

Public Hearing Staff Analysis
CZ-4-2024
Sam's Xpress

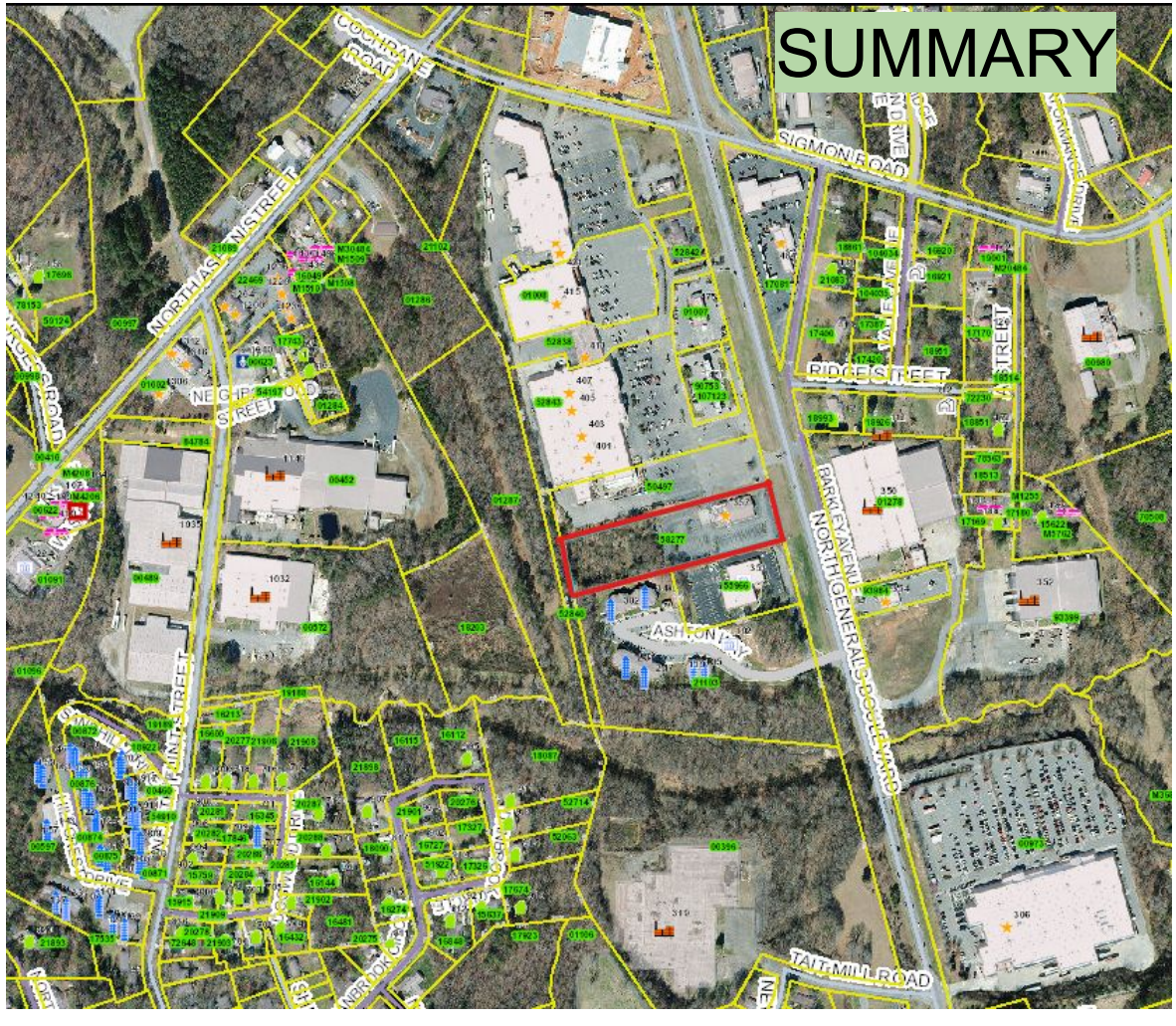
SUMMARY

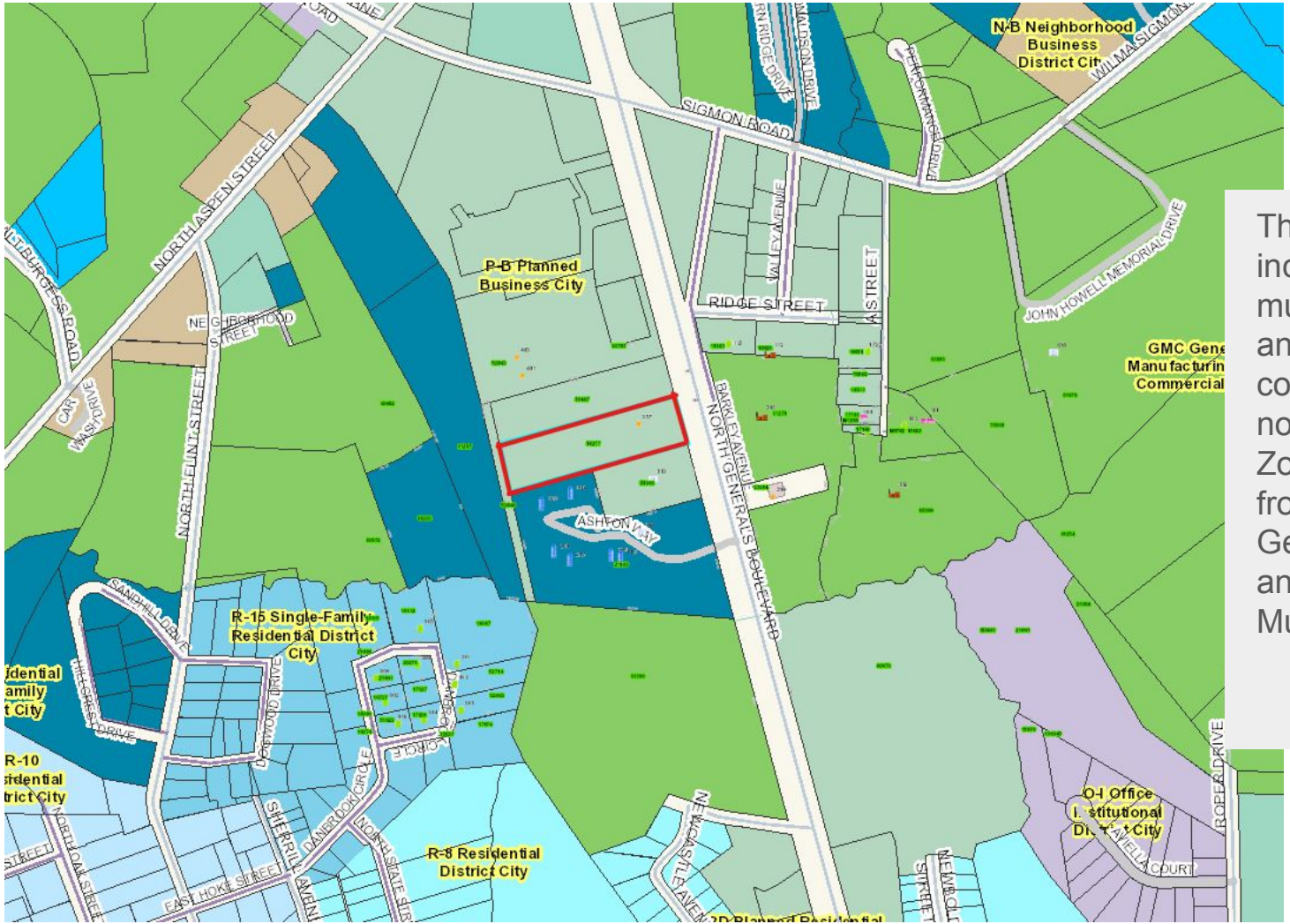
Zoning
Existing: Planned Business (PB)
Proposed: Highway Commercial (CD)

Current Use
Formerly Homesteads restaurant. The building has been vacant for at least 5 years.

Proposed Use
New automated car wash with vacuums and fuel

About the Applicant:
Sam's Xpress Car Wash is headquartered in Matthews, NC. The first location opened on December 3, 2012, in Fort Mill, South Carolina. Since then, they have successfully opened multiple sites and are continuing to grow rapidly. They currently have 20 locations in the Charlotte region. They are building their company on providing amazing customer service and employ over 20 employees per site with plenty of advancement opportunities.





