



## 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) 34171 Deed Book(s) 1766-802 Page(s) \_\_\_\_\_  
87814 1535-763  
87813 1535-763  
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.

[Signature]  
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

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## **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.

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## **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.

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## **ENVIRONMENTAL**

### **Soil type(s):**

<u>Name</u>	<u>Acreage</u>	<u>% of Site</u>
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



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## **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.

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## **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*

<u>Road</u>	AM (PM)		<u>2012 Build</u>	<u>2014 Build</u>
	<u>Existing: 2009</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)
<u>Site Entrances</u>				
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

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	58.0	E	13.6	B	38.5	D	17.9	B	39.6	D	18.5	B	39.6	D	18.5	B	51.8	D	23.9	C	56.2	E	27.5	C	56.2	E	27.5	C
		EB - NC Hwy 73																												
		WB - NC Hwy 73																												
NC Hwy 73 @ NC Hwy 16 SB ramps	signalized	NB - NC Hwy 16 SB ramps																												
		EB - NC Hwy 73	9.2	A	2.8	A	12.9	B	4.3	A	13.0	B	4.4	A	13.0	B	4.4	A	15.4	B	4.4	A	16.0	B	4.7	A	16.0	B	4.7	A
		WB - NC Hwy 73																												
		WB - NC Hwy 73																												
NC Hwy 73 @ NC Hwy 16 NB ramp	signalized	NB - NC Hwy 16 NB ramp																												
		EB - NC Hwy 73	9.1	A	13.7	B	11.8	B	24.6	C	12.0	B	25.1	C	12.0	B	25.1	C	15.1	B	29.4	C	16.3	B	32.7	C	16.3	B	32.7	C
		WB - NC Hwy 73																												
		WB - NC Hwy 73																												
NC Hwy 73 @ NC Hwy 16 Business	signalized	NB - NC Hwy 16 Business																												
		SB - NC Hwy 16 Business	31.9	C	39.1	D	36.6	D	49.1	D	37.5	D	51.8	D	37.5	D	47.4	D	41.4	D	58.6	E	43.4	D	65.2	E	43.5	D	65.2	E
		EB - NC Hwy 73																												
		WB - NC Hwy 73																												
NC Hwy 73 @ S. Pilot Knob Rd (SR 1394)	signalized	NB - S. Pilot Knob Rd																												
		SB - N. Pilot Knob Rd	28.2	C	28.0	C	22.4	C	23.0	C	23.1	C	23.7	C	23.1	C	22.5	C	26.1	C	27.9	C	26.5	C	30.5	C	25.9	C	30.5	C
		EB - NC Hwy 73																												
		WB - NC Hwy 73																												
NC Hwy 16 Business @ S. Pilot Knob Rd (SR 1394)	unsignalized	NB - NC Hwy 16 Business	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A
