



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: November 14, 2014

Re: PD #2010-2-A
Baylor Properties Corp., applicant
Parcel ID# 34171

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 1, 2014.

REQUEST

The applicant is requesting a modification of a master plan for a mixed-use development. The approved master plan for the Cottonwood Village development calls for 252 multi-family dwelling units and 96,800 square feet of office/commercial space. The proposed modified plan calls for 254 multi-family dwelling units, 60,000 square feet of office/commercial space, and a hotel. A revised plan and a rendering of the proposed hotel are included as part of the application.

SITE AREA AND DESCRIPTION

The property is located about 500 feet south of N.C. 73 and 700 feet west of N.C. 16 Business and borders Advance Avenue, South Little Egypt Road and N.C. 16 Bypass. It is zoned PD-MU (Planned Development Mixed Use) and is adjoined by property zoned B-G (General Business) and I-G (General Industrial). Land uses in this area are predominantly commercial. Public water and sewer are available in this area. Most of this property lies in an area designated by the Lincoln County Land Use Plan as Regional Business. According to the plan, such areas are suitable for a wide array of retail, business and support services as well as denser residential developments (up to eight units per acre). A smaller portion of this property is classified as Mixed Residential, suitable for densities ranging from 2-8 units per acre, proportional to the amount of open space preserved.

TRAFFIC IMPACT

A traffic impact analysis for Cottonwood Village was submitted in 2010 as part of a rezoning application. A new analysis is not required for the current application because, according to a comparison of trip generation figures, the modified plan would have less of an impact on traffic than the previously approved plan. Based on the 2010 analysis, the developer will be required to make certain roadway improvements as noted on the revised plan.

STAFF'S RECOMMENDATION

Staff recommends approval of the modification. See proposed statement on following page for rationale.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **PD #2010-2-A**

Applicant **Baylor Properties Corp.**

Parcel ID# **34171**

Location **South Little Egypt Road**

Proposed amendment **modification of master plan for mixed-use development**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This property is located in areas designated by the Land Use Plan as Regional Business, suitable for a wide array of retail, business and support services, and as Mixed Residential, suitable for densities ranging from 2-8 units per acre.

This proposed amendment **is reasonable and in the public interest** in that:

This property is located near major highways in an area where commercial development is concentrated. A hotel is a service that is currently lacking in this growing part of the county. It will provide jobs and help to boost the local economy.



Application to Amend Planned Development Plan

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

PART I

Applicant Name Baylor Properties Corp.

Applicant Address 7781 South Little Egypt Road, Stanley, NC 28164

Applicant Phone Number 646-345-2449

Property Owner Name Baylor Properties Corp.

Property Owner Address 86 Bower Street, 2nd Floor, New York, NY 10013

Property Owner Phone Number 646-345-2449

PART II

Property Location South Little Egypt Road

Property ID (10 digits) 4602334171 Property size 31.66 ac

Parcel # (5 digits) 34171 Deed Book(s) 2347 Page(s) 890

PART III

Zoning District PD-MU

Briefly explain the proposed modification(s) to the Planned Development master plan.

Allow for a hotel site and reduce the office/commercial use. Proposed hotel will be for up to 140 rooms with a maximum 6 story, 75 feet high building. Proposed building standards and elevations are to be provided.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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.

