-2021

Location: Virtual Meeting on Zoom

115 W. Main St

Lincolnton, NC

Purpose: Application to Amend Planned Development Plan

6+/- Acres on North side of Cressett Dellinger Rd

PD-C

Representatives: DEVELOPER:

Judd McAdams-RED Partners

Bobby Edwards-RED Partners

Amy Jordan-Goodwill Industries of the Southern Piedmont (GISP)

LINCOLN COUNTY:

Andrew Bryant

Randy Hawkins

Meeting Minutes

The meeting was started by Judd McAdams and he introduced Bobby Edwards with RED and Amy Jordan with Goodwill (GISP). Judd gave a brief overview of his company, his 40+ years in the development business primarily involved in grocery-anchored shopping center development. He said he built his first Goodwill 13 years ago and he and GISP and Amy Jordan have enjoyed a good working relationship over the years. He said GISP's territory is from Polk Co. to the west, to Scotland Co. to the east; Lincoln Co. to the north and Lancaster, Marlboro, York and Chester Co., SC to the south. They have 28 operating stores and we have been helping them with their expansion. RED currently has a store under construction in Indian Land, SC, scheduled to open in December '21 and have chosen Denver due to its growth in the west Lake Norman and northern Mecklenburg County burgeoning market. We searched many sites up here and settled on this site across from the Publix. He described the 12,000 SF store as being comprised of the donation area, the retail sales floor and training rooms.

Site Development Description:

Judd addressed the fact that the original Planned Development called for retail on the Publix section, multi-family where it is currently under construction and this parcel which was designated 'office park'; yet the underlying zoning allows retail. He said our application for amendment was to allow retail, however, it would not preclude office from being developed on the remaining 1.8+/- acres. He described the site plan including the parts and functions of the store on the site as well as the shared detention BMP that will serve both the GISP store and the remainder of the site. The BMP will clean the storm water and release it at no greater velocity than it is currently being released into the storm water

system currently in place. He pointed out that the 6+/- acres in the amendment included the road but that the area that can be developed is only about 4 acres.

Amy Jordan – VP of Business Development & Facilities

We are trying to grow so we can serve the community more. Some people know Goodwill as a donations center and retail store, but others know what we really do and that is to provide free services to the community that we serve. We have 28 stores in 18 counties in NC & SC and revenue is turned into workforce services that enable individuals to find family-sustaining employment. \$0.90 on every \$1.00 goes back into the community to support individuals, whether it's new skills for people who have been laid off and lost their jobs, or helping people upscale themselves to better their lives, or they are new to the community and need retraining to make them more hireable in the community.

Stores like this would employ 25-30 people. We provide free training to our team members, benefits, retirement, shopping discounts.

Tag line is: "To Change Lives Through the Power of Work"

Through COVID-19 we have seen a lot of people come through our doors and that is what Goodwill does – not just taking donations and hanging it on the sales floor.

Judd McAdams

Judd described the stores as clean, well designed and maintained. He said the building would be designed within the guidelines of the Lincoln Co. UDO and its landscape ordinance; and would be managed by GISP once complete. He said they have already worked very much with Lincoln Co. Planning and had their Technical Review Committee meeting on July 1 which included Planning and Zoning, NCDOT, water and sewer authority, fire marshal, building standards and our team of Orsborn Engineering, David Looper Construction and Holland & Hamrick Architecture. Our team has built 6-7 GISP stores and we would hope to be fully designed by the end of the year and open by Q3.

Open Discussion:

Question #1: Carter Perry – (Owns shopping center behind the subject property.) He asked what the back of the building will look like? Also turning left Hwy 16 is hard. Is there any way to tie his property into ours so they had access to Cressett Dellinger Rd.

Answer: Judd McAdams - Said it would be a four-sided building constructed of masonry, EIFS, and brick. We will have to look at shared access from an engineering standpoint. Carter said they welcome GISP and their wish would be for their customers to have easier access to 16 via Cressett Dellinger.

Question #2: Maria McNulty – Says developer (Cambridge) said it will be a Birkdale-like community. Walking area- restaurant tenants, extended retail. What do you, Goodwill, look for in demographics to locate a Goodwill? We see 85k median household income.