		SB - NC Hwy 16 Business	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A	0.1	A
		WB - S. Pilot Knob Rd	22.1	C	22.2	C	20.3	C	27.0	D	21.3	C	29.3	D	21.3	C	29.3	D	22.5	C	31.8	D	25.9	D	41.9	E	22.5	C	32.2	D
		WB - S. Pilot Knob Rd																												
NC Hwy 16 Business @ S. Little Egypt Rd (SR 1386)	unsignalized	NB - NC Hwy 16 Business	0.3	A	0.6	A	0.3	A	0.6	A	0.4	A	0.9	A	0.3	A	0.5	A	0.3	A	0.6	A	0.6	A	1.1	A	0.4	A	0.6	A
		SB - NC Hwy 16 Business	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A
		EB - S. Little Egypt Rd	14.1	B	15.0	C	14.6	B	14.9	B	13.3	B	16.4	C	13.3	B	16.4	C	15.2	C	15.7	C	14.4	B	19.0	C	14.4	B	19.0	C
		WB - S. Little Egypt Rd																												
NC Hwy 16 Business @ Advance Ave (SR 2069)	unsignalized	NB - NC Hwy 16 Business	0.0	A	0.4	A	0.0	A	0.4	A	0.0	A	0.4	A	0.0	A	0.4	A	0.0	A	0.4	A	0.4	A	0.7	A	0.4	A	0.7	A
		SB - NC Hwy 16 Business	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A
		EB - Advance Ave	12.9	B	16.0	C	13.3	B	18.1	C	13.5	B	19.0	C	13.5	B	19.0	C	14.2	B	19.6	C	14.7	B	22.5	C	14.7	B	22.5	C
		WB - Advance Ave																												
NC Hwy 16 Business @ Waterside Crossing Blvd (SR 2039)	unsignalized	NB - NC Hwy 16 Business	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A
		SB - NC Hwy 16 Business	2.0	A	3.0	A	2.1	A	3.2	A	2.1	A	3.2	A	2.1	A	3.2	A	2.1	A	3.4	A	2.1	A	3.4	A	2.1	A	3.4	A
		WB - Waterside Crossing Blvd	16.4	C	45.2	E	18.0	C	63.5	F	18.8	C	77.3	F	18.8	C	77.6	F	20.0	C	104.4	F	23.3	C	173.8	F	19.6	C	50.4	F
		WB - Waterside Crossing Blvd																												
S. Pilot Knob Rd (SR 1394) @ Waterside Crossing Blvd (SR 2039)	unsignalized	NB - Glencrest Dr	12.5	B	12.2	B	12.2	B	12.6	B	12.2	B	12.6	B	12.2	B	12.6	B	12.5	B	13.0	B	12.6	B	13.1	B	12.6	B	13.1	B
		SB - Waterside Crossing Blvd	12.6	B	15.2	C	12.0	B	16.2	C	12.2	B	16.4	C	12.2	B	16.4	C	12.3	B	17.5	C	12.7	B	18.0	C	12.7	B	18.0	C
		EB - S. Pilot Knob Rd	0.9	A	1.0	A	0.9	A	1.1	A	0.9	A	1.1	A	0.9	A	1.1	A	0.9	A	1.1	A	0.9	A	1.1	A	0.9	A	1.1	A
		WB - S. Pilot Knob Rd	1.1	A	1.5	A	1.1	A	1.5	A	1.1	A	1.4	A	1.1	A	1.4	A	1.1	A	1.5	A	1.1	A	1.5	A	1.1	A	1.5	A
NC Hwy 73 @ Site Access 1	unsignalized	NB - Site Access 1																												
		SB - Links Landing/Walgreen's																												
		EB - NC Hwy 73																												
		WB - NC Hwy 73																												
S. Little Egypt Rd (SR 1386) @ Site Access 2	unsignalized	SB - Site Access 2																												
		EB - S. Little Egypt Rd																												
		WB - S. Little Egypt Rd																												
		WB - S. Little Egypt Rd																												
unacceptable LOS and delay																														

