



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.



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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.



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**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 Dnton - 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

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.

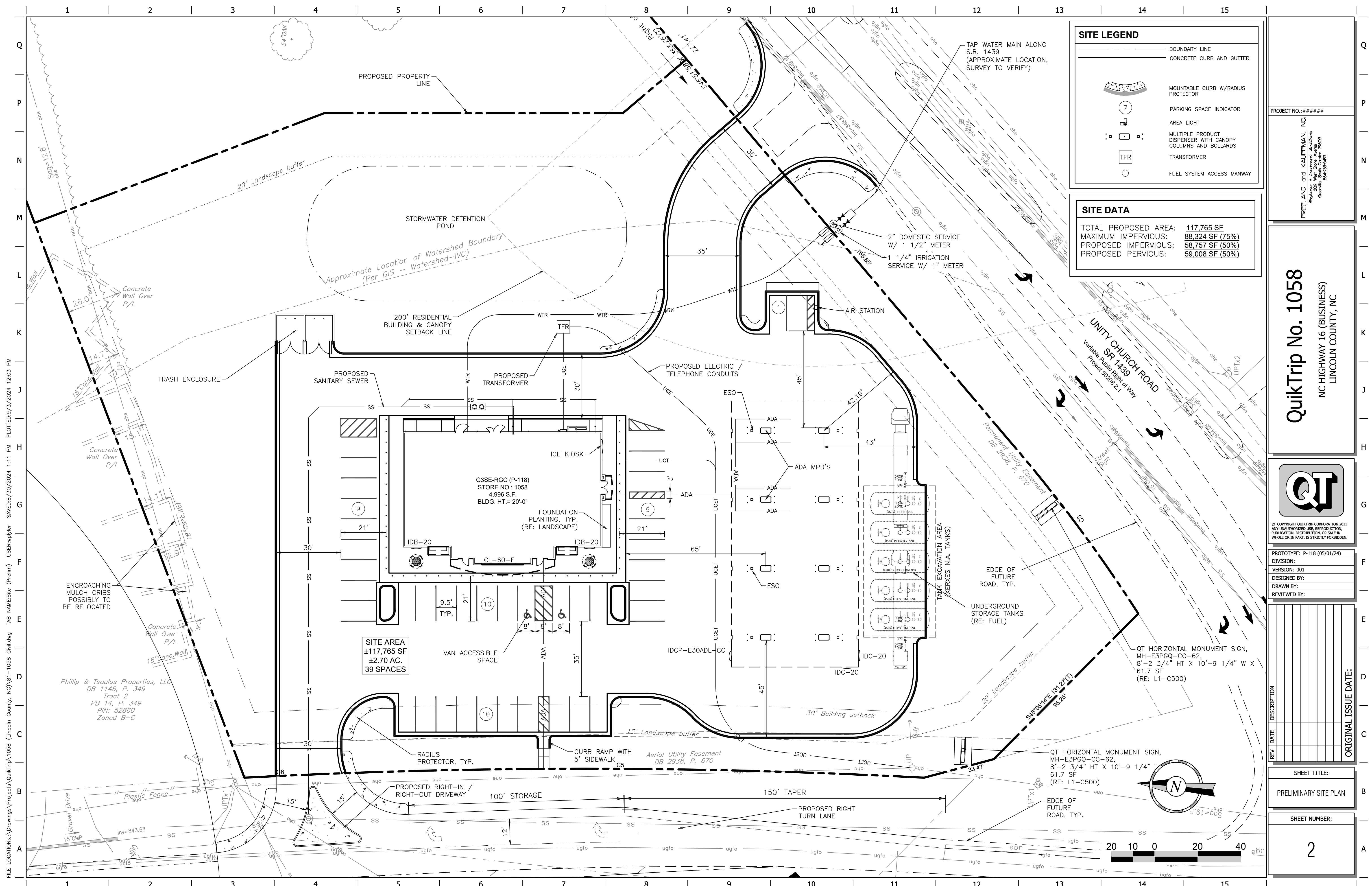
Gas station with convenience retail

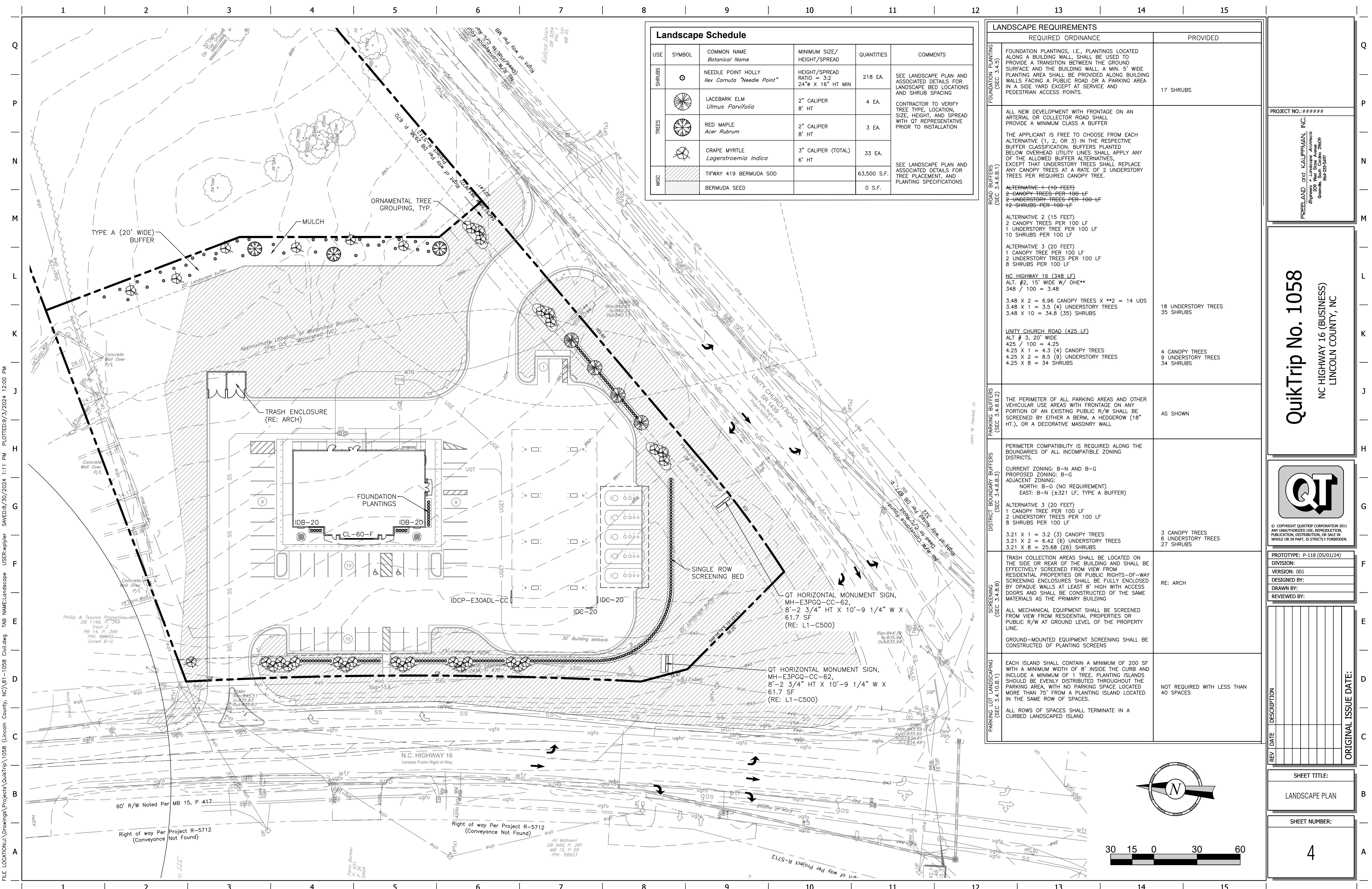
APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)
MUST BE RECEIVED BEFORE PROCESSING.

