



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: February 14, 2014

Re: WSCUP #17
C4 Development, LLC, applicant
Parcel ID# 26943

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on March 3, 2014.

Request

The applicant is requesting a conditional use permit to exceed 36% impervious surface area in the Hoyle Creek WS-IV Protected Area as a special nonresidential intensity allocation under the 10/70 option. The applicant is proposing to develop 2.2 acres, including 1.5 acres within the watershed district with 55% impervious surface area, for an 8,320-square-foot Family Dollar store.

Site Area and Description

The property is located on the northeast corner of N.C. 27 and Randleman Road in Iron Township. It is zoned B-N (Neighborhood Business) and is adjoined by property zoned R-SF (Residential Single-Family) and R-T (Transitional Residential). A gas station/convenience is located on the opposite side of N.C. 27. Land uses in this area include business, residential and institutional. The Lincoln County Land Use Plan designates the area around this intersection as Neighborhood Business, appropriate for small-scale retail and service establishments.

10/70 Option

Under the 10/70 option, 10 percent of the acreage in a watershed district may be developed with new nonresidential projects having up to 70% impervious surface area. Approval is on a project-by-project basis, subject to the issuance of a conditional use permit by the Board of Commissioners. One of the findings of fact that must be made in approving a permit for a special nonresidential intensity allocation is that the project will substantially increase the county's tax base or otherwise significantly promote or

expand economic development and/or job opportunities. The Hoyle Creek watershed district covers 6,321 acres in Lincoln County. This would be the first acreage in the district allocated under the 10/70 option, leaving 630.9 acres to be allotted.

Unlike the high-density option, which is available only in the Catawba/Lake Norman watershed district, the 10/70 option doesn't require that projects meet standards for treating stormwater runoff (a minimum of 85 percent average annual removal for total suspended solids). Those standards are typically met by means of a wet pond with a permanent pool of water.

In this case, the site plan submitted as part of the application calls for two dry ponds to detain and release water to manage runoff from storm events.



County Of Lincoln, North Carolina

Planning Board

Applicant **C4 Development, LLC**

Application No. **WSCUP #17**

Property Location **N.C. 27 at Randleman Road** Zoning District **B-N**

Proposed Conditional Use **Family Dollar store under 10/70 option**

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: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS 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 REASONS 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 REASONS CITED: _____

5. The proposed development will substantially increase the ad valorem tax base of the County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents. YES _____ NO _____

FACTUAL REASONS 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, the following conditions were recommended by the Lincoln County Planning Board:



Watershed Conditional Use Permit

Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092

PART I

Applicant Name C4 Development, LLC

Applicant Address 201 South College Street, Suite 1300, Charlotte, NC 28244

Applicant Phone Number 704-414-7477

Property Owner Name Fredda Fae Robinson

Property Owner Address 4713 E. NC. Hwy 27

Property Owner Phone Number _____

PART II

Property Location E. NC. Hwy 27 and Randleman Rd.

Property ID (10 digits) 36527581224 Property size 2.27 ac +/-

Parcel # (5 digits) 26943 Deed Book(s) 514 Page(s) 776

PART III

Watershed District WS-IV P

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

Property is currently vacant and located in a Neighborhood Business setting.

Briefly describe the proposed project and the why it would require a Watershed Conditional Use Permit. An 8,320 sf commercial facility for use as a Family Dollar is proposed for this site. In order to provide the required parking for this facility, the impervious area for the site will exceed 36%.

\$1,000.00 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

Mike Wiggins
Mike Wiggins

Date

1/14/2014

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

Application No. **WSCUP #17**

Applicant **C4 Development, LLC**

Property Location **N.C. 27**

Zoning District **B-N**

Proposed Conditional Use **10/70 option in Hoyle Creek WS-IV Protected Area for development of retail store**

PROPOSED FINDINGS

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

A driveway permit will be obtained from NCDOT. The store building will be built to code.

2. The use meets all required conditions and specifications.

The plans have been reviewed by county staff and found to comply with all requirements.

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

Landscape buffers will be provided along the side and rear property lines. A convenience store/gas station is located on the opposite side of N.C. 27.

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.

Other businesses are located in this area. This property is part of an area designated by the Lincoln County Land Use Plan as Neighborhood Business.

5. The proposed development will substantially increase the ad valorem tax base of Lincoln County or otherwise significantly promote or expand economic development and/or job opportunities available to Lincoln County residents.