Answer: Amy Jordan – We are not a traditional retailer so we look at what comes in the door and we want goods that sell and don't go into the landfill, so we look at it from a sustainability aspect. So 85k is right in our sweet spot. We have stores where MHI is in the 50s and some in the 6 figures. We look for population & population growth. Don't know what the developers said about Birkdale-like, but it would be tough to build like Birkdale on such a small site.

Maria McNulty: Did you also look at another site?

Amy Jordan: Yes, we like to be in areas like most retail that feeds off of other retail, where customers can drop off, shop, get a bite to eat. We looked at vacant Rite Aid, but the Hwy 73 improvements impact our trucks getting in and our donation drop-off, so we had to move away from that site. We looked at others, but the retail synergy of foot and car traffic here is important.

Maria McNulty: Did you look at the impact on East Lincoln Ministries?

Amy Jordan: Yes, our engagement team will be working with entities like them to see how we can work together.

Question #3: Evan – If application is approved, when would construction be complete?

Answer: Amy Jordan – We aspire to have it completed by end of Q3 2022.

Question #4: Martha Lide – Since an office park was planned, why aren't offices being built? And what are the tax implications of building a Goodwill vs. office?

Answer: Andrew Bryant – Coming out of a pandemic, work from home has probably been a factor. Property taxes for GISP versus office would be similar to office.

Judd McAdams – It is not that the developer is deciding not to build office space, it is that there is little or no demand for office space, thus it has not been built. Demand creates development. Just because it is zoned office doesn't mean it is going to get developed as office. There doesn't appear to be much demand for office. More and more people are working from home and office development has slowed and will probably remain slow. However, this does not preclude office from being developed on the remaining 1.7 acres.

Martha Lide – She said they were sold the idea that this space was going to be a vibrant place to do things and enjoy in our community. She said there are lots of options for places to make donations and doesn't think Denver needs another.

Amy Jordan – I want to speak to Martha and Maria's concern about Goodwill "taking from others." We have a good working relationship with others in the community. For instance, Habitat doesn't take textiles and we don't take construction supplies, so we are complementary and we also want to keep things out of the landfills. This has been a great partnership with other similar nonprofits and can be in Denver.

Martha Lide – I'm not against Goodwill, I love Goodwill. It's more about having a vibrant place to enjoy like maybe a theater, and that's what we thought. (Note by Judd: no restaurants, theater or any retail could go on this site as zoned. Only office could be built as zoned)

Question #5: Karen Danza – We have Amy's Closet, the proceeds of which go to the battered women's shelter. She's afraid if Goodwill comes in the market that the money will not stay in the community. She expressed concern for the nonprofits already in Denver.

Amy Jordan – We are responding to the growth in the Denver community just as car dealerships and storage are growing in response to the growth, but Goodwill is coming to contribute to the community through job skill training and sustainability to keep things out of landfills and to work with the community.

Question #6: Teresa – Within a 3 mile radius talked to people – most do not want Goodwill in this location. We really don't care for it. Goodwill does not pay enough - \$12/hour. Planning is not doing what we want to see. I hope they don't pass Goodwill. She said she does not want Goodwill but wants

Planning to do a better job of getting her what she says the people want which she says is “other stores and retail to come in.”

Martha Lide – She thinks an office complex would employ a lot more people. Planning should consider.

Maria McNulty – She says she likes Goodwill but thinks this is not the right location. Tired of seeing storage units, gas stations, multi-family, etc. Wants what Cambridge said was going to be built – places where they could “go walking, a park, go out to eat, walk from shop to shop.”

With no further questions or comments, Andrew Bryant closed the meeting.

Public Hearing - September 13, 2021, 6.:30 PM
Lincoln County Administration Building



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: 7/23/2021 Scale: 1 Inch = 200 Feet

