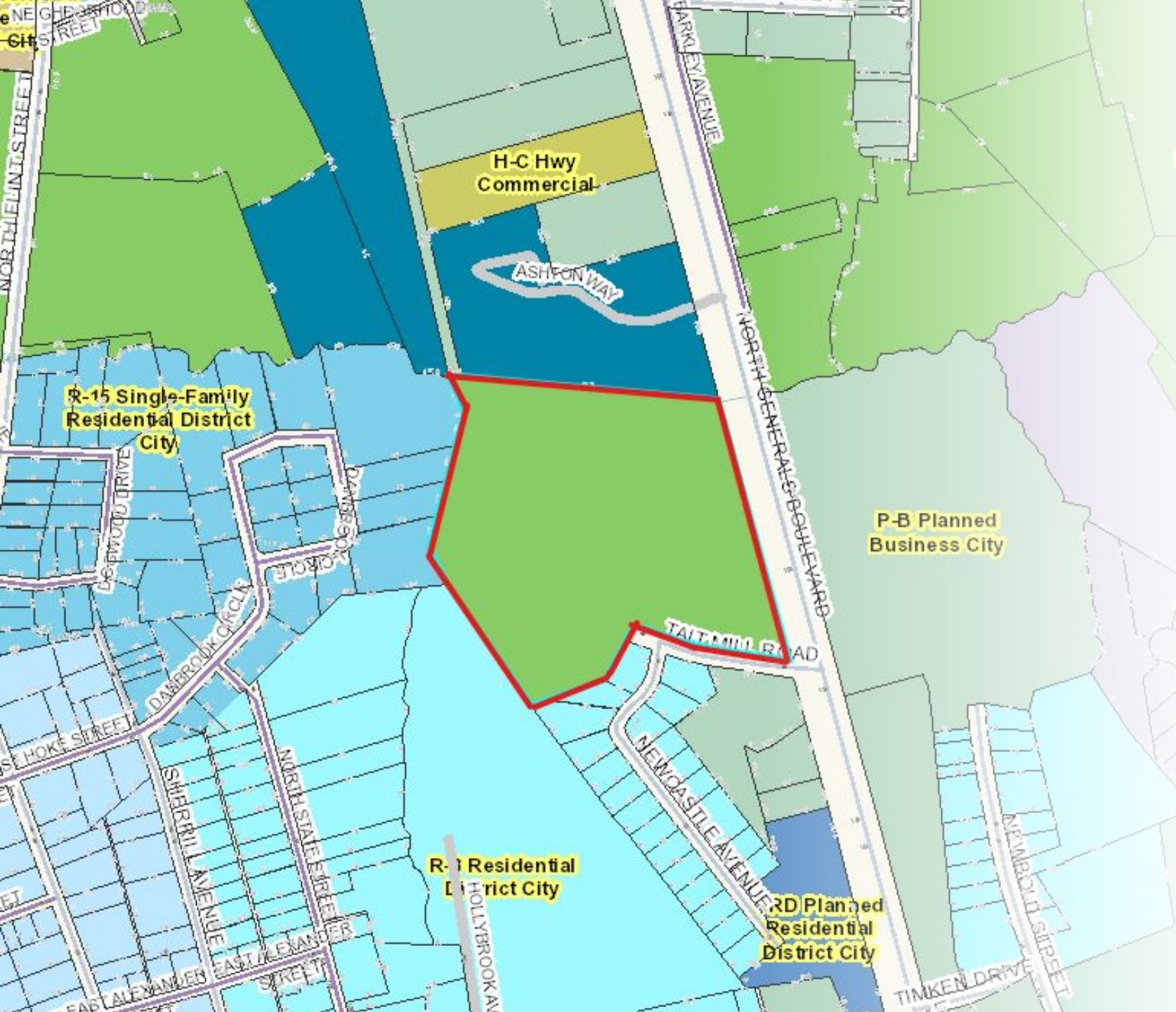



# Public Hearing Staff Analysis
# CZ-6-2024
# 319 N. Generals Blvd.




# Zoning

Existing: General Manufacturing and Commercial (GMC)

