



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: October 14, 2024

Re: ZMA #740
QuikTrip Corporation, applicant
Parcel ID# 02472

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 4, 2024.

Request

The applicant is requesting the rezoning of a 1.42-acre portion of a parcel from B-N (Neighborhood Business) to B-G (General Business).

Site Area and Description

The subject property is located on the north side of Unity Church Road and the east side of N.C. 16 Business in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business), I-G (Industrial General), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, residential, and civic uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



PLANNING & INSPECTIONS DEPARTMENT

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Additional Information

Permitted uses in current district

school (Special Use)
child care center
professional office
medical office
neighborhood retail
general retail (Special Use in ELDD)
fitness center (Special Use in ELDD)
event venue (Special Use)
gas station (Special Use)
restaurant (Special Use in ELDD)
veterinarian clinic (Special Use in ELDD)
vehicle service (Special Use)

Permitted uses in proposed district

school (Special Use)
child care center
contractor's office (Special Use in ELDD)
professional office
medical office
neighborhood retail
general retail (Special Use in ELDD)
fitness center (Special Use in ELDD)
event venue (Special Use)
gas station (Special Use in ELDD)
restaurant (Special Use in ELDD)
fast food restaurant (Special Use in ELDD)
veterinarian clinic (Special Use in ELDD)
self-storage facility (Special Use)
vehicle sales (Special Use)
vehicle service (Special Use in ELDD)
building materials sales (Special Use)
data center

A portion of this parcel is located within the WS-IV Critical Area of the Catawba River/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 2.0 units per acre. All other permitted residential and nonresidential developments are limited to a maximum impervious coverage of 24% of the project area. However, under the High Density Option, the maximum impervious coverage of such developments (those that do not include single-family or two-family homes) may be increased to 50% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the Board of Commissioners and compliance with the standards in §7.3.9 of the Unified Development Ordinance for the design, installation, inspection, and maintenance of the engineered stormwater control structure(s) that will control and treat the runoff from the developed site.

Staff's Recommendation

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



**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #740**
Applicant **QuikTrip Corporation**
Parcel ID# **02472**
Location **north side of Unity Church Road and the east side of N.C. 16 Business**
Proposed amendment **Rezone 1.42 acres from B-N (Neighborhood Business) 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 location of this property is consistent with the description for a Suburban Commercial Center; it is located near a key intersection along a high-volume road. The permitted uses in the B-G district include those that would serve the daily needs of the surrounding residential neighborhoods.

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

This property is located immediately adjacent to B-G districts with established commercial uses. The rest of this 4.99-acre parcel will remain zoned B-N, thereby providing a transition from the more intense commercial development around the intersection at N.C. 16 Business and the residential development along Unity Church Road.



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 Thomas Danton - QuikTrip Corporation

Applicant Address 3701 Arco Corporate Dr Suite 150, Charlotte, NC 28273

Applicant Phone Number 704-559-8015

Property Owner's Name Statesville Land Company, LLC (Attn: James King)

Property Owner's Address 8430 Double Eagle Gate Way, Charlotte, NC 28210

Property Owner's Phone Number E-Mail: jimmyjam105@gmail.com

Part II

Property Location Northeast Corner of NC-16 & Unity Church Rd.

