



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: December 18, 2023

Re: SUP #494  
Waffle House, Inc., applicant  
Parcel ID# 34534

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

Request

The applicant is requesting a special use permit to construct a restaurant within 100 feet of a residential district. Under the Unified Development Ordinance a restaurant is a special use in the Eastern Lincoln Development District (ELDD) overlay when the parcel is located within 100 feet of a residential district.

Site Area and Description

The request involves a 1.011-acre portion of a parcel 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 subject property is currently zoned R-T (Transitional Residential), but a concurrent rezoning request (ZMA #722) proposes to rezone the property to B-G (General Business). The subject 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. This property is located in an area 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.



### Special Use Permit Application

Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440 Fax: (704) 732-9010

#### PART I

Applicant Name Waffle House, Inc.  
Applicant Address 5986 Financial Dr., Norcross, GA 30011  
Applicant Phone Number 770-729-5806  
Property Owner Name STTR Limited Partnership  
Property Owner Address 182 Killian Farm Road, Stanley, NC 28164  
Property Owner Phone Number 704-617-2792

#### PART II

Property Location NW Corner of NC-73 & Brentwood Road.  
Property ID (10 digits) 4602-63-4214 <sup>(portion of)</sup> 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 (rezone requested to All B/G)

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

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

Briefly explain the proposed use and/or structure which would require a Special Use Permit.

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

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**

**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

9/6/2023  
Date

Application # \_\_\_\_\_ Date 9/6/2023

Applicant's Name Waffle House, Inc.

Applicant's Address 5986 Financial Dr., Norcross, GA 30071

Property Location NW corner of NC-73 & Brentwood Road Existing Zoning B-G & R-T

Proposed Special Use \_\_\_\_\_

### **PROPOSED FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: Restaurants pose no public health threats.

2. The use meets all required conditions and specifications. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: All condition & specifications required in the B-G zone will be met.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: The majority of the surrounding area is transitioning to a commercial use.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: The proposed use conforms with the Land Use Plan and is in harmony with the surrounding area.

All that tract or parcel of land lying in and being in the Township of Catawba Springs, Lincoln County, state of North Carolina and being more particularly described as follows:

Commencing at a 5/8 inch rebar found on the northeasterly right of way of N.C. Highway 73 (having a 100 foot, publicly dedicated right of way), said 5/8 inch rebar also being the southwestern corner of parcel 3 as shown on the that map of "Access/Utility/Easement Area Plat for Cambridge Village" as recorded in Map Book 16, page 490 in the office of the register of deeds of Lincoln County, North Carolina; Thence continuing along said right of way South 54 degrees 06 minutes 50 seconds East a distance of 50.58 feet to a 5/8 inch capped rebar set, said 5/8 inch capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said right of way North 35 degrees 29 minutes 39 seconds East a distance of 111.24 feet to a 5/8 inch capped rebar set; Thence South 54 degrees 07 minutes 01 seconds East a distance of 13.03 feet to a 5/8 inch capped rebar set; Thence North 35 degrees 53 minutes 10 seconds East a distance of 87.10 feet to a 5/8 inch capped rebar set; Thence South 54 degrees 06 minutes 50 seconds East a distance of 172.82 feet to a 5/8 inch capped rebar set; Thence with a curve turning to the right with an arc distance of 91.20 feet, with a radius of 320.00 feet, with a chord bearing of South 17 degrees 51 minutes 44 seconds West, with a chord length of 90.89 feet to a 5/8 inch capped rebar set; Thence North 69 degrees 35 minutes 42 seconds West a distance of 40.22 feet to a 5/8 inch capped rebar set; Thence South 29 degrees 52 minutes 59 seconds West a distance of 29.79 feet to a 5/8 inch capped rebar set; Thence South 32 degrees 55 minutes 55 seconds West a distance of 71.64 feet to a 5/8 inch capped rebar set on the northeasterly right of way of N.C. Highway 73; Thence continuing along said right of way North 54 degrees 06 minutes 50 seconds West a distance of 181.26 feet to a 5/8 inch capped rebar found, said 5/8 inch capped rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 0.834 acres (36,313 square feet).

## TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NO. NES-1178026-ORL  
DATE OF RECORD: MAY 17, 2023 AT 8:00 AM

7. EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT  
RECORDED IN  
PLAT BOOK 16, PAGE 488

-Said plat depicts a 50'-FT WIDE PIPE LINE EASEMENT, SAID  
EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN

PLAT BOOK 16, PAGE 489

-Said plat DOES NOT AFFECT SUBJECT PROPERTY

PLAT BOOK 16, PAGE 490

-Said plat depicts a 50'-FT WIDE GAS LINE EASEMENT AND A  
VARIABLE WIDTH PRIVATE ACCESS EASEMENT KNOWN AS  
BRENTWOOD ROAD, SAID EASEMENTS AFFECT SUBJECT PROPERTY  
AS SHOWN

8. TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND  
RESTRICTIONS AS PROVIDED IN DECLARATION OF  
EASEMENTS AND RESTRICTIVE COVENANTS, RECORDED IN BOOK  
2336, PAGE 376, LINCOLN COUNTY REGISTRY.

-Said document describes restrictions on use and  
development of property. SAID RESTRICTIONS BOTH AFFECT  
AND BENEFIT THE SUBJECT PROPERTY AND ARE BLANKET IN  
NATURE, UNABLE TO REPEL, ALSO INCLUDES EASEMENTS FOR  
ACCESS. SAID EASEMENTS BOTH AFFECT AND BENEFIT THE  
SUBJECT PROPERTY AS SHOWN.

