



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: December 18, 2023

Re: ZMA #722
Waffle House, Inc., applicant
Parcel ID# 34534

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 8, 2024.

Request

The applicant is requesting the rezoning of 1.011 acres from R-T (Transitional Residential) to B-G (General Business).

Site Area and Description

The subject property is located on the north side of N.C. 73 about 600 feet southeast of the intersection with N.C. 16 Business in Catawba Springs Township. The property is located in the Eastern Lincoln Development District (ELDD) overlay. The property is adjoined by property zoned R-T (Transitional Residential) and B-G (General Business). Land uses in this area include business and residential uses.

Plan Conformance

This property is designated by the Lincoln County Land Use Plan as Walkable Activity Center, suitable for commercial uses where buildings are located on small blocks with streets designed to encourage pedestrian activities.



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Additional Information

Permitted uses under current zoning: single-family home, two-family home, manufactured home

Permitted uses under proposed zoning: office, neighborhood retail, general retail (special use in ELDD), gas station with convenience retail (special use in ELDD), restaurant (special use in ELDD), service (special use in ELDD), veterinarian (special use in ELDD), vehicle service (special use in ELDD), contractor's office (special use in ELDD)

Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #722**
Applicant **Waffle House, Inc.**
Parcel ID# **34534**
Location **north side of N.C. 73 about 600 feet southeast of the intersection with N.C. 16 Business**
Proposed amendment **Rezone 1.011 acres from R-T (Transitional Residential) to B-G (General Business)**

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

The Walkable Activity Center community type calls for commercial uses that are consistent with those permitted in the B-G district.

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

Rezoning this property to B-G sets it up for potential integration of proposed commercial uses with existing commercial and multi-family residential uses in this Walkable Activity Center area.



Zoning Map Amendment Application

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

Part I

Applicant Name Waffle House, Inc.

Applicant Address 5986 Financial Dr., Norcross, GA 30071

Applicant Phone Number 770-729-5806

Property Owner's Name STIR Limited Partnership

Property Owner's Address 182 Killian Farm Road, Stanley, NC 28164

Property Owner's Phone Number 704-617-2792

Part II

Property Location NW Corner of NC-73 & Brentwood Road.

Property ID # (10 digits) 4602-63-4214 (portion of) Property Size 1.011 ac

Parcel # (5 digits) 34534 Deed Book(s) 2636 Page(s) 369

Part III

Existing Zoning District B-G/R-T Proposed Zoning District B-G

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

The property is currently undeveloped w/ ~~no~~ no existing structures on site.

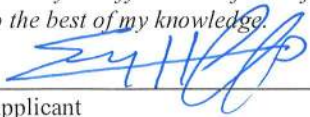
Briefly explain the proposed use and/or structure which would require a rezoning.

The proposed use is for a sit down style, Waffle House restaurant.

APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)

MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.


Applicant

9/1/2023
Date



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 12/18/2023 Scale: 1 Inch = 400 Feet