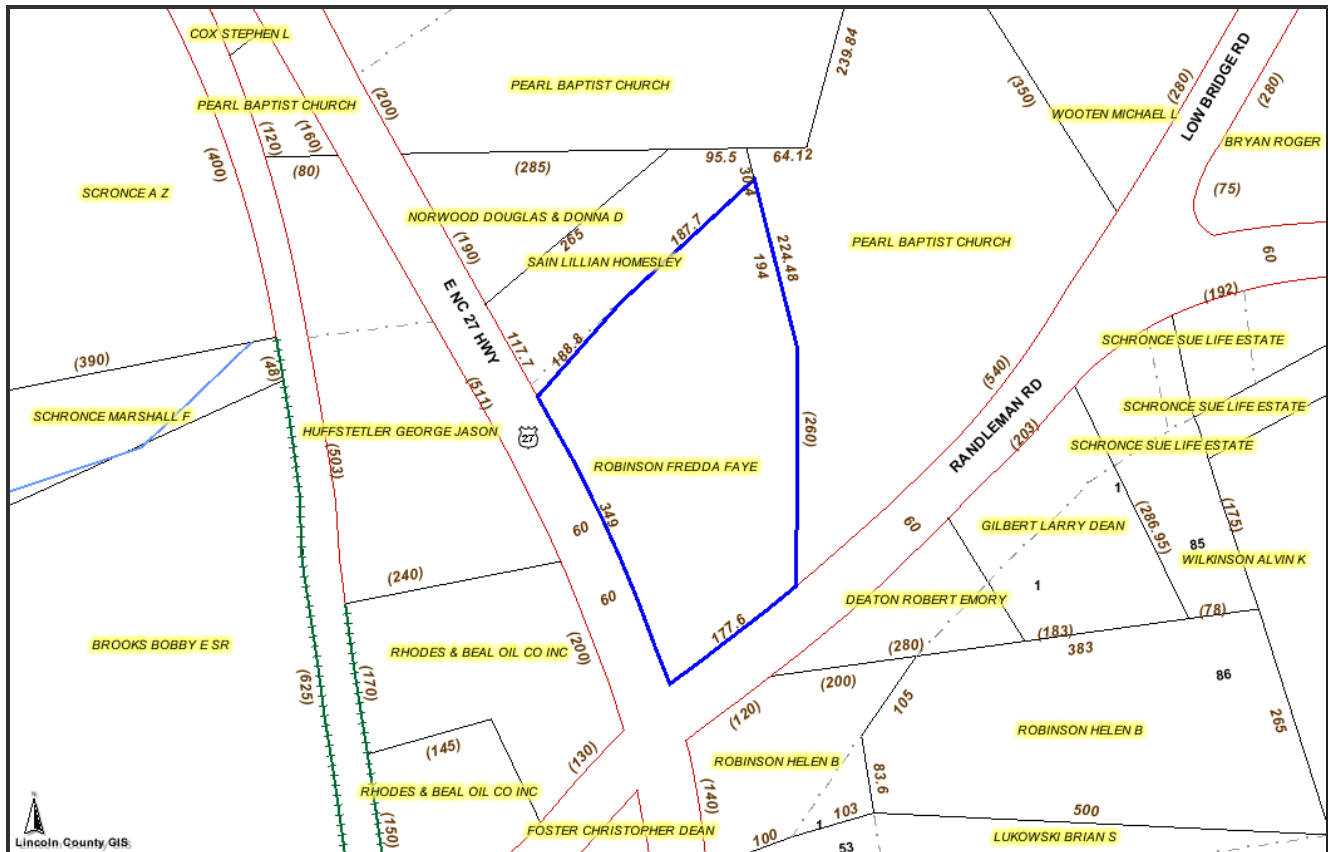
This project represents an investment of more than 1.3 million dollars. The proposed store is projected to employ eight (8) people.



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: 1/22/2014 Scale: 1 Inch = 200 Feet