The Level of Service (LOS) at the intersections:

## **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

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## **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

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### **RECREATION AND OPEN SPACE**

**Minimum requirement under Unified Development Ordinance:** 12.5%

**Proposed:** 22.4%

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### **BUFFER**

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

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### **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.

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### **STAFF'S RECOMMENDATION AND COMMENTS**

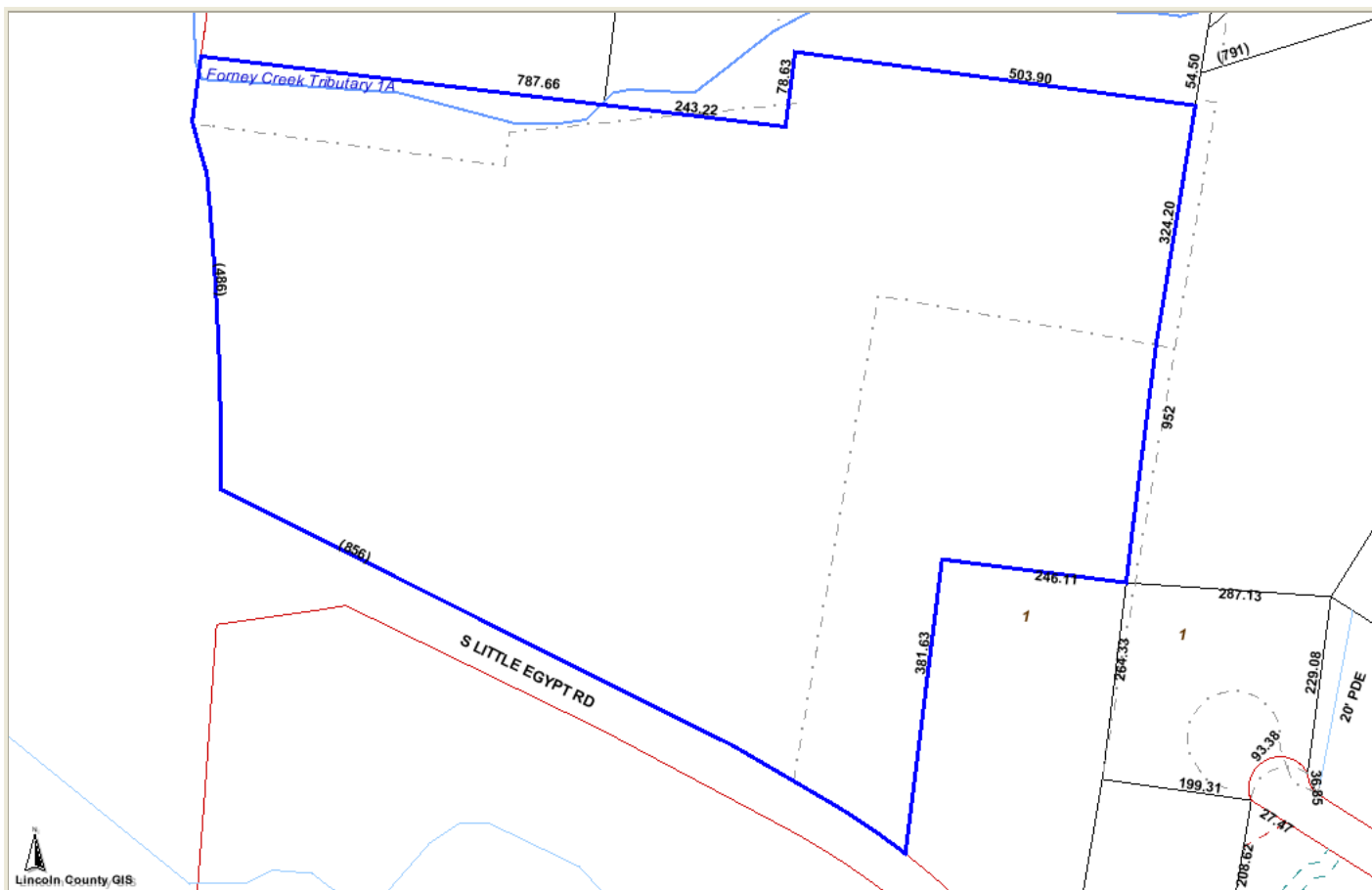
Staff recommends approval. This property is adjoined by property zoned business. The rezoning is consistent with the Land Use Plan. This property is located near an interchange for the new N.C. 16 bypass and near the intersection of N.C. 16 Business and N.C. 73. Public water and sewer are available at 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