The adjacent land uses include residential multi-family to the south and east as well as commercial uses to the north, east and west. Zoning districts vary from Planned Business, General Manufacturing and Residential Multi-family.

STREET VIEWS

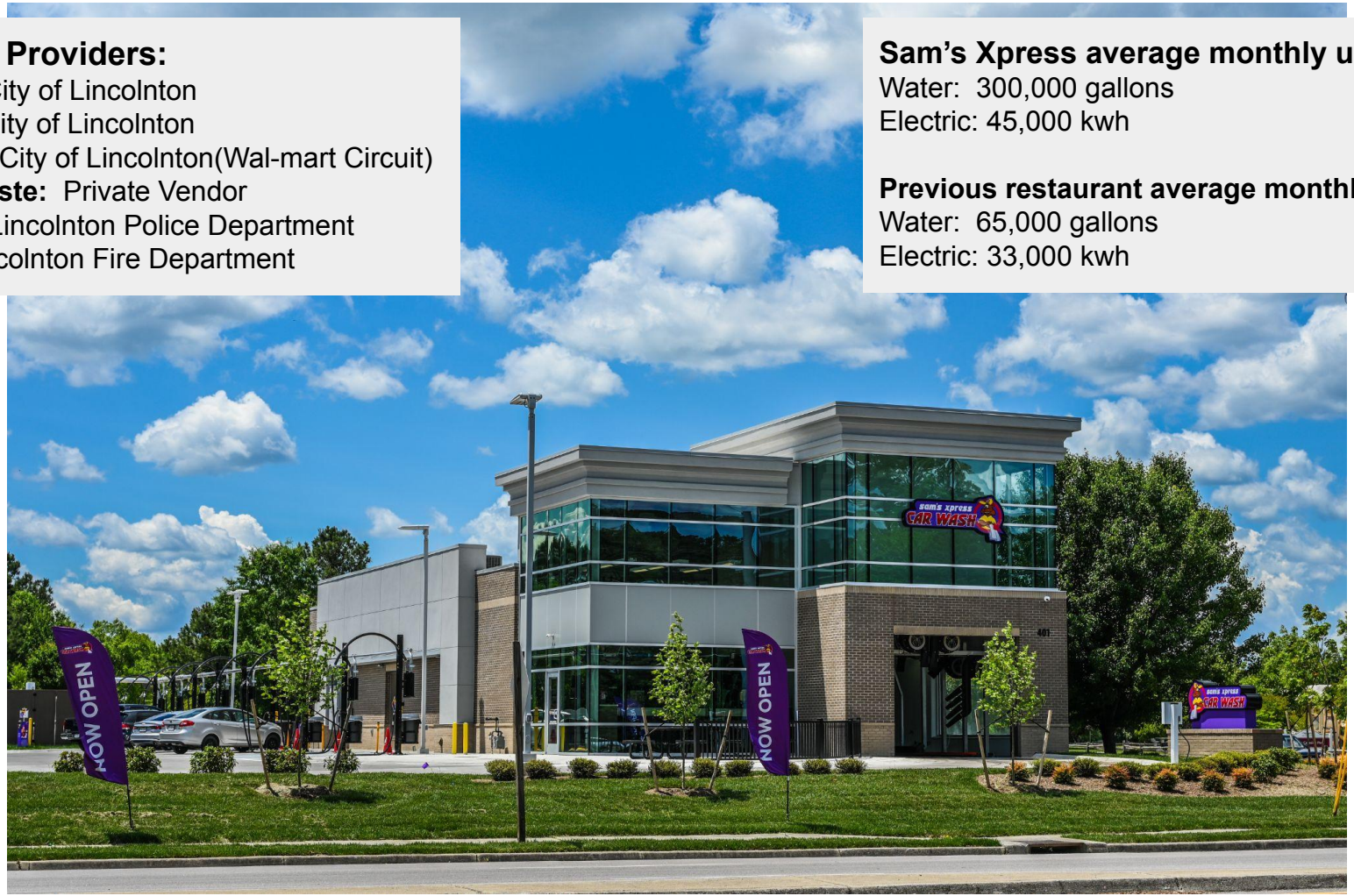


