



To: Board of Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: February 11, 2022

Re: CZ #2022-2
Stronach Properties, Inc., applicant

Parcel ID# 11999 and 74248

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 7, 2022.

Request

The applicant is requesting the rezoning of a 2.1-acre tract from R-R (Rural Residential) to CZ B-G (Conditional Zoning General Business) to permit a 10,500-square foot retail store. 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 property could only be used for the specified use in accordance with the approved site plan. Also included in this packet is a summary of the virtual community involvement meeting that was held on January 27, 2022.

Site Area and Description

The subject property is located on the north side of Smokey Dan Kennel Road at the intersection with N.C. 10 in Northbrook Township. The property is adjoined by property zoned R-R, B-N (Neighborhood Business), and I-G (General Industrial). Land uses in this area include residential, agricultural, and commercial. This property is designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses typically characterized by large lots, abundant open space and a high degree of separation between buildings, with small nodes of commercial activity such as gas stations, convenience stores or restaurants concentrated at rural crossroads, serving some daily needs of the surrounding rural population.

The subject property is located in the Indian Creek WS-II Protected Area watershed district. In a separate application, the applicant is requesting a special use permit to exceed 12% impervious surface area as a special nonresidential intensity allocation.

Staff's Recommendation

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



Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2022-2**
Applicant **Stronach Properties, Inc.**
Parcel ID# **11999 and 74248**
Location **Corner of N.C. 10 and Smokey Dan Kennel Road**

Proposed amendment **rezone 2.1 acres from R-R (Rural Residential) to CZ B-G (Conditional Zoning General Business) to permit a retail store**

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

This property is part of an area designated by the Land Use Plan as Rural Living, which designates small nodes of commercial activity such as gas stations, convenience stores or restaurants at rural crossroads, serving some daily needs of the surrounding rural population. The proposed retail store will be located within an area that is already established as a small commercial node.

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

This property is located on a rural highway within an area where commercial uses already exist. Established businesses in this area include a small retail store, a grocery store, and a pharmacy.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440

PART I

Applicant Name Stronach Properties, Inc.

Applicant Address 4004 Barnett Drive, #106, Raleigh, NC 27609

Applicant Phone Number (919) 270-1750

Property Owner Name Richard A. McCall

Property Owner Address 128 Suzuki Dr., Troutman, NC 28166

Property Owner Phone Number (704) 902-1233

PART II

Property Location NE corner of NC 10 Hwy & Smokey Dan Kennel Rd.

Property ID (10 digits) 2667204381, 2667205195 Property size 2.08 acres

Parcel # (5 digits) 11999 Deed Book(s) 3066 Page(s) 125
74248 3066 131

PART III

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

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

The lot fronting NC 10 is vacant.
The second lot has a 1,296 sf manufactured home
and a small shed/outbuilding.

List the proposed use or uses of the property.

An approximately 10,500 sf retail store.

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 of the information provided for this application and attachments is true and correct to the best of my knowledge.

[Signature]
Applicant's Signature

1/5/22
Date

Community Involvement Meeting
CZ #2022-2
January 27, 2022

Josh Grant, manager of Lincoln County Planning and Inspections, opened the meeting, gave a brief overview of the meeting format, identified the location of the property that is proposed to be rezoned, and displayed the applicant's proposed site plan.

Josh Grant -- The establishment being proposed is 10,500 square feet, and is being brought before the county commissioners for rezoning to rezone from residential Rural Residential (R-R) to Conditional Zoning General Business (CZ B-G). So, with that said, I'm going to pass it off to Will Stronach and let him walk you through what is being proposed on the property. Let me unmute him.

Will Stronach -- Okay. Good evening. My name is Will Stronach was Stronach properties. And I see the site plan Josh is pulled up on the screen. We're proposing a 10,500 square foot retail development.

It's a retail dollar store. Actually a Family Dollar combination with Family Dollar and Dollar Tree. It's a combination store format that shows the, you know, has the kind of best of both worlds from those retailers, and by the same company. This site plan shows a right in right out driveway on Highway 10. And then, primary driveway on Smokey Dan Kennel Road, which is a county requirement to have primary access on the secondary street. And we've got ample room in the rear; we've got buffers as required, but, you know, we're going to far exceed the rear buffer there with the combined parcels and acreage that we have. If there are any questions about the site plan I think probably looking at the site plan, it probably presents itself in a lot of ways but if there are any questions I'm certainly happy to answer any of them.

Josh Grant -- 18:08:51 And this is Josh again, if you all can put your questions into the chat we'll be glad to try to go through that format and answer those. And then if anyone has a specific question they'd like to voice their opinion on, we can use the raise your hand feature and unmute. We will try to use the ones in the chat first and address those questions first, and then we'll go into the phase 2 have folks that has any comments that would like to be made part of the record.