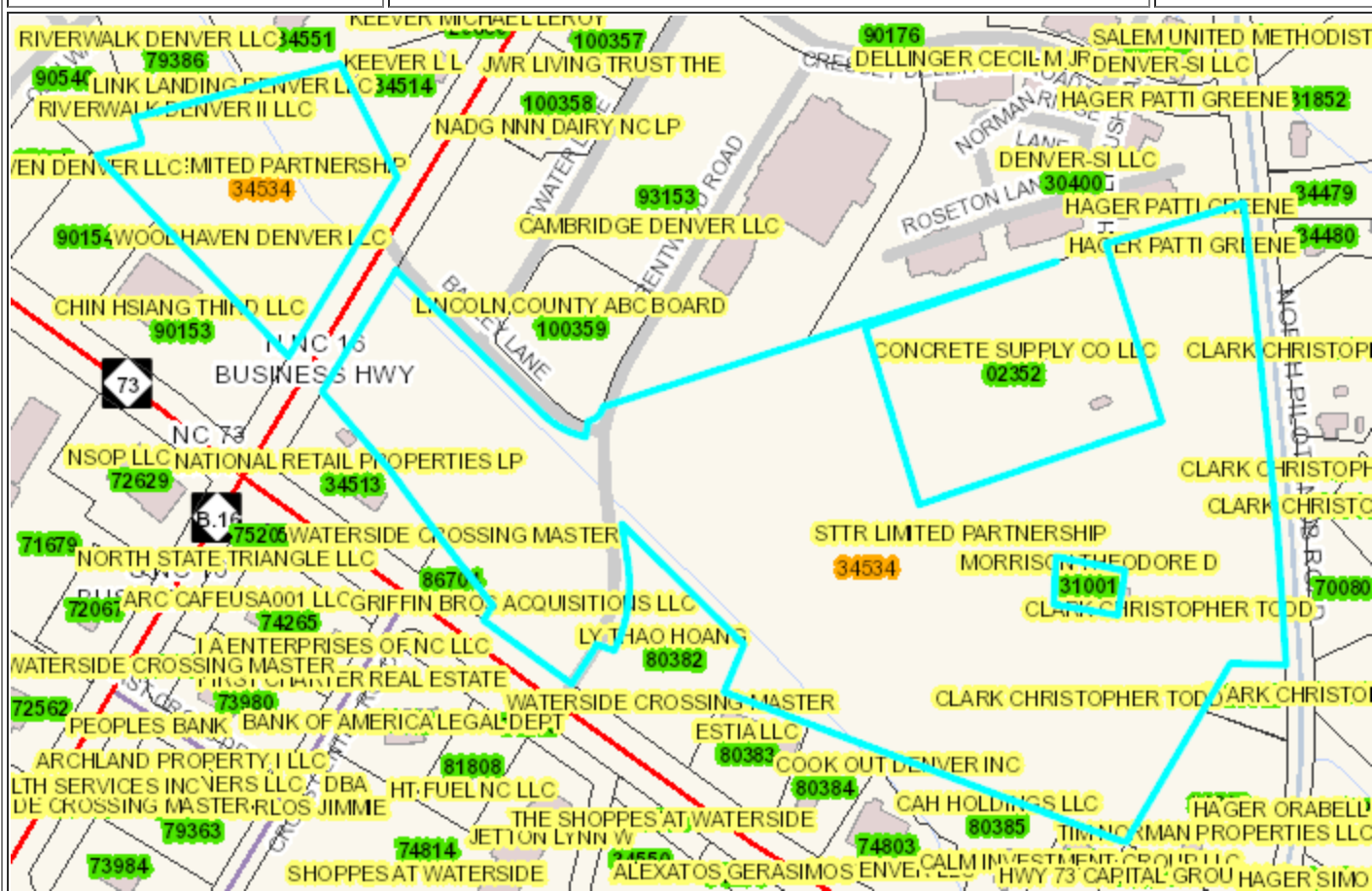


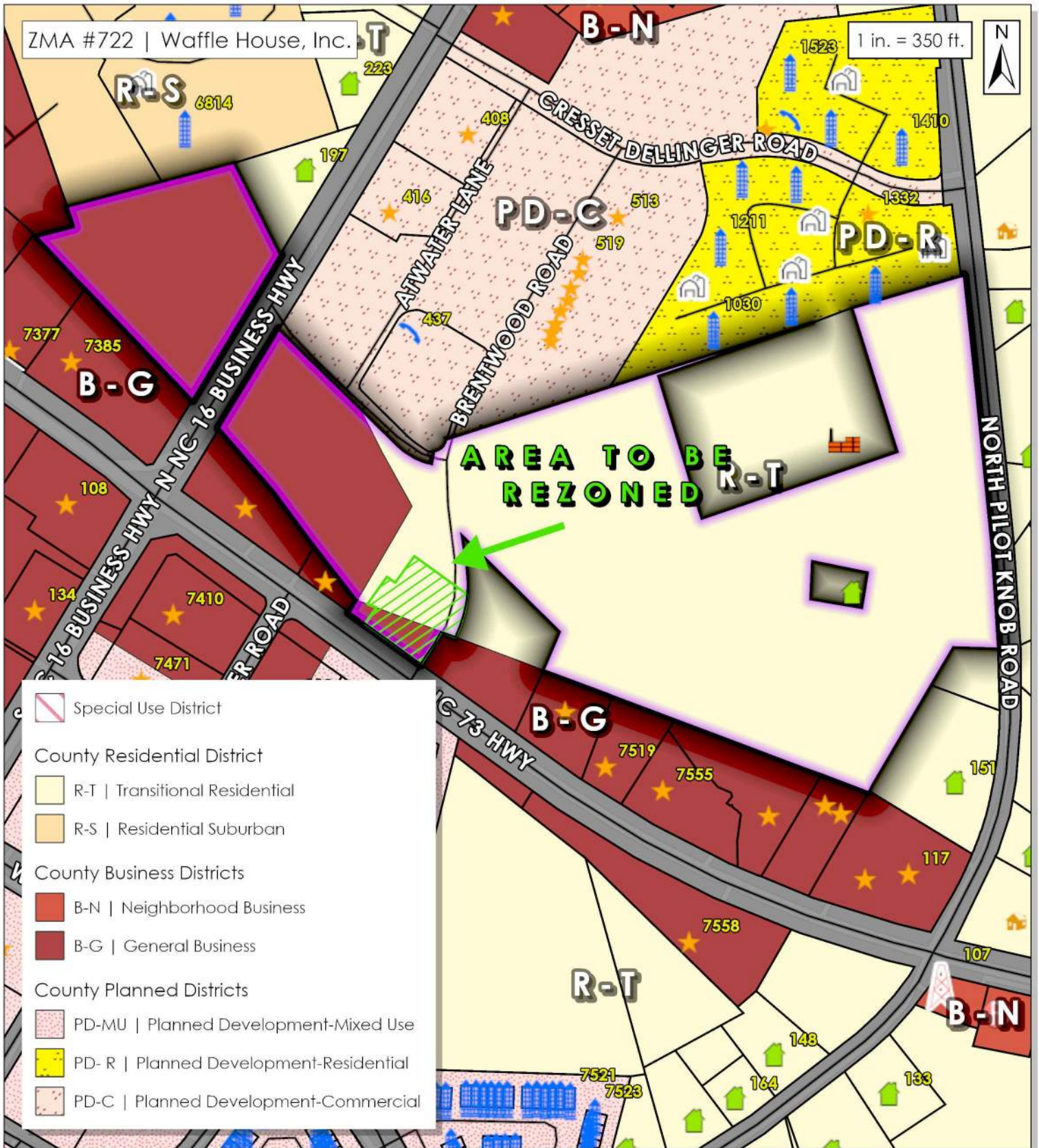


Photo Not
Available

Parcel ID	34534	Owner	STTR LIMITED PARTNERSHIP
Map	4602	Mailing	182 KILLIAN FARM ROAD
Account	0133814	Address	STANLEY, NC 28164
Deed	2636 369	Last Transaction Date	12/22/2016
Plat		Subdivision	
Land Value	\$1,234,196	Improvement Value	\$0
Previous Parcel	34534	Sale Price	\$50,000
		Lot	
		Total Value	\$1,234,196

-----All values for Tax Year 2023 -----

Description	LAND OFF1394	Deed Acres	0
Address	N PILOT KNOB RD	Tax Acres	35.365
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
B-G	9.27	TA37	4.93
R-T	26.1	CF19	30.43
Watershed		Sewer District	
	5.14		24.02
	30.22	SEWER	11.34
Census County		Tract	Block
109		071102	2006
			30.43
109		071101	3011
			4.93
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460200	35.37