Property ID # (10 digits) 4603750885 Property Size 1.4174 proposed for B-G

Parcel # (5 digits) 02472 Deed Book(s) 2630 Page(s) 357

Part III

Existing Zoning District B-N Proposed Zoning District B-G

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

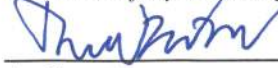
Vacant land

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

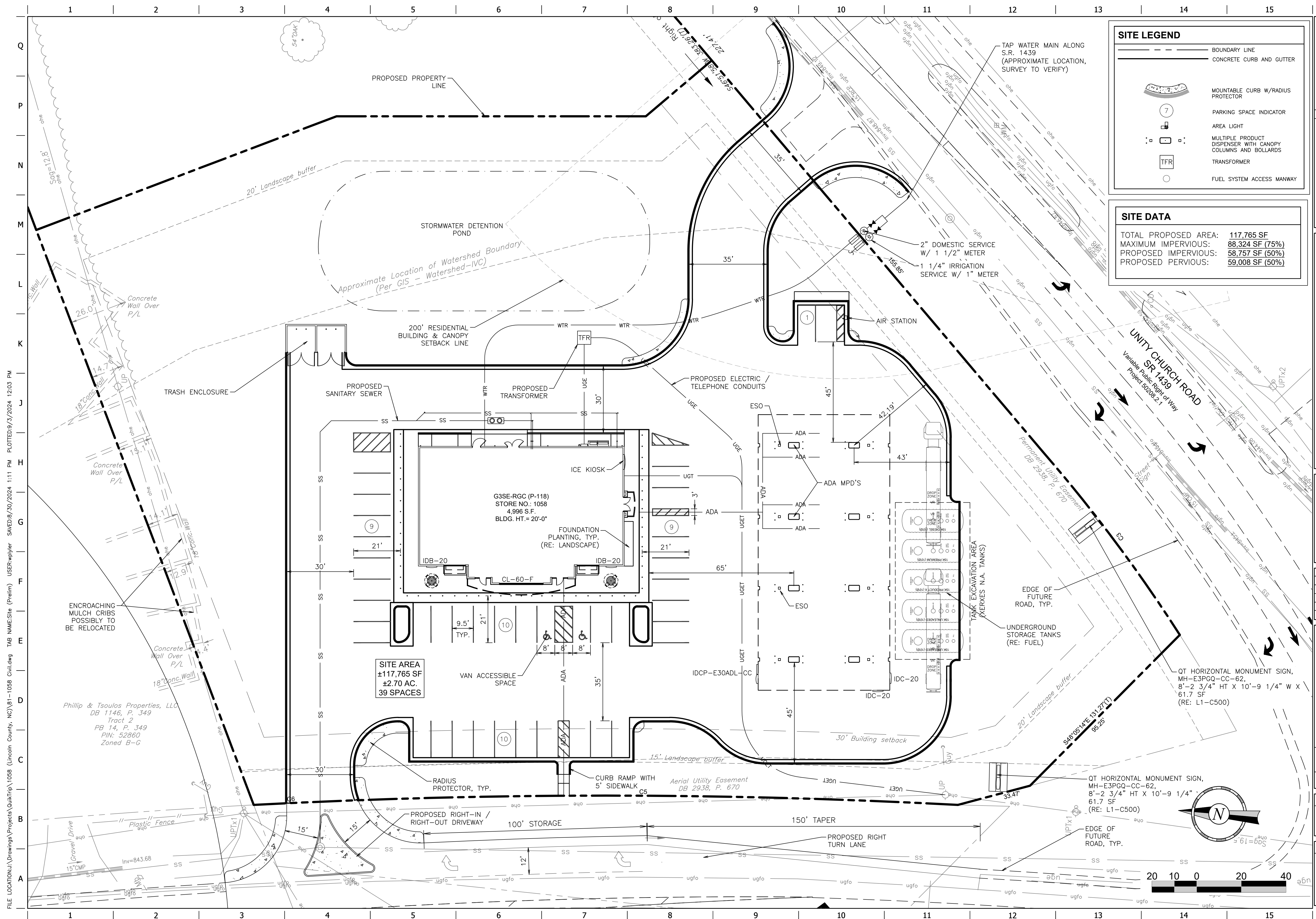
Gas station with convenience retail

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

9/5/2024
Date



FILE LOCATION: J:\Drawings\Projects\QuikTrip\1058 (Lincoln County, NC)\81-1058 Civil.dwg TAB NAME: Site (Prelim) USER: wplyler SAVED: 8/30/2024 1:11 PM PLOTTED: 9/3/2024 12:03 PM

PROJECT NO.: #####

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-723-5497

QuikTrip No. 1058
NC HIGHWAY 16 (BUSINESS)
LINCOLN COUNTY, NC



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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