### PARCEL INFORMATION FOR 4602-33-2019

<b>Parcel ID</b>	<b>34171</b>	<b>Owner</b>	SHORELINE PROPERTY MANAGEMENT INC		
<b>Map Account</b>	<b>4602-00 0175947</b>	<b>Mailing Address</b>	137 CROSS CENTER DR SUITE #246 DENVER NC 28037		
<b>Deed</b>	1766-802	<b>Recorded</b>	12/2/2005	<b>Sale Price</b>	\$1,757,500
<b>Land Value</b>	\$1,233,015	<b>Total Value</b>	\$1,233,016	<b>Previous Parcel</b>	
----- All values are for tax year 2010. -----					
<b>Description</b>	OUTPCL ONYX BUILDING SITE			<b>Deed Acres</b>	0
<b>Address</b>	S LITTLE EGYPT RD			<b>Tax Acres</b>	21.42
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN / EL SEWER
<b>Main Improvement</b>	MOBILE HOME SPACES			<b>Value</b>	\$1
<b>Main Sq Feet</b>	1	<b>Stories</b>	0	<b>Year Built</b>	0
<b>Parcel ID</b>	<b>M2458</b>	<b>Owner</b>	SHORELINE PROPERTY MANAGEMENT INC		
<b>Map Account</b>	<b>4602-00 0175947</b>	<b>Mailing Address</b>	137 CROSS CENTER DR SUITE #246 DENVER NC 28037		
<b>Deed</b>	1766-802	<b>Recorded</b>	12/2/2005	<b>Sale Price</b>	\$1,757,000
<b>Land Value</b>	\$0	<b>Total Value</b>	\$561	<b>Previous Parcel</b>	
----- All values are for tax year 2010. -----					
<b>Description</b>	1966 12 X 60			<b>Deed Acres</b>	0
<b>Address</b>	S LITTLE EGYPT RD			<b>Tax Acres</b>	0
<b>Township</b>	CATAWBA SPRINGS			<b>Tax/Fire District</b>	EAST LINCOLN / EL SEWER
<b>Main Improvement</b>	MANUFACTURED HOME			<b>Value</b>	\$561
<b>Main Sq Feet</b>	720	<b>Stories</b>	1	<b>Year Built</b>	1966
<b>Total Value</b>	\$561				
<b>Zoning District</b>	I-G		<b>Calculated Acres</b>	21.42	
			<b>Voting Precinct</b>	LOWESVILLE (LW31)	
			<b>Calculated Acres</b>	21.42	

**Watershed Class**

Not in a watershed 21.42

**2000 Census County**

37109

**Sewer District**

In the sewer District

**Tract**

071100

**Block**

3012

21.42

21.42

**FloodZone Description**

AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	4602	0.61
X	NO FLOOD HAZARD	4602	20.81

