



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.



**PLANNING & INSPECTIONS DEPARTMENT**

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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., Lincolnton, 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 STR 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.

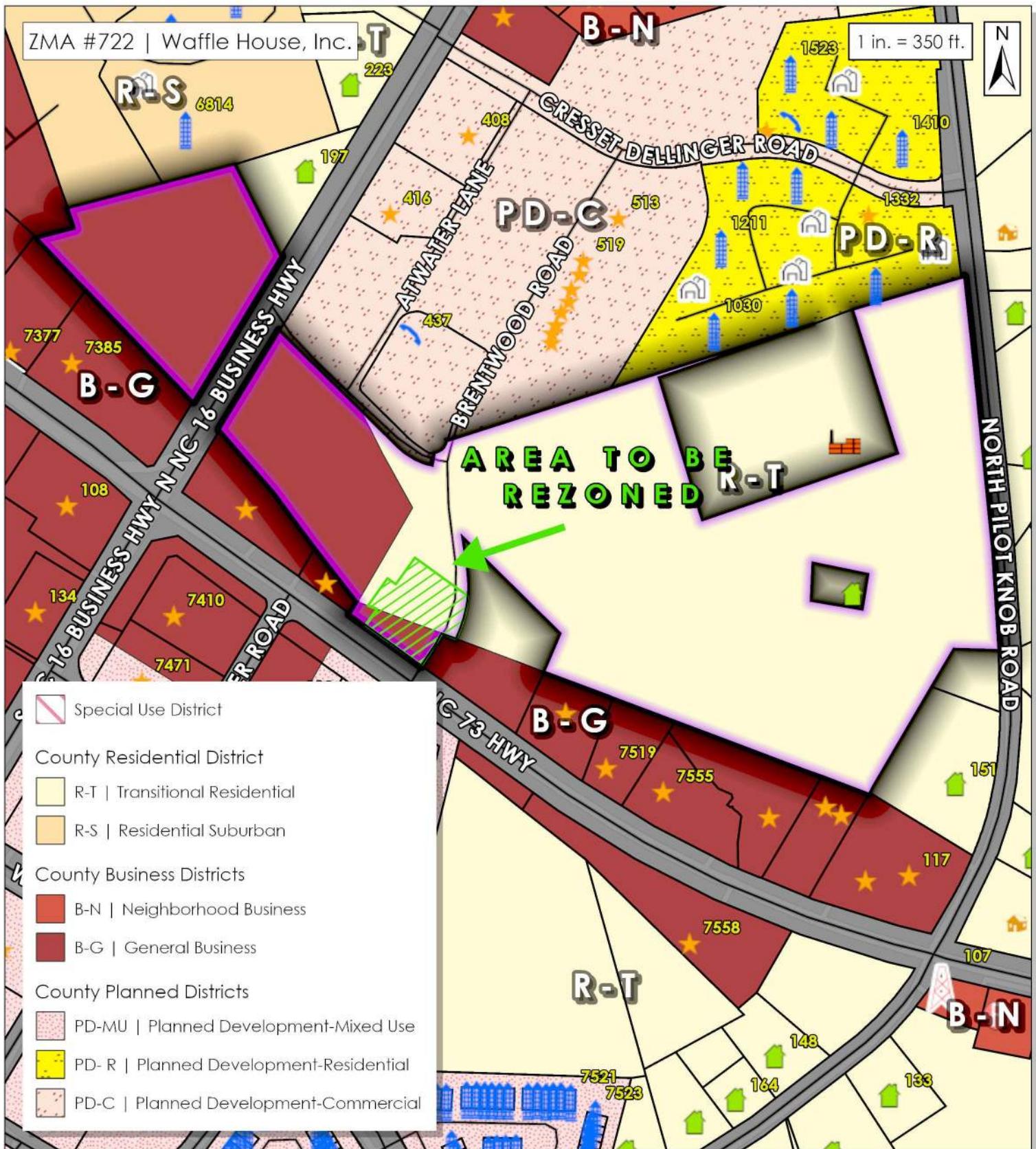
Date: 12/18/2023 Scale: 1 Inch = 400 Feet