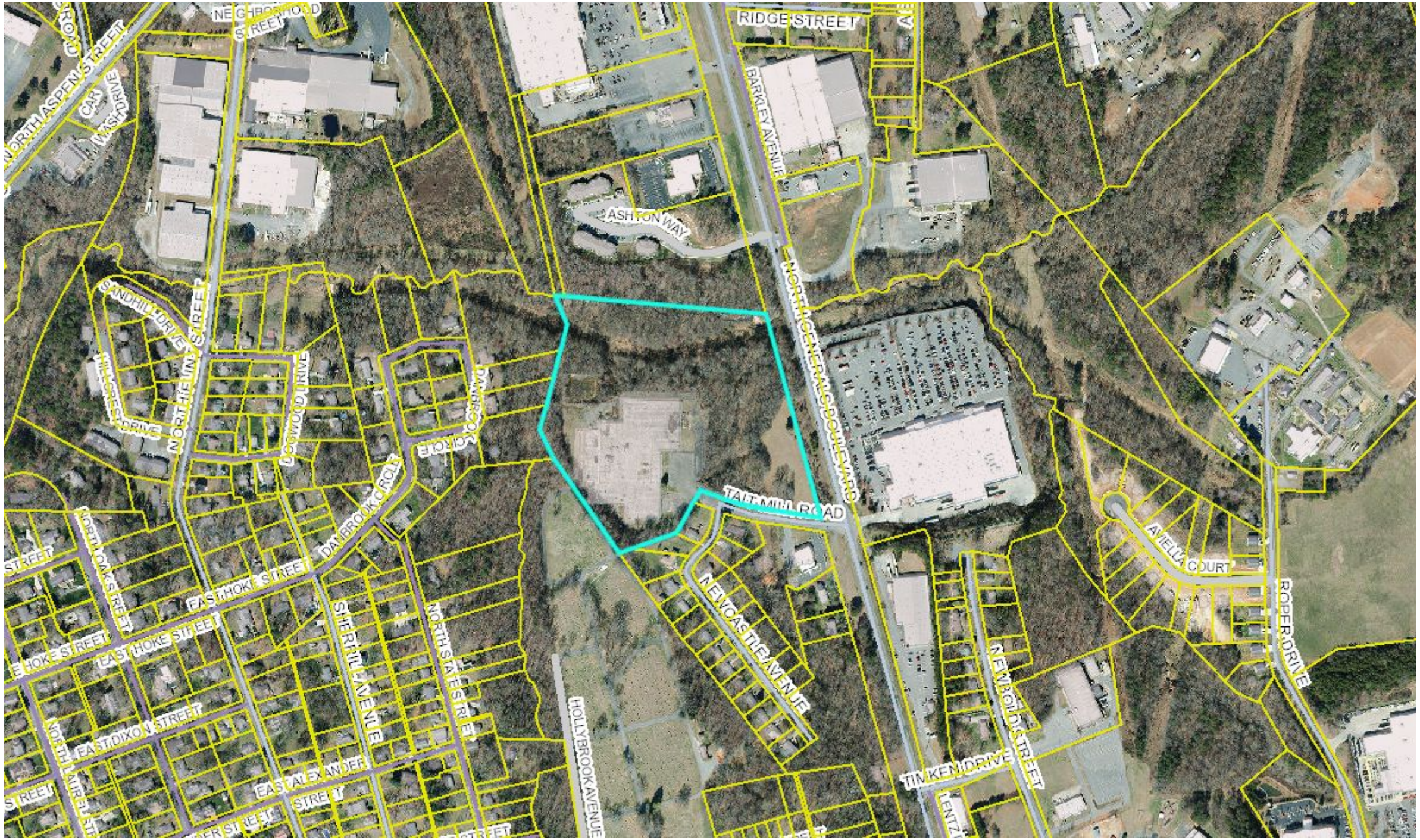
Proposed: Commercial Center (CC)