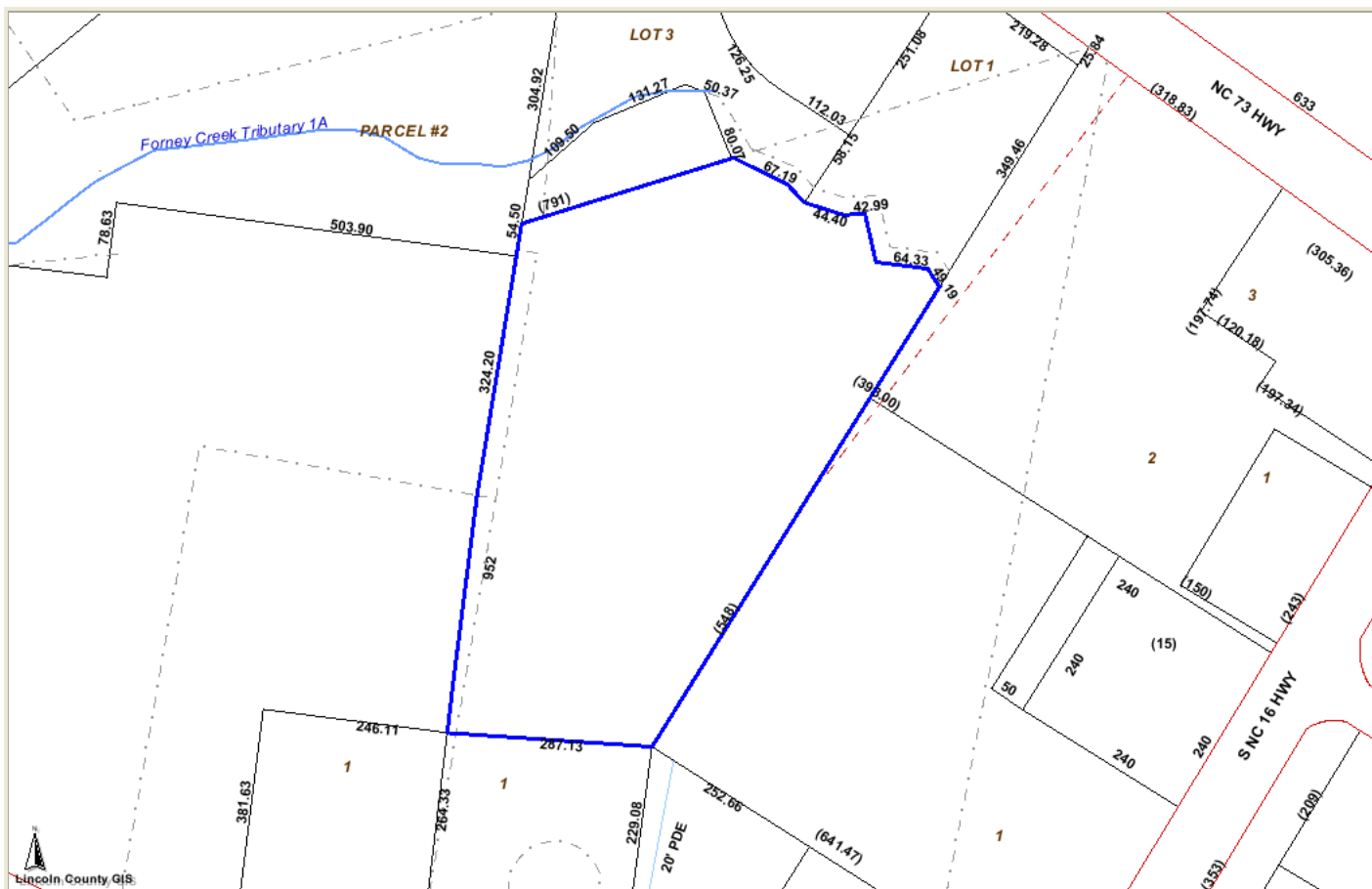
**Panel**



## Lincoln County, NC

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



### PHOTOS



Photo Not Available

### PARCEL INFORMATION FOR 4602-33-9093

<b>Parcel ID</b>	<b>87814</b>	<b>Owner</b>	SHORELINE PROPERTY MANAGEMENT	
<b>Map</b>	<b>4602-00</b>	<b>Mailing</b>	137 CROSS CENTER DR	
<b>Account</b>	<b>0139396</b>	<b>Address</b>	SUITE #246	
			DENVER NC 28037	
<b>Deed</b>	1595-763	<b>Recorded</b>	6/1/2004	<b>Sale Price</b> 0
<b>Land Value</b>	\$563,760	<b>Total Value</b>	\$563,760	<b>Previous Parcel</b> 82856
----- All values are for tax year 2010. -----				
<b>Description</b>	OUTPCL SPM ADVANCE LAND		<b>Deed Acres</b>	0
<b>Address</b>	ADVANCE AV		<b>Tax Acres</b>	7.35
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	EAST LINCOLN / EL SEWER
<b>Improvement</b>	No Improvements			
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>	
B-G	7.35	LOWESVILLE (LW31)	7.35	
<b>Watershed Class</b>		<b>Sewer District</b>		
Not in a watershed	7.35	In the sewer District	7.35	
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>	
37109		071100	3012	7.35
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>		
X	NO FLOOD HAZARD	4602	7.35	