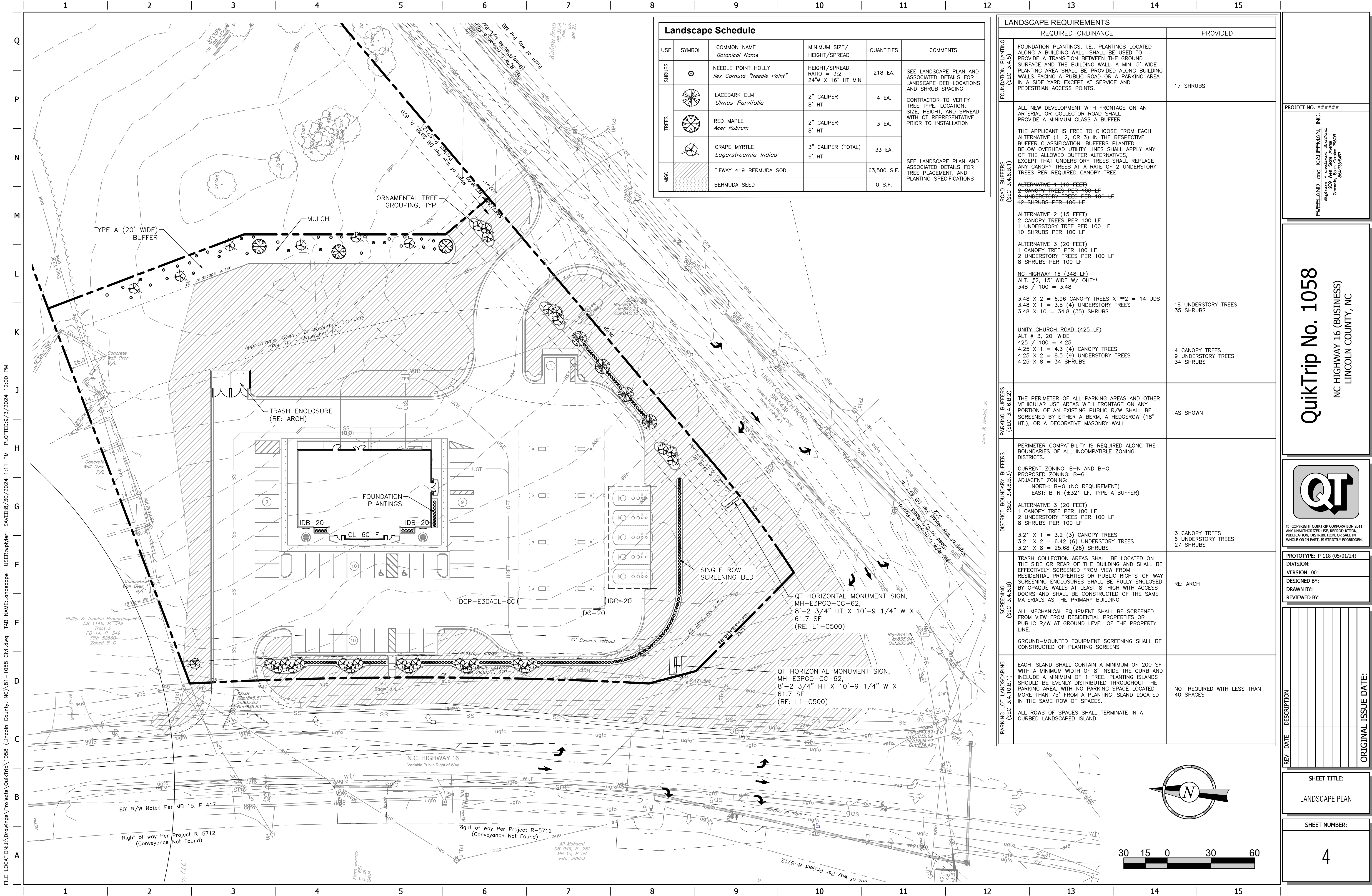
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SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

2



Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 16" HT MIN	218 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
TREES		LACEBARK ELM <i>Ulmus Parvifolia</i>	2" CALIPER 8' HT	4 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
		RED MAPLE <i>Acer Rubrum</i>	2" CALIPER 8' HT	3 EA.	
		GRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	33 EA.	
MISC		TIFWAY 419 BERMUDA SOD		63,500 S.F.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
		BERMUDA SEED		0 S.F.	