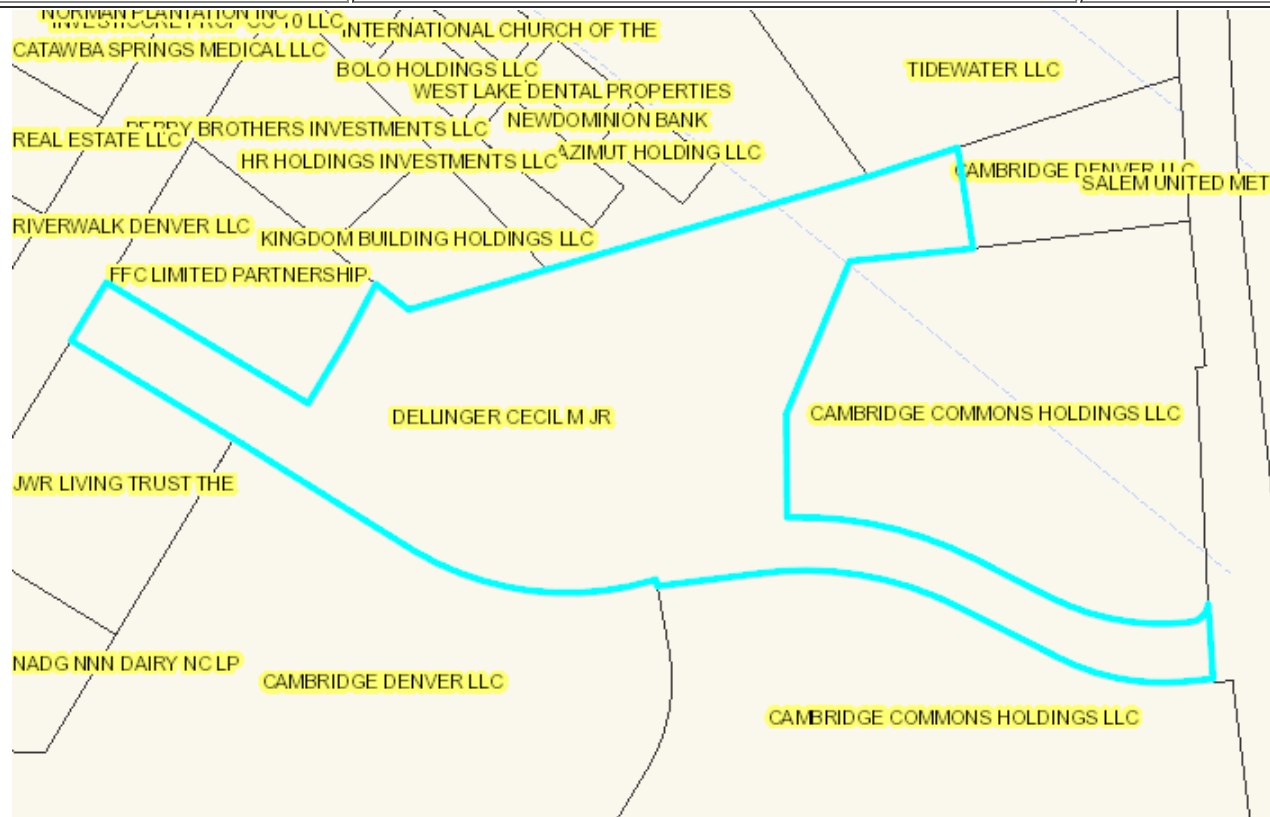
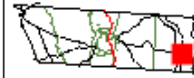