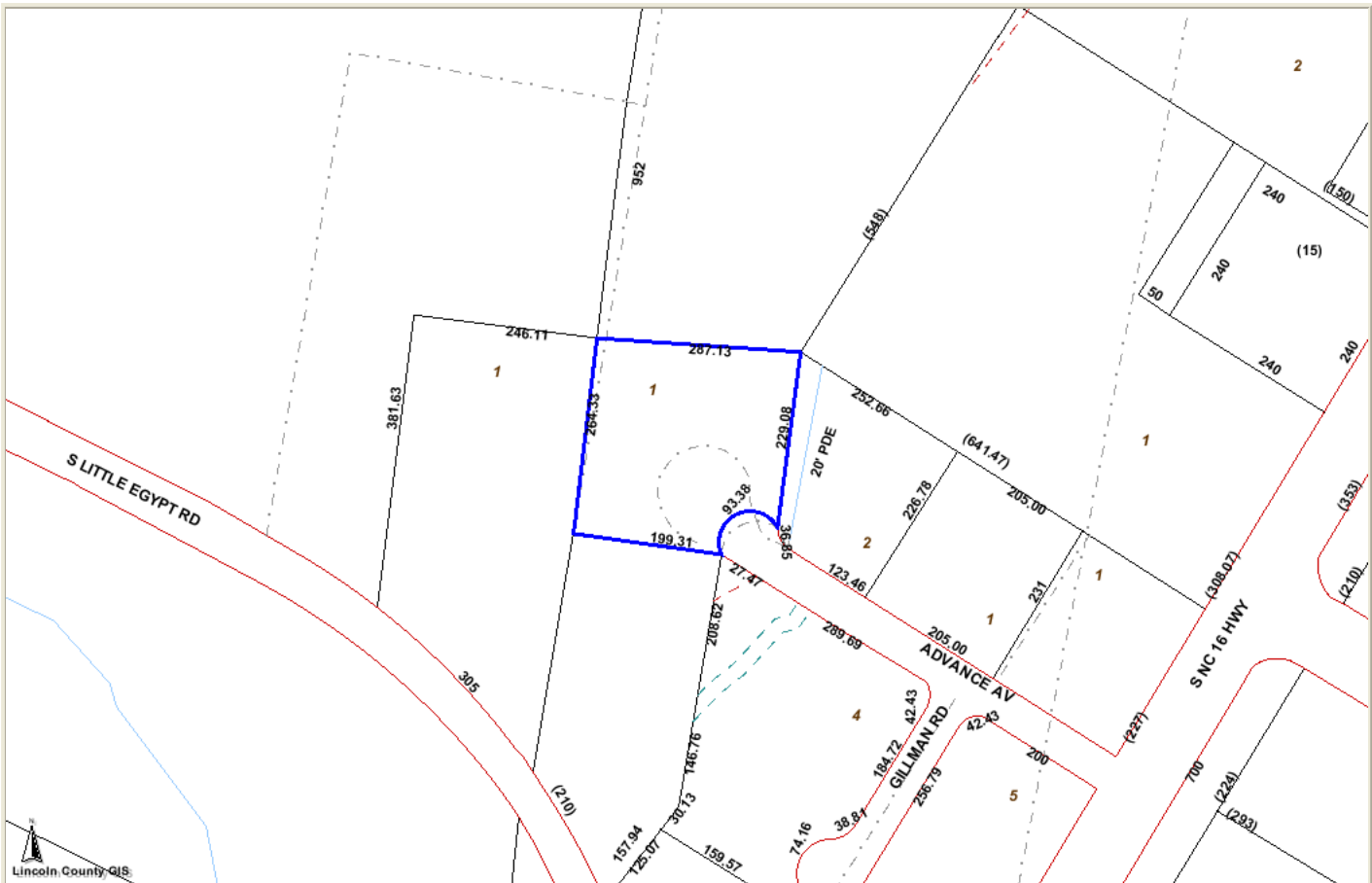




## Lincoln County, NC

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



### PHOTOS



Photo Not Available

