



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: September 21, 2010

Re: PD #2010-2
Shoreline Property Management Inc., applicant
Parcel ID# 34171, 87814, 87813 and 85074

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on October 4, 2010.

Request

The applicant is requesting the rezoning of 31 acres from I-G (General Industrial) and B-G (General Business) to PD-MU (Planned Development Mixed Use) to permit the property to be developed with 98,800 square feet of commercial/office space and 252 multi-family units in accordance with a master plan.

PD-MU is a zoning district established under the Unified Development Ordinance to provide for coordinated developments that may include commercial, office, educational, civic, institutional, service and residential uses. Like other planned development districts, it's an option provided to encourage higher-quality developments by allowing for additional flexibility not available in the general zoning districts.

Site Area & Description

The property is located about 500 feet south of N.C. 73 and 700 feet west of old N.C. 16 Business and borders Advance Avenue, South Little Egypt Road and the new N.C. 16 bypass. It is adjoined by property zoned B-G and I-G. Land uses in this area are predominantly commercial. Public water and sewer service are available in this area. The majority of this property lies in an area classified by the Lincoln County Land Use Plan as Regional Business. According to the plan, such areas are suitable for a wide array of retail, business and support services as well as denser residential developments (up to eight units per acre). A smaller portion of this property is classified as Mixed

Residential, suitable for densities ranging from 2-8 units per acre, proportional to the amount of open space preserved.

No Waivers Requested From General Standards

The General Development Standards of the UDO apply to planned developments, unless specifically waived by the Board of Commissioners. In this case, the applicant is not requesting any waivers.



Planned Development Rezoning Application

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 Erich Hahne, Shoreline Property Management, Inc.

Applicant Address 137 Cross Center Dr., Denver, NC 28037

Applicant Phone Number 704-827-9104

Property Owner Name Shoreline Property Management, Inc.

Property Owner Address 137 Cross Center Dr., Suite 246, Denver, NC 28037

Property Owner Phone Number 704-827-9104

PART II

Property Location South Little Egypt Road
4602-33-2019, 4602-42-0713

Property ID (10 digits) 4602-33-9093, 4602-43-0694 Property size 31.66 total

Parcel # (5 digits) 39171 Deed Book(s) 1766-802
87814 1595-763 Page(s) 1598-763
87813 85074 1597-121

PART III

Existing Zoning District I-G, B-G Proposed Zoning District PD-MU

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

Property is currently wooded and pasture land.

Briefly described the proposed planned development.

Proposed planned mixed use development with residential apartments
and commercial office.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

*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.*

Erich Hahne
Applicant's Signature

8-19-2010

Date



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

Zoning Amendment

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **PD #2010-2**

Applicant **Shoreline Property Management Inc.**

Parcel ID# **34171, 87814, 87813 and 85074**

Location **south of N.C. 73 and west of N.C. 16 Business**

Proposed amendment **Rezone from I-G and B-G to PD-MU**

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:

Community Involvement Meeting report

PD #2010-2

Shoreline Property Management Inc., applicant

A community involvement meeting on this rezoning request was held on Sept. 8, 2010, at East Lincoln County Volunteer Fire Department. Erich Hahne of Shoreline Property Management and engineer Dan Brewer talked about the plans and answered questions. About 25 people attended the meeting.

Following is a summary of the comments, questions and answers.

How many people are going to come out on N.C. 73? Those are busy accesses now.

Dan Brewer: The access on N.C. 73 will be what's called a left-over. It will allow people to turn left from N.C. 73 into the development, but you won't be able to turn left from the development onto N.C. 73. You'll have to turn right, or you can use a connecting driveway to get to the traffic signal at Lowe's.

Erich Hahne: A meeting has been set up with NCDOT to discuss future plans for a traffic signal at the N.C. 73 access, which lines up with a proposed driveway on the opposite side of the highway. That driveway would serve a planned Walgreens store and other development. A traffic signal is not warranted with the Cottonwood Village development.

Will the left-turn lane on Hwy. 16 at Little Egypt Road block people from South Pilot Knob?

Is there going to be a light from Pilot Knob onto N.C. 16?

Erich Hahne: A right-turn lane onto Pilot Knob Road is one of the required road improvements for this project.

What are these apartments going to look like?

Erich Hahne: Traditional. It will be a nice looking project. It will probably be fiberboard and brick foundation. We'll partner with someone on the multi-family. We will do the office part ourselves.

We're not talking low-end rent?

Erich Hahne: Absolutely not.

Dan Brewer: It will be a little bit upper-scale from Riverwalk (Apartments).

We really like the look of Waterside Crossing. Will this be similar?

Erich Hahne: Yes.

Will the target (for the commercial part) be medical/office rather than retail, which has heavy truck traffic?

Erich Hahne: Yes. There is a void here ... imaging, sleep centers, for examples.... I see this as sort of wellness center.

We're trying to get the junk out of Lincoln County.

Erich Hahne: We envision this to be a high-quality development.

What information do you have that there's a demand for these office buildings?

Erich Hahne: We have good information. There is a real need... We have some real prospects ... in the medical and professional community.... Certainly the office component will start before the multi-family... The demand for this type of housing is coming again.... That's one market that they're really optimistic about.

You should build something for pedestrians to cross the creek to walk to the stores and restaurants along N.C. 73.

Dan Brewer: The pedestrian path does cross the creek. It connects to a sidewalk there.

It would be good if people could bicycle there, too.