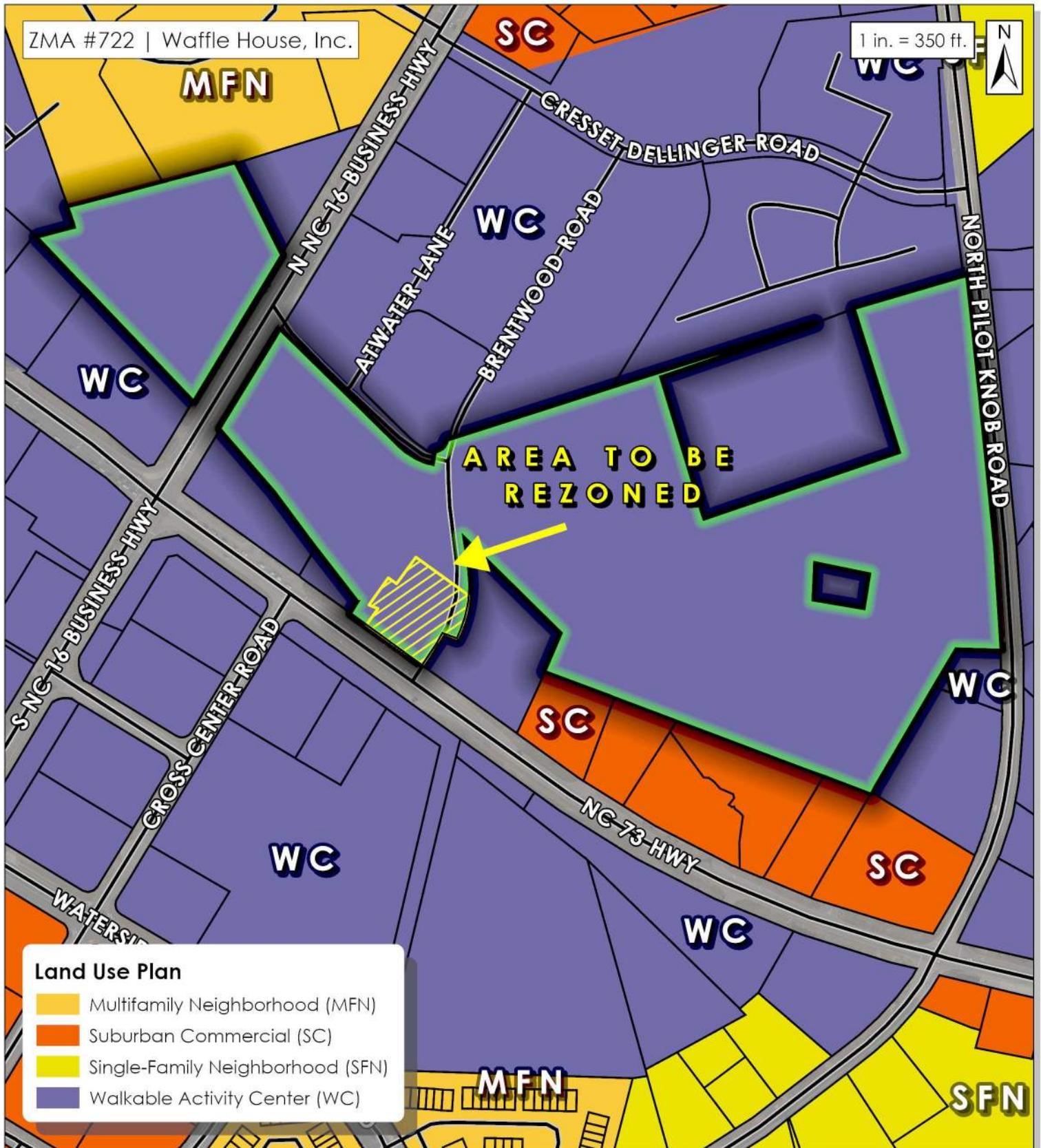




Photo Not Available

<b>Parcel ID</b>	34534	<b>Owner</b>	STTR LIMITED PARTNERSHIP
<b>Map</b>	4602	<b>Mailing</b>	182 KILLIAN FARM ROAD
<b>Account</b>	0133814	<b>Address</b>	STANLEY, NC 28164
<b>Deed</b>	2636 369	<b>Last Transaction Date</b>	12/22/2016
<b>Plat</b>		<b>Subdivision</b>	<b>Sale Price</b> \$50,000
<b>Land Value</b>	\$1,234,196	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>	34534		<b>Total Value</b> \$1,234,196
<b>-----All values for Tax Year 2023 -----</b>			
<b>Description</b>	LAND OFF1394	<b>Deed Acres</b>	0
<b>Address</b>	N PILOT KNOB RD	<b>Tax Acres</b>	35.365
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
B-G	9.27	TA37	4.93
R-T	26.1	CF19	30.43
<b>Watershed</b>		<b>Sewer District</b>	
	5.14		24.02
	30.22	SEWER	11.34
<b>Census County</b>		<b>Tract</b>	<b>Block</b>
109		071102	2006
109		071101	3011
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460200	35.37





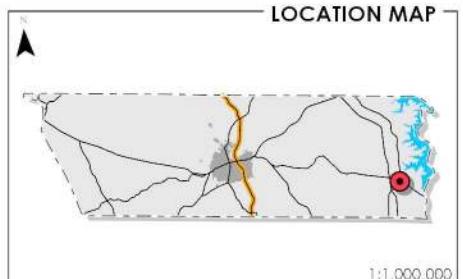
Parcel ID # 34534

 - Property Location(s)

See Attached Application for Parcel Information



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



 Property Location(s)