### PARCEL INFORMATION FOR 4602-42-0713

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

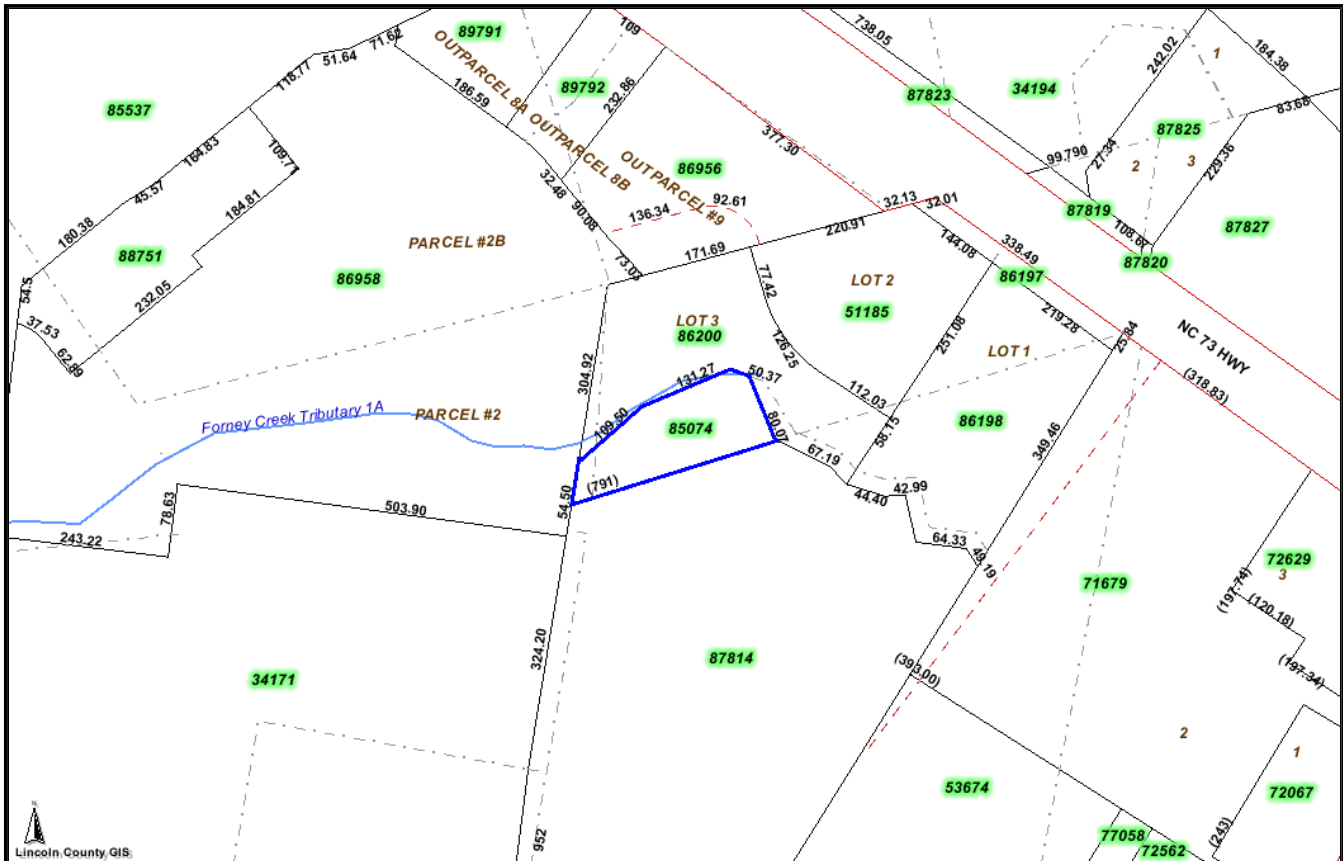
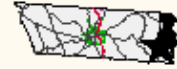