Dan Brewer: The greenway will be bike friendly.

What part of this development will be visible from old 16?

Erich Hahne: You might not see anything. There are plantings along the border.

Is there adequate water and sewer capacity?

Dan Brewer: Yes.

Do you own the property?

Erich Hahne: Yes. Shoreline owns the property.

I think it looks like a good plan.



Lincoln County Building & Land Development

Zoning Application Background and Staff Comments

Application #
PD #2010-2

IDENTIFYING DATA

Parcel ID: 34171, 87814, 87813 and 85074

Location of property: south of N.C. 73 and west of old N.C. 16 bordering Advance Avenue, South Little Egypt Road and the new N.C. 16 bypass

Name of current property owners: Shoreline Property Management Inc.

Address of current property owners: 137 Cross Center Dr., Denver, N.C.

Date of application: received August 20, 2010

ZONING INFORMATION

Current zoning: I-G and B-G

Current use: undeveloped land

Property size: 31 acres

Proposed zoning: PD-MU (Planned Development Mixed Use)

Proposed uses: commercial/office and multi-family residential

Description of request: rezoning to Planned Development district

Comments: A Planned Development district is similar to a conditional zoning district in that its development is subject to an approved master plan and its own special standards.

LAND USE PLAN CLASSIFICATION

The Lincoln County Land Use Plan classifies a larger portion of this property as Regional Business and the remainder as Mixed Residential. Regional Business areas are suitable for a wide array of retail, business and support services as well as denser residential developments (up to eight units per acre). Mixed Residential areas are suitable for densities ranging from two to eight units per acre, proportional to the amount of open space preserved.

ENVIRONMENTAL

Soil type(s):

Name	Acreage	% of Site
CeB2 - Cecil sandy clay loam: (Eroded)	5.506	18.8
ChA - Chewacle loam (Frequent flood)	1.732	5.9
PaD - Pacolet sandy loam	7.953	27.1
PeC2 - Pacolet sandy clay loam: (Eroded)	12.618	43.0
WnB - Winnsboro fine sandy loam	1.546	5.3

Soil slopes:

CeB2 - 2-8 pct. slopes
ChA - 0-2 Pct slopes
PaD - 15-25 Pct slopes
PeC2 - 8-15 pct. slopes
WnB - 2-8 pct. slopes

Permeability:

CeB2 – 0.6 – 2.0 in./hr. (Moderate)
ChA – 0.6 – 2.0 in./hr. (Moderate)
PaD - 0.6 – 2.0 in./hr. (Moderate)
PeC2 - 0.6 – 2.0 in./hr. (Moderate)
WnB – 0.06 – 0.2 in./hr. (Slow)

Hazard of erosion:

CeB2 – Erosion control measures needed
ChA - Erosion control measures needed
PaD - Erosion control measures needed
PeC2 – Erosion control measures needed
WnB - Erosion control measures needed

Building site:

CeB2 – Well Suited
ChA – Poorly Suited
PaD – Poorly Suited
PeC2 – Moderately suited
WnB – Poorly Suited

Sanitary facilities:

N/A

Water supply watershed classification:

N/A

HYDROLOGICAL CONDITIONS

Flood panel number: 3710460200J

Zone: X – Area outside the 500 year flood plain
AE –Special Flood Hazard Area (100 year flood plain)

Is any portion of the property located in a floodplain or floodway: Yes.
0.609 acres is located in Special Flood Hazard Area with base flood elevation determined.

TRANSPORTATION

Is a traffic impact analysis required for this request: Yes

What is the traffic count during the peak hours:

See figure 5 in TIA for detailed figures

AM (PM)

Road	<u>Existing: 2009</u>	<u>2012 Build</u>	<u>2014 Build</u>
NC 73 @ S. Little Egypt	1532 (1494)	1711 (1681)	1947 (1945)
S. Little Egypt @ NC 73	546 (155)	601 (179)	671 (220)
NC 73 @ NC 16 Byp. SB Ramp	1873 (1672)	2097 (1893)	2410 (2231)
NC 16 Byp. SB Ramp @ NC 73	138 (73)	153 (82)	168 (93)
NC 73 @ NC 16 Byp. NB Ramp	1820 (1558)	2045 (1777)	2289 (2041)
NC 16 Byp. NB Ramp @ NC 73	192 (516)	215 (578)	261 (641)
NC 73 @ NC 16 Bus.	1384 (1538)	1551 (1711)	1876 (2059)
NC 16 Bus. @ NC 73	953 (958)	1073 (1120)	1231 (1281)
NC 73 @ Pilot Knob (N & S.)	1225 (1700)	1371 (1910)	1477 (2066)
Pilot Knob (N & S.) @ NC 73	670 (629)	737 (717)	788 (744)
S. Pilot Knob @ W.C. Blvd.	339 (397)	371 (439)	397 (467)
W.C. Blvd. @ S. Pilot Knob	129 (169)	145 (188)	155 (204)
S. Pilot Knob @ NC 16 Bus.	98 (116)	107 (127)	113 (134)
NC 16 Bus. @ S. Pilot Knob	720 (830)	818 (946)	910 (1067)
S. Little Egypt Rd. @ NC 16 Bus.	1 (14)	29 (30)	31 (40)
NC 16 Bus. @ S. Little Egypt Rd.	615 (824)	693 (946)	779 (1064)
Advance Ave. @ NC 16 Bus.	7 (40)	17 (49)	28 (104)
NC 16 Bus @ Advance Ave.	675 (804)	764 (920)	865 (1024)
W.C. Blvd. @ NC 16 Bus.	107 (260)	118 (287)	129 (309)
NC 16 Bus. @ W.C. Blvd.	696 (838)	790 (951)	874 (1064)