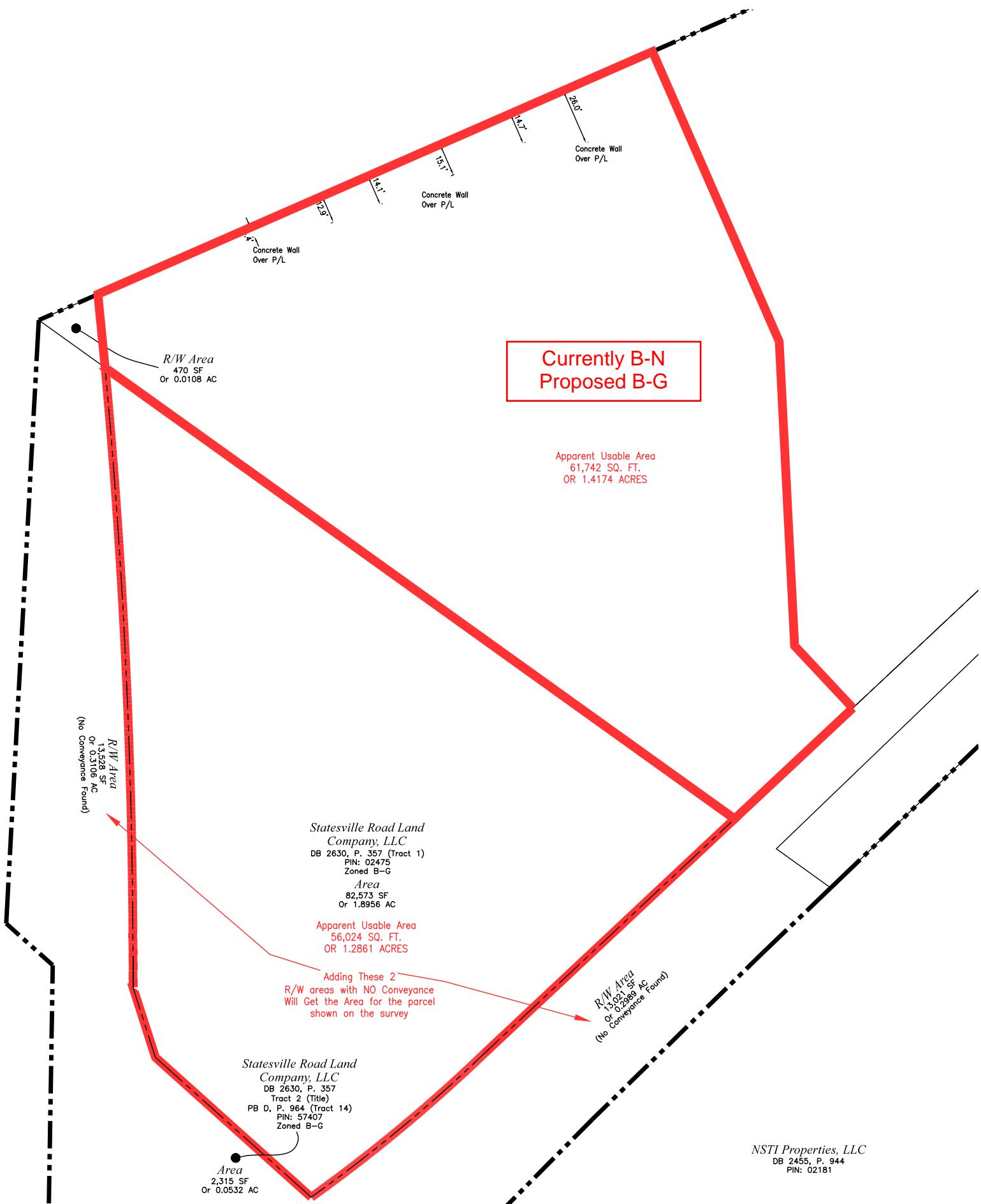
I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.

Dawn Dutton
Applicant

9/5/2024
Date









Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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