# Current Use

Vacant lot, previously Textile Piece Dying Company

# Proposed Use:

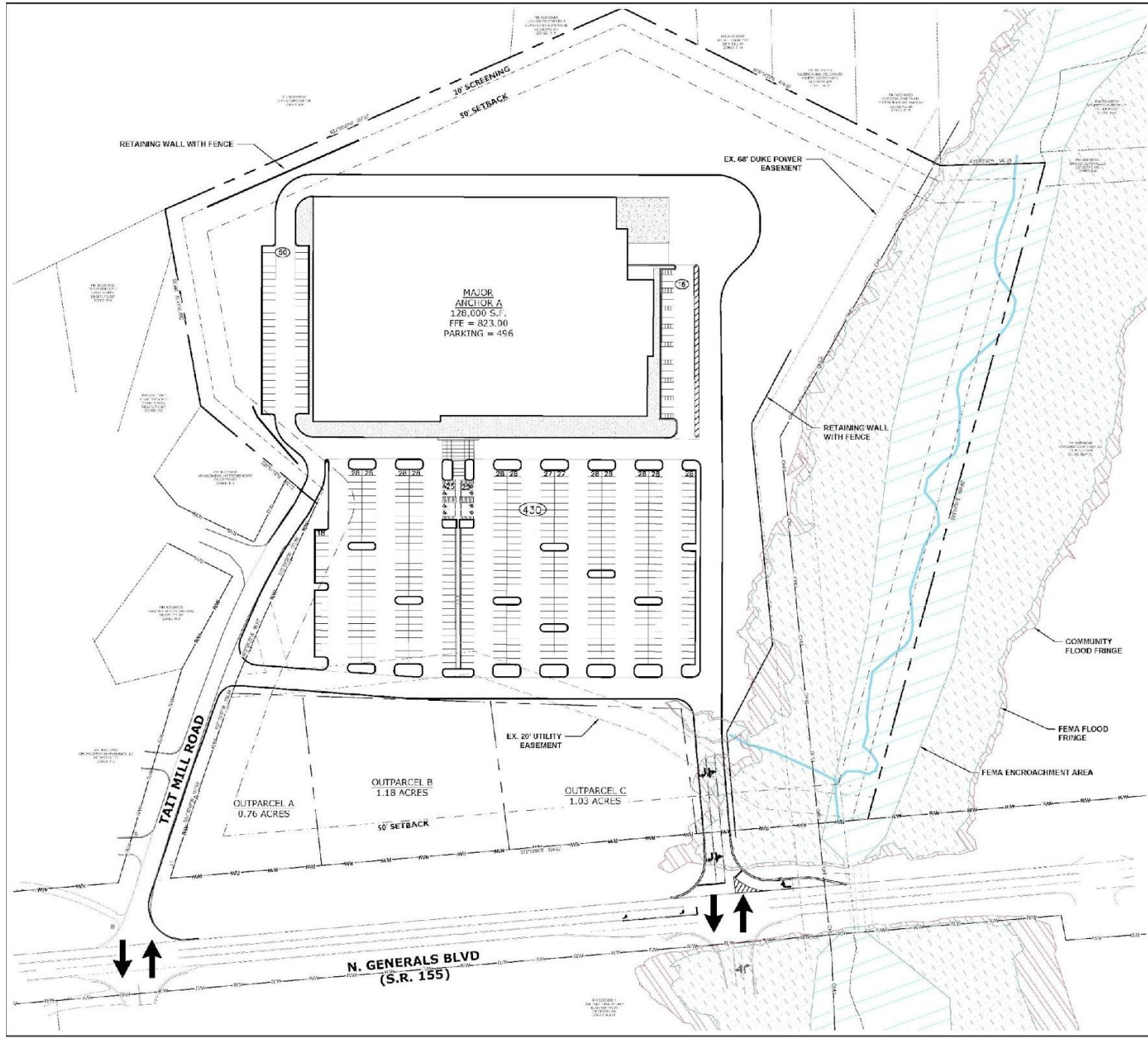
Large retail store with up to three outparcels.


RIDGE STREET
BARKLEY AVENUE
ASHTON WAY
NORTHGREENS BOULEVARD
TAYLOR MILL ROAD
NEWCASTLE AVENUE
HOLLYBROOK AVENUE
TIMKEN DRIVE
NEWBOLD STREET
AVELLA COURT
ROPER DRIVE
SANDHILL DRIVE
NORTH ELM STREET
DAYBROOK CIRCLE
EAST HOKE STREET
NORTH OAK STREET
SHERRILL AVENUE
NORTH STATE STREET
EAST DIXON STREET
EAST ALEXANDER STREET