Lincoln County GIS

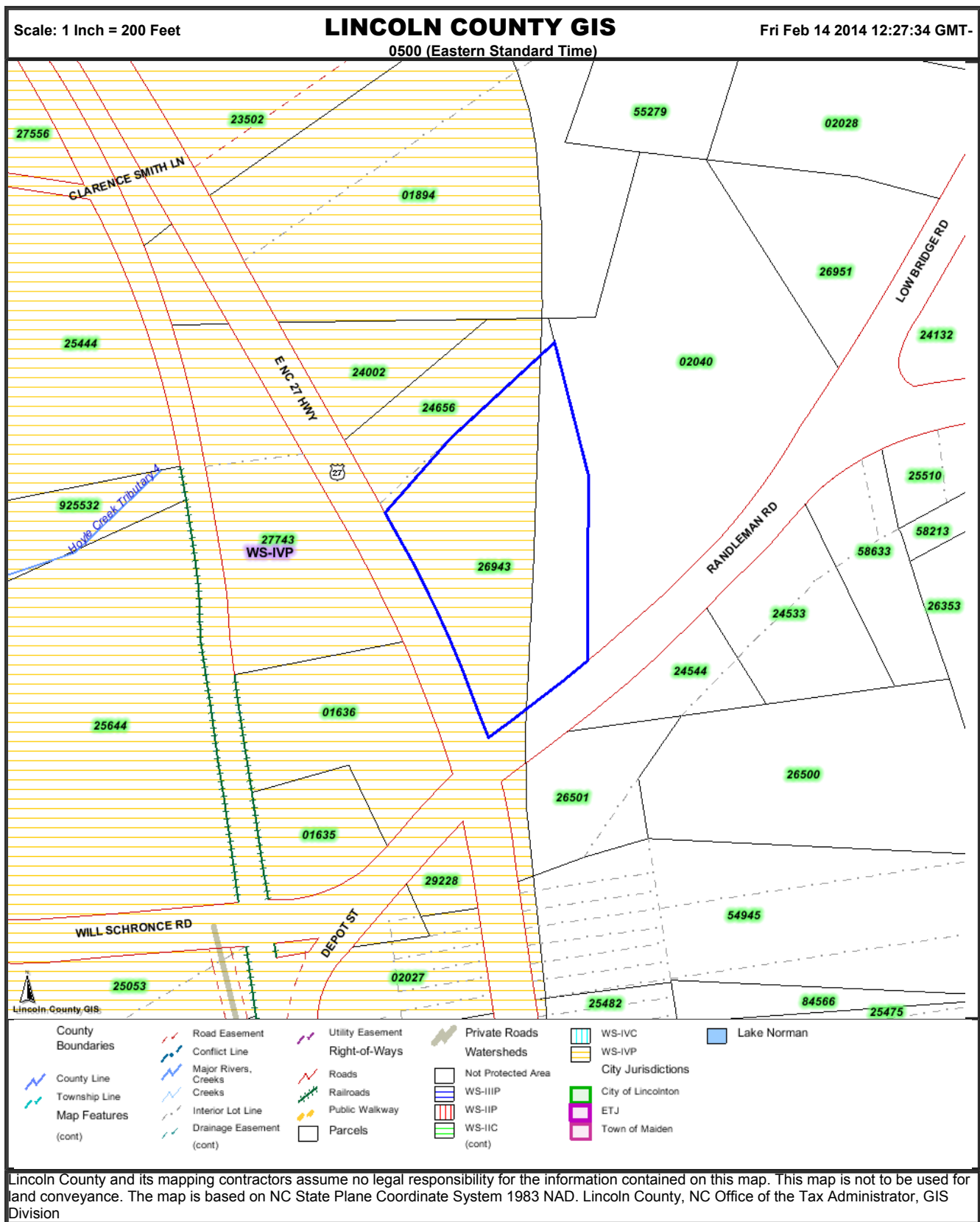
PHOTOS

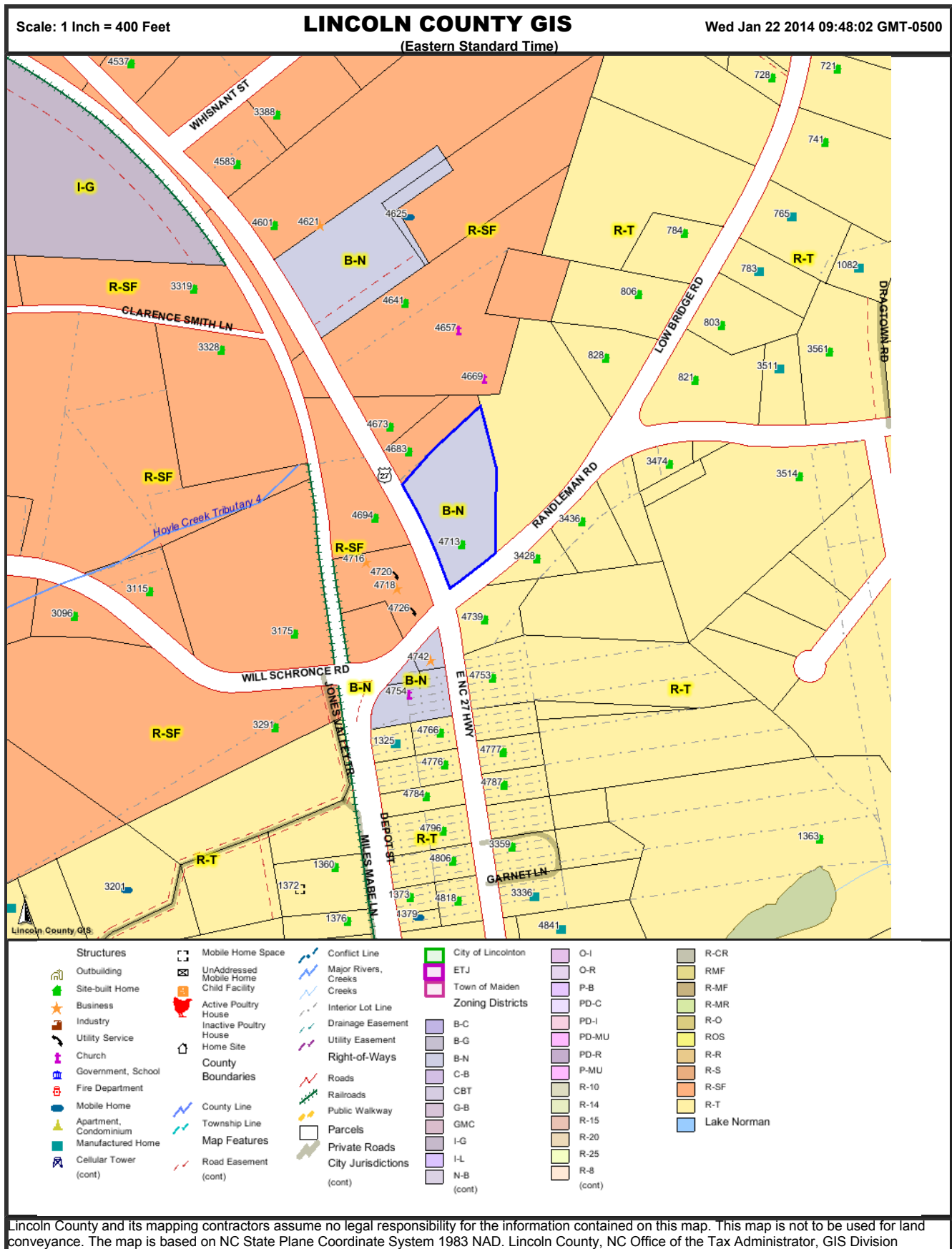


Photo Not Available

PARCEL INFORMATION FOR 3652-75-8124

Parcel ID	26943	Owner	ROBINSON FREDDA FAYE
Map	3652-02	Mailing	4437 LAKESHORE RD N
Account	15837	Address	DENVER NC 28037-0000
Deed	514-766	Recorded	6/13/1975
Land Value	\$61,522	Total Value	\$61,522
----- All values are for tax year 2013. -----			
Description	HOMESITE RD 27	Deed Acres	2.72
Address	4713 E NC 27 HWY	Tax Acres	2.2
Township	IRONTON	Tax/Fire District	BOGER CITY
Improvement	No Improvements		
Zoning	B-N	Voting Precinct	IRON STATION (IS23)
Watershed Class	Not in a watershed	Calculated Acres	2.2
WS-IVP	1.47	Sewer District	Not in the sewer district
2000 Census County	37109	Tract	071000
Flood	X	Block	3006
Zone Description	NO FLOOD HAZARD	Panel	3710365200
			2.2