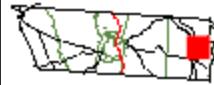
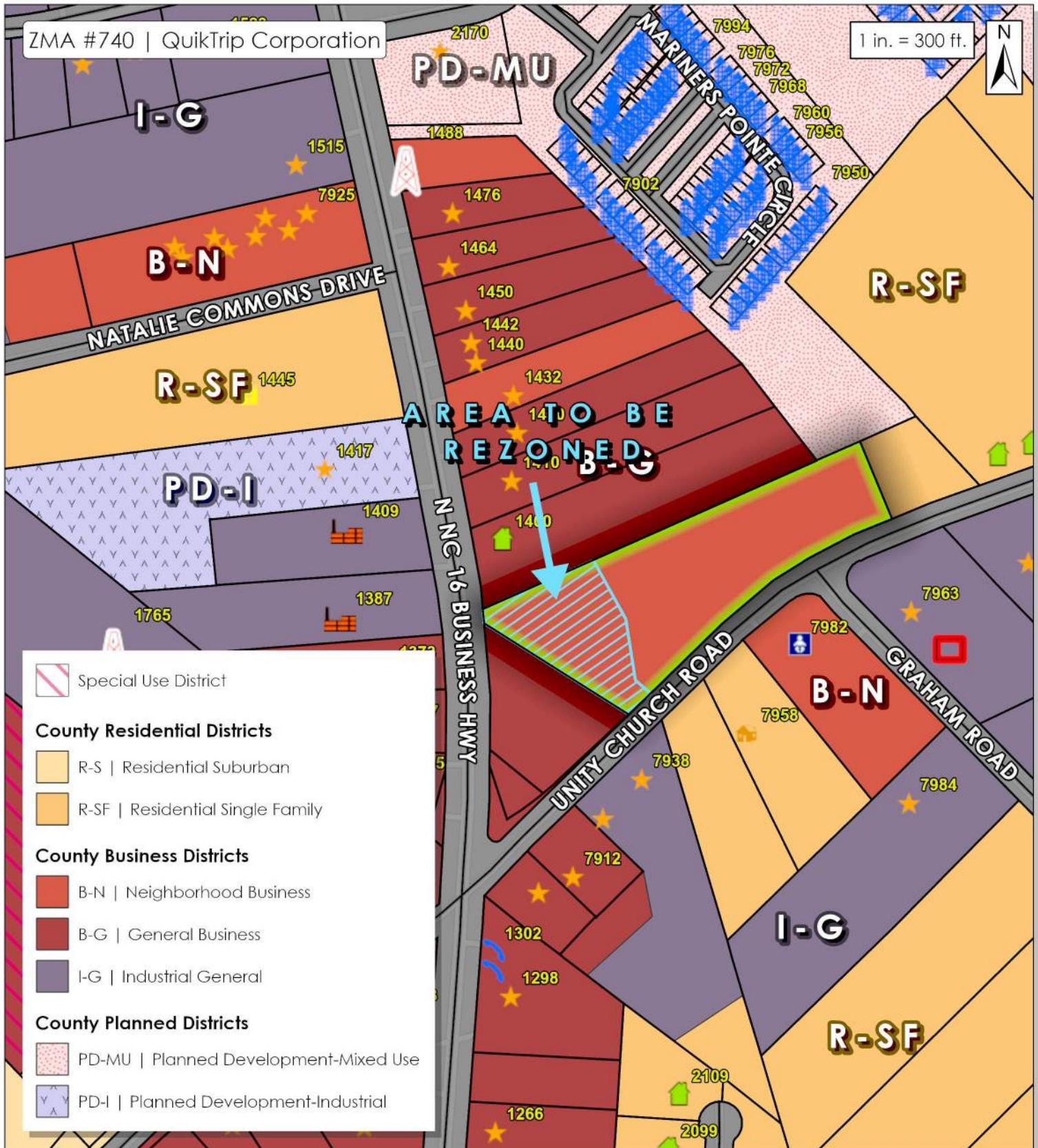


Photo Not Available

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
Plat		Subdivision	Sale Price \$0
Land Value	\$1,048,902	Improvement Value	Lot
Previous Parcel			Total Value \$1,048,902
-----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		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct
B-N		4.99	WP32
Watershed			Calc Acres
	3.85		4.99
	1.14		
Census County		Sewer District	
109		SEWER	4.99
Tract			
071202			
Block			
1018			
Flood	Zone Description	Panel	



Parcel ID # 02472

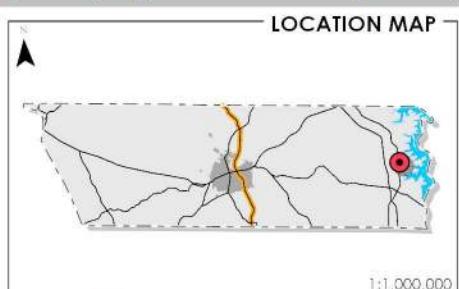
- Property Location(s)