Walmart
Rd 155

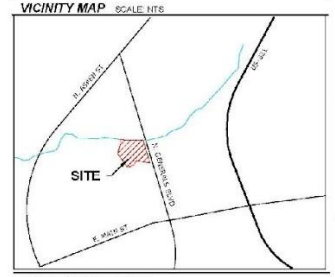

State Rd 155
Google


Available
Colliers




## VICINITY MAP

SCALE: NTS




## PROJECT SUMMARY

| | |
|---|---|
| **PROJECT NAME:** | **LINCOLNTON RETAIL** |
| **EXISTING ZONING:** | GMC |
| **PROPOSED ZONING:** | CD |
| **APPROVED PETITION NO:** | |
| **TAX PARCEL NO:** | 3693187564 |
| **DEED BOOK-PAGE:** | 859-767 |
| **TRACT ADDRESS:** | 319 N GENERALS BLVD |
| **JURISDICTION:** | LINCOLNTON |
| **WATERSHED DISTRICT:** | CATAWBA |
| **FEMA INFORMATION:** | |
| **MAP NO:** 3710363300J | **MAP DATE:** 08/16/2007 |
| **FLOOD ZONE:** AE | |
| **LOT SIZE:** | ± 22.52 ACRES |
| **SETBACK REQUIREMENTS:** | |
| FRONT SETBACK: | 50' |
| SIDE YARD: | 50' |
| REAR YARD: | 50' |
| **BUFFER REQUIREMENTS:** | |
| FRONT BUFFER YARD: | 20' |
| SIDE BUFFER YARD: | 20' |
| REAR BUFFER YARD: | 20' |

## PROJECT CONTACT INFORMATION

**ENGINEER:**
**Burton Engineering Associates**
Carlton T. Burton, PE
5950 Fairview Road, Suite 100
Charlotte, NC 28210
P: (704) 553-8881
cburton@burtonengineering.com

**DEVELOPER:**
**Target**
Aaron Lemquist
1000 Nicollet Mall TPN-12
Minneapolis, MN 55403
P: (612) 761-5070
aaron.lemquist@target.com

**PROPERTY OWNER:**
**Textile Piece Dyeing Company**
C/O Dan Peacock
PO BOX 370
Lincolnton, NC 28093

## DRAWING INFORMATION

TRUE NORTH

811 know what's below. Call before you dig.

1 INCH = 30 FEET

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtoneng.com
FIRM #C-1157

# LINCOLNTON RETAIL

319 N GENERALS BLVD, LINCOLNTON, NORTH CAROLINA

# REZONING PLAN

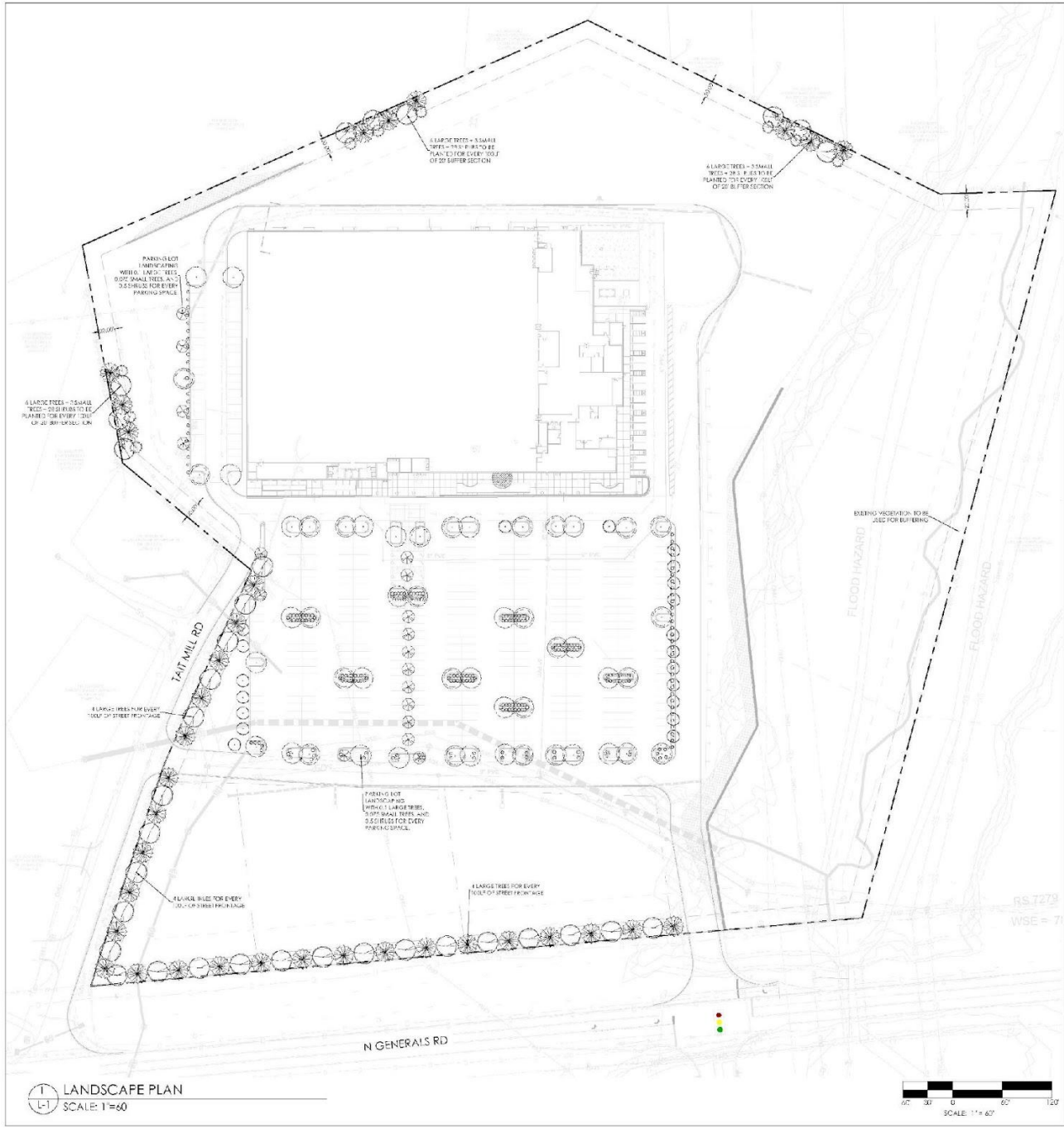
| | |
|---|---|
| PM | CTB |
| ENG | CTB |
| DRAWN BY | KWW |
| DATE | 10-30-2024 |