9. EASEMENT AGREEMENT TO THE COUNTY OF LINCOLN RECORDED  
IN BOOK 2361, PAGE 681, LINCOLN COUNTY REGISTRY.

-Said document describes a WATER LINE EASEMENT. SAID  
EASEMENT DOES NOT AFFECT SUBJECT PROPERTY

10. SLOPE EASEMENT TO DRIVER I REALTY, LLC, A NORTH  
CAROLINA LIMITED LIABILITY COMPANY RECORDED IN BOOK 2245,  
PAGE 307, LINCOLN COUNTY REGISTRY.

-Said document describes an EASEMENT FOR THE  
CONSTRUCTION AND MAINTENANCE OF SLOPES. SAID EASEMENT  
DOES NOT AFFECT SUBJECT PROPERTY.

11. DRAINAGE EASEMENT TO THE DEPARTMENT OF TRANSPORTATION  
RECORDED IN BOOK 2023, PAGE 334, LINCOLN COUNTY REGISTRY.

-Said document describes an EASEMENT FOR DRAINAGE. SAID  
EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

12. EASEMENTS TO DUKE POWER COMPANY RECORDED IN BOOK  
364, PAGE 392 AND BOOK 364, PAGE 393, LINCOLN COUNTY  
REGISTRY.

-Said documents describe easements for an electric line  
also includes the right of entry to access SAID LINE AND  
THE RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE  
WITH SAID LINE, UNABLE TO DETERMINE RELATIONSHIP TO SUBJECT  
PROPERTY. INTERFERENCES MADE TO OWNERSHIP NO LONGER EXIST,  
MAY AFFECT SUBJECT PROPERTY.

13. RIGHT OF WAY AGREEMENT TO DUKE POWER COMPANY, A  
NORTH CAROLINA CORPORATION RECORDED IN BOOK 481, PAGE 39,  
LINCOLN COUNTY REGISTRY.

-Said document describes an easement for an electric  
transmission line AND ALSO INCLUDES THE RIGHT OF ENTRY TO  
ACCESS SAID LINE AND THE RIGHT TO CLEAR ANY OBSTRUCTIONS  
THAT MIGHT INTERFERE WITH SAID LINE. SAID EASEMENT DOES NOT  
AFFECT SUBJECT PROPERTY.

14. RIGHT OF WAY AGREEMENTS TO TRANSCONTINENTAL GAS PIPE  
LINE CORPORATION RECORDED IN BOOK 307, PAGE 137 AND BOOK  
463, PAGE 211, AS AFFECTED BY CONSENT TO USE EASEMENT  
AREA IN BOOK 2675, PAGE 610, LINCOLN COUNTY REGISTRY.

-Said documents describe easements for gas line. ALSO  
INCLUDES THE RIGHT OF ENTRY TO ACCESS SAID LINE AND THE  
RIGHT TO CLEAR ANY OBSTRUCTIONS THAT MIGHT INTERFERE WITH  
SAID LINE. SAID EASEMENT AFFECTS SUBJECT PROPERTY AS  
SHOWN.

15. EASEMENT TO TRANSCONTINENTAL GAS PIPE LINE CORPORATION  
RECORDED IN BOOK 453, PAGE 161, LINCOLN COUNTY REGISTRY.

-Said document describes an easement for pipeline  
PROFESSIONAL EQUIPMENT. ALSO INCLUDES THE RIGHT OF ENTRY TO  
ACCESS SAID EQUIPMENT AND THE RIGHT TO CLEAR ANY  
OBSTRUCTIONS THAT MIGHT INTERFERE WITH SAID EQUIPMENT. SAID  
EASEMENT AND RIGHTS DO AFFECT THE SUBJECT PROPERTY AND  
ARE BLANKET IN NATURE, UNABLE TO REPEL.

16. EASEMENT FOR RIGHT OF WAY CONTAINED IN DEED TO HENKLE  
CONCRETE COMPANY, INC., A NORTH CAROLINA CORPORATION  
RECORDED IN BOOK 515, PAGE 506, LINCOLN COUNTY REGISTRY.

-Said document describes a conveyance of property for a  
SOFT-RIDE RIGHT OF WAY FOR A ROAD. SAID CONVEYANCE  
ESTABLISHES CURRENT RIGHT OF WAY AND DOES NOT AFFECT  
SUBJECT PROPERTY.

17. EASEMENT FOR RIGHT OF WAY CONTAINED IN DEED TO  
THORNDYKE FROM MORGANSON AND WIFE DEBORAH D. MORGANSON  
RECORDED IN BOOK 481, PAGE 204, LINCOLN COUNTY REGISTRY.

-Said document describes an easement for ingress and  
egress. SAID EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.

18. AGREEMENT FOR RIGHT OF WAY TO CAMBRIDGE-DENVER, LLC,  
A NORTH CAROLINA LIMITED LIABILITY COMPANY RECORDED IN  
BOOK 2704, PAGE 364, LINCOLN COUNTY REGISTRY.

-Said document describes a conveyance of property for the  
STREETING OF THE RIGHT OF WAY OF NORTH PLANT ROAD.  
ROAD. SAID CONVEYANCE DOES NOT AFFECT SUBJECT PROPERTY.

19. PROPERTY OWNER ACKNOWLEDGMENT OF THE TERMS FOR THE  
VOLUNTARY DONATION OF PROPERTY TO THE NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 2704, PAGE  
376, LINCOLN COUNTY REGISTRY.

-Said document describes a conveyance of property for  
the widening of the right of way of NORTH PLANT ROAD.  
ROAD. SAID CONVEYANCE DOES NOT AFFECT SUBJECT PROPERTY.

20. EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION  
IN SPECIAL PROCEEDING RECORDED AS CASE NO. 21-SP-141, AND  
NOTICE OF HIS PENDING IN CASE NO. 21-W-105, LINCOLN COUNTY  
REGISTRY.