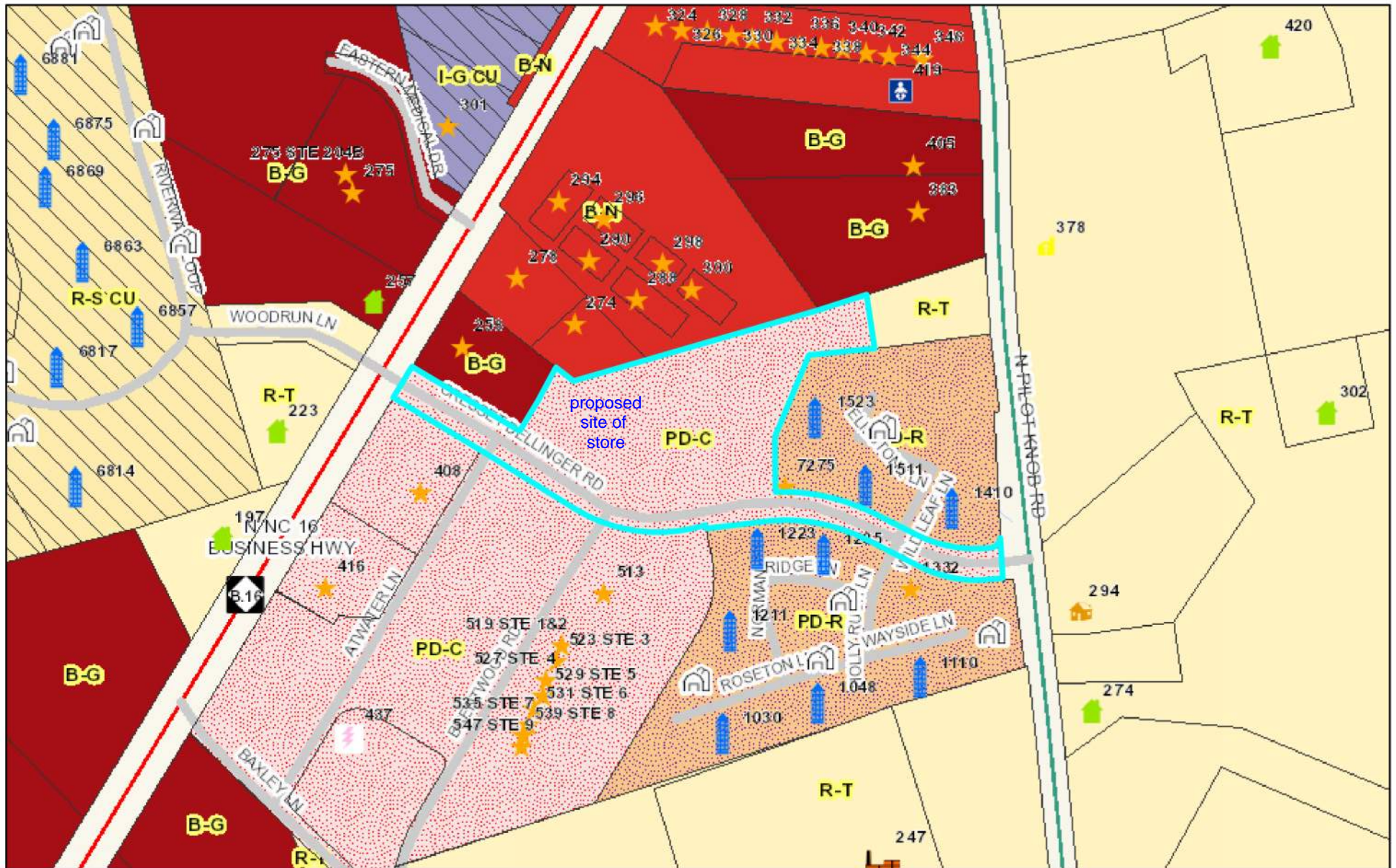