REV SIGNS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
024.956.001

**RZ-1**
Sheet 1 of 3




1 L-1 LANDSCAPE PLAN
SCALE: 1"=60

PLANT KEY

LARGE TREES

SMALL TREES

SHRUBS

**BUFFERS SHOWN ARE TYPICAL 100' BUFFER SECTIONS IF THE BUFFER NEEDSTO BE PLANTED. EXISTINGVEGETATION WILL BE USED PARTIALLY, OR IN FULL (WHERE APPLICABLE) TO MEET BUFFER REQUIREMENTS.**

W
S
N
E

SCALE: 1" = 60'

TMTLA ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
5011 SOUTHPARK DRIVE, STE.200-DURHAM, NC 27713
p: (919) 484-8880 e: info@tmtla.com

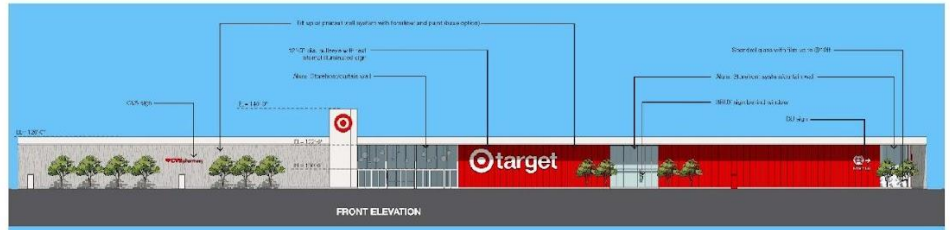
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

