



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Christine Poinsette, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: August 23, 2012

Re: CUP #317
Super One, Inc., applicant
Parcel ID# 81797

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 10, 2012.

REQUEST

The applicant is requesting a conditional use permit to operate an amusement center with electronic gaming in the B-N (Neighborhood Business) district in the Eastern Lincoln Development District. The center would be located in an existing multi-tenant commercial development. Under the zoning regulations in effect at the time of the application, an amusement center is a conditional use in the B-N district and in the Eastern Lincoln Development District, with no special standards that must be met.

SITE AREA AND DESCRIPTION

The 2.2-acre parcel is located at 751 N. NC 16 Hwy., on the west side of N.C. 16 about 400 feet south of Cherry Point Drive, in Catawba Springs Township. This property is adjoined by property zoned B-N, CZ B-G (Conditional Zoning General Business) and R-CR (Residential and Commercial Recreational). Land uses in this area include commercial and residential. This property is part of an area identified in the NC 16 Corridor Vision Plan as the South Triangle Community Center, where activity for the surrounding area is recommended to be concentrated.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # **CUP #317** Date **September 10, 2012**

Applicant Name **Super One, Inc.**

Applicant Address **19104 Berkley Commons Dr., Cornelius, NC 28031**

Property Location **751-E N NC 16 Hwy. (Parcel 81797)** Zoning District **B-N, ELDD**

Proposed Conditional Use **amusement center with electronic gaming**

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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____
FACTUAL REASON CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity
YES _____ NO _____
FACTUAL REASON CITED: _____

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 REASON CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name SUPER ONE, INC. Ms. Bo H. Lee, general manager

Applicant Address 19104 Berkley Commons Drive Cornelius, NC 28031

Applicant Phone Number 704 340-7283

Property Owner Name Bravoe Development, LLC

Property Owner Address 17111 Kenton Drive Suite 207 b Cornelius, NC

Property Owner Phone Number (704) 895-2925 Robert Willard, property manager

PART II

Property Location 751-E North Highway 16 Denver, NC 28037

Property ID (10 digits) 4602-02-69-4511 Property size 2.3 ac.

Parcel # (5 digits) 81797 Deed Book(s) 1494 Page(s) 255

PART III

Existing Zoning District NB

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

Applicant plans to occupy 1,750 sq. ft. of retail space in the WestPointe Shoppes Center at 751-E North Hwy. 16, Denver, NC. The shopping center currently has Papa John's Pizza, Hair Advantage Salon, Sweet Vine Winery,

Chillin & Grilling Catering, Albertine Florals and Yamato Japanese Steakhouse.
Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

Applicant will offer a quiet, smoke free, alcohol free salon featuring internet based - computer generated recreational gaming programs for adults. Catered snack foods and soft drinks will be available to patrons.

\$750 APPLICATION FEE 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.


Applicant's Signature

07/17/12

Date

Prospective tenant has leased 1,750 sq. ft. of space in the WestPointe Shoppes. Their mailing address will be: 751-E North Hwy. 16, Denver, NC

Proposed hours of operation: 7 days, 9 am til 11 pm. Tenant plans to match the same hours as next door tenant, Papa Johns Pizza and Yamato Steakhouse

Super One will operate 24 computer terminals.

WestPointe Shoppes has 130 parking spaces available.

Parking lot is illuminated from dusk til 1 am. Security lighting is programmed from dusk til dawn.

All existing WestPointe tenants approve of this special use.

Robert Willard
Bravoe Development, LLC

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #317**

Applicant **Super One, Inc.**

Applicant's Address **19104 Berkley Commons Drive, Cornelius, NC 28031**

Property Location **751 N. NC 16 Hwy. (Parcel ID# 81797)**

Zoning District **B-N, ELDD**

Proposed Conditional Use **amusement center (electronic gaming)**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

This is an existing multi-tenant development. No new facilities are proposed.

2. The use meets all required conditions and specifications.

An amusement center is a conditional use in the B-N district and in the Eastern Lincoln Development District.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

This is an existing commercial development in an existing commercial area.