-Said document describes a notice of pending legal action  
FOR THE CONDEMNATION OF A RIGHT OF WAY. SAID NOTICE  
CONTAINS NO PLOTTABLE ITEMS.

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN THE  
TOWNSHIP OF CATAWBA SPRINGS, LINCOLN COUNTY, STATE OF NORTH  
CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" INCH REBAR FOUND ON THE NORTHEASTERLY  
RIGHT OF WAY OF N.C. HIGHWAY 73 (HAVING A 100 FOOT, PUBLICLY  
DEDICATED RIGHT OF WAY), SAID 5/8" INCH REBAR ALSO BEING THE  
SOUTHWESTERN CORNER OF PARCEL 3 AS SHOWN ON THE THAT MAP  
OF "ACCESS/UTILITY/EASEMENT AREA PLAT FOR CAMBRIDGE VILLAGE"  
AS RECORDED IN MAP BOOK 16, PAGE 490 IN THE OFFICE OF THE  
REGISTER OF DEEDS OF LINCOLN COUNTY, NORTH CAROLINA; THENCE

CONTINUING ALONG SAID RIGHT OF WAY SOUTH 54 DEGREES 06  
MINUTES 50 SECONDS EAST A DISTANCE OF 50.58 FEET TO A 5/8" INCH  
CAPPED REBAR SET, SAID 5/8" INCH CAPPED REBAR BEING THE TRUE  
POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY NORTH 35 DEGREES 29 MINUTES  
39 SECONDS EAST A DISTANCE OF 111.24 FEET TO A 5/8" INCH CAPPED  
REBAR SET, THENCE SOUTH 54 DEGREES 07 MINUTES 01 SECONDS  
EAST A DISTANCE OF 13.03 FEET TO A 5/8" INCH CAPPED REBAR SET;  
THENCE NORTH 35 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE  
OF 87.10 FEET TO A 5/8" INCH CAPPED REBAR SET; THENCE SOUTH 54  
DEGREES 06 MINUTES 50 SECONDS EAST A DISTANCE OF 172.82 FEET  
TO A 5/8" INCH CAPPED REBAR SET; THENCE WITH A CURVE RUNNING  
TO THE RIGHT WITH AN ARC DISTANCE OF 91.20 FEET, WITH A RADIUS  
OF 320.00 FEET, WITH A CHORD BEARING OF SOUTH 17 DEGREES 51  
MINUTES 44 SECONDS WEST, WITH A CHORD LENGTH OF 90.89 FEET TO  
A 5/8" INCH CAPPED REBAR SET; THENCE NORTH 69 DEGREES 35  
MINUTES 42 SECONDS WEST A DISTANCE OF 40.22 FEET TO A 5/8" INCH  
CAPPED REBAR SET, THENCE SOUTH 29 DEGREES 52 MINUTES 59  
SECONDS WEST A DISTANCE OF 29.79 FEET TO A 5/8" INCH CAPPED  
REBAR SET; THENCE SOUTH 32 DEGREES 55 MINUTES 55 SECONDS  
WEST A DISTANCE OF 71.64 FEET TO A 5/8" INCH CAPPED REBAR SET  
ON THE NORTHEASTERLY RIGHT OF WAY OF N.C. HIGHWAY 73; THENCE  
CONTINUING ALONG SAID RIGHT OF WAY NORTH 54 DEGREES 06  
MINUTES 50 SECONDS WEST A DISTANCE OF 181.26 FEET TO A 5/8"  
INCH CAPPED REBAR FOUND, SAID 5/8" INCH CAPPED REBAR BEING THE  
TRUE POINT OF BEGINNING.

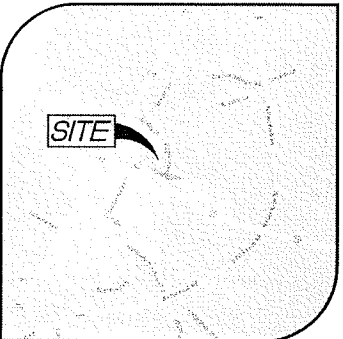
SAID TRACT OF LAND CONTAINS 0.834 ACRES (36,313 SQUARE FEET).

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 35°29'39" E	111.24
L2	S 54°07'01" E	13.03
L3	N 35°53'10" E	87.10
L4	S 54°06'50" E	172.82
L5	N 69°35'42" W	40.22
L6	S 29°52'59" W	29.79
L7	S 32°55'55" W	71.64
L8	N 54°06'51" W	181.26