Site Entrances

NC 73 @ Site Entrance	n/a	2091 (2055)	2560 (2489)
Site Entrance at NC 73	n/a	25 (14)	41 (105)
S. Little Egypt Rd. @ Site Entrance	n/a	7 (27)	14 (32)
Site Entrance @ S. Little Egypt Rd.	n/a	27 (15)	29 (24)

Annual growth rates of 3% were applied to the 2012 and 2012 no-build conditions. 2012 and 2014 build conditions were calculated on top of the background data with assumed growth rates.

What is the traffic generated by the proposed development?

Phase 1

AM Peak Hours: 113
PM Peak Hours: 140
Total Trips: 1,469

Phase 2

AM Peak Hours: 184
PM Peak Hours: 289
Total Trips: 3,602

Build-Out

AM Peak Hours: **297**
PM Peak Hours: **429**
Total Trips: **5,071**

The approximate distance to the nearest intersections (as measured from the edge of site):

N.C. 16 Bypass and N.C. 73: 800 feet
N.C. 16 Business and N.C. 73: 1,100 feet
N.C. 16 Business and South Little Egypt Road: 600 feet

The Level of Service (LOS) at the intersections:

Intersection	Approach	Existing (2009)				No-Build Phase 1 (2012)				Build Phase 1 (2012)				Build Phase 1 (2012) with Improvements				No-Build Phase 2 (2014)				Build Phase 2 (2014)				Build Phase 2 (2014) with Improvements			
		AM		PM		AM		PM		AM		PM		AM		PM		AM		PM		AM		PM		AM		PM	
		Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
NC Hwy 73 @ S. Little Egypt Rd (SR 1386)	signalized	NB - S. Little Egypt Rd																											
		SB - N. Little Egypt Rd																											
		EB - NC Hwy 73																											
		WB - NC Hwy 73																											
NC Hwy 73 @ NCHwy 16 SB ramps	signalized	NB - NC Hwy 16 SB ramps																											
		EB - NC Hwy 73																											
		WB - NC Hwy 73																											
		NB - NC Hwy 16 NB ramp																											
NC Hwy 73 @ NC Hwy 16 NB ramp	signalized	EB - NC Hwy 73																											
		WB - NC Hwy 73																											
		NB - NC Hwy 16 Business																											
		SB - NC Hwy 16 Business																											
NC Hwy 73 @ NC Hwy 16 Business	signalized	EB - NC Hwy 73																											
		WB - NC Hwy 73																											
		NB - S. Pilot Knob Rd																											
		SB - N. Pilot Knob Rd																											
NCHwy 73 @ S. Pilot Knob Rd (SR 1394)	signalized	EB - NC Hwy 73																											
		WB - NC Hwy 73																											
		NB - NC Hwy 16 Business																											
		SB - NC Hwy 16 Business																											
NC Hwy 16 Business @ S. Pilot Knob Rd (SR 1394)	unsigned	EB - NC Hwy 73																											
		WB - S. Pilot Knob Rd																											
		NB - NC Hwy 16 Business																											
		SB - NC Hwy 16 Business																											
NC Hwy 16 Business @ S. Little Egypt Rd (SR 1386)	unsigned	EB - S. Little Egypt Rd																											
		WB - S. Little Egypt Rd																											
		NB - NC Hwy 16 Business																											
		SB - NC Hwy 16 Business																											
NC Hwy 16 Business @ Advance Ave (SR 2069)	unsigned	EB - NC Hwy 16 Business																											
		WB - NC Hwy 16 Business																											
		EB - Advance Ave																											
		WB - Advance Ave																											
NC Hwy 16 Business @ Waterside Crossing Blvd (SR 2039)	unsigned	NB - NC Hwy 16 Business																											
		SB - NC Hwy 16 Business																											
		WB - Waterside Crossing Blvd																											
		EB - Waterside Crossing Blvd																											
S. Pilot Knob Rd (SR 1394) @ Waterside Crossing Blvd (SR 2039)	unsigned	NB - S. Pilot Knob Rd																											
		SB - S. Pilot Knob Rd																											
		WB - S. Pilot Knob Rd																											
		NB - Site Access 1																											
NC Hwy 73 @ Site Access 1	unsigned	SB - Link's Landing/Walgreen's																											
		EB - NC Hwy 73																											
		WB - NC Hwy 73																											
		NB - Site Access 2																											
S. Little Egypt Rd (SR 1386) @ Site Access 2	unsigned	SB - S. Little Egypt Rd																											
		EB - S. Little Egypt Rd																											
		WB - S. Little Egypt Rd																											
unacceptable LOS and delay																													

What improvements does the TIA recommend that the developer provide?

Phase 1

NC 73 @ Site Access 1/Links Landing and Walgreen Access:

- Provide for a separate right-turn lane on the northbound approach for traffic exiting the site,
- Provide for a westbound left-turn lane (leftover) with 175 ft. of storage and appropriate taper and striping,

NC 16 Business @ S. Little Egypt Road:

- Provide for a northbound left-turn lane with 50 ft. of storage and appropriate taper and striping on NC 16 Business

Phase 2

NC 16 Business @ S. Pilot Knob Road:

- Install a northbound right-turn lane with 125 ft. of storage and appropriate taper and striping on NC 16 Business

NC 16 Business @ Waterside Crossing Blvd:

- Stripe the westbound approach to have a left-turn lane and right-turn lane. Existing pavement will accommodate appropriate laneage. No paving necessary.