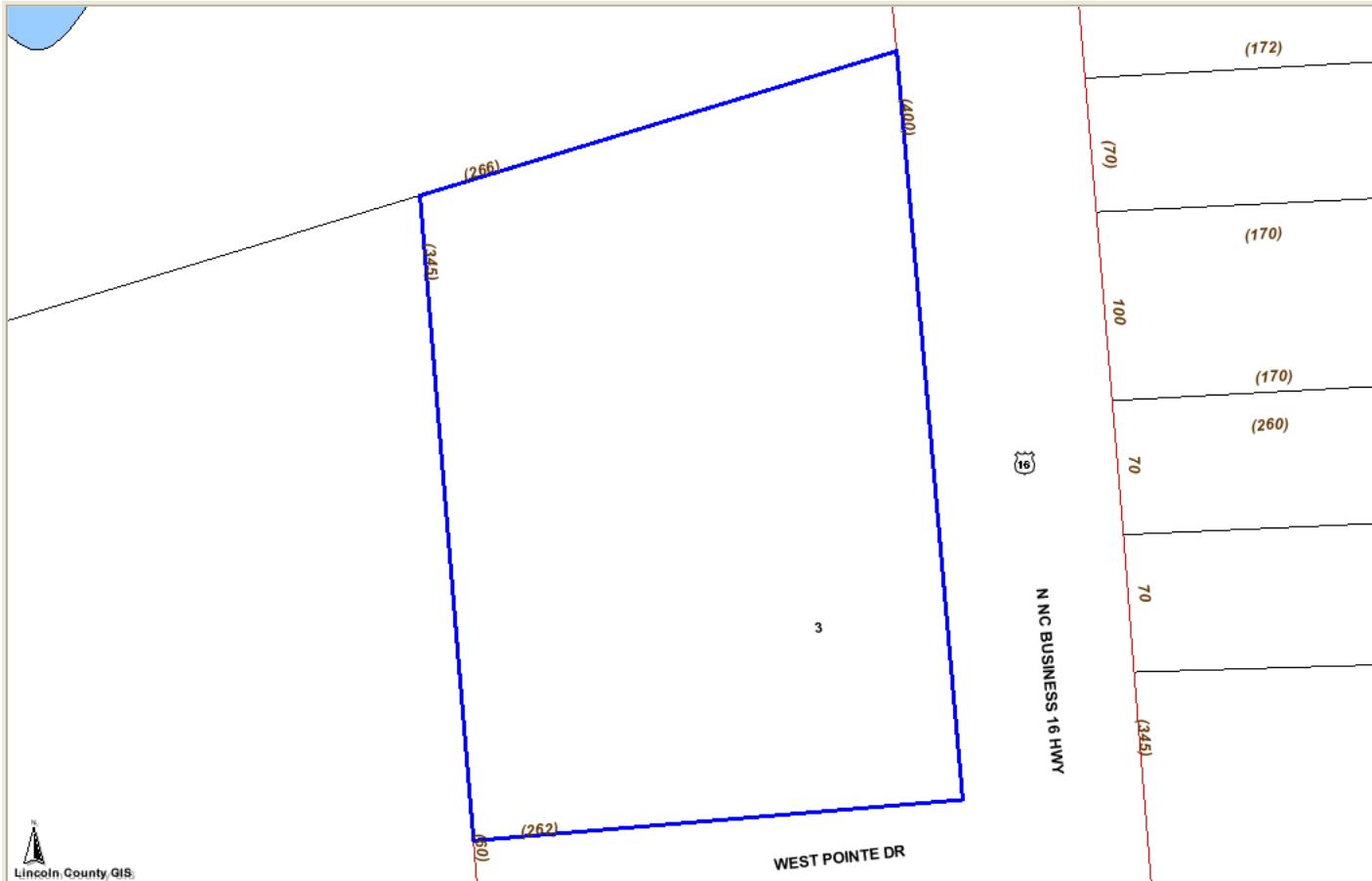
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

This is an existing commercial area. This property is part of an area identified by the NC 16 Corridor Vision Plan as the South Triangle Community Center, where activity for the surrounding area is recommended to be concentrated.



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: 7/27/2012 Scale: 1 Inch = 100 Feet



PHOTOS



PARCEL INFORMATION FOR 4602-69-4511

Parcel ID	81797	Owner	BRAVOE DEVELOPMENT LLC
Map	4602-02	Mailing	PO BOX 2399
Account	0168294	Address	CORNELIUS NC 28031-2399
Deed	1494-255	Recorded	8/1/2003
Land Value	\$621,967	Total Value	\$2,231,846
----- All values are for tax year 2012. -----			
Subdivision	Lot 3 WEST POINTE RETAIL		
Description	#3 LOT WEST POINTE RETAIL		
Address	751 N NC 16 HWY		
Township	CATAWBA SPRINGS		
Main Improvement	COMMUNITY SHOPS		
Main Sq Feet	21142	Stories	1
Year Built	2003	Value	\$1,562,641
Zoning	Calculated Acres	Voting Precinct	Calculated Acres
District	2.23	TRIANGLE (TR30)	2.23
B-N			
Watershed Class	2.23	Sewer District	2.23
Not in a watershed		In the sewer District	
2000 Census County			
37109	071100	Tract	2016
37109	071200	Block	4029
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460200	2.23

Scale: 1 Inch = 100 Feet

LINCOLN COUNTY GIS

Thu Jul 26 10:01:54 EDT 2012



Lincoln County GIS

County
Boundaries County Line
 Township Line

Map Features

 Road Easement
 Conflict Line
 Major Rivers, Creeks (cont) Creeks
 Interior Lot Line
 Drainage Easement
 Utility Easement
 Right-of-Ways (cont)

Creeks

Roads

Railroads

Public Walkway

Private Roads

City Jurisdictions

2010 State Ortho

City of Lincolnton

ETJ (cont)

Roads

Parcels

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