Will Stronach -- 18:09:37 Just one thing on the site plan. On the other side of Smokey Dan Kennel Road it notes that parcel of being residential, that was a mistake by the engineer that drew the plan; that's a commercial lot. That's one of the main reasons we chose this location is it's adjacent to the auto garage right there. The horse auction and the grocery shopping center and the Dollar General.

Josh Grant -- 18:10:07 Right. So for those of you that have trouble with maps like me sometimes, I believe this here is the Dollar General, got the garage here. This is the proposed lots. Shopping Center up here, Highway 10 here, and Smokey Dan Kennel, right here. Just as a point of reference. I'm going to go back to the site plan so that you all can see the layout of the building here. Again 10,500 square foot facility with several parking spaces, roughly 2.1 acres. There's a right in, right out only on Highway 10. That's to keep traffic moving the full access for vehicular movement into and out of the site is off of Smokey Dan Kennel road, which is the secondary road. So if there's any questions, it looks like we've got some popping in to the chat box.

First question: what is the county buffer required between the septic field and the neighboring well? There is a Class B buffer requirement on the residential abutting sides of the between the store and the residential budding properties. So, so there will be plantings that have to go along the property line in those regards.

The other question that I'm seeing here is what impact do you anticipate with the main access being on the side road?

Obviously, That'll keep traffic moving on Highway 10 and keep some of that traffic away from having to stack up on the Highway 10, obviously more turns on Smokey Dan Kennel but with it being a corner lot and that being a requirement of the county ordinance that's the reasoning for it being there, with it being a corner lot also it doesn't necessarily have as much of an impact to Smokey Dan Kennel in terms of trips going down that road and, and continuing any farther than they have to to get into the site.

There's a question about minimizing residential impact, again, I think we've answered, at least part of that maybe not completely but with the buffers and the screening it'll be in place I'll let the applicant also address what they plan to screening the site.

Will Stronach -- 18:13:39 So the county has different buffers prescribed. A 10 foot buffer is required in it. And that's not necessarily a setback, that's a very specific amount of trees is a specific density of evergreen trees and shrubs, you know, to create a year round buffer on both sides. And so, the minimum requirement shown is 10 feet but we're actually, we're going to be far off of the building at the side is 30 feet from the side property line and then you'd probably a little over 100 feet from the rear property. So it will be substantially buffered.

Josh Grant --18:14:45 Okay. Does anyone else have any looks like another one popped in.

There's a question about the delivery trucks for the store, and them being able to gain access to the site. Will, do you want to address how they'll access the site to make their deliveries?

Will Stronach -- 18:15:22 Yes. They'll enter one driveway, and then exit the other. And so the driveways they're designed with a width and a radius. So that the trucks can turn in and out without running over. while staying on the roads, and also to they can turn and navigate independently within the site, meaning that you know truck wouldn't attempt to back out in or out of the street, it would just be a clean movement in and out.

Josh Grant -- Okay, thank you for that.

There's a question from one of our planning board members Jim: Will there be any turning lanes here?

Certainly, with a store this small and relative to the traffic movement in this area I don't know that; I don't believe there's actually required to be any turn lanes, it does not certainly does not trigger the county's standard for traffic impact analysis due to the volume of traffic in this area, and also because of the stores generation of traffic, with regards to the size of it. So there's not there's not any required turn lanes out of this project.

There's just been some comments that's come in that aren't necessarily questions but are statements that will be added to the record. Does anyone else have any additional questions with regards to the, the use that's being proposed the store?

We'll move into the second phase of the questions; if you'd like to ask a question please raise your hand. I'll try to utilize the controls to be able to do that do that. Okay, we've got one here, let me, I'm going to ask you to unmute Valerie.

Valerie -- When does the developer plan for this to happen? When will the store be built?

Josh Grant -- 18:19:40 Well, they, the applicant, will have to go through this right now is going through the rezoning process, so the public hearing is for March the 7th at 6:30pm with the Board of County Commissioners and the Lincoln County Planning Board. The final decision will likely be made two weeks after that. If it is approved, then the applicant will have entitlement for the property to be able to move forward. And so I'll let the applicant address build out time frame, but that's where we stand currently.

Will Stronach -- 18:20:29 From the point of rezoning, I would say we'd have anywhere from four to six months before we begin construction. So, we would be looking at a potential store opening probably late 2022 or early 2023; that would put us, probably in the fall of 2022 to break ground and get started.

Valerie -- 18:21:32 All right, this will be like basically another Dollar General right next to the other Dollar General.