Does the traffic study show that the development meets the Level of Service (LOS) criteria of the Unified Development Ordinance? Yes. All intersections that are included as a part of this study meet the requirements of Section 9.8.7.F. All Phase 2 (2014) Build With Improvements conditions maintain or improve either the existing LOS, the No Build (2012) LOS or the No Build (2014) LOS .

Has NCDOT reviewed the traffic study and site plan? Yes

ADDITIONAL INFORMATION

What are the surrounding land uses and zoning?

North: Shopping center (Lowe's) and outparcels, zoned business

East: Shopping center (Food Lion), undeveloped land and individual businesses, zoned business

South (opposite side of South Little Egypt Road): undeveloped, zoned industrial

West: new N.C. 16 bypass

List of potential uses under existing zoning: commercial and industrial

List of potential uses under proposed zoning: commercial and multi-family residential

RECREATION AND OPEN SPACE

Minimum requirement under Unified Development Ordinance: 12.5%

Proposed: 22.4%

BUFFER

Buffer required by the Unified Development Ordinance: Class C buffer along all project boundaries

SIGNAGE

Number, type and size of freestanding signs proposed: Two monument signs, one on N.C. 73 and one on the new N.C. 16 bypass, with a maximum height of eight feet and a maximum sign area of 80 square feet.

STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends approval. This property is adjoined by property zoned business. The rezoning is consistent with the Land Use Plan. This property is located near an interchange for the new N.C. 16 bypass and near the intersection of N.C. 16 Business and N.C. 73. Public water and sewer are available at this location. Strategy 1.3.1 of the Land Use Plan calls for locating denser development in areas where it will be supported by existing public utility and transportation infrastructure.

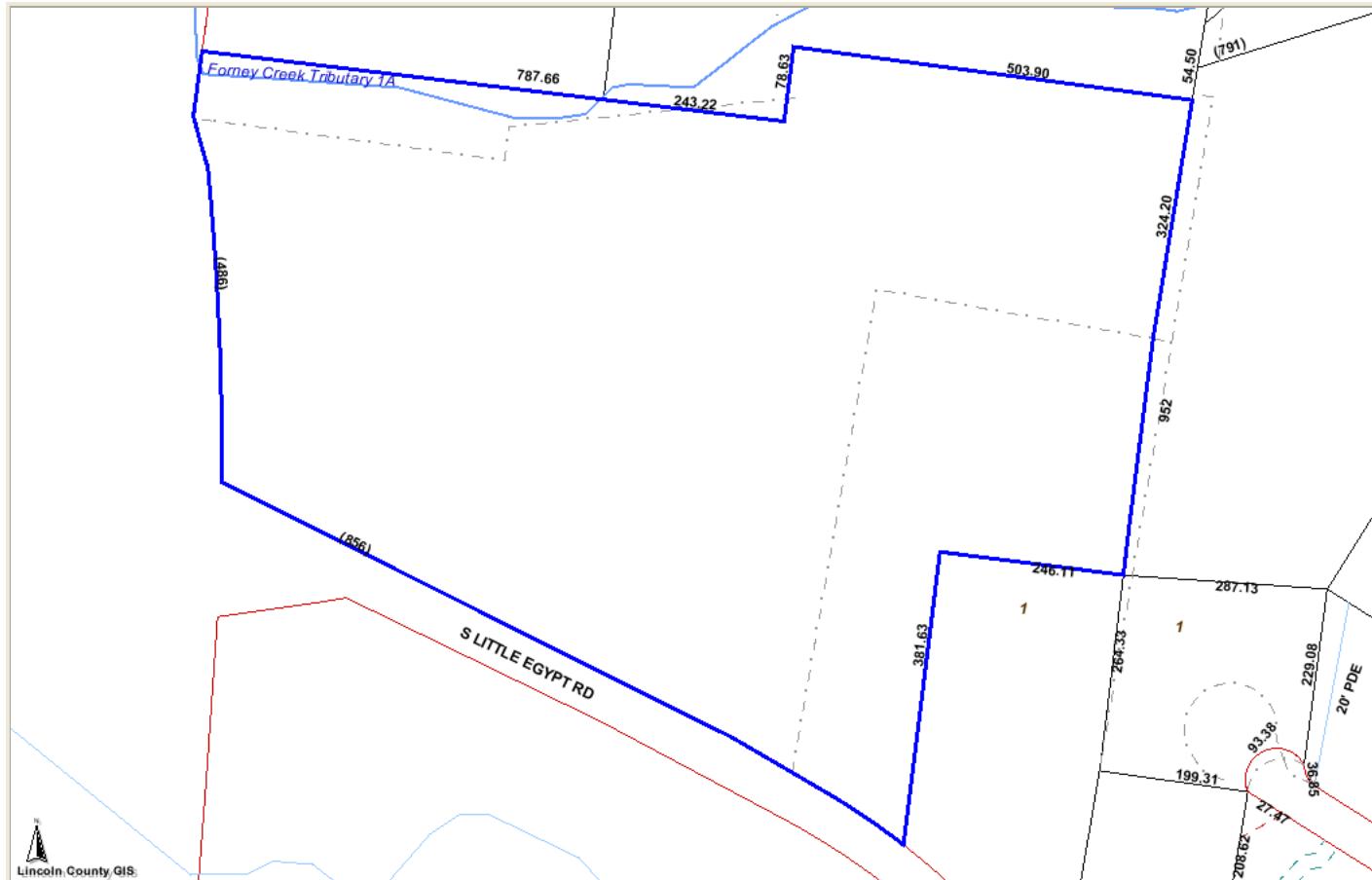


Lincoln County, NC

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: 8/20/2010 Scale: 1 Inch = 250 Feet