## LINE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	320.00	91.20	90.89	S 17°51'44" W

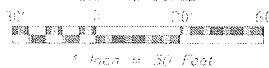


## VICINITY MAP

## SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED JUNE 14, 2023.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A  
CLOSURE OF 1" IN 37,817' WITH AN ANGULAR ERROR OF 3.45  
SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST  
SQUARES METHOD.
- 3) A SOKKIA IX SERIES ROBOTIC TOTAL STATION, CARLSON BRK7  
GPS RECEIVER, AND CARLSON SURVEYOR DATA COLLECTOR WERE  
USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN N/A'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA  
HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP  
NO. 371460200, WITH A DATE OF BENEFICATION OF AUGUST 18,  
2007 FOR COMMUNITY NUMBER 370146, IN LINCOLN COUNTY,  
STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD  
INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID  
PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE  
ESTABLISHED USING A CARLSON BRK7 GPS RECEIVER UTILIZING  
OPUS-S FOR POST PROCESSING. THE RELATIVE POSITIONAL  
ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL  
GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR  
SPATIAL DATA ACCURACY, IS 03 FEET HORIZONTAL AND 08 FEET  
VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) UTILITIES SHOWN PER MARKINGS PLACED BY ALLIED  
ASSOCIATES, P. A., UTILITIES OTHER THAN THOSE SHOWN HEREON  
MAY EXIST. PROFESSIONAL LAND SURVEYORS MAKES NO  
GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID  
UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESTONES, AND/OR  
BURIAL GROUNDS AT TIME OF SURVEY.
- 9) THE FOREGOING REAL PROPERTY IS PART OF THE SAME  
PROPERTY CONVEYED TO SELLER BY GENERAL WARRANTY DEED  
RECORDED IN DEED BOOK 1088, PAGE 653, LINCOLN COUNTY  
RECORDS.
- 10) THIS DESCRIBES THE SAME PROPERTY AS DESCRIBED IN FIRST  
AMERICAN TITLE INSURANCE COMPANY COMMITMENT  
NO. NCS-1178026-ORL, DATED MAY 17, 2023, AT 8:00AM.
- 11) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON  
WERE OBSERVABLE AT TIME OF SURVEY.
- 12) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE  
EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR  
BUILDING ADDITIONS.
- 13) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED  
CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE  
EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 14) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE  
EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE TUMP,  
PUMP, OR SANITARY LANDFILL.
- 15) SUBJECT PROPERTY HAS DIRECT ACCESS TO BRENTWOOD ROAD  
AND N.C. HIGHWAY 73, BOTH HAVING PUBLICLY DEDICATED RIGHTS  
OF WAY.
- 16) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT  
PROPERTIES AND RIGHTS OF WAY NO GAPS, GORES, OR OVERLAPS  
ARE KNOWN TO EXIST.

## GRAPHIC SCALE



## LEGEND

---	PROPERTY LINE
---	OVERHANG/AWNING
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	ROOF CONTOUR
---	MINOR CONTOUR
---	SPOT ELEVATION
---	WATER LINE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE LINE
---	STORM DRAIN PIPE
---	WATER VALVE
---	WATER METER
---	FIRE HYDRANT
---	GAS METER
---	GAS VALVE
---	POWER METER
---	SANITARY SEWER MANHOLE
---	DRIP INLET
---	REBAR
---	CAPPED REBAR
---	FOUND
---	IRON PIPE
---	IRON
---	PIPE - HARDWOOD
---	PIPE - PINE

## UTILITY CONTACTS

GAS  
Piedmont Natural Gas  
100 MILLER  
828-217-6035

ELECTRIC  
DUKE ENERGY  
ONE D. HARRIS  
704-805-5114

WATER/SEWER  
LINCOLN COUNTY  
JOHN HARRIS  
704-473-0015

## SURVEYOR'S CERTIFICATION

TO WAFFLE HOUSE, INC., A GEORGIA CORPORATION, STIR  
PARTNERSHIP, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY  
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE  
2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS  
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY  
ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8(B), 9(A), 9-B,  
11(A) AND 11-B OF TABLE A. THEREOF. THE FIELD WORK WAS  
COMPLETED ON JUNE 14, 2023.

MICHAEL E. LONER, NORTH CAROLINA PLS# L-480

DATE OF PLAT OR MAP: SEPTEMBER 13, 2023



PROFESSIONAL  
LAND SURVEYORS, PLLC  
1020 CHATTANOOGA AVENUE  
DALTON, GA 30720  
770-334-8886  
WWW.PLS.US  
INFO@PLS.US  
NORTH CAROLINA C.O.A. P-2630

PREPARED FOR:  
WAFFLE HOUSE, INC., A GEORGIA CORPORATION;  
STIR LIMITED PARTNERSHIP;  
&  
FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:  
A PORTION OF PARCEL #34534  
DENVER, NORTH CAROLINA 28037

## REVISIONS

DATE: DESCRIPTION



5986 FINANCIAL DRIVE, NORCROSS, GA

64-1278/611

CHECK NO.02323933  
DATE 09/07/23  
Address Bk# 10079750

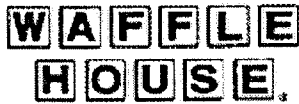
VOID AFTER 90 DAYS.  
BANK OF AMERICA, N.A.  
NORCROSS GA

**Pay** TWO HUNDRED FIFTY AND 00/100 \*\*\*\*\* \$\*\*\*\*\*250.00

Checks in excess of \$25,000.00 require two signatures.  
WAFFLE HOUSE, INC.

TO  
THE  
ORDER  
OF  
LINCOLN COUNTY  
115 W MAIN ST  
LINCOLNTON NC 28092

⑈2323933⑈ ⑆061112788⑆ 010 110 3183⑈



5986 FINANCIAL DRIVE, NORCROSS, GA

THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED BELOW. IF NOT CORRECT PLEASE NOTIFY US PROMPTLY.

CHECK NO.02323933  
DATE: 09/07/23  
Stub 1 of 1

Invoice Nbr	Inv Date	Comments	Gross Amt	Discount	Check Amt
PERMIT APP	9/06/23		250.00		250.00
			-----	-----	-----
			250.00		250.00



Application # \_\_\_\_\_ Date 9/6/2023

Applicant's Name Waffle House, Inc.

Applicant's Address 5986 Financial Dr., Norcross, GA 30071

Property Location NW corner of NC-73 & Brentwood Road Existing Zoning B-G & R-T

Proposed Special Use \_\_\_\_\_

### **PROPOSED FINDINGS OF FACT**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: Restaurants pose no public health threats.

2. The use meets all required conditions and specifications. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: All condition & specifications required in the B-G zone will be met.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: The majority of the surrounding area is transitioning to a commercial use.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES ✓ NO \_\_\_\_\_

FACTUAL REASONS CITED: The proposed use conforms with the Land Use Plan and is in harmony with the surrounding area.