Will Stronach -- No, it will be a dollar store but it'll be a half of it will be dedicated to Family Dollar merchandise, and the other half will be Dollar Tree merchandise. So with the Family Dollar aspect of it. You know it'll be, you know, consumable merchandise a lot of things similar to what you might find in Dollar General, more often more name brands. And then with the Dollar Tree. It's kind of the best of what Dollar Tree offers. Dollar Tree offers a lot of arts and crafts buys party supplies, school supplies. And then there's, you know, kind of a treasure hunt aspect of it you know as far as, you know, different merchandise are able to procure and have different offerings, you know, seasonally and from month to month, and so and also a lot of seasonal things on the Dollar Tree side it's, you know, such as Christmas decorations Easter things for all the holidays.

Fred Nance -- 18:22:45 My property is 250 or 260 foot from the property that you are trying to rezone I actually own a lot behind the existing dollar store property. I guess the first thing is in our neighborhood around here we really not looking, not really interested in another retail store. Just because dollar store Family Dollar whatever, just trying to feed off the dollar store and you see it happening all over the country but we would just like to see our community just stay residential. Also, when the dollar store build a pond behind them. I got a whole lot of water issues that I have property on Overland Lane, and all that water is turned in runs directly hundred percent on my property, And I'm always having to maintain pastures and ditches, because of all the water that's coming from Hwy 10 on my property. And what I see here is that this water from this project, usually is dumped back into the ditches. On the highway, he probably won't be turned back into the property behind this proposal. So, if that happens, that's going to come right down my way again and I'm concerned about that. Also, this being a dead end road, if anyone would take to drive down the driveway isn't him the road beat all to pieces, because all the traffic coming down the road turning around. And people just seeing where this road goes, they they're checking it out. But I can see that a third of the people that visit this store is going to say let's see where this road goes. So, they go to the on the road, there's no turn

around down there. And it's, I can see it interrupting the road tremendously. Actually in our community up here, when it snows or something, the community usually has to scrape the roads because we're the last ones getting it. We're residential, we have to live the hard way up here, but we're just not excited at all about seeing another business brought in up here. And, you know, if it comes in hope it does good that I can see competition that 10 years down the road if this store don't make it and then you end up with something else, like you were mentioning the car lot across the road. That's actually, you can call that a junkyard. That's not a, it's not a well established business. And that is a junkyard that we pay property taxes up here. And I'm going to always pay property taxes, and I will continue. As long as that billed, but I think were overcharged anyway. So, you know, That's it, please record. Make notes, put that on your notes of what I've said, and it is bringing in people in here that were that likes to hang out at these places and bring trouble but I'll let somebody else have a minute. Thank you.

Josh Grant -- 18:27:17 Okay, thank you Mr Nance,
We have Commissioner, Cathy Davis that would like to ask a question.

Cathy Davis -- 18:27:35 Mr Stronach, how many of these, I see that you're from Raleigh So how many of these stores the family dollars have you built in North Carolina?

Will Stronach -- 18:27:54 Dozens I'm not sure the exact number.

Cathy Davis -- Okay, well, and the other question was, will Family Dollar own this store or will they lease this store?

Will Stronach -- 18:28:04 They will lease the store. I'll own the store

Cathy Davis -- You'll own the store?

Will Stronach -- 18:28:07 Yes, ma'am.

Cathy Davis -- 18:28:09 So all those others you own as well.

Will Stronach -- 18:28:13 I don't own all of them.

Cathy Davis -- Okay, so that's typically the model for all dollar stores correct is that they, they have them built, and then they leased them?

Will Stonach -- 18:28:26 It varies from retailer the retailer, I mean there's, there's a lot of different ways to do them, you know just just depends on the structure. Okay, but more often than not, if it's a new freestanding store then they're going to lease it from the developer.

Cathy Davis -- 18:28:40 All right, Thank you.

Josh Grant -- 18:28:45 Okay, Looks like we have multiple folks in the one in the one room there I'm going to go ahead and unmute that so they can speak, or that person can speak.