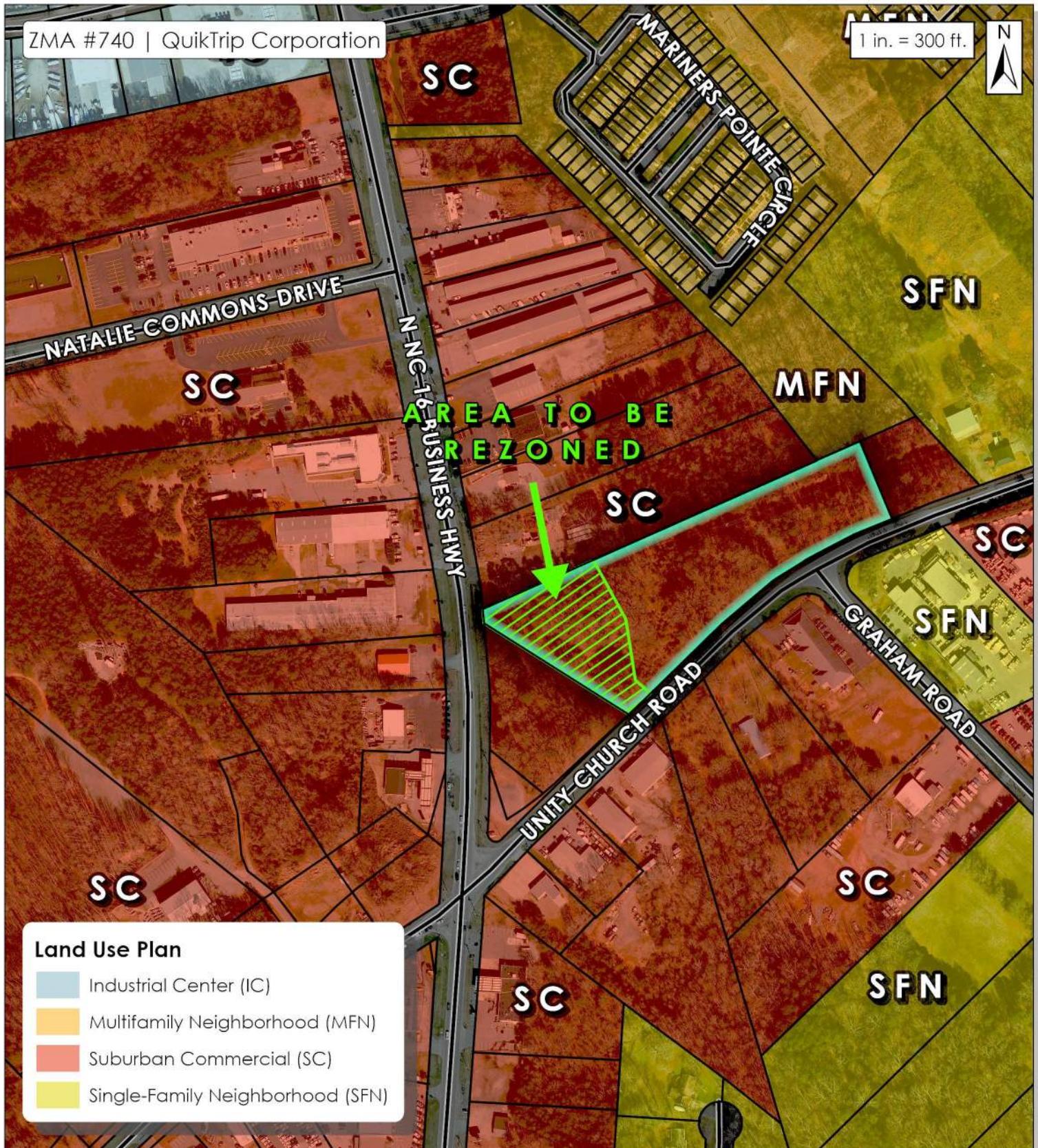
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

See Attached Application for Parcel Information

LOCATION MAP



Property Location(s)

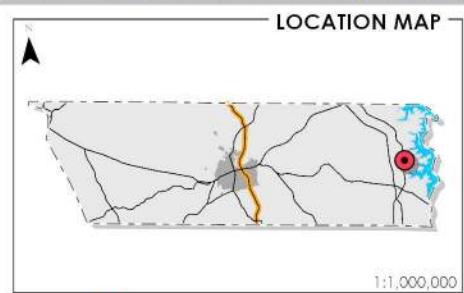


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Property Location(s)