## 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

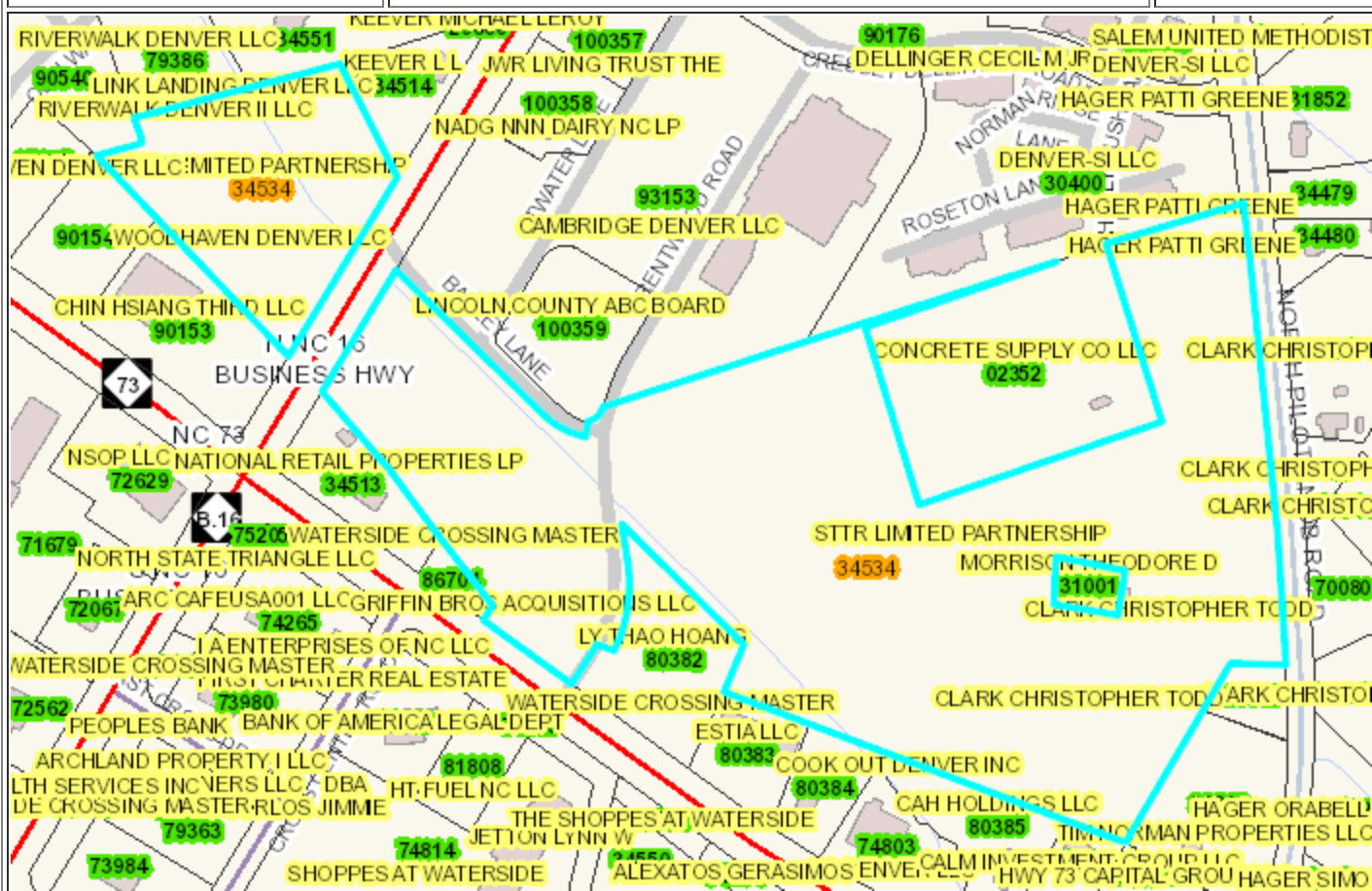




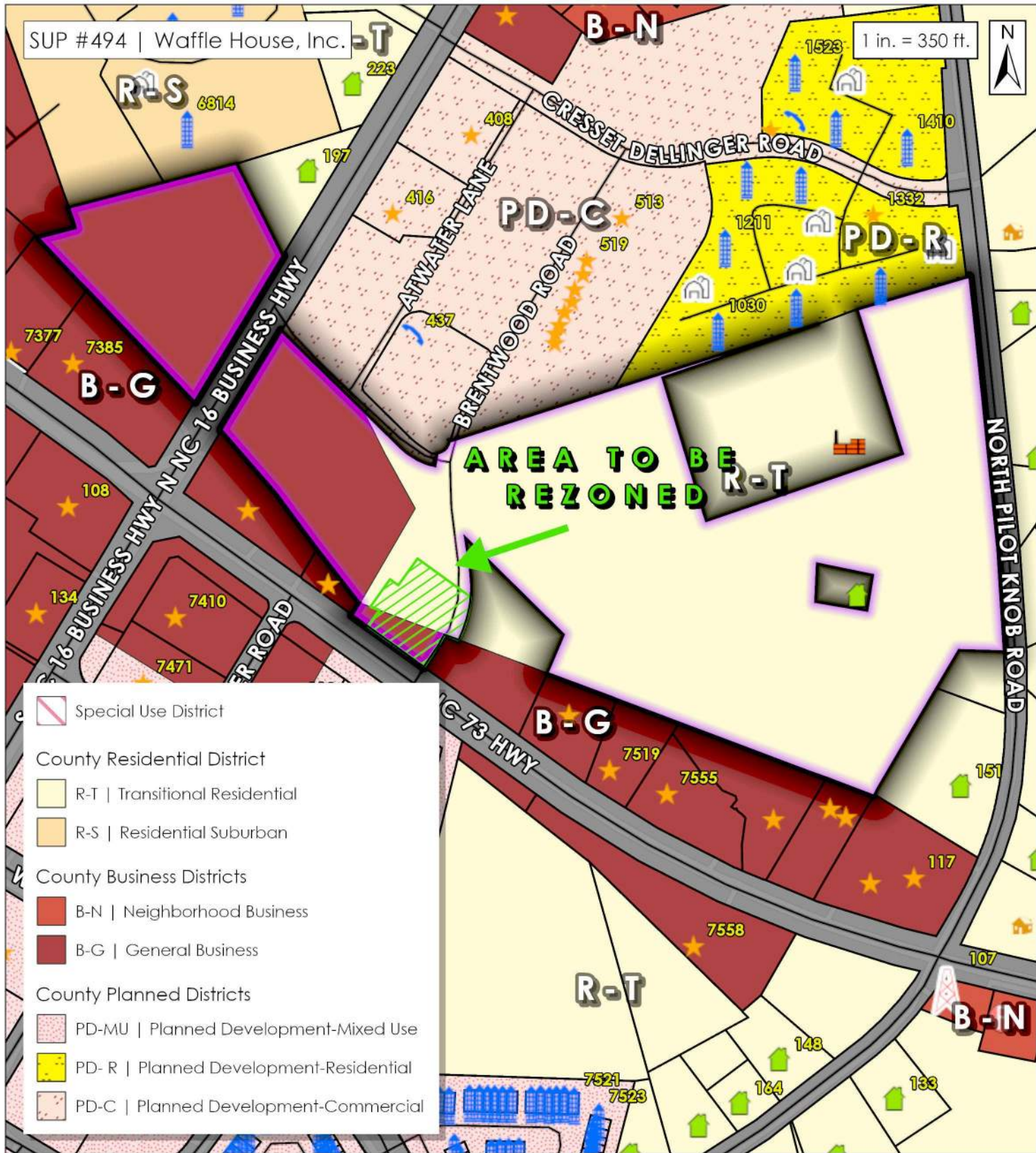


Photo Not  
Available

<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>Land Value</b>	\$1,234,196	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>	34534	<b>Sale Price</b>	\$50,000
		<b>Lot</b>	
		<b>Total Value</b>	\$1,234,196

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