John D. Campbell
Applicant's Signature

10/14/14
Date



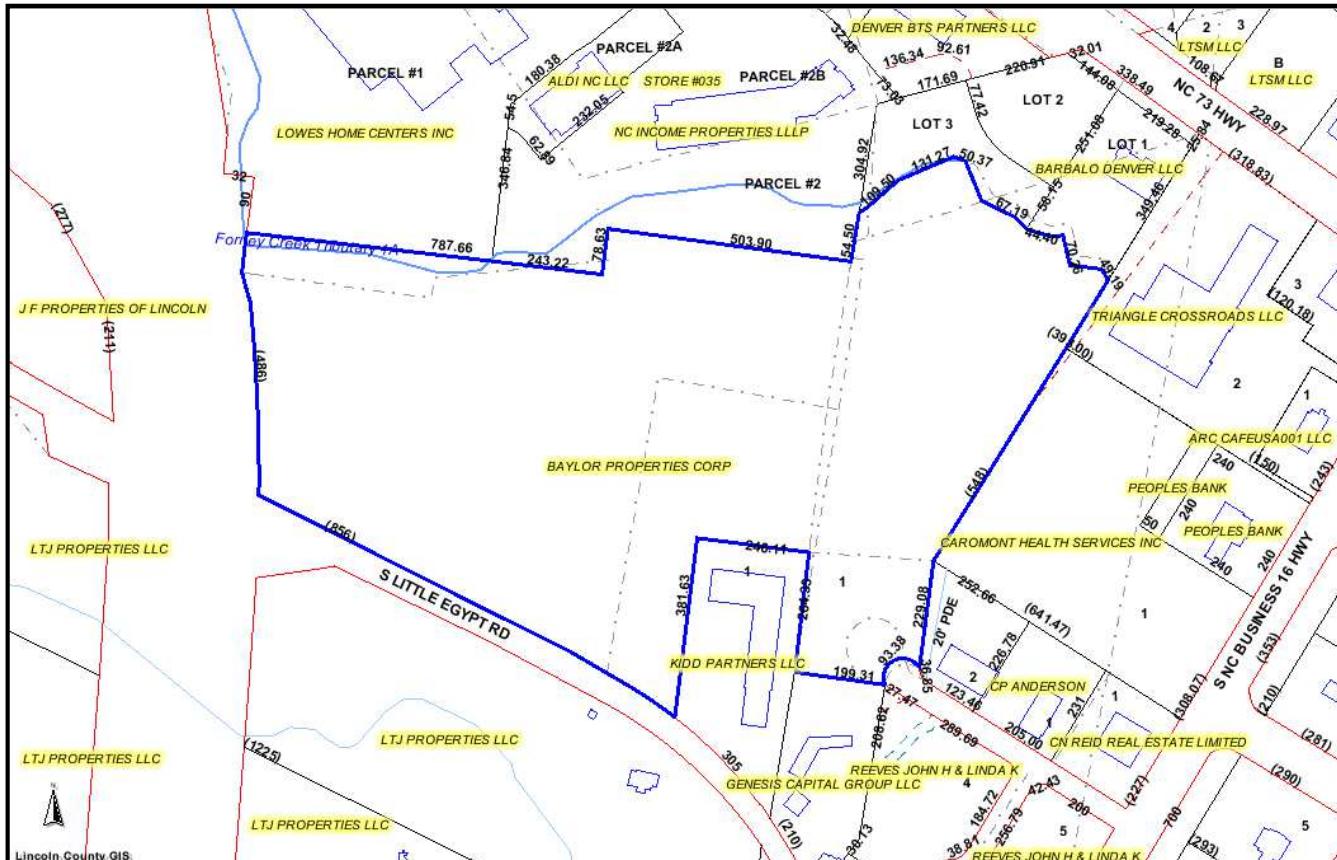
Lincoln County, NC

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: 11/12/2014 Scale: 1 Inch = 400 Feet