Casey Tuckey -- My name is Casey Tuckey and I am a resident of Smokey Dan Kennel and in the room we have several residents of Smokey Dan Kennel, as well as some others that have joined from their home so what we did over the last couple of days is took some time to really think this through put together some notes so that we could go on record so I'm going to go very quickly to allow other people some time to talk and Fred already talked about the traffic concerns we do happen to live at the end of the road. We have had damage to our driveway are lots of other people down here at the end from people already coming down and turning around. I have to imagine that this is going to only increase that issue. We live on a dead end road for a reason but that's not why we talked a little bit about the noise the trash issue and the water issue that the people at the beginning of the road have already experienced from the existing dollar store not 500 feet from this proposed dollar store as well. There's obviously concerns with taxes what this does for resale of homes on this road. By changing this from residential to commercial. There's some very big concerns about the lack of space between the septic field and the neighbors well. So I understand that you're excited to put up some trees but that doesn't that doesn't talk about the issue between the septic field and the neighboring well where does not appear that there's 100 feet as required. And obviously, we're worried about security the dollar store already brings people down I could, I have no better words to describe it, but to say that we have all had to chase people off of our property who have been sitting in the dollar store parking lot, doing all kinds of drugs, it's a very sad thing it's very sad to see on any Friday, Saturday, or late in any night. That's not going to decrease with the addition of an exact same store across the across the way. There are currently six existing plus one, finishing up dollar stores on different stores within a 15 minute radius from this area so our concern is that this is not a need this does not fill a void in this community. There is not a need for another dollar store establishment in this area. You know, we didn't move out here for that. There is not a promise of high paying jobs with this there is not, you're not going to get city water. I know that that was one person is concerned and hope with this project. Obviously you're using well and subject so that's not going to happen. But it doesn't bring in high paying jobs. These are not the type of jobs that are going to build a community so we obviously have concerns there. This also as you saw on the satellite overview of the zoning piece it displaces the current family who lives on that lot so we're, we're moving off affordable housing in order to bring in this commercial development, and it adds traffic, you know, to an already busy road obviously by having your main access on the dead end road Smokey Dan Kennel.

Josh Grant -- 18:32:17 Okay, thank you for for that.

Is there anyone else that has written would like to raise their hand and speak or anyone else... I'm sorry anyone else at the residence there that has several folks gathered together?

Name Unknown (Resident of house on the subject lot) -- Okay, I'm the one that, lives in the home that you are trying to push away more or less, I feel like. We've been there almost 12 years, yes we rent.

But we were looking into buying before the landlord got hit with his proposal so I was just like you know we have 2 children but we love it out here, we love our neighbors, we don't want to move. Now, that's really just it. And then we have new neighbors beside us, that really want to be with us.

We want to stay where we're at. We don't want to move.

Josh Grant -- Thank you for that.

18:33:53 Is there anyone else

Janice Westmoreland -- yeah Janice Westmoreland. I just moved in 2586 Smokey Dan Kennel Road, and I was not under the understanding that you were going to build a building there or a retail store. If I had known that I may not have gotten this place gotten in I really enjoy it, but I don't would not want the department store side of the house. And the septic tank, will not be 100 feet back like you had said. I really don't want this store in here, we we've been here only a month. And I mean I if I hadn't known in the very beginning that this was going to happen. I probably never would have moved in here. That's all I have to say, Okay, thank you.

Name Unknown -- I want to say something else. This is the country we don't have all these stores. If you want Dollar Tree or Family Dollar go to Hickory or Lincolnton. This is the country for a reason.

Josh Grant -- 18:35:06

Thank you for that. Is there anyone else that wishes to speak?

Name Unknown -- Been here 58 years I go up and down this road, we don't need nothing else up here. But you got too much, Dollar Store. We got Honey's, its hard enough to get in and out of the roads here. It's I mean it's tough. We don't need no more stragglers coming in, hang around these places you know that as well as I do. The decision's all yours.

Josh Grant -- Sir, can you can you state your name for the record.

Jonathan Leonhardt -- Jonathan Leonhardt

Josh Grant-- Certainly all of these comments. All of this testimony will be entered into the record for the Planning Board and the Board of County Commissioners to consider when making their decisions after the public hearing.

18:37:11 So could we get some clarification on the meeting on March 7th; is that where the commissioners and the zoning committee will discuss? And then what is the timeline from there being made. Sure, of course, the timeline for after the initial public hearing on March 7 will be March 21 will be the second meeting of the month for the Board of County Commissioners at that meeting.

Josh Grant --18:37:41 The Board of County Commissioners will hear the recommendation from the planning board, which will be heard the same night as the public hearing. After the commissioners hear it on March 7, the planning board will have a meeting in a separate room there at the same location, and will deliberate that case, have discussion and could make a recommendation that night, typically they do. And that recommendation will be carried forward to the March 21st meeting of the Board of County Commissioners for the Board of County Commissioners to render a final decision or table. There are several options that they can do at that point but typically it would be at that second meeting where a decision will be made, so March 21 would be your typical decision date. Does anyone else have any questions?

Obviously these community involvement meetings are important. That's why these meetings are held. When property is up for rezoning, having the community, having a chance to have input is very important. So we certainly appreciate you all coming out this evening attending the meeting, putting your comments, your questions into the chat. Those will become part of the formal record. And if there's any additional questions will be glad to entertain those. If not, and I don't see any, then please do feel free to call our office if you have any additional questions the number again is 704-736-8440, you can certainly reach out to myself or other staff members here at the Planning and Inspections division of Development Services, and we'll be glad to walk you through any questions you may have. And you certainly have an opportunity to attend the public hearing on March 7th, and you'll be getting a letter about that, if you live within 660 feet, or one-eighth of a mile of the property. If you received a letter for this meeting, you'll receive a letter for that information as well so that you'll know the exact location of the commissioners meeting and planning board meeting. Looks like we have a raised hand let me get back to that. Okay, go. Go ahead.