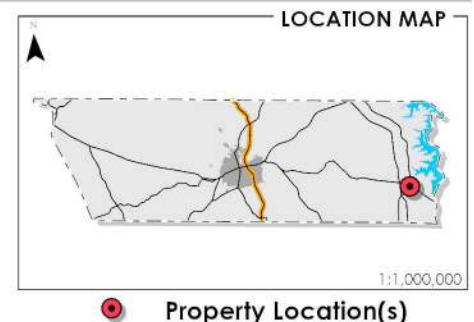


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 34534

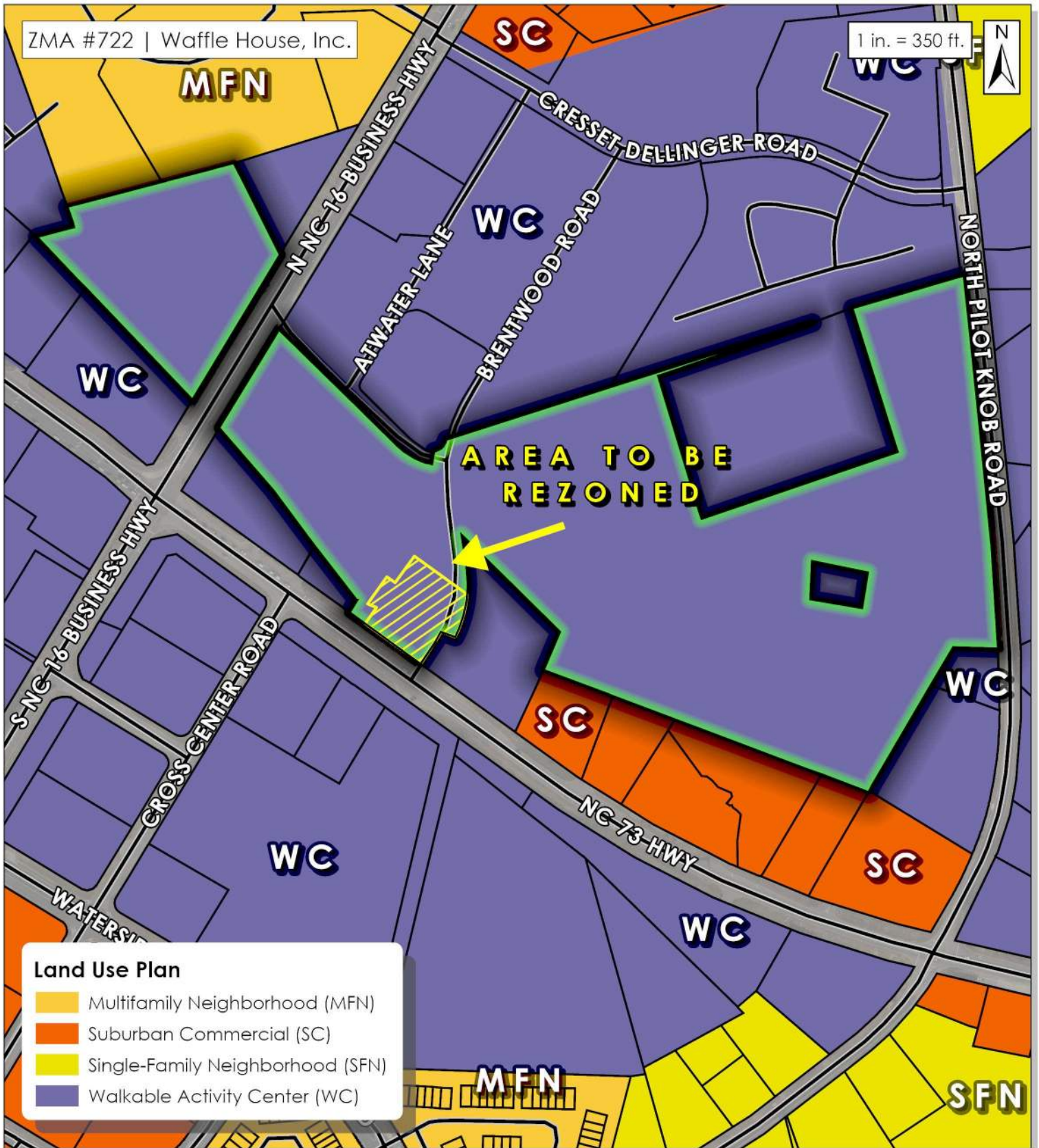
- Property Location(s)

See Attached Application for Parcel Information



ZMA #722 | Waffle House, Inc.

1 in. = 350 ft.



Land Use Plan

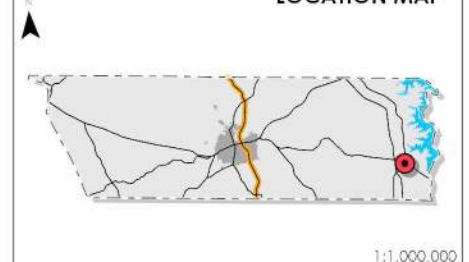
- Multifamily Neighborhood (MFN)
- Suburban Commercial (SC)
- Single-Family Neighborhood (SFN)
- Walkable Activity Center (WC)

Parcel ID # 34534

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)



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