PHOTOS



34171

PARCEL INFORMATION FOR 4602-33-2019

Parcel ID	34171	Owner	SHORELINE PROPERTY MANAGEMENT INC
Map Account	4602-00 0175947	Mailing Address	137 CROSS CENTER DR SUITE #246 DENVER NC 28037
Deed Land Value	1766-802 \$1,233,015	Recorded Total Value	12/2/2005 \$1,233,016
----- All values are for tax year 2010. -----			
<p>Description OUTPLC ONYX BUILDING SITE Address S LITTLE EGYPT RD Township CATAWBA SPRINGS</p>			
Main Improvement Main Sq Feet		MOBILE HOME SPACES Stories 1 Year Built	Value \$1 Deed Acres 0 Tax Acres 21.42
Parcel ID M2458 Owner SHORELINE PROPERTY MANAGEMENT INC Map Account 4602-00 0175947 Mailing Address 137 CROSS CENTER DR SUITE #246 DENVER NC 28037 Deed Land Value 1766-802 \$0 Recorded Total Value 12/2/2005 \$561 ----- All values are for tax year 2010. -----			
<p>Description 1966 12 X 60 Address S LITTLE EGYPT RD Township CATAWBA SPRINGS</p>		Tax/Fire District EAST LINCOLN / EL SEWER Value \$561 Deed Acres 0 Tax Acres 0	
Main Improvement Main Sq Feet		MANUFACTURED HOME Stories 1 Year Built 1966	Total Value \$561
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	21.42	LOWESVILLE (LW31)	21.42



Watershed Class	21.42	Sewer District	21.42
Not in a watershed		In the sewer District	
2000 Census County		Tract	
37109		071100	
FloodZone Description		Block	
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	4602 0.61		
X NO FLOOD HAZARD	4602 20.81		
		Panel	
		4602	21.42