<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>Stories</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
			30.43
109		071101	3011
			4.93
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460200	35.37

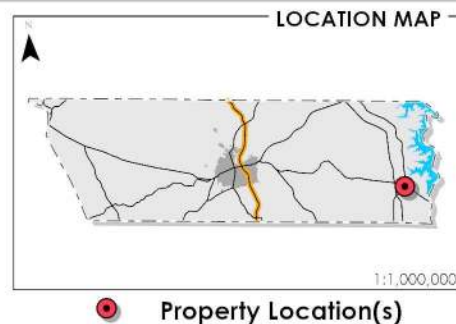


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 34534

- Property Location(s)

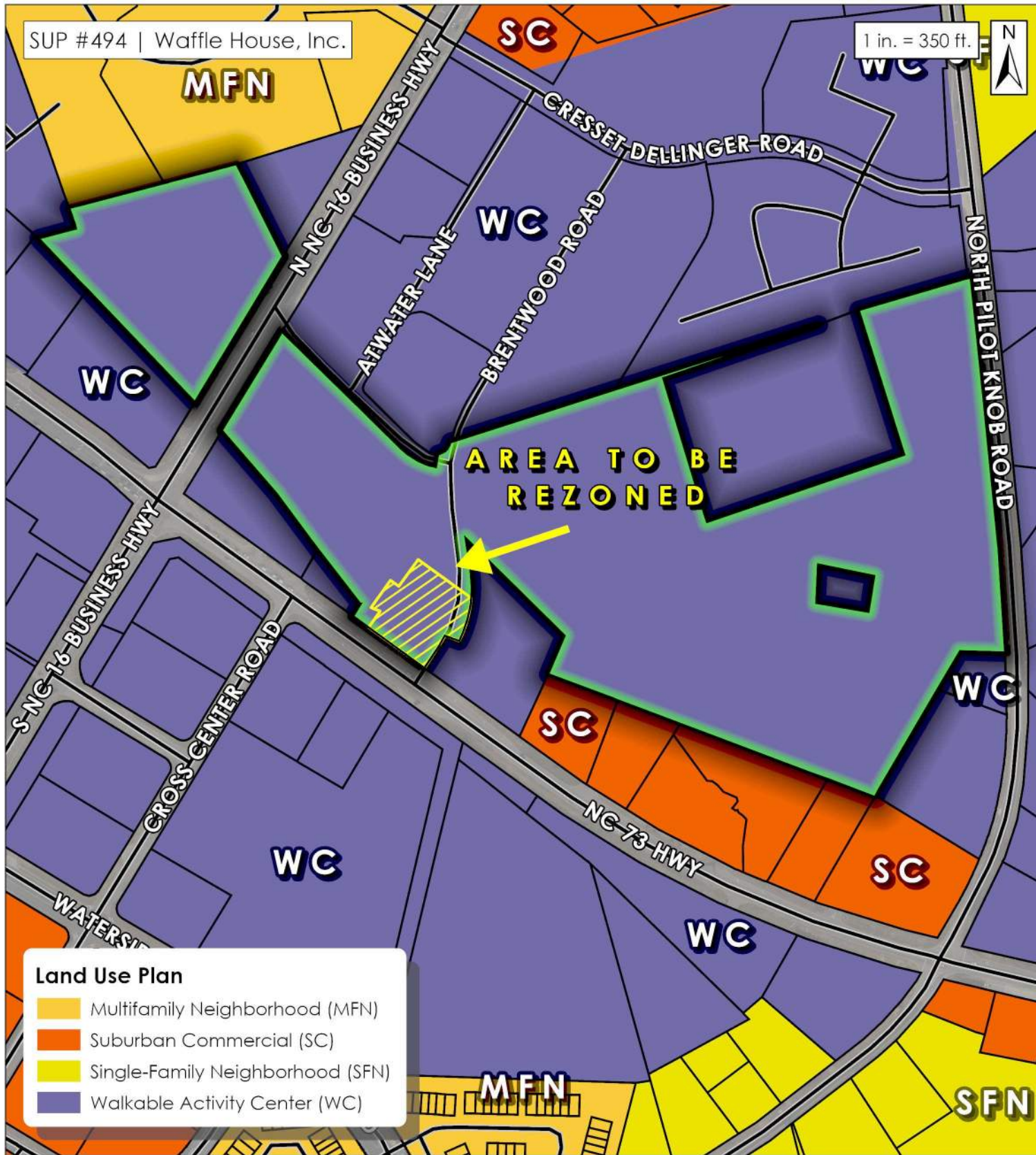
See Attached Application for Parcel Information