LANDSCAPE PLAN CONCEPT
LINCOLNTON RETAIL
N.GENERALS BLVD.
LINCOLNTON, N.C. 28092

SCALE:
AS NOTED
DRAWN BY:
MK
PROJECT #
24136
DATE:
11/06/2024

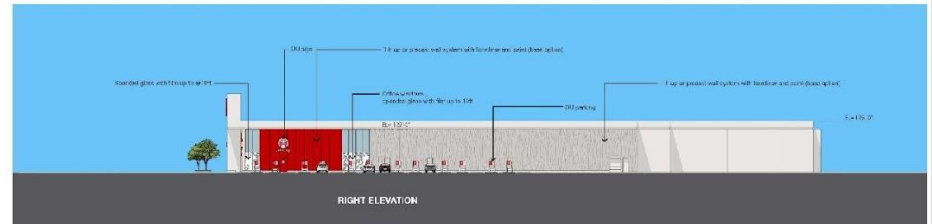
**RZ-2**
Sheet 2 of 3



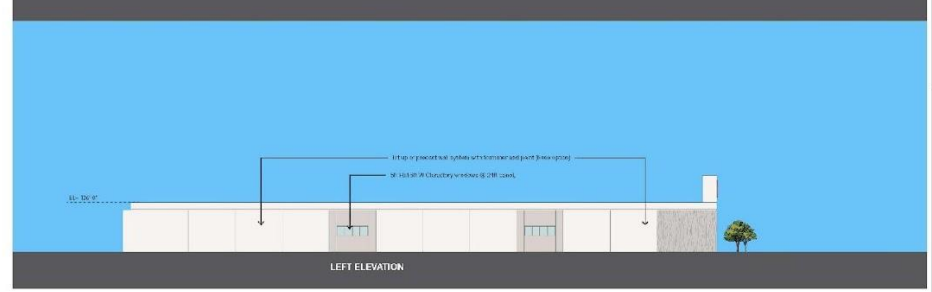

FRONT ELEVATION



REAR ELEVATION

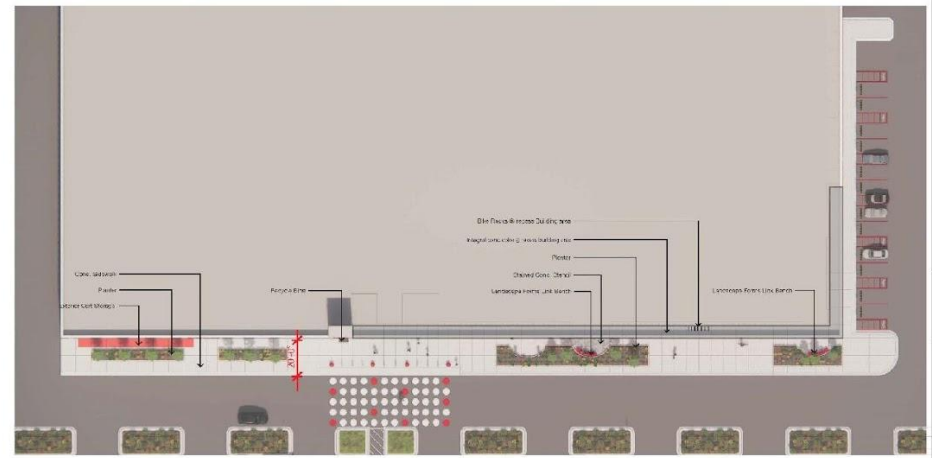


RIGHT ELEVATION



LEFT ELEVATION



BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
www.burtoneng.com
FIRM #C-1157