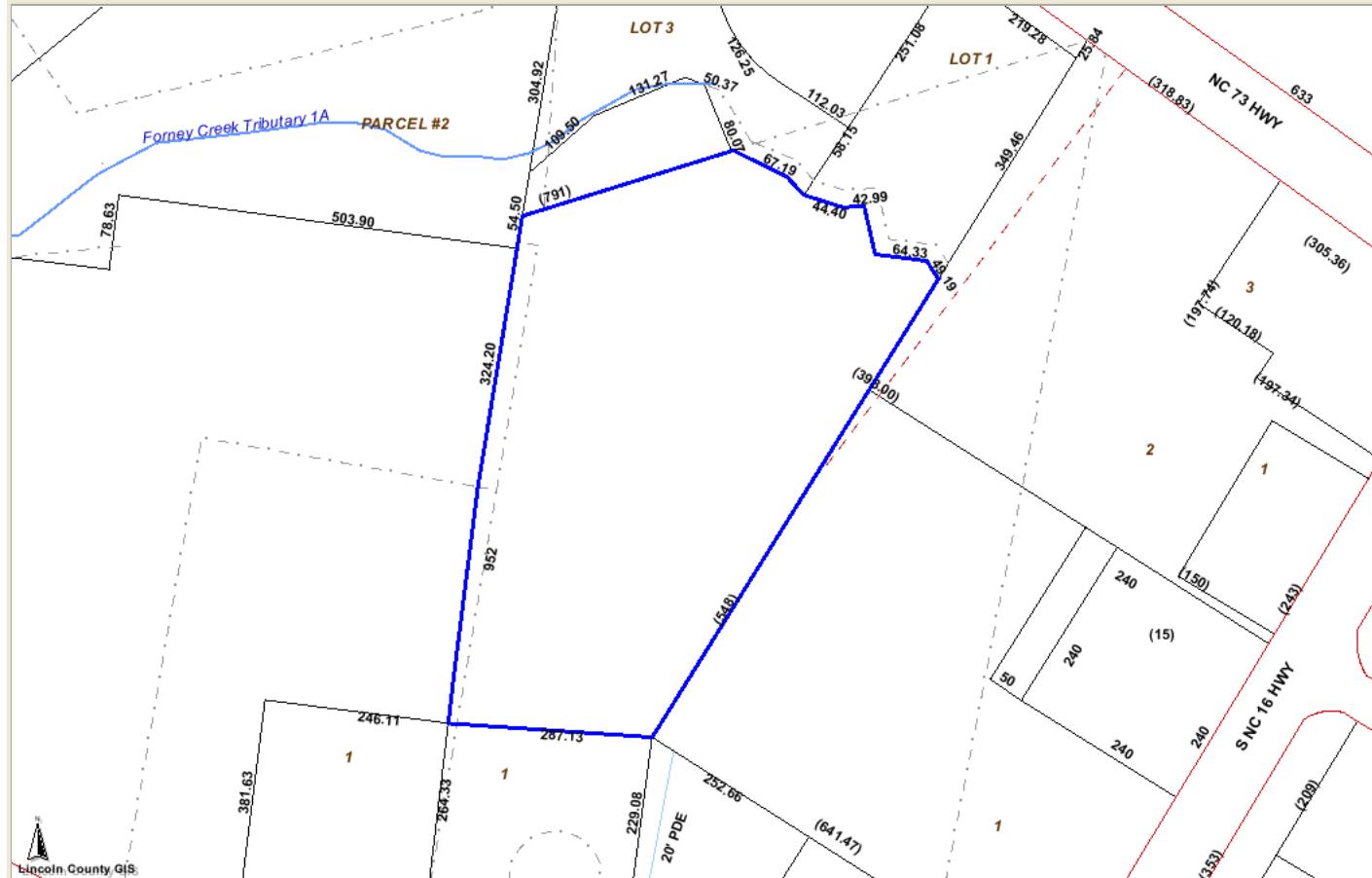
Lincoln County, NC

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: 8/20/2010 Scale: 1 Inch = 250 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4602-33-9093

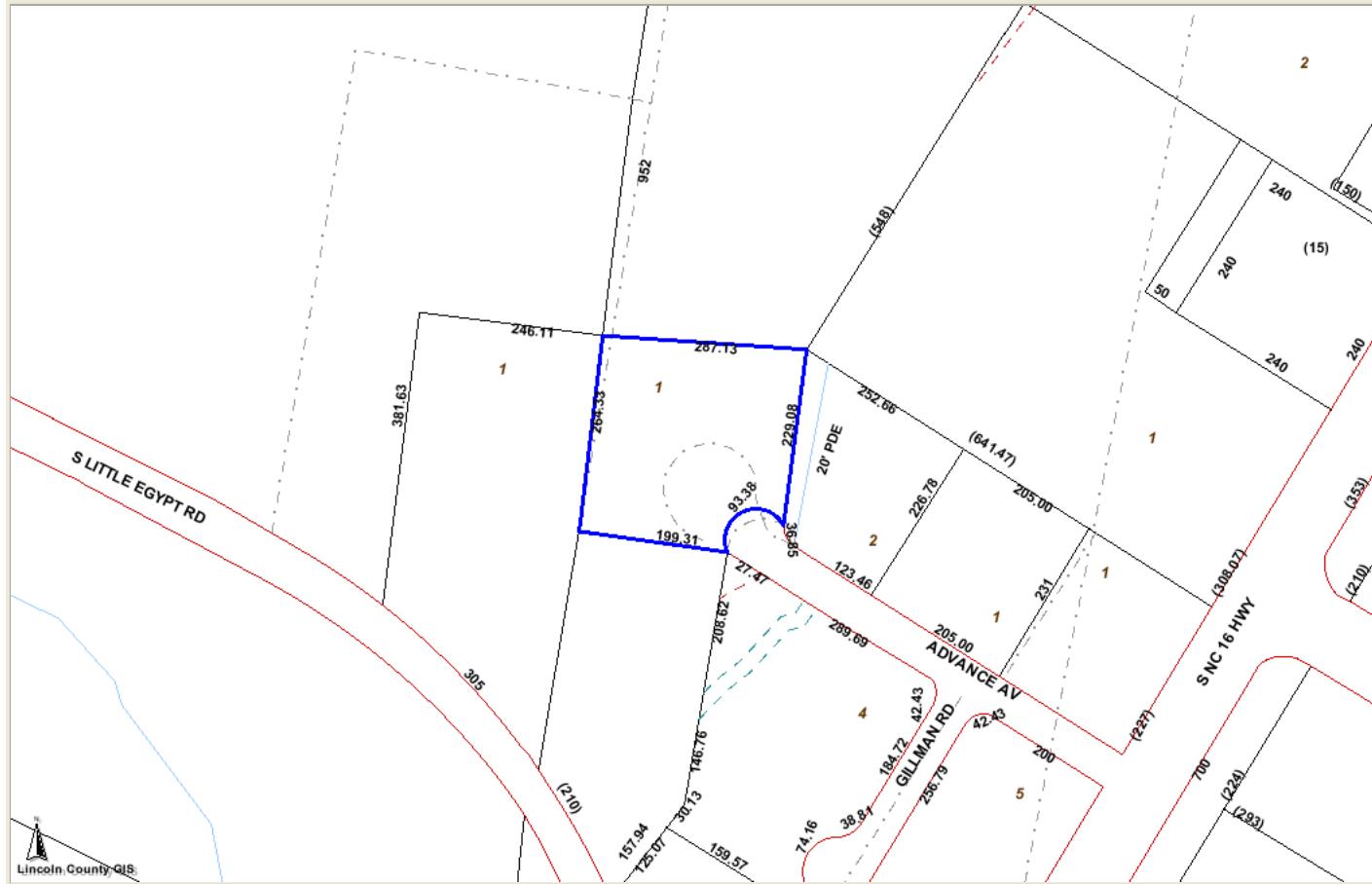
Parcel ID	87814	Owner	SHORELINE PROPERTY MANAGEMENT		
Map Account	4602-00	Mailing Address	137 CROSS CENTER DR SUITE #246 DENVER NC 28037		
Deed Land Value	1595-763 \$563,760	Recorded Total Value	6/1/2004 \$563,760		
Description Address	OUTPLC SPM ADVANCE LAND ADVANCE AV	----- All values are for tax year 2010. -----			
Township CATAWBA SPRINGS					
Improvement No Improvements					
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres		
B-G	7.35	LOWESVILLE (LW31)	7.35		
Watershed Class		Sewer District			
Not in a watershed	7.35	In the sewer District	7.35		
2000 Census County		Tract			
37109		071100			
Flood	Zone Description	Block			
X	NO FLOOD HAZARD	3012	7.35		
		Panel			
		4602	7.35		



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
Datum. Scale: 1/250,000. Scale: 1 Inch = 250 Feet.