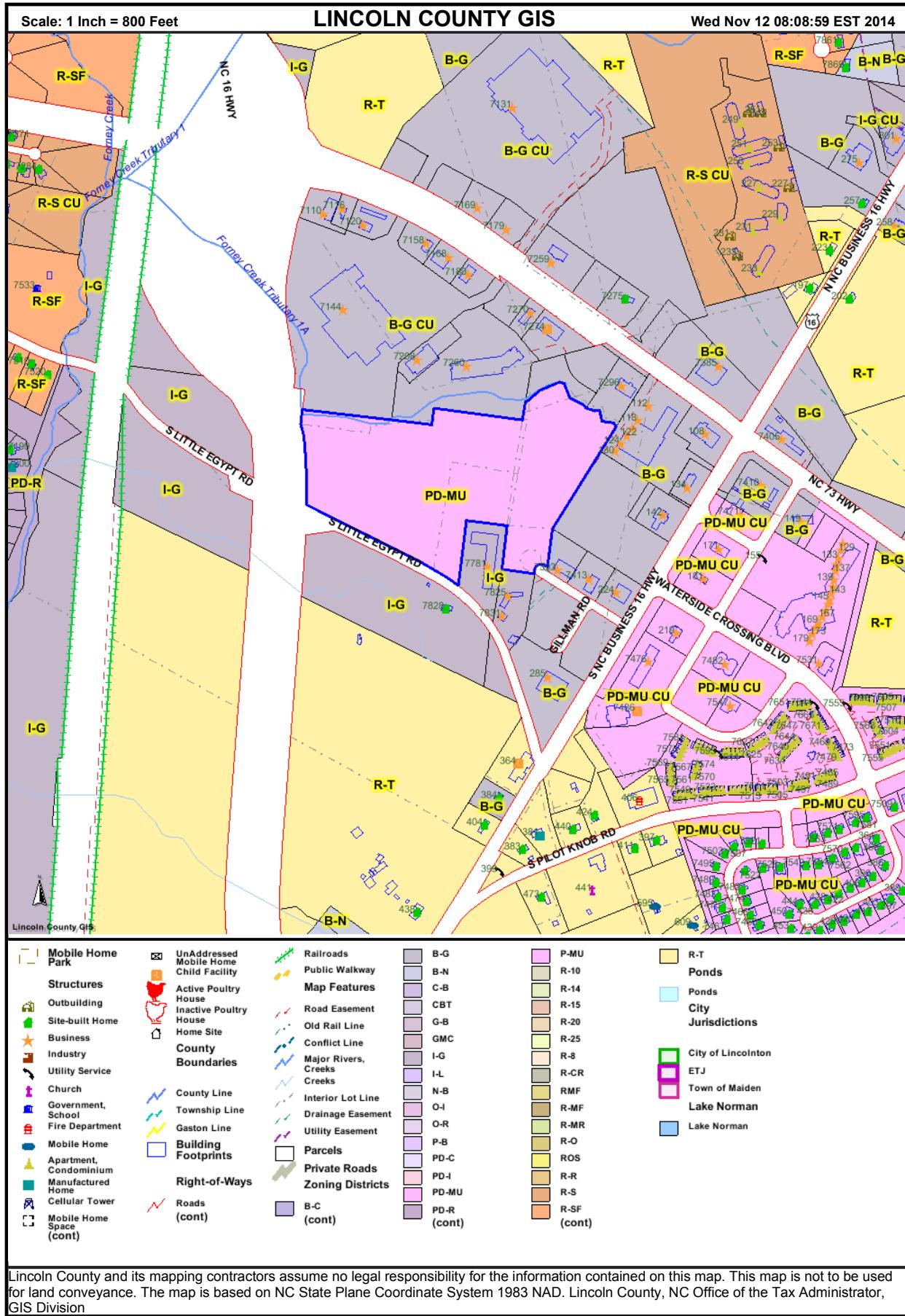


PHOTOS



PARCEL INFORMATION FOR 4602-33-4171

Parcel ID	34171	Owner	BAYLOR PROPERTIES CORP
Map	4602-00	Mailing Address	C/O YI LIN 86 BOWERY STE 200 NEW YORK NY 100134615
Account	0242449	Deed Land Value	2347-890 \$3,171,006
		Recorded Total Value	10/11/2012 \$3,171,006
		Sale Price Previous Parcel	\$3,000,000
Description	SHORELINE PROPERTY LAND	Deed Acres	32.24
Address	S LITTLE EGYPT RD	Tax Acres	30.96
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN / EL SEWER
Main Improvement	MOBILE HOME SPACES	Value	Not Determined
Main Sq Feet	1 Stories	0 Year Built	0
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
PD-MU	30.96	LOWESVILLE (LW31)	30.96
Watershed Class		Sewer District	
Not in a watershed	30.96	In the sewer District	30.96
2000 Census County		Tract	
37109		071100	3012
FloodZone Description		Block	30.96
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100	Panel	
YEAR	3710460200 0.7		
X	NO FLOOD HAZARD		371046020030.26





Cottonwood Hotel

Lincoln County, North Carolina

11 November 2014

Exterior Rendering