LANDSCAPE REQUIREMENTS		
REQUIRED ORDINANCE	PROVIDED	
FOUNDATION PLANTING (SEC 3.4.5)	FOUNDATION PLANTINGS, I.E., PLANTINGS LOCATED ALONG A BUILDING WALL, SHALL BE USED TO PROVIDE A TRANSITION BETWEEN THE GROUND SURFACE AND THE BUILDING WALL. A MIN. 5' WIDE PLANTING AREA SHALL BE PROVIDED ALONG BUILDING WALLS FACING A PUBLIC ROAD OR A PARKING AREA IN A SIDE YARD EXCEPT AT SERVICE AND PEDESTRIAN ACCESS POINTS.	17 SHRUBS
ROAD BUFFERS (SEC 3.4.6.B.1)	ALL NEW DEVELOPMENT WITH FRONTAGE ON AN ARTERIAL OR COLLECTOR ROAD SHALL PROVIDE A MINIMUM CLASS A BUFFER THE APPLICANT IS FREE TO CHOOSE FROM EACH ALTERNATIVE (1, 2, OR 3) IN THE RESPECTIVE BUFFER CLASSIFICATION. BUFFERS PLANTED BELOW OVERHEAD UTILITY LINES SHALL APPLY ANY OF THE ALLOWED BUFFER ALTERNATIVES, EXCEPT THAT UNDERSTORY TREES SHALL REPLACE ANY CANOPY TREES AT A RATE OF 2 UNDERSTORY TREES PER REQUIRED CANOPY TREE. ALTERNATIVE 1 (10 FEET) 2 CANOPY TREES PER 100 LF 2 UNDERSTORY TREES PER 100 LF 12 SHRUBS PER 100 LF ALTERNATIVE 2 (15 FEET) 2 CANOPY TREES PER 100 LF 1 UNDERSTORY TREE PER 100 LF 10 SHRUBS PER 100 LF ALTERNATIVE 3 (20 FEET) 1 CANOPY TREE PER 100 LF 2 UNDERSTORY TREES PER 100 LF 8 SHRUBS PER 100 LF NC HIGHWAY 16 (348 LF) ALT. #2, 15' WIDE W/ OHE** 348 / 100 = 3.48 3.48 X 2 = 6.96 CANOPY TREES X **2 = 14 UDS 3.48 X 1 = 3.5 (4) UNDERSTORY TREES 3.48 X 10 = 34.8 (35) SHRUBS UNITY CHURCH ROAD (425 LF) ALT # 3, 20' WIDE 425 / 100 = 4.25 4.25 X 1 = 4.3 (4) CANOPY TREES 4.25 X 2 = 8.5 (9) UNDERSTORY TREES 4.25 X 8 = 34 SHRUBS	18 UNDERSTORY TREES 35 SHRUBS 4 CANOPY TREES 9 UNDERSTORY TREES 34 SHRUBS
PARKING BUFFERS (SEC 3.4.6.B.2)	THE PERIMETER OF ALL PARKING AREAS AND OTHER VEHICULAR USE AREAS WITH FRONTAGE ON ANY PORTION OF AN EXISTING PUBLIC R/W SHALL BE SCREENED BY EITHER A BERM, A HEDGEROW (18" HT.), OR A DECORATIVE MASONRY WALL	AS SHOWN
DISTRICT BOUNDARY BUFFERS (SEC 3.4.6.B.3)	PERIMETER COMPATIBILITY IS REQUIRED ALONG THE BOUNDARIES OF ALL INCOMPATIBLE ZONING DISTRICTS. CURRENT ZONING: B-N AND B-G PROPOSED ZONING: B-G ADJACENT ZONING: NORTH: B-G (NO REQUIREMENT) EAST: B-N (±321 LF, TYPE A BUFFER) ALTERNATIVE 3 (20 FEET) 1 CANOPY TREE PER 100 LF 2 UNDERSTORY TREES PER 100 LF 8 SHRUBS PER 100 LF 3.21 X 1 = 3.2 (3) CANOPY TREES 3.21 X 2 = 6.42 (6) UNDERSTORY TREES 3.21 X 8 = 25.68 (26) SHRUBS	3 CANOPY TREES 6 UNDERSTORY TREES 27 SHRUBS
SCREENING (SEC 3.4.8.B)	TRASH COLLECTION AREAS SHALL BE LOCATED ON THE SIDE OR REAR OF THE BUILDING AND SHALL BE EFFECTIVELY SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES OR PUBLIC RIGHTS-OF-WAY SCREENING ENCLOSURES SHALL BE FULLY ENCLOSED BY OPAQUE WALLS AT LEAST 8' HIGH WITH ACCESS DOORS AND SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE PRIMARY BUILDING ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM RESIDENTIAL PROPERTIES OR PUBLIC R/W AT GROUND LEVEL OF THE PROPERTY LINE. GROUND-MOUNTED EQUIPMENT SCREENING SHALL BE CONSTRUCTED OF PLANTING SCREENS	RE: ARCH
PARKING LOT LANDSCAPING (SEC 3.4.10.B.1)	EACH ISLAND SHALL CONTAIN A MINIMUM OF 200 SF WITH A MINIMUM WIDTH OF 8' INSIDE THE CURB AND INCLUDE A MINIMUM OF 1 TREE. PLANTING ISLANDS SHOULD BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING AREA, WITH NO PARKING SPACE LOCATED MORE THAN 75' FROM A PLANTING ISLAND LOCATED IN THE SAME ROW OF SPACES. ALL ROWS OF SPACES SHALL TERMINATE IN A CURBED LANDSCAPED ISLAND	NOT REQUIRED WITH LESS THAN 40 SPACES

PROJECT NO.:#####

FREELAND and KALFFMAN, INC.
Landscape Architects
209 West State Street, Suite 200
Greenville, SC 29601
864.233.5497

QuikTrip No. 1058

NC HIGHWAY 16 (BUSINESS)
LINCOLN COUNTY, NC

QT

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PROTOTYPE: P-118 (05/01/24)