Date: 8/20/2010 Scale: 1 Inch = 250 Feet



PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 4602-42-0713

Parcel ID	87813	Owner	SHORELINE PROPERTY MANAGEMENT				
Map	4602-00	Mailing	137 CROSS CENTER DR				
Account	0139396	Address	SUITE #246 DENVER NC 28037				
Deed	1595-763	Recorded	6/1/2004	Sale Price	0		
Land Value	\$400,793	Total Value	\$400,793	Previous Parcel	82856		
----- All values are for tax year 2010. -----							
Subdivision	Lot 1 SPM ADVANCE LOT 1			Plat	14-377		
Description	#1 LT SPM ADVANCE LAND			Deed Acres	1.6		
Address	ADVANCE AV			Tax Acres	1.6		
Township	CATAWBA SPRINGS			Tax/Fire District	EAST LINCOLN / EL SEWER		
Improvement	No Improvements						
Zoning	Calculated		Voting Precinct	Calculated Acres			
District	Acres		LOWESVILLE (LW31)	1.61			
B-G	1.61						
Watershed Class							
Not in a watershed	In the sewer District						
2000 Census County			Tract	Block			
37109	071100		3012	1.61			
Flood	Zone Description		Panel				
X	NO FLOOD HAZARD		4602	1.61			



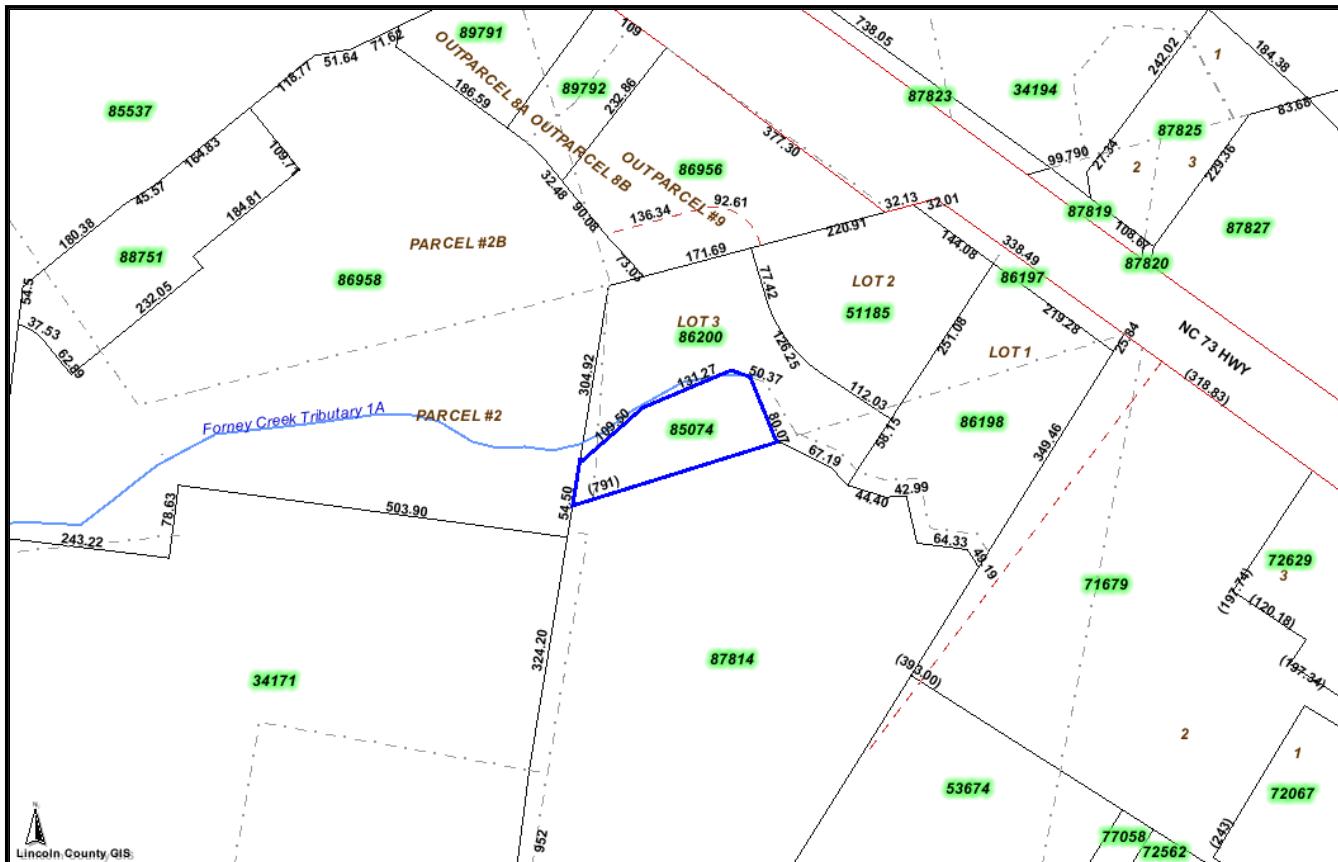
Lincoln County, NC

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.