Jackie Sheets -- 18:40:14 Jackie Sheets. I'm the one that lives on the property. Why didn't we get a letter

Josh Grant -- 18:40:25 Which parcel do you live on sir?

Jackie Sheets -- I live on the second half, you can't buy both without me moving.

Josh Grant -- 18:40:28 Are you a tenant?

Jackie Sheets -- 18:40:30 Yeah, I'm 2602.

Josh Grant -- 18:40:33 Okay. The owner of the property would have gotten a letter, and that person, would communicate with you if they didn't, then, you know that's something that you'll need to address with them but certainly all of the property owners in the vicinity of the property as well as the property itself were notified.

Jackie Sheets -- 18:40:56 People on the property wasn't.

Josh Grant -- 18:41:04 I understand. The property owners get a letter, the tenants typically do not unless there's communication between the landlord and yourself.

Jackie Sheets -- 18:41:20 Well there's no communication between us.

Josh Grant -- 18:41:22 I understand.

Jackie Sheets -- 18:41:22 Until my wife texted...we heard it from our neighbors

Josh Grant -- 18:41:28 understood

Jackie Sheets -- Their lives have been messed up, but ours are really being messed up. Sleep on that. We got more questions to come.



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: 1/24/2022 Scale: 1 Inch = 300 Feet

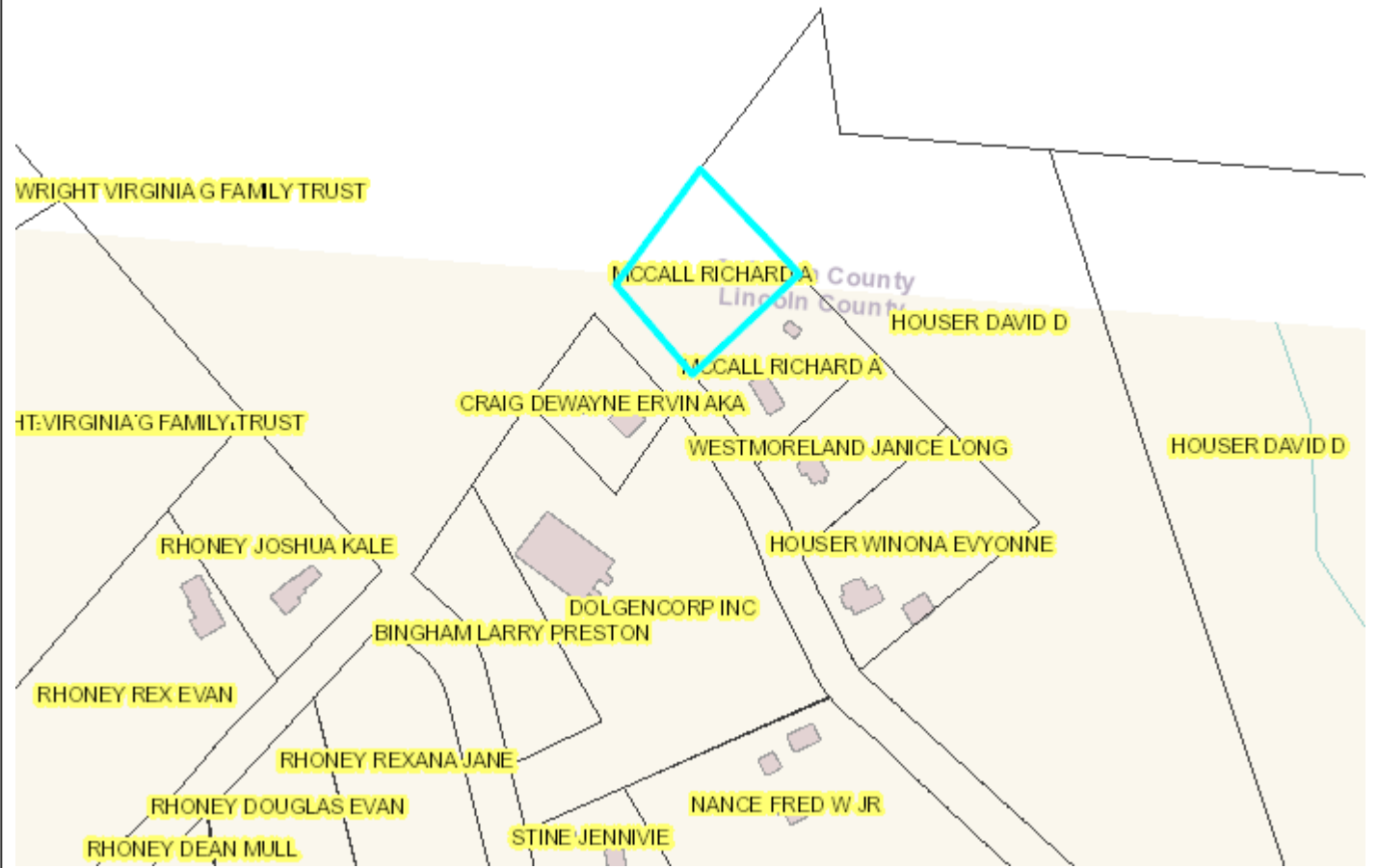
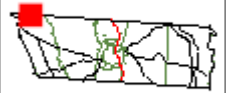