SUP #494 | Waffle House, Inc.

1 in. = 350 ft.



#### Land Use Plan

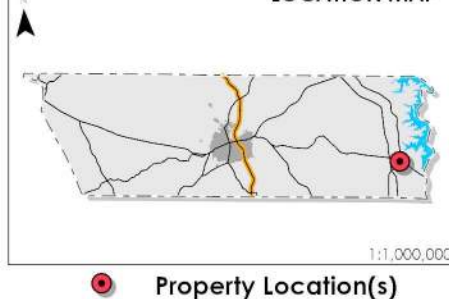
- Multifamily Neighborhood (MFN)
- Suburban Commercial (SC)
- Single-Family Neighborhood (SFN)
- Walkable Activity Center (WC)

Parcel ID # 34534

 - Property Location(s)

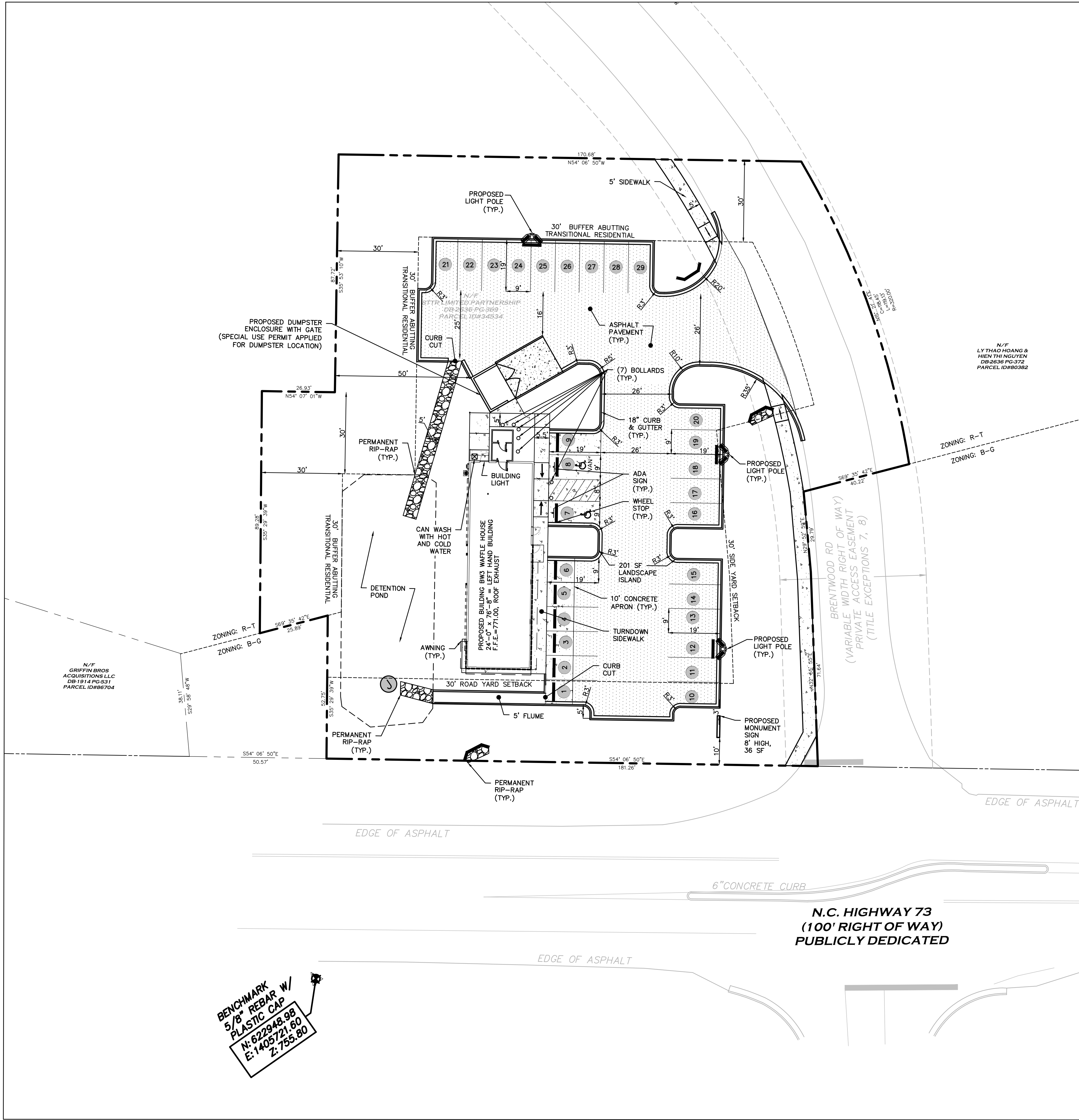
See Attached Application for Parcel Information