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

REV	DATE	DESCRIPTION

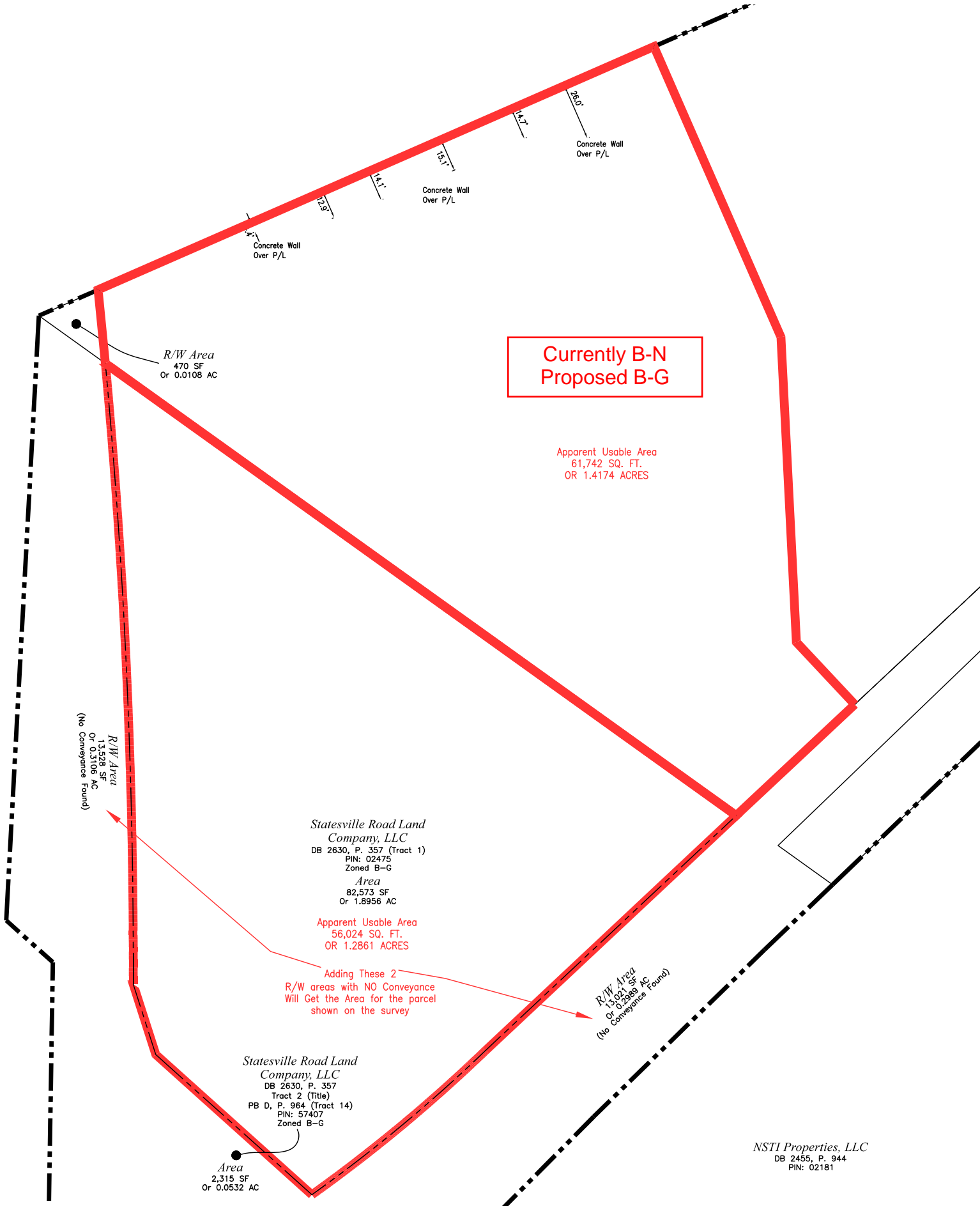
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

4

ORIGINAL ISSUE DATE:



Currently B-N
Proposed B-G

Apparent Usable Area
61,742 SQ. FT.
OR 1.4174 ACRES

Statesville Road Land
Company, LLC
DB 2630, P. 357 (Tract 1)
PIN: 02475
Zoned B-G
Area
82,573 SF
Or 1.8956 AC

Apparent Usable Area
56,024 SQ. FT.
OR 1.2861 ACRES

Adding These 2
R/W areas with NO Conveyance
Will Get the Area for the parcel
shown on the survey

Statesville Road Land
Company, LLC
DB 2630, P. 357
Tract 2 (Title)
PB D, P. 964 (Tract 14)
PIN: 57407
Zoned B-G

Area
2,315 SF
Or 0.0532 AC

R/W Area
13,621 SF
Or 0.31289 AC
(No
Conveyance Found)

R/W Area
13,528 SF
Or 0.3106 AC
(No
Conveyance Found)

NSTI Properties, LLC
DB 2455, P. 944
PIN: 02181



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 10/15/2024 Scale: 1 Inch = 300 Feet