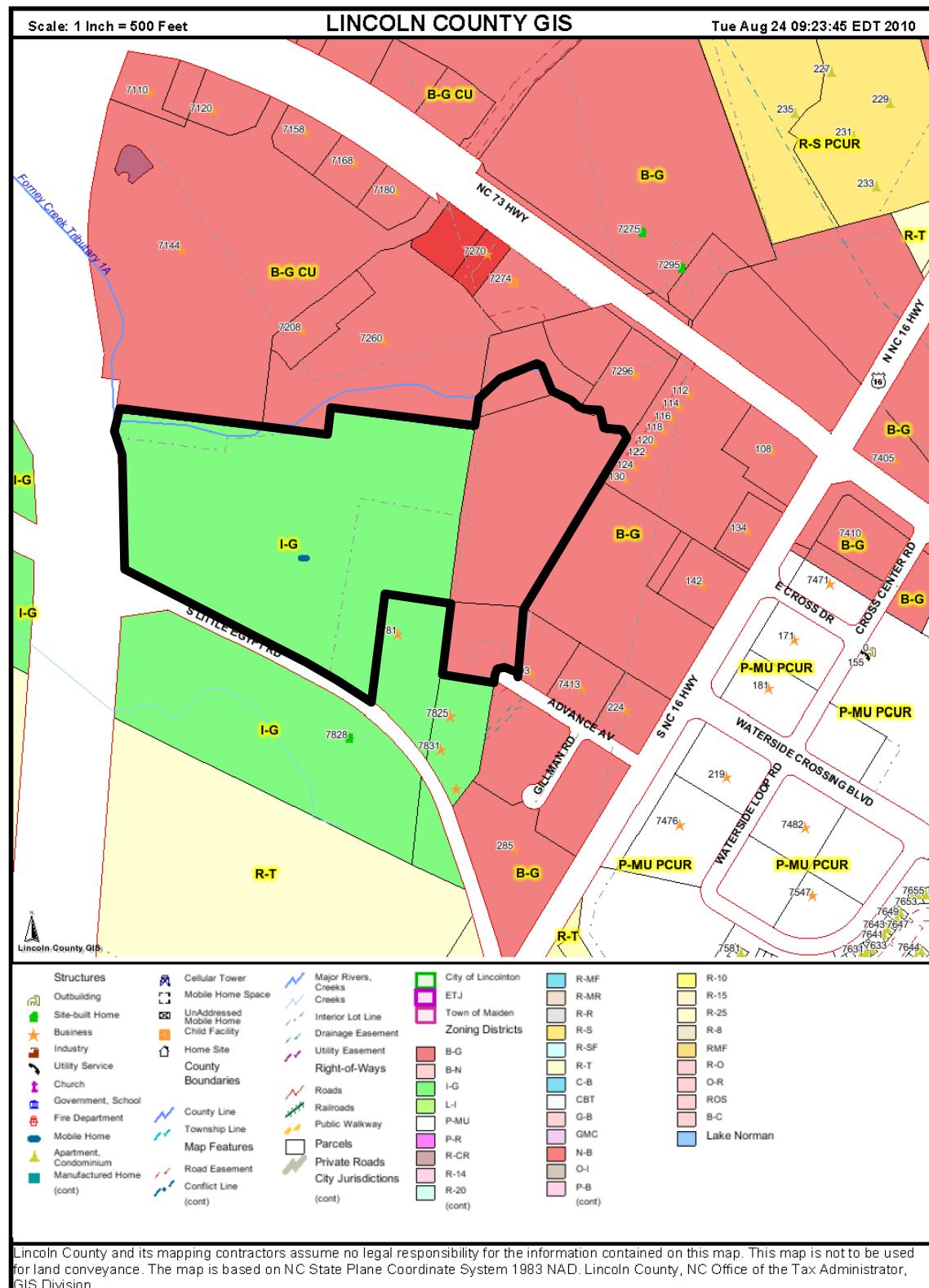


Date: 9/20/2010 Scale: 1 Inch = 250 Feet



Lincoln County GIS

PHOTOS		PARCEL INFORMATION FOR 4602-43-0694										
 Photo Not Available		Parcel ID	85074	Owner	SHORELINE PROPERTY MANAGEMENT INC							
Map Account	4602-00 0175947	Mailing Address	137 CROSS CENTER DR SUITE #246 DENVER NC 28037				Sale Price	0				
Deed Land Value	1597-121 \$59,790	Recorded Total Value	6/3/2004 \$59,790				Previous Parcel	51185				
----- All values are for tax year 2010. -----							Deed Acres	0				
Description	REAR LAND OFF 73		Tax Acres				Tax Acres	0.58				
Address	NC 73 HWY		Tax/Fire District				EAST LINCOLN / EL SEWER					
Township	CATAWBA SPRINGS		No Improvements									
Improvement												
Zoning District	B-G		Calculated Acres	Voting Precinct LOWESVILLE (LW31)				Calculated Acres				
Watershed Class	Not in a watershed		0.58	Sewer District In the sewer District				0.58				
2000 Census County	37109			Tract 071100				Block 3012				
FloodZone Description	AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR							Panel 4602 0.1				
	X NO FLOOD HAZARD							4602 0.49				



Cottonwood Village Planned Development