#### LOCATION MAP



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





**SITE NOTES:**

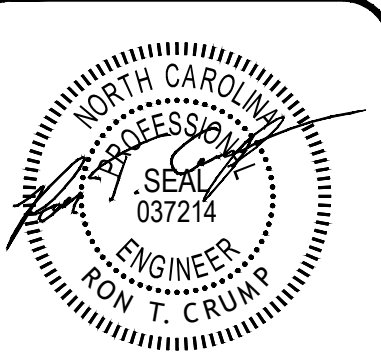
1. COMPLETION OF ALL WORK SHALL BE IN ACCORDANCE THESE PLANS, SPECIFICATIONS, AS WELL AS, WITH FEDERAL, STATE AND LOCAL REGULATIONS. DEVIATION FROM THESE MAY CAUSE THE PROJECT TO BE UNACCEPTABLE.
2. PROJECT TO BE DELIVERED IN ACCORDANCE WITH AMERICANS WITH DISABILITY ACT (ADA) PER FEDERAL, STATE AND LOCAL CODES.
3. PROJECT TO BE DELIVERED IN ACCORDANCE WITH THE UNIFORM TRAFFIC CONTROL MANUAL (MUTCD), ASHTO, AS WELL AS STATE AND LOCAL REGULATIONS.
4. ARCHITECTURAL PLANS ARE TO GOVERN IN THE AREA WITHIN 5' OF THE BUILDING ENVELOPE. THIS IS TO INCLUDE BUT NOT LIMITED TO STEPS, STOOPS, SIDEWALKS, RAMPS, HANDRAILS, ETC. SITE CONTRACTOR IS RESPONSIBLE FOR ALL WORK OUTSIDE OF THIS ENVELOPE.
5. THE FACE OF CURB AND OUTSIDE FACE OF BUILDING SHALL BE THE DIMENSIONAL REFERENCE FOR ALL SITE MEASUREMENTS AND RADII, UNLESS OTHERWISE NOTED. ALL RADII SHALL BE ASSUMED TO BE 5'; WHERE NO DIMENSION IS GIVEN.
6. CURB AND GUTTER SHALL BE "8" IN SIZE UNLESS SPECIFIED OTHERWISE.
7. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDING ALL AS-BUILTS AND OTHER CERTIFICATIONS IN ORDER TO CAUSE THE ACCEPTANCE OF THE PROJECT BY THE CLIENT AND RELEASE OF A CERTIFICATE OF OCCUPANCY.
9. CONTRACTOR TO VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH JEOPARDIZES THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
10. THE CONTRACTOR SHALL DELIVER THE CURB AND GUTTER AT A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
11. THE CONTRACTOR SHALL DELIVER THE PARKING LOT PAINTING AND STRIPING WITH A MINIMUM OF TWO COATS OF PAINT PER PROJECT SPECIFICATIONS.
12. ALL EASEMENTS REQUIRED TO COMPLETE THE WORK, BUT NOT PROVIDED BY THE CLIENT, ARE THE RESPONSIBILITY OF THE CONTRACTOR.

**LEGEND**

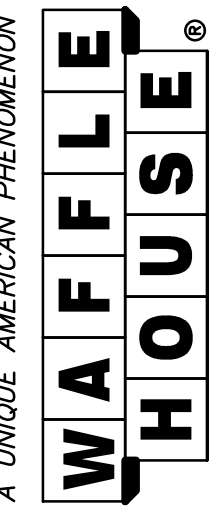
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- 6" HEADER CURB
- PROPOSED CONCRETE
- ADA DESIGNATED STALL
- PARKING SPACE COUNT
- PROPOSED ASPHALT

**SITE SUMMARY**

ZONING DISTRICT	E added B-G/R-T/PD-C
JURISDICTION	LINCOLN COUNTY
PROPOSED USE	RESTAURANT
PROPOSED LOT AREA	1.011 AC (44,036 SF)
PROPOSED BUILDING	2000 SF
ROAD YARD SETBACK	30'
SIDE YARD SETBACK	30' ABUTTING RESIDENTIAL
REAR YARD SETBACK	30' ABUTTING RESIDENTIAL
PARKING STALL DIMENSIONS	9'x19'
PROPOSED PARKING SPACES	29
PARKING REQUIREMENT: MINIMUM ONE SPACE PER 150 SQ. FT. OF DINING AREA. MAXIMUM SHALL NOT BE GREATER THAN 25% ABOVE MIN. REQUIREMENT. PARKING LOT YARDS: SHALL OBSERVE A MIN 5' FRONT YARD AND SIDE YARD ON A CORNER OF NOT LESS THAN 5'. SHALL BE LANDSCAPED IF IN EXCESS OF 5 SPACES	



**CONTINEO GROUP**  
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5986 Financial Drive, Norcross, GA 30071  
(770) 729-5700

WAFFLE HOUSE  
LOWESVILLE, NC

ISSUED FOR: PERMIT  
JURISDICTION: LINCOLN COUNTY  
LOCATION: EAST OF 7405 NC-75,  
DENVER, NC 28037

#	DATE	REVISIONS

DRAWN:	CHECK:
AAA	JDR
JOB NO:	DATE:
23-240	9/12/23

**SITE PLAN**

SHEET  
**C02**