1. EXECUTIVE SUMMARY

This report details the storm water management system for the proposed Family Dollar Store, located on the corner of E. NC Hwy 27 and Randleman Rd. in Lincoln County, North Carolina. The site will be developed to contain a +/- 8,000 square foot Family Dollar building, and will include all associated parking areas, driveways, utilities, stormwater management systems, and landscaping.

Runoff from the property currently discharges in two different directions via overland flow. Approximately one-half of the property drains to the East towards Randleman Rd. right-of-way, and the remaining portion drains to the West towards NC. Hwy. 27, right-of-way. The portion of the property draining towards Randleman Rd slopes at an approximate average of 4.05% and the portion of the property draining towards E.NC Hwy 27 slope at an approximate average of 3.0%. The Runoff draining towards the East (Randleman Rd.) flows off of the property onto the adjacent parcel via overland sheet flow, and is routed into an existing roadside ditch and drainage culvert along Randleman Drive. The initial named receiving waters for this portion of the runoff from this project is an unnamed tributary of the Dellinger Branch. This tributary of the Dellinger Branch is located approximately 2220 feet North East of the Family Dollar property, and eventually discharges into the Leepers Creek. The remaining portion of site's runoff drains towards the West (E. NC Hwy 27) via overland sheet flow and enters an existing roadside ditch along E. NC. Hwy 27. The initial named receiving waters for this remaining portion of runoff is an unnamed tributary of the Dellinger Branch. This tributary of the Dellinger Branch is located approximately 4210 feet North West of the Family Dollar property, and also eventually discharges into the Leepers Creek. Two detention ponds will be constructed for this project in accordance with the requirements of Lincoln County and NCDOT, the detention ponds are analyzed for the 2, 10, 25, 50 and 100-year storm events. Attenuation to pre-development rates will be provided for the 2, 10, 25 and 50-year storm events, because the pond discharges directly into a pipe within the NCDOT right-of-way. The 100-year storm event will be passed through the primary riser structure, without use of an emergency spillway.

Detention Pond 1 (Routing Results)

Storm Event	Pond Stage	Peak Inflow to Pond	Allowable Release	Pond Release	Direct Release	Total Release
2 yr.	894.53	2.17 cfs	0.68 cfs	0.35 cfs	0.15 cfs	0.50 cfs
10 yr.	895.56	4.21 cfs	2.08 cfs	1.23 cfs	0.29cfs	1.52 cfs
100 yr.	896.62	7.76 cfs	N/A cfs*	3.70 cfs	0.53 cfs	4.23 cfs*

Detention Pond 2 (Routing Results)

Storm Event	Pond Stage	Peak Inflow to Pond	Allowable Release	Pond Release	Direct Release	Total Release
2 yr.	894.64	1.79 cfs	0.90 cfs	0.17 cfs	0.57 cfs	0.74 cfs
10 yr.	896.01	3.58 cfs	2.56 cfs	0.61 cfs	1.16cfs	1.77 cfs
100 yr.	897.22	6.76 cfs	N/A cfs*	5.42 cfs	2.22 cfs	7.64 cfs*

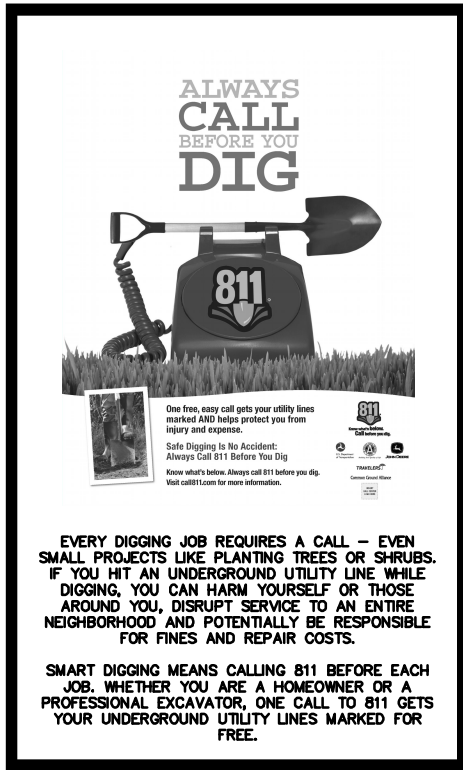
The ponds are designed as a dry detention ponds. Volume is provided to properly store and release each required storm event. A staged concrete outlet structure will regulate discharge from the pond. The top of the outlet structure will act as the primary and emergency spillway, as the 100-year storm event is passed through the riser without the need of an additional emergency spillway.