Photo Not
Available

Parcel ID	11999	Owner	MCCALL RICHARD A
Map	2667	Mailing	128 SUZUKI DR
Account	0140447	Address	TROUTMAN, NC 28166
Deed	3066 125	Last Transaction Date	07/27/2021
Plat	9 120	Subdivision	FRANCES WOODELL
Land Value	\$23,063	Improvement Value	\$0
Previous Parcel		Total Value	\$23,063

-----All values for Tax Year 2021 -----

Description	#1 LOT F WOODELL SUB	Deed Acres	1.33
Address	SMOKEY DAN KENNEL RD	Tax Acres	1.134
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-R	1.14	NB35	1.14

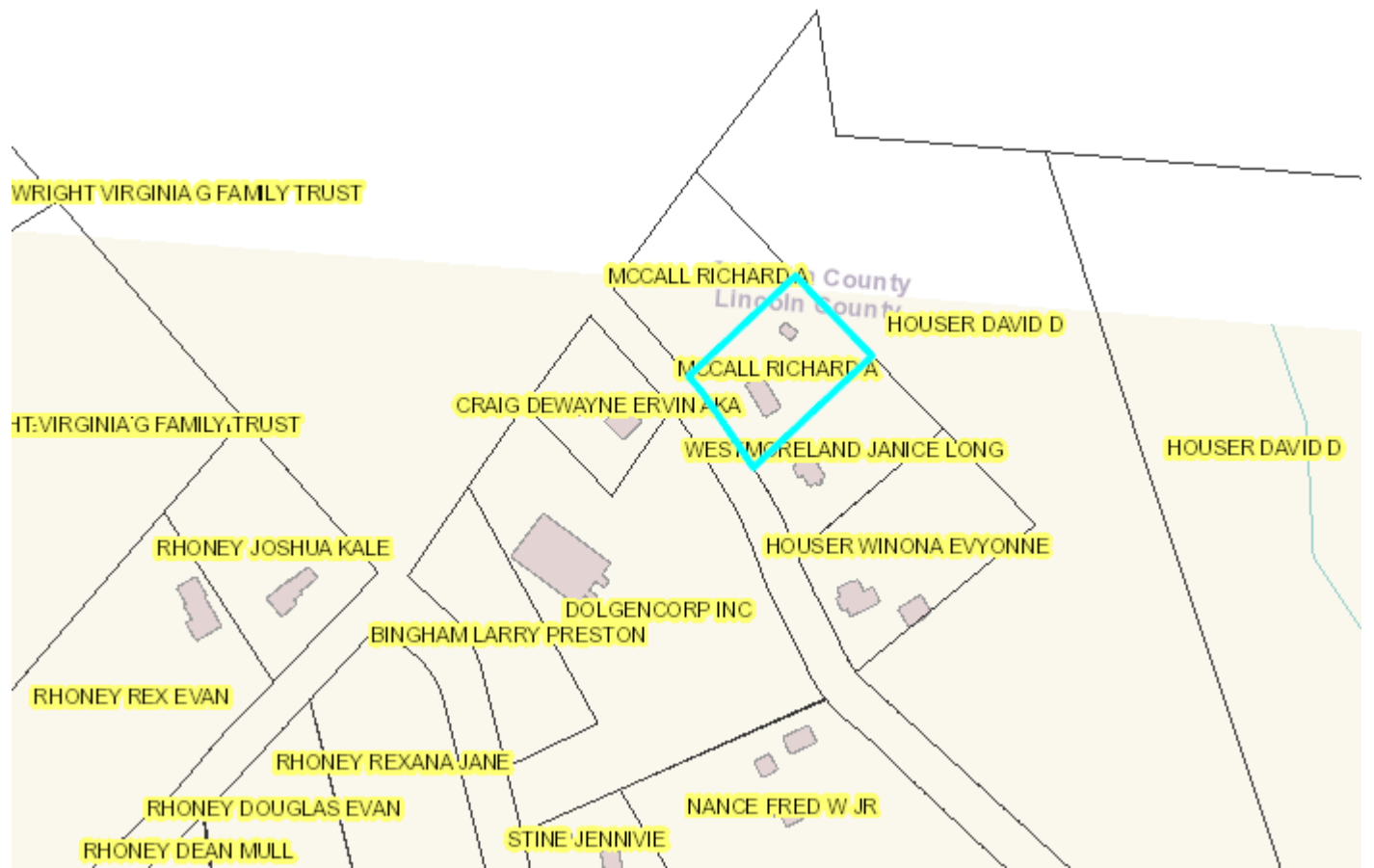
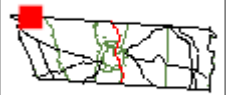
Watershed	1.14	Sewer District	1.14
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Census County	109	Tract	070600	Block	3000	1.14
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Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710266600	0.51
X	NO FLOOD HAZARD	3710266600	0.62