**LINCOLNTON RETAIL**

319 N GENERALS BLVD, LINCOLNTON, NORTH CAROLINA

ELEVATIONS

| | |
|---|---|
| PM | CTB |
| ENG | CTR |
| DRAWN BY | LWW |
| DATE | 10-26-2024 |

REVISIONS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
024.956.001

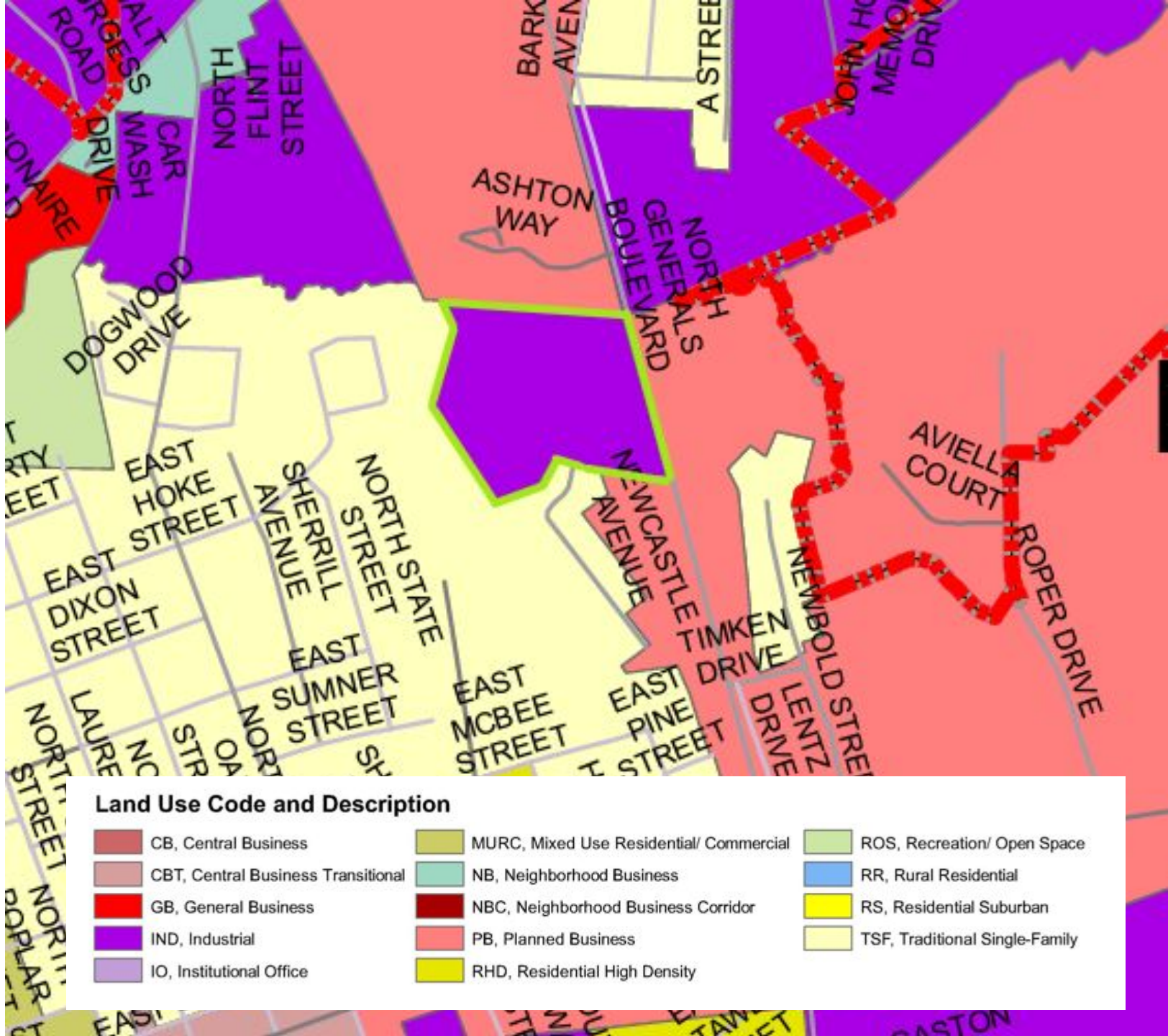
**RZ-3**
Sheet 3 of 3

# LAND USE PLAN COMPLIANCE

The land use plan shows the property in the **Industrial Planning Area**. These are areas in use or designated for future industrial/manufacturing use. Industrial park development is encouraged. Industrial developments located along or in close proximity to the City's major thoroughfares should be developed so as to protect and enhance the viewsheds from these thoroughfares.

While this was an Industrial use at the time the Land Use Map was created, this is no longer appropriate for this area. **Staff feels that the Planned Business area would be more suitable for this area and the Land Use Map should be amended.**

**Planned Business** The large majority of commercial uses (outside Downtown Lincolnton) are likely to occur in planned business areas. Planned business areas are designed to be the City's "destination shopping areas." They encompass most larger shopping centers and commercial areas along the City's major corridors. New developments are recommended to be compact in nature, with buildings oriented towards abutting public roads (as opposed to having large parking lots dominating the visual landscape from such roads) and with pedestrian accessibility both leading to and within the site being of high importance.



# Conditions of Approval

**City Planning:**

1. If subdividing the outparcels, a survey completed by a NC Licensed Surveyor showing subdivided lots needs to be submitted for approval and record before construction.
2. A complete set of final civil drawings, including a detailed landscape, must be submitted. The drawings must also comply with any applicable federal and state requirements and any additional federal, state, county, and/or city policies and ordinances and be approved by all departments.
3. Building plans must be submitted and approved by Lincoln County Inspection prior to development.
4. Development on the site is to be consistent with the above site plan and architectural renderings. Must meet architectural requirements CC District.
5. Sidewalk access along North Generals(from Tait Mill to the main entrance intersection) and Tait Mill Road along with sidewalk access to each out parcel.
6. Any newly planted trees for landscaping or screening cannot be located under utility lines.
7. The ordinance requires 512 parking spaces, but the plan shows 496. The City will agree to 496 spaces; however, the plan will need to show the parking space dimensions meeting the ordinance requirements.
8. Sign to be located near main entrance must meet ordinance requirements.
9. Flood permits and stream buffer requirements will need to be met per the City ordinance.
10. Need Water Supply Watershed Calculations provided on the plan equal to less than 70%.