PARKING DATA

TENANT	AREA SF	REQUIRED RATIO	REQUIRED PARKING	PARKING PROVIDED	RATIO PROVIDED
FAMILY DOLLAR	8,320 SF	3.33/1000	28	42	5.05/1000

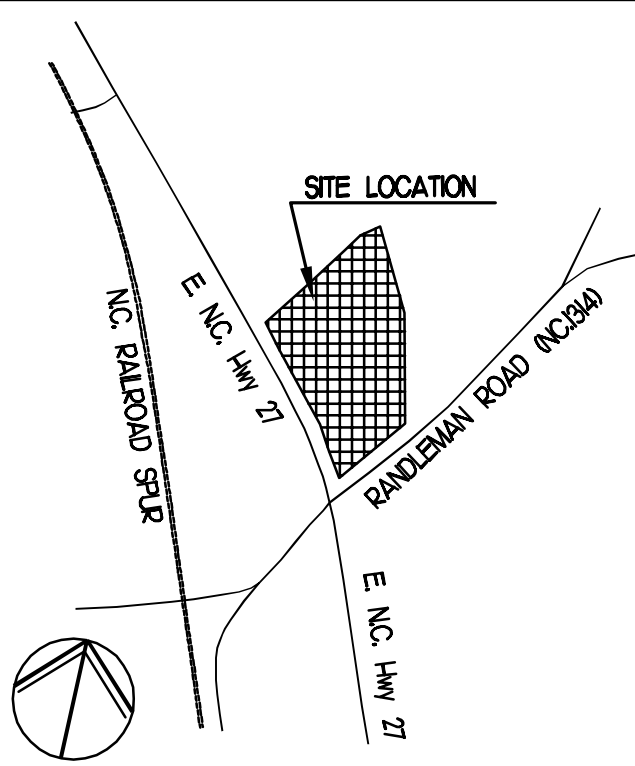
SITE LEGEND

EXISTING	PROPOSED	DESCRIPTION
③	③	NUMBER OF SPACES PER ROW
=====	=====	CURB & GUTTER
—○—	—○—	SIGN
♿	♿	HANDICAP SYMBOL
[Pattern]	[Pattern]	CONCRETE SIDEWALK
[Pattern]	[Pattern]	PERVIOUS CONCRETE
[Pattern]	[Pattern]	HEAVY DUTY ASPHALT PAVING
☆	□	LIGHT POLE



SITE LEGEND

- (A) STOP BAR WITH "STOP" SIGN (R-1), SEE DETAILS
- (B) PROPOSED TYPE "A" 18" CONCRETE CURB & GUTTER, SEE DETAILS
- (C) END CURB & GUTTER WITH MIN. 6" VERTICAL TAPER
- (D) ON-SITE ACCESSIBLE RAMP WITH LANDING, SEE DETAILS
- (E) ACCESSIBLE PARKING SPACE, TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE SPACE SIGN AND SYMBOL. "VAN" INDICATES VAN ACCESSIBLE SPACE
- (F) 4" TALL CURB STOPS, TYPICAL, SEE DETAILS
- (G) 6" DIA. BOLLARD, TYPICAL, SEE DETAILS
- (H) TE PROPOSED ASPHALT TO EXISTING
- (I) DUMPSTER PAD W/ MASONRY ENCLOSURE (RE: ARCH)
- (J) SITE SIGN
- (K) PAINTED DIRECTIONAL ARROW, SEE DETAILS
- (L) PERVIOUS CONCRETE AS REQUIRED BY COUNTY CODE FOR SPACES IN EXCESS OF REQUIRED MINIMUM
- (M) PROPANE TANK PAD, COORDINATE WITH TANK SUPPLIER ON REQUIRED SIZE
- (N) PERMEABLE PAVEMENT SIGN, SEE DETAIL



VICINITY MAP (NOT TO SCALE)

PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH

SITE PLAN NOTES

- CONTRACTOR SHALL REFER TO THE FAMILY DOLLAR ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
- ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, EDGE OF ASPHALT OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
- ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C.
- ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SITE SIGN WITH FAMILY DOLLAR.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LINCOLN COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM ALL UTILITY PROVIDERS FOR THE LOCATION AND HEIGHT OF ALL SIGNAGE BEFORE CONDUIT AND WIRING IS INSTALLED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BD.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SURVEY MATTERS, LLC.