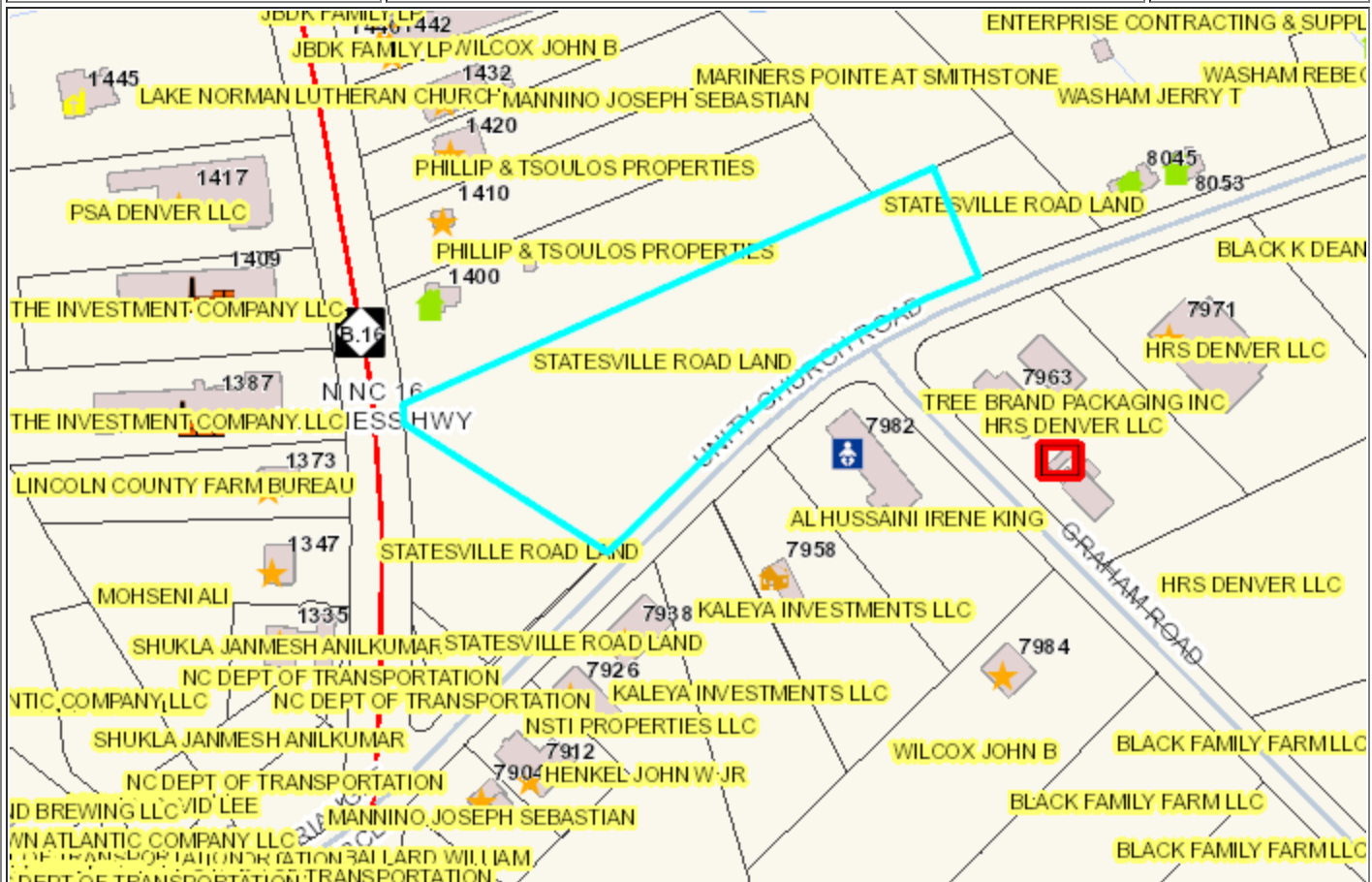
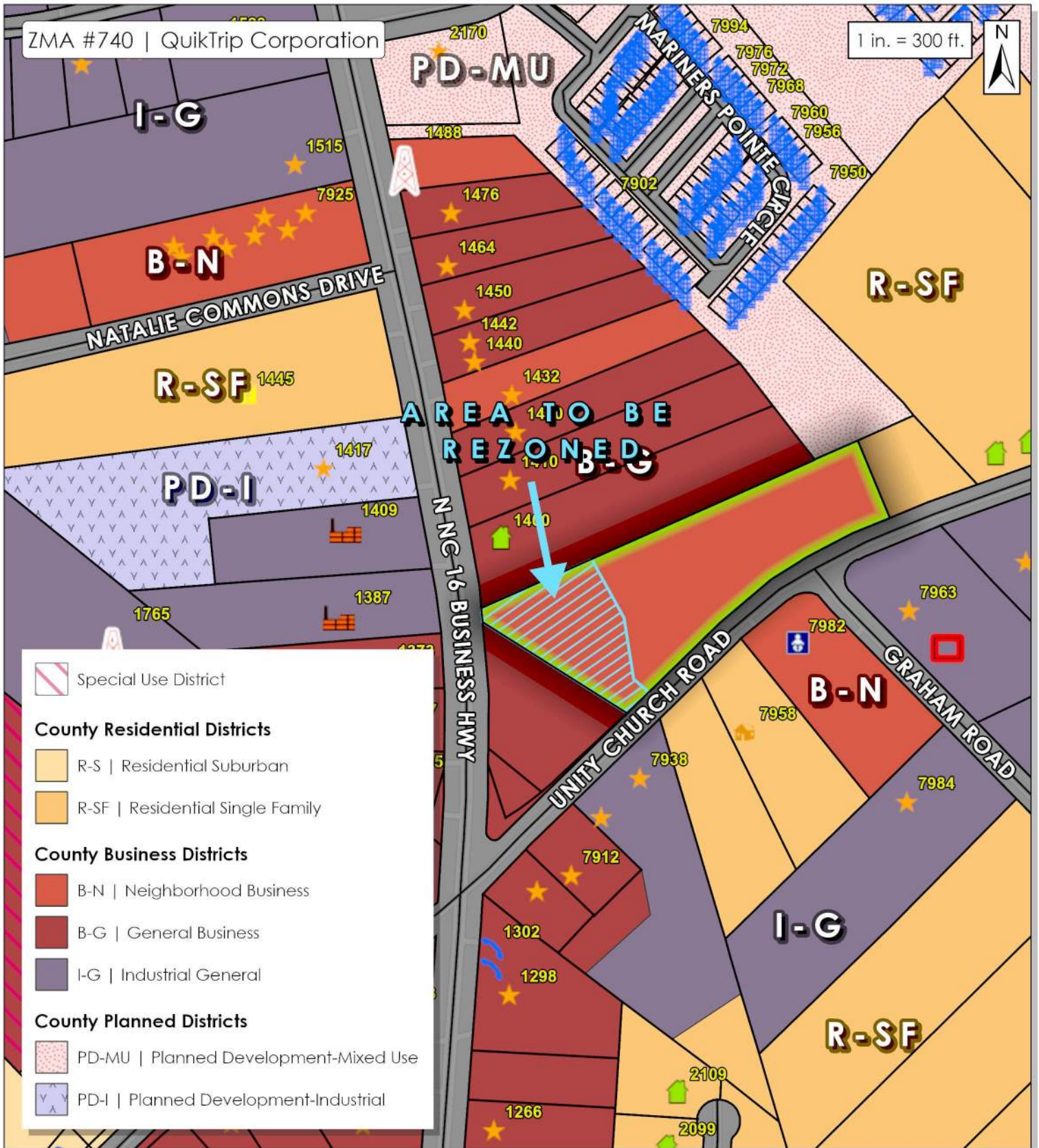