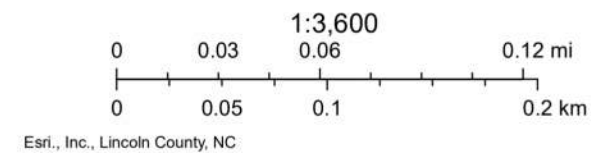
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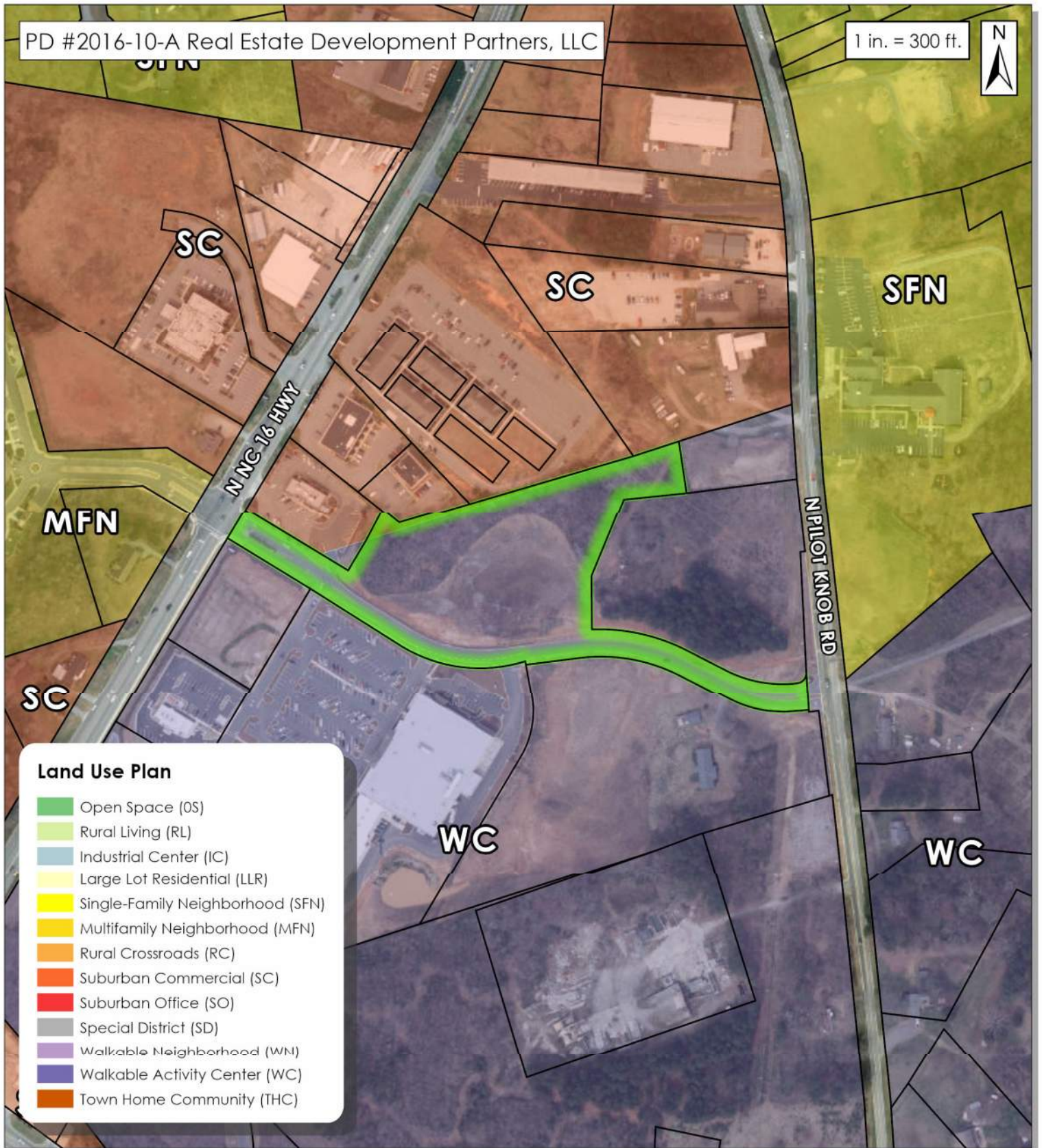
Parcel ID	90176	Owner	DELLINGER CECIL M JR KEEVER DORIS D	
Map	4602	Mailing	202 HWY 16N	
Account	0127179	Address	DENVER, NC 28037	
Deed	2758 101	Last Transaction Date	05/21/2019	Sale Price \$0
Plat	17 437	Subdivision	CECIL M DELLINGER JR DEBORAH L DE*	Lot 3
Land Value	\$886,171	Improvement Value	\$0	Total Value
Previous Parcel	30106			
-----All values for Tax Year 2020 -----				
Description	#3LT CECIL M DELLINGER JR			Deed Acres 6.335
Address	N NC 16 BUSINESS HWY			Tax Acres 6.241
Township	CATAWBA SPRINGS	Tax/Fire District		EAST LINCOLN
Main Improvement				Value
Main Sq Feet		Stories		Year Built
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
PD-C	6.24	CF19	6.24	
Watershed		Sewer District		
0.52		4.69		
5.72		SEWER	1.55	
Census County		Tract	Block	
109		071102	2006	6.18
109		071102	2005	0.06
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710460200	6.24	