REVISIONS	BY

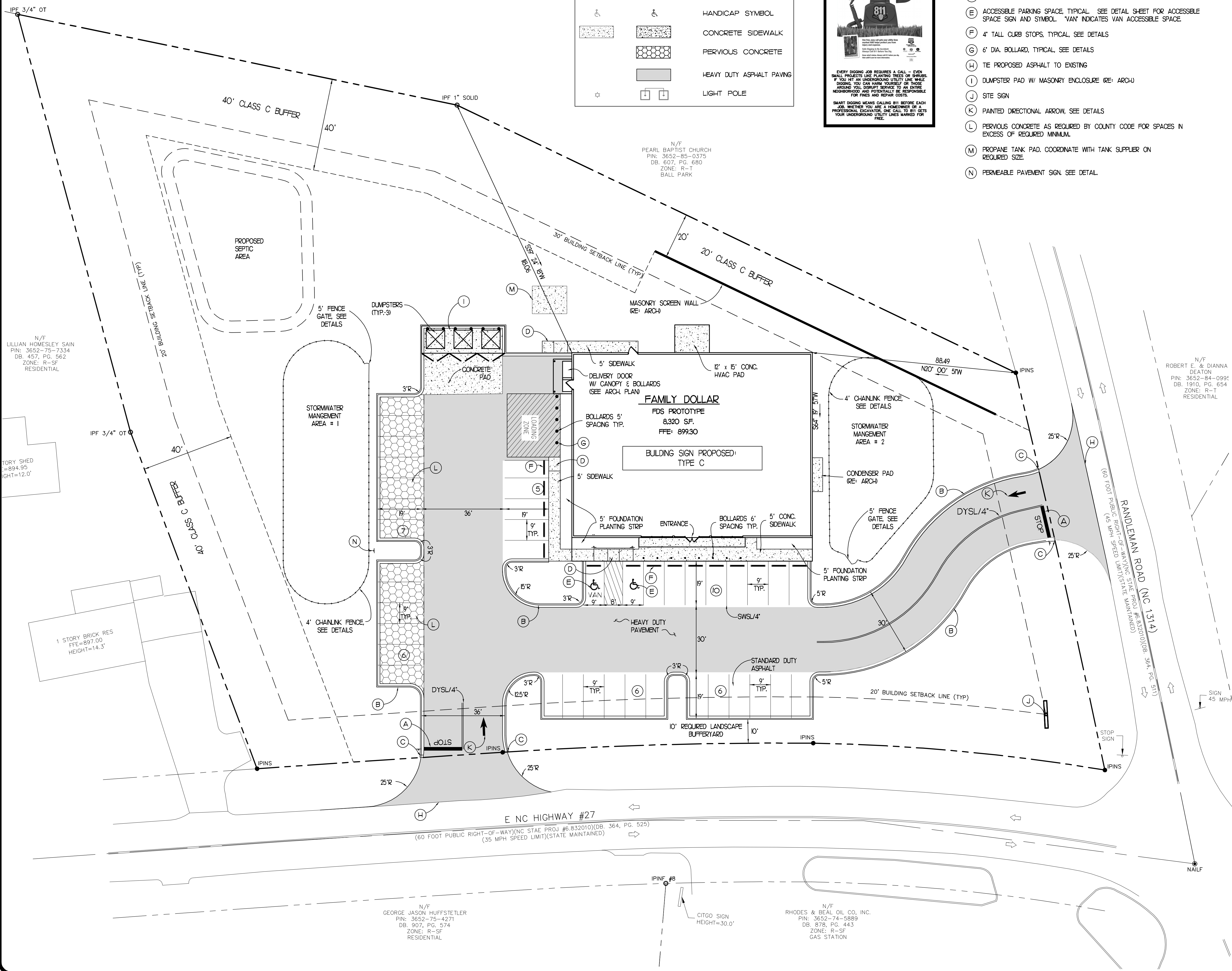
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
Fax 864-233-8915
NC Firm No: C-1532



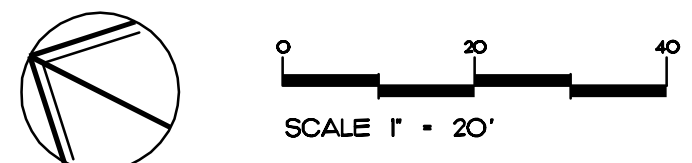
PROPOSED FAMILY DOLLAR
IRON STATION, NC
E. NC. HWY 27ATPENDLEMAN RD.
C4 DEVELOPMENT, LLC
201 South College Street, Suite 1300
Charlotte, North Carolina 28244
704-561-5273