11. Parking Lot landscaping breakdown showing required landscaping including 50% interior requirements
12. The landscape plan shows the ordinance requirements for street trees; however, the screening requirements would need to be met in the portion across from any residential lots.
13. The location of dumpsters and HVAC/mechanical equipment needs to be shown on the plan, as well as the screening for those items.

**NCDOT - Travis Jordan**

14. Will need to meet any offsite improvements required by NCDOT. These improvements will be conditions of the NCDOT driveway permit and should be considered day one required improvements. Timeframe for signal design will be determined by NCDOT. Any required signals must be operating prior to store opening.
15. Sidewalk on N. Generals Blvd. would need to be located out of the NCDOT right of way.
16. Will need to apply for a Controlled Access break with the State.

**Lincolnton Fire Department - Gary Stevenson**

17. Submit a demolition/construction safety plan (if applicable) to the City of Lincolnton Fire Marshal's office in accordance with North Carolina State Fire Code chapter #3.
18. Meet the requirements of Appendix D of the North Carolina State Fire Code.
19. An approved water supply for fire protection shall be made available as soon as combustible materials arrive on the site. The water supply shall be approved by the City of Lincolnton Fire Marshal. Section # 3312 of the North Carolina State Fire Code.
20. Fire hydrants shall be installed in accordance with the City of Lincolnton ordinances. All fire hydrant locations shall be approved by the City of Lincolnton Fire Marshal. Section 104.1 of the North Carolina State Fire Code.

**Lincoln County Erosion Control – Danielle Rudisill**

21. Applicant will need to submit all 404, 401, and jurisdiction wetland determination permits/reports with the erosion control plan submittal. Approvals will not be given without them.
22. All slopes will be required to be benched according to the State's manual unless retaining walls are to be used.
23. All silt fences bordering water bodies will be required to be double-row high-hazard OR single-row super-silt fences using chain link fencing.
24. Any off site work requiring land disturbance will need to be included in the plan set with erosion control measures shown for those areas. Also, all offsite landowners, if any, will need to provide permission letters to the developer for the pursuit of permits and authorizing the construction intended on their property.
25. The developer/engineer will need to submit the ORIGINAL wet signed copy of the FRO form at submittal.
26. NCDOT driveway and any encroachment permit approvals will need to be provided at the time of submittal.
27. Any land disturbance 20 acres or more will require that all erosion control basins be designed for a 25-year storm event rather than a 10-year.

**City Public Works – Nathan Eurey**

28. Upon completion of construction, the developer should resurface Tait Mill to mitigate any construction damage.
29. Access to outparcels will only be allowed from the access road on the Target property (this should also be notated on the final subdivision plat)
30. Sidewalk on Tait Mill should be located outside of the street right of way

**City Water/Sewer - Todd Elmore**

31. Will need to install an 8" line for fire protection with a ¾" - 1" leak detection meter.
32. Will need to install a 2" line for the water meter.
33. City will invoice for all connections and meters, due to size developer will install.

**The conditional zoning has an expiration date of 5 years from the date of approval.**

# Staff's Proposed Statement of Consistency and Reasonableness for APPROVAL of Application

**Case No. CZ-6-2024**
**Applicant: Target Corporation**
**Parcel ID#: 00396**
**Location: N. Generals Blvd at Tail Mill Road**
**Request: Rezone from GMC and CC**

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan but is consistent and reasonable in the following ways.

CONSISTENT:
- It expands commercial development along N. Generals Blvd

REASONABLE:
- Provides pedestrian access from commercial development to adjoining properties
- Developing underutilized vacant land
- Reuses an existing commercially zoned property

# Staff's Proposed Statement of Consistency and Reasonableness for DENIAL of Application

**Case No. CZ-6-2024**
**Applicant: Target Corporation**
**Parcel ID#: 00396**
**Location: N. Generals Blvd at Tail Mill Road**
**Request: Rezone from GMC and CC**

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Industrial Planning Area. The proposed rezoning request **is not consistent** with the Lincolnton Land Use Plan. An industrial use would be more desirable in the area and therefore, **denial of the proposed amendment is reasonable and in the public interest.**

## Staff recommends the following actions:

1. Recommend approval of rezoning of the property from GMC to CC
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval
4. Amend the Land Use Plan to show the property in the Planned Business Planning Area