PD #2016-10-A



July 23, 2021





Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)
- Town Home Community (THC)



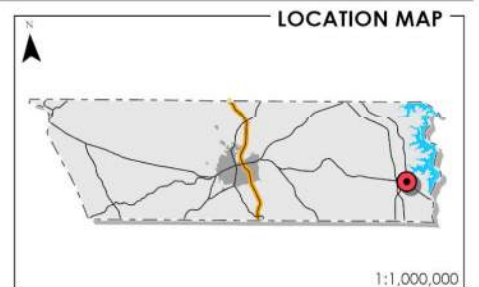
Lincoln County
Planning & Inspections
115 W. Main St.
3rd Floor
Lincolnton, NC 28092

Parcel ID # 90176


- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.



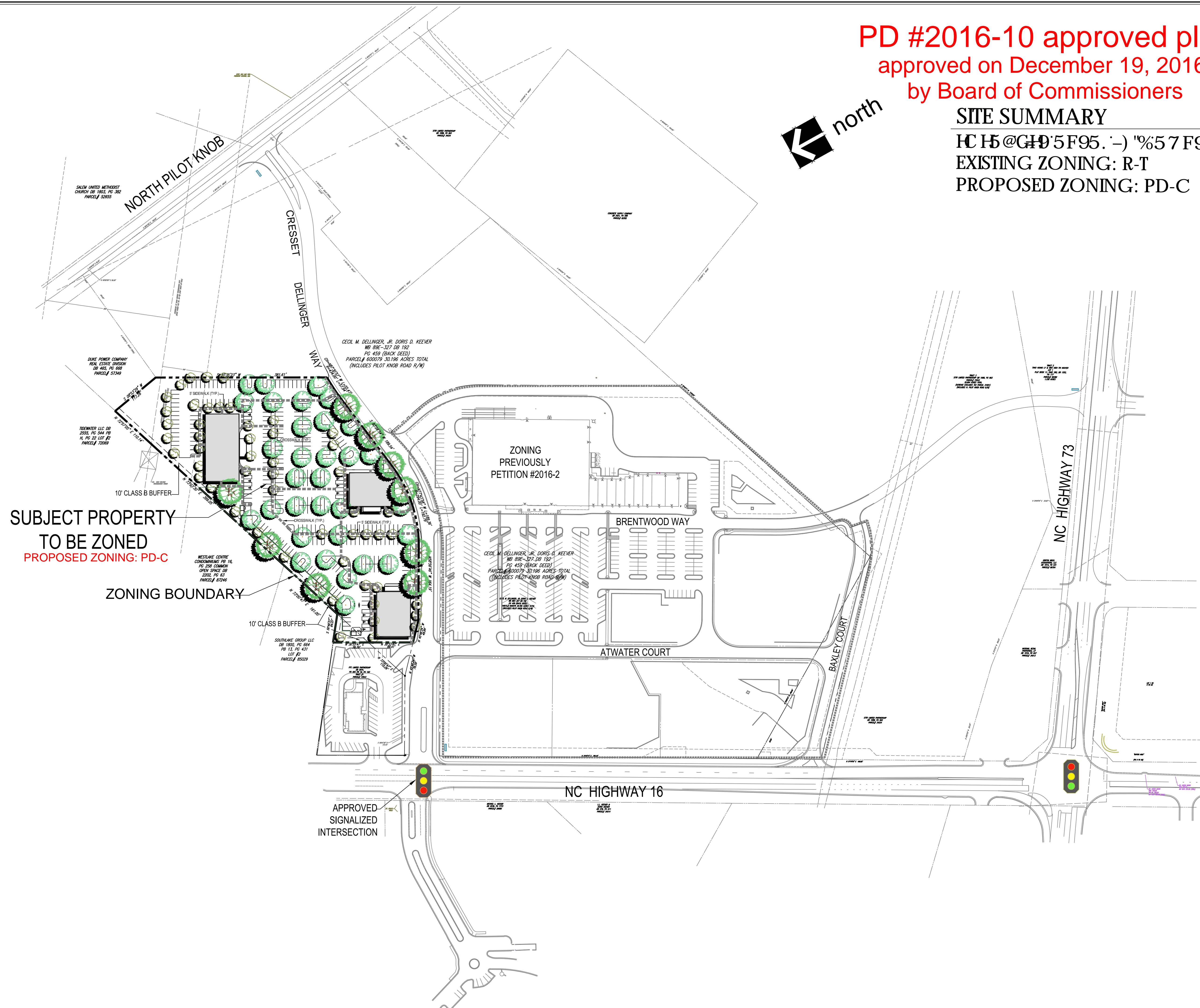
Property Location(s)