Photo Not
Available

Parcel ID	02472	Owner	STATESVILLE ROAD LAND COMPANY LLC	
Map	4603	Mailing	4250 CONGRESS STREET SUITE 175	
Account	0256864	Address	CHARLOTTE, NC 28209	
Deed	2630 357	Last Transaction Date	08/13/2020	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$1,048,902	Improvement Value	\$0	Total Value \$1,048,902
Previous Parcel				

-----All values for Tax Year 2024 -----

Description	S J KING LAND		Deed Acres	5.24
Address	UNITY CHURCH RD		Tax Acres	4.987
Township	CATAWBA SPRINGS		Tax/Fire District	EAST LINCOLN
Main Improvement			Value	
Main Sq Feet		Stories	Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
B-N		4.99	WP32	4.99
Watershed	3.85		Sewer District	
	1.14		SEWER	4.99
Census County	109	Tract	071202	Block
				1018
Flood	Zone Description		Panel	4.99



Special Use District

County Residential Districts

R-S | Residential Suburban

R-SF | Residential Single Family

County Business Districts

B-N | Neighborhood Business

B-G | General Business

I-G | Industrial General

County Planned Districts

PD-MU | Planned Development-Mixed Use

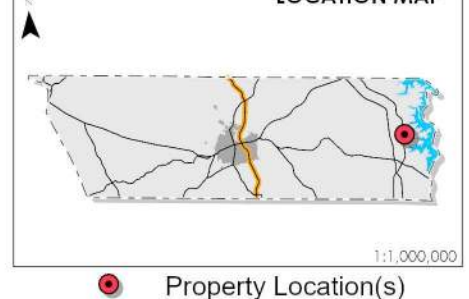
PD-I | Planned Development-Industrial


Parcel ID # 02472

 - Property Location(s)