Lincoln County, NC
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 Date: 1/24/2022 Scale: 1 Inch = 300 Feet



74248

Parcel ID	74248	Owner	MCCALL RICHARD A
Map	2667	Mailing	128 SUZUKI DR
Account	0140447	Address	TROUTMAN, NC 28166
Deed	3066 131	Last Transaction Date	07/27/2021
Plat	9 120	Subdivision	FRANCES WOODELL
Land Value	\$21,121	Improvement Value	\$52,180
Previous Parcel	11999	Total Value	\$73,301

-----All values for Tax Year 2021 -----

Description	#2 LOT F WOODELL SUB	Deed Acres	1.11
Address	2602 SMOKEY DAN KENNEL RD	Tax Acres	1.027
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement	MANUFACTURED HOME	Value	\$52,180
Main Sq Feet	1296	Stories	1
		Year Built	1999

Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-R	1.03	NB35	1.03

Watershed	1.03	Sewer District	1.03
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Census County	109	Tract	070600	Block	3000	1.03
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Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710266600	1.02
X	NO FLOOD HAZARD	3710266600	0.01



GASTON COUNTY



Conditional Uses

CU Conditional Use

Zoning

County Residential District

R-R Residential Rural

County Business Districts

B-N Business Neighborhood

I-G Industrial General

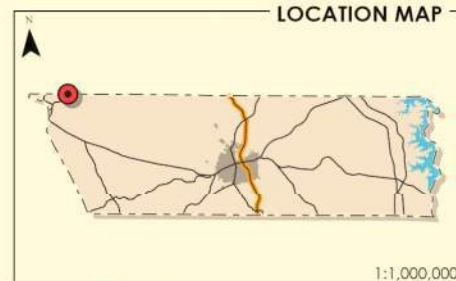
Parcel ID # 11999 & 74248

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Red.

LOCATION MAP



Property Location(s)



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



GASTON
COUNTY

CONCORD RD

N-NC-10 HWY

RL

Unnamed Stream

SMOKEY-DAN-KENNEL RD

OVERLAND IN

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

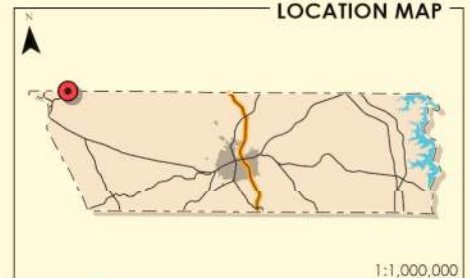
Parcel ID # 11999 & 74248


 - Property Location(s)