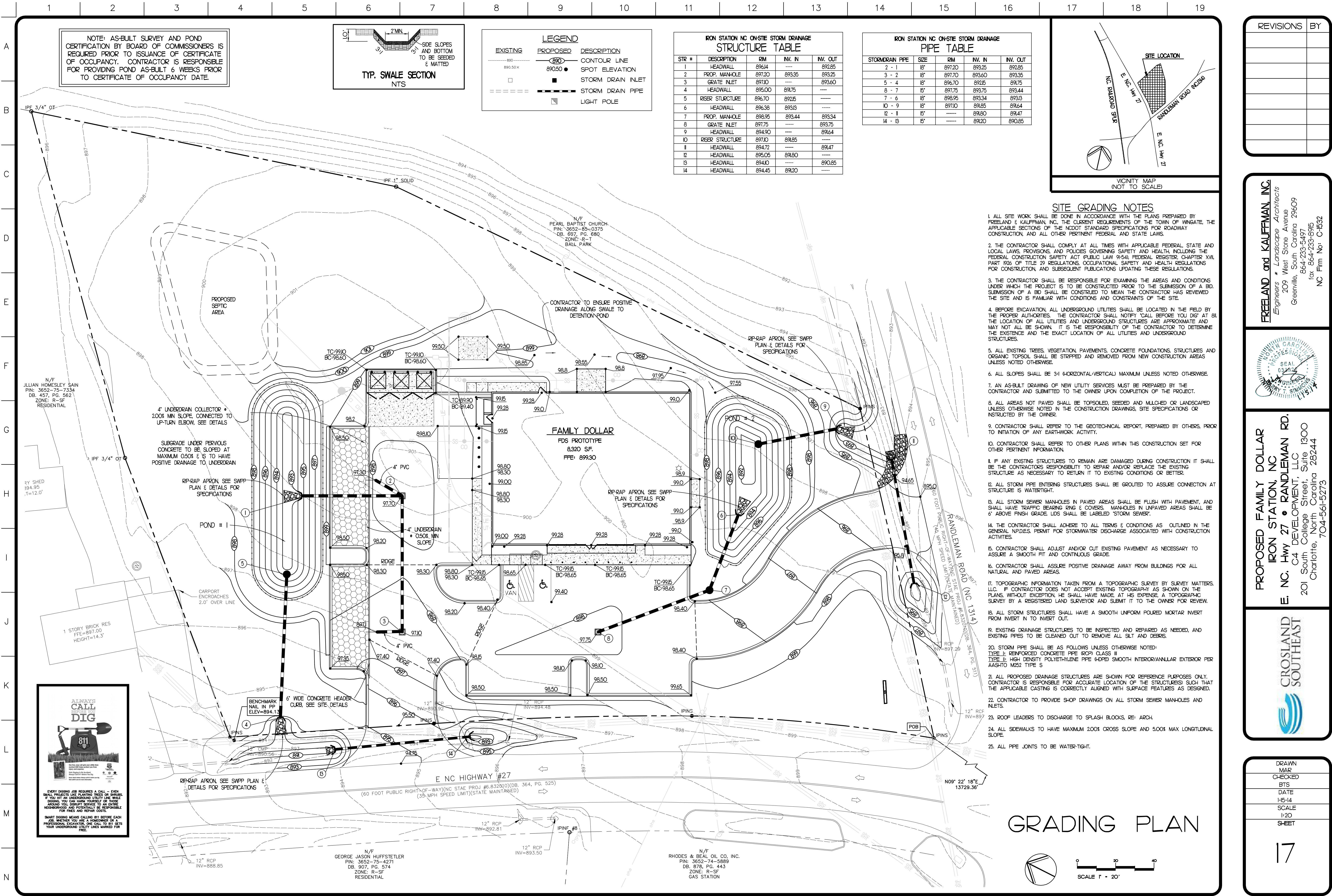


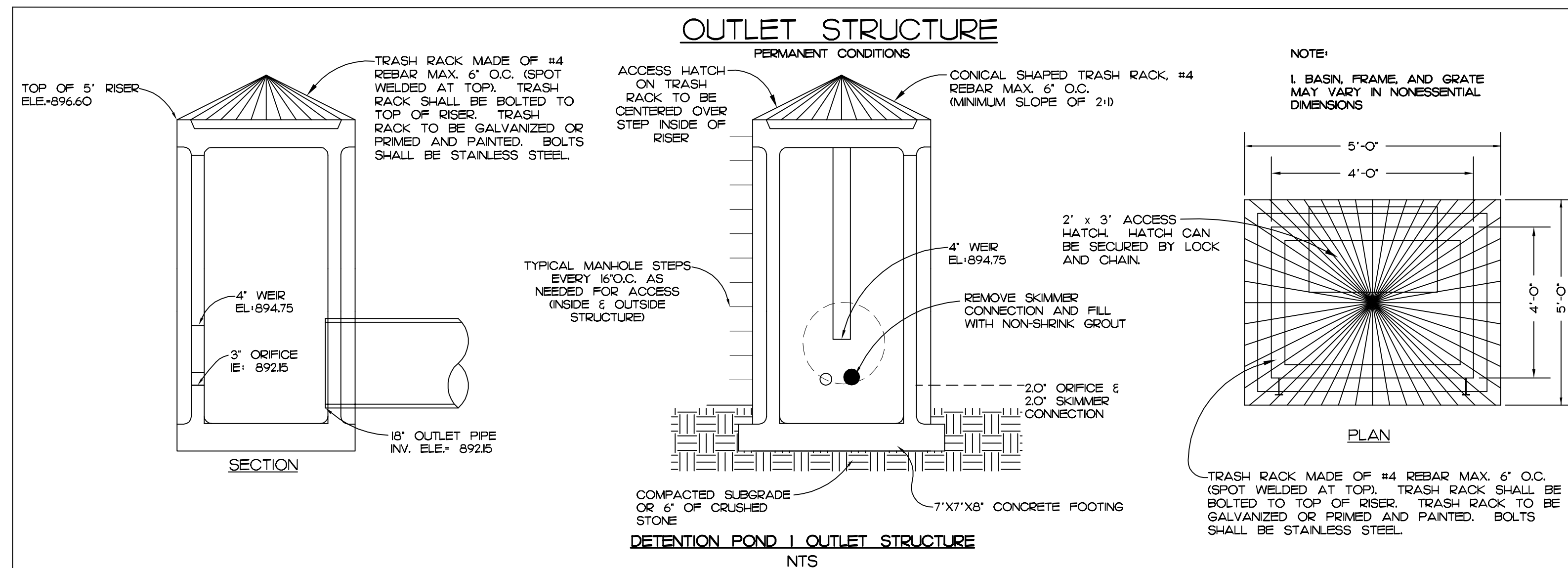
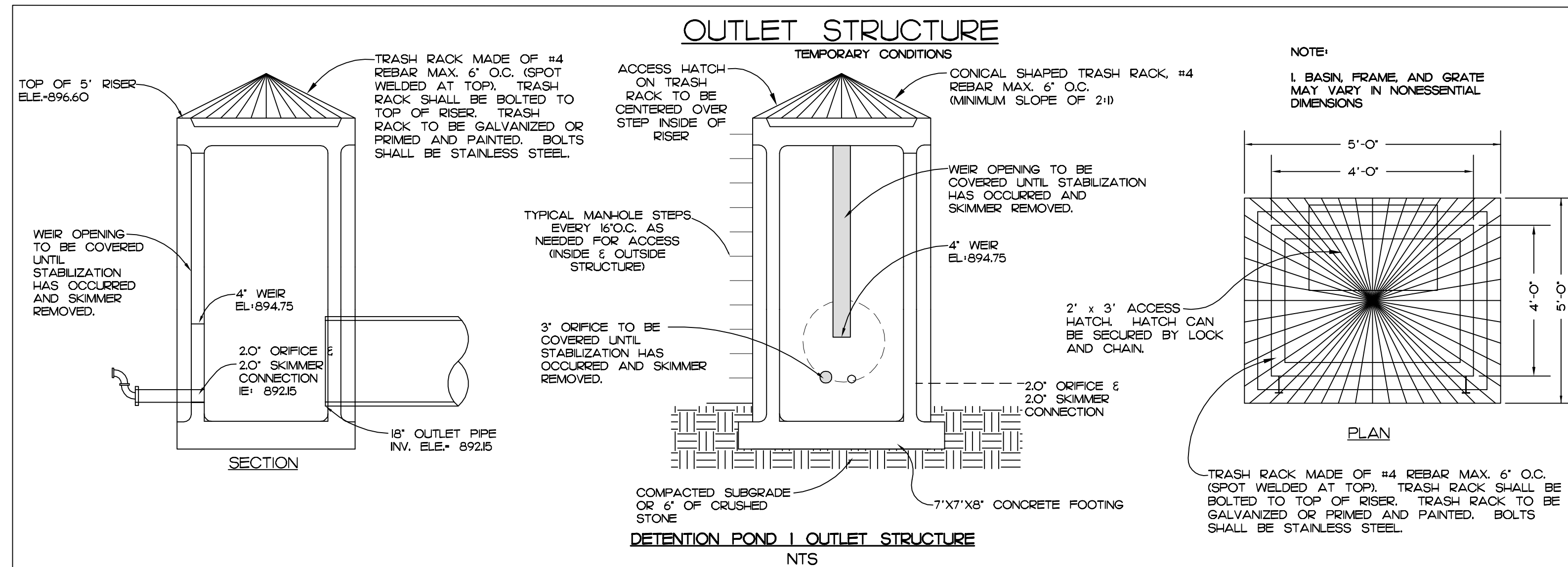
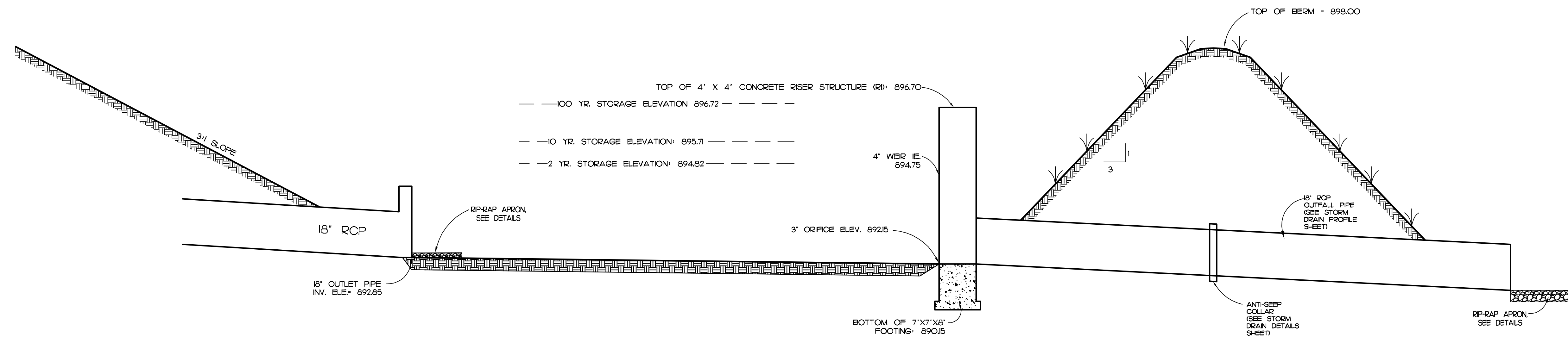
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SHEET	



SITE PLAN







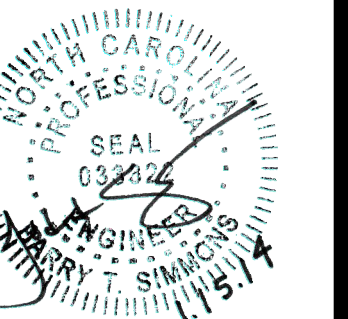
MAINTENANCE PLAN

1. All erosion and sediment control practices will be checked for stability and operation following every runoff producing rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all practices as designed.
2. The sediment basins will be cleaned out when the level of sediment reaches the elevations specified on the erosion control plans. Sediment shall be placed on the topsoil pile. Gravel will be cleaned or replaced when the sediment pool no longer drains properly.
3. Sediment will be removed from the sediment basins and block and gravel inlet protection device when storage capacity has been approximately 50% filled. Gravel will be cleaned or replaced when the sediment pool no longer drains properly.
4. Sediment will be removed from behind the sediment fence when it becomes about 0.5 feet deep at the fence. The sediment fence will be repaired as necessary to maintain a barrier.
5. All seeded areas will be fertilized, reseeded as necessary, and mulched according to specifications in the vegetative plan to maintain a vigorous, dense vegetative cover.

POND 1 SECTION & RISER

[illegible]

FREELAND and KAUFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
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fax 864-233-8915
NC Firm No: C-1532



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