See Attached Application for Parcel Information

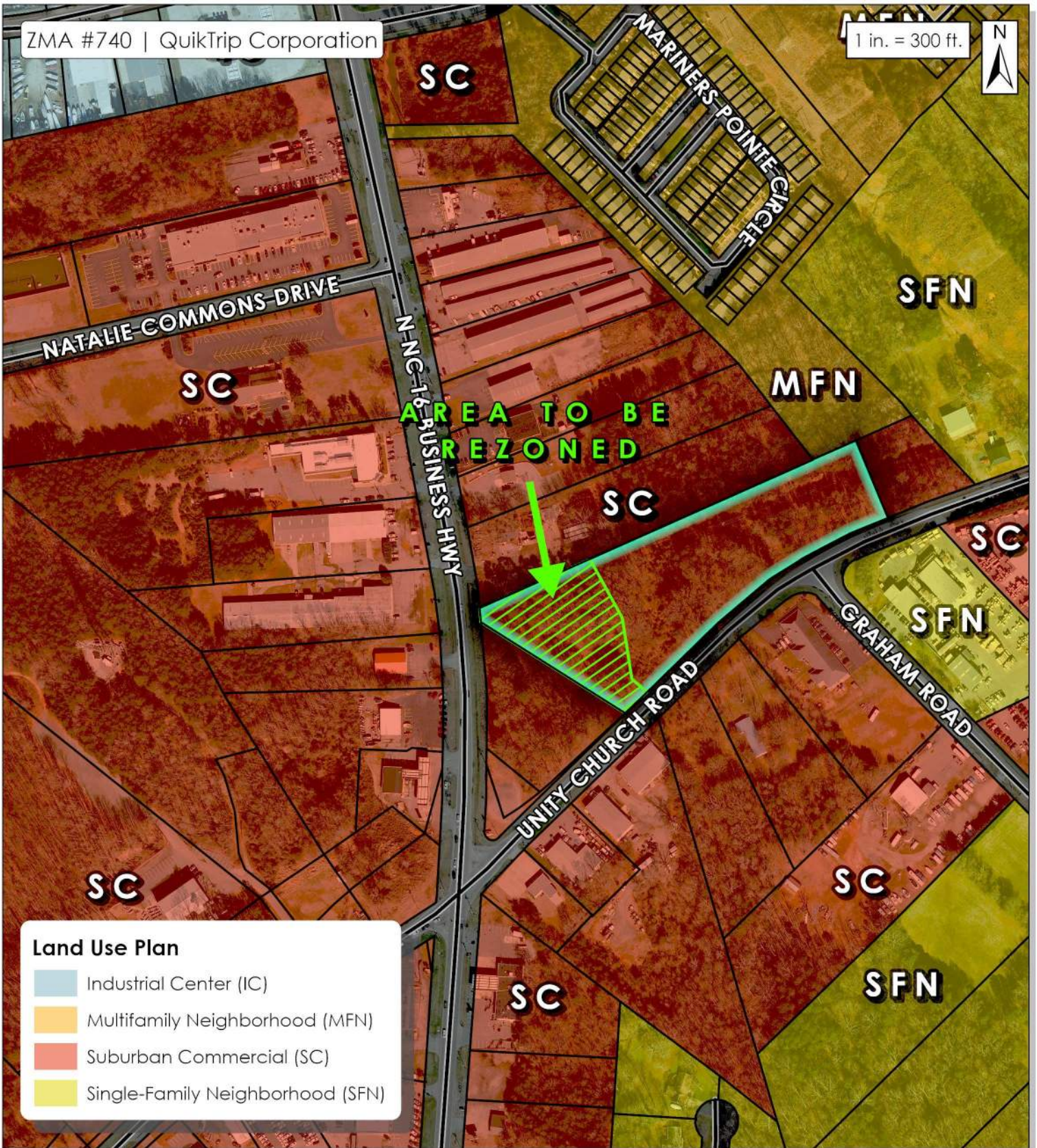
LOCATION MAP



 Property Location(s)



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



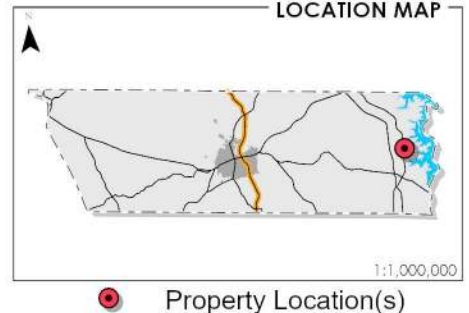
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LOCATION MAP



 Property Location(s)