## Lincoln County, NC

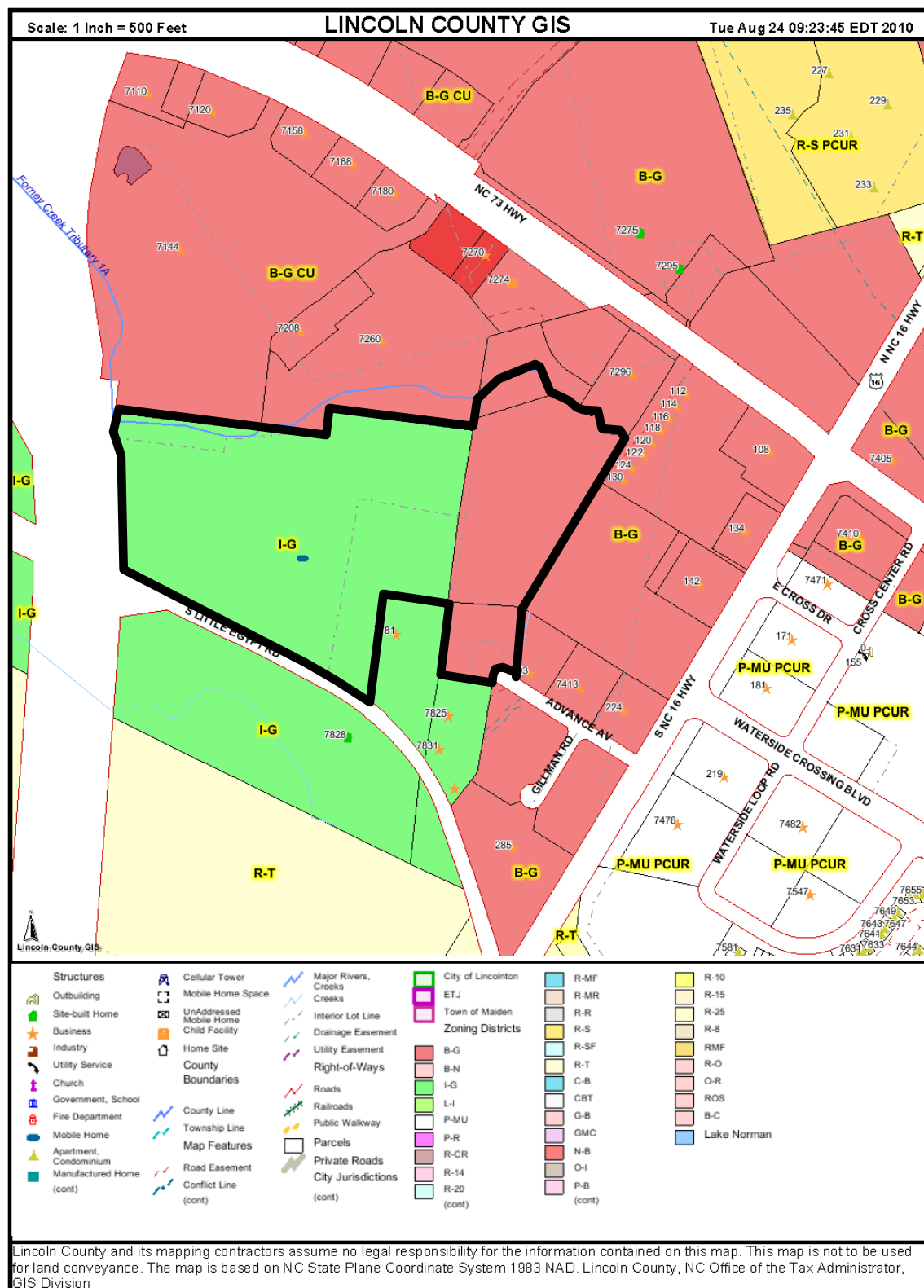
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Date: 9/20/2010 Scale: 1 Inch = 250 Feet



PHOTOS	PARCEL INFORMATION FOR 4602-43-0694			
 <p>Photo Not Available</p>	Parcel ID	85074	Owner	SHORELINE PROPERTY MANAGEMENT INC
	Map Account	4602-00	Mailing Address	137 CROSS CENTER DR SUITE #246 DENVER NC 28037
	Deed	1597-121	Recorded	6/3/2004
	Land Value	\$59,790	Total Value	\$59,790
	----- All values are for tax year 2010. -----			
	Description	REAR LAND OFF 73	Deed Acres	0
	Address	NC 73 HWY	Tax Acres	0.58
	Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
	Improvement	No Improvements		
	Zoning	Calculated	Voting Precinct	Calculated Acres
District	B-G	Acres	LOWESVILLE (LW31)	0.58
Watershed Class	Not in a watershed	0.58	Sewer District	In the sewer District
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

NO.	BY	DATE	REVISION
1	DB	7/6/10	REV. BLDG MIX ADDED SIGNAGE INFO.
PROJECT #: 086073			DATE: 09.
DRAWN BY: KAF			CHECKED BY:
TITLE:			

REZONING PLAN

SHEET

# RP-1



REV. 9/14/10