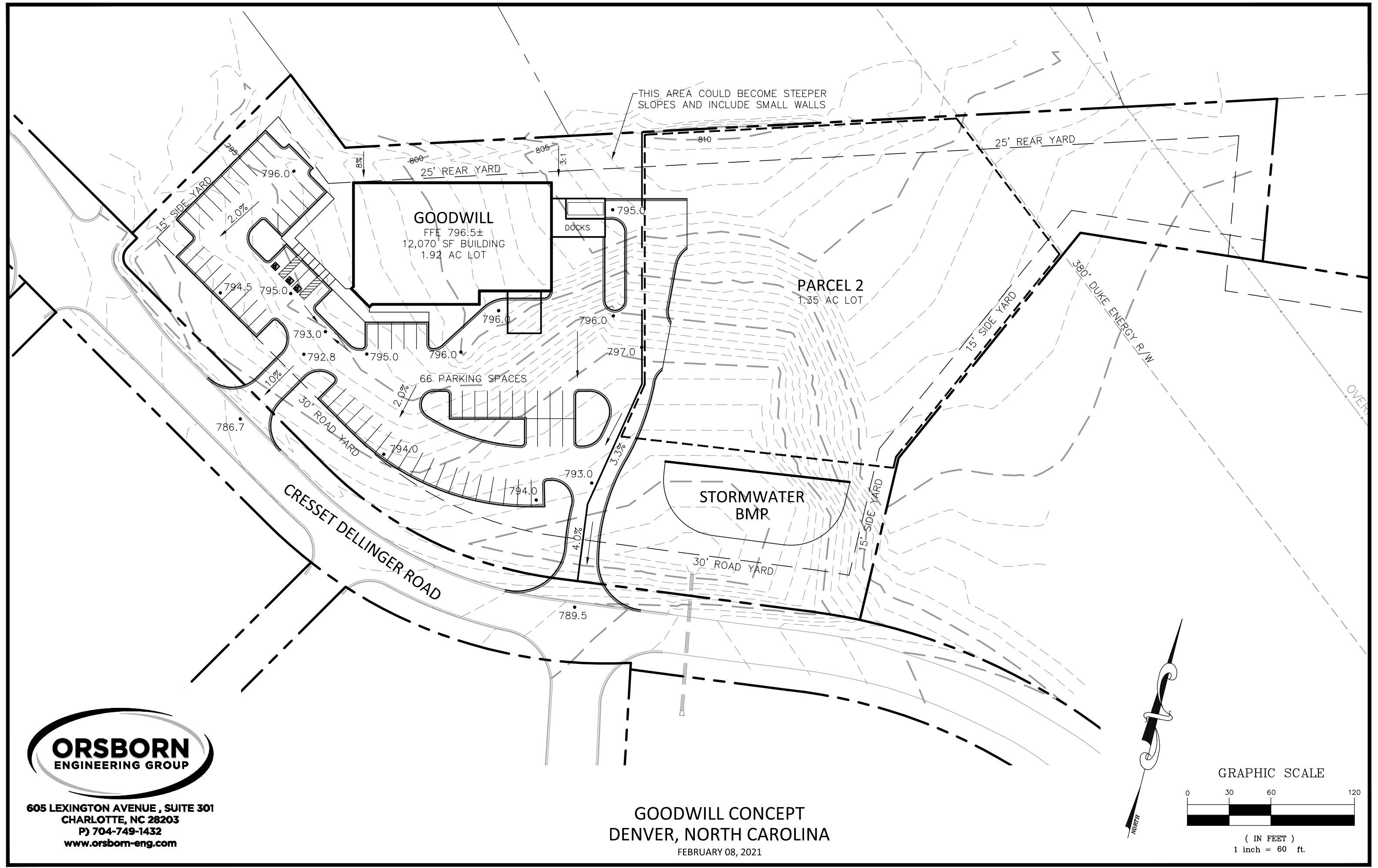


PROPOSED ZONING: PD-C

CONCEPTUAL SITE PLAN

SHEET #
RZ-3





605 LEXINGTON AVENUE , SUITE 301
 CHARLOTTE, NC 28203
 P) 704-749-1432
www.orsborn-eng.com