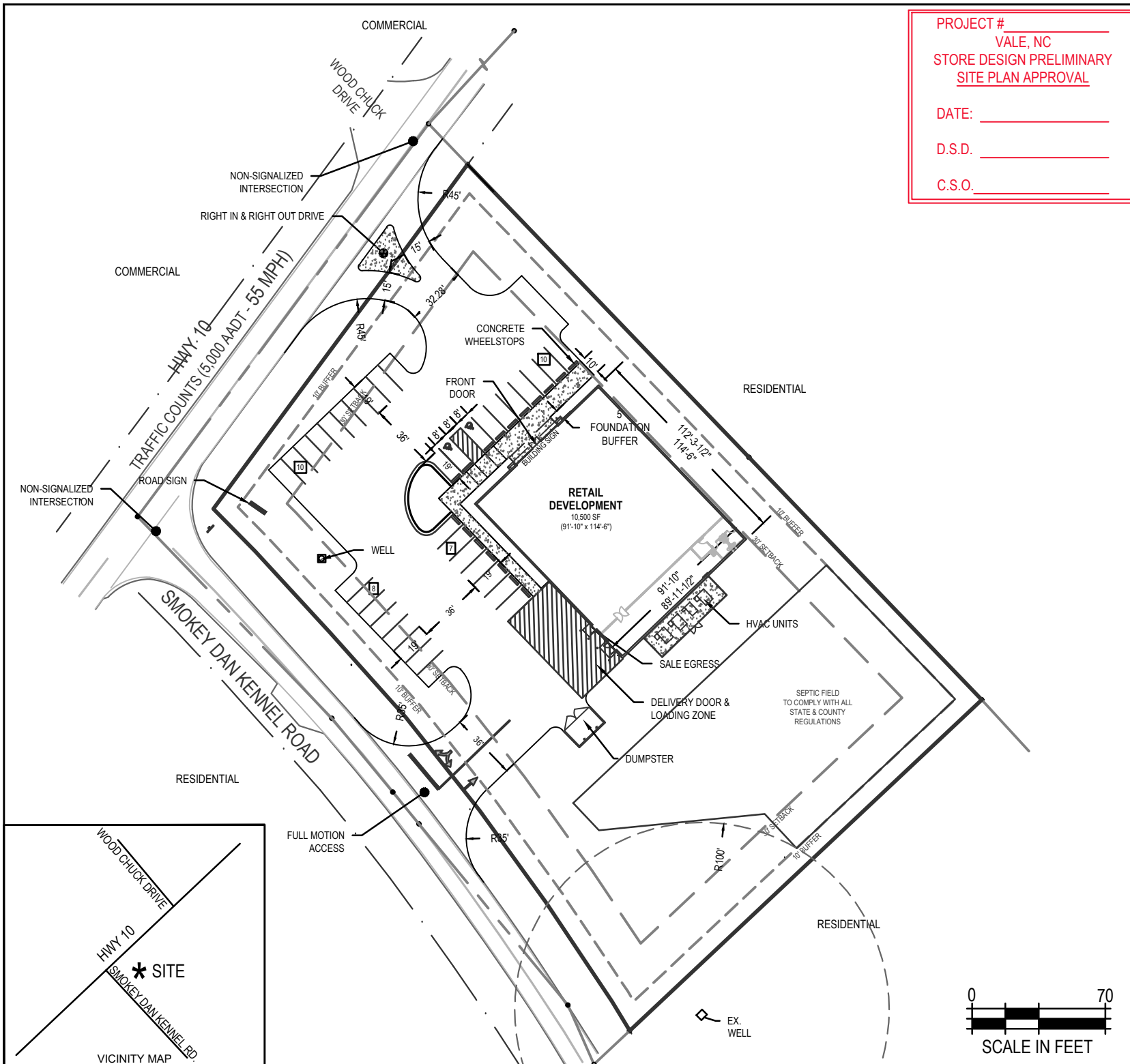
See Attached Application for Parcel Information

Property Location(s) Outlined in Blue.

LOCATION MAP



 Property Location(s)



PROJECT # _____
VALE, NC
STORE DESIGN PRELIMINARY
SITE PLAN APPROVAL

DATE: _____
D.S.D. _____
C.S.O. _____



VALE, NC
2622 SMOKEY DAN KENNEL ROAD

SITE PLAN #

SITE DATA SUMMARY

BUILDING PROTOTYPE: 91'-10" x 114'-6"
2021-01 SMALL MARKET PROTOTYPE
EXISTING ZONING: R-R
PROPOSED ZONING: G-B
AREA SUMMARY:
TOTAL SITE AREA: 2.02 Acres
BUILDING EXTERIOR: 10,500 sf
IMPERVIOUS AREA: 36,956 sf
PARKING SUMMARY:
SPACES REQ'D: 35 (CODE 1 PER 300)
SPACES PROVIDED: 35
SPACE SIZE: 9' x 19'

SETBACKS:	(BLDG)	(LANDSCAPE)
FRONT:	30'	10'
SIDE:	30'	10'
REAR:	30'	10'

- AVAILABLE UTILITIES:
1. SEWER: NO
 2. 3 PHASE ELECTRIC: YES
 3. WATER: NO
 4. NATURAL GAS: NO

- NOTES:
1. STORMWATER: NO
 2. IF RISK CLASS 0-2, NO BOLLARDS IN FRONT OF STORE.
 3. WB-67 DELIVERY TRUCK USED.
 4. 50' DUMPSTER SETBACK
 5. IMPERVIOUS PERCENTAGE = 42%

Date Prepared: 12/08/2021 Drawn By: JDE

PREPARED FOR:
RETAIL DEVELOPMENT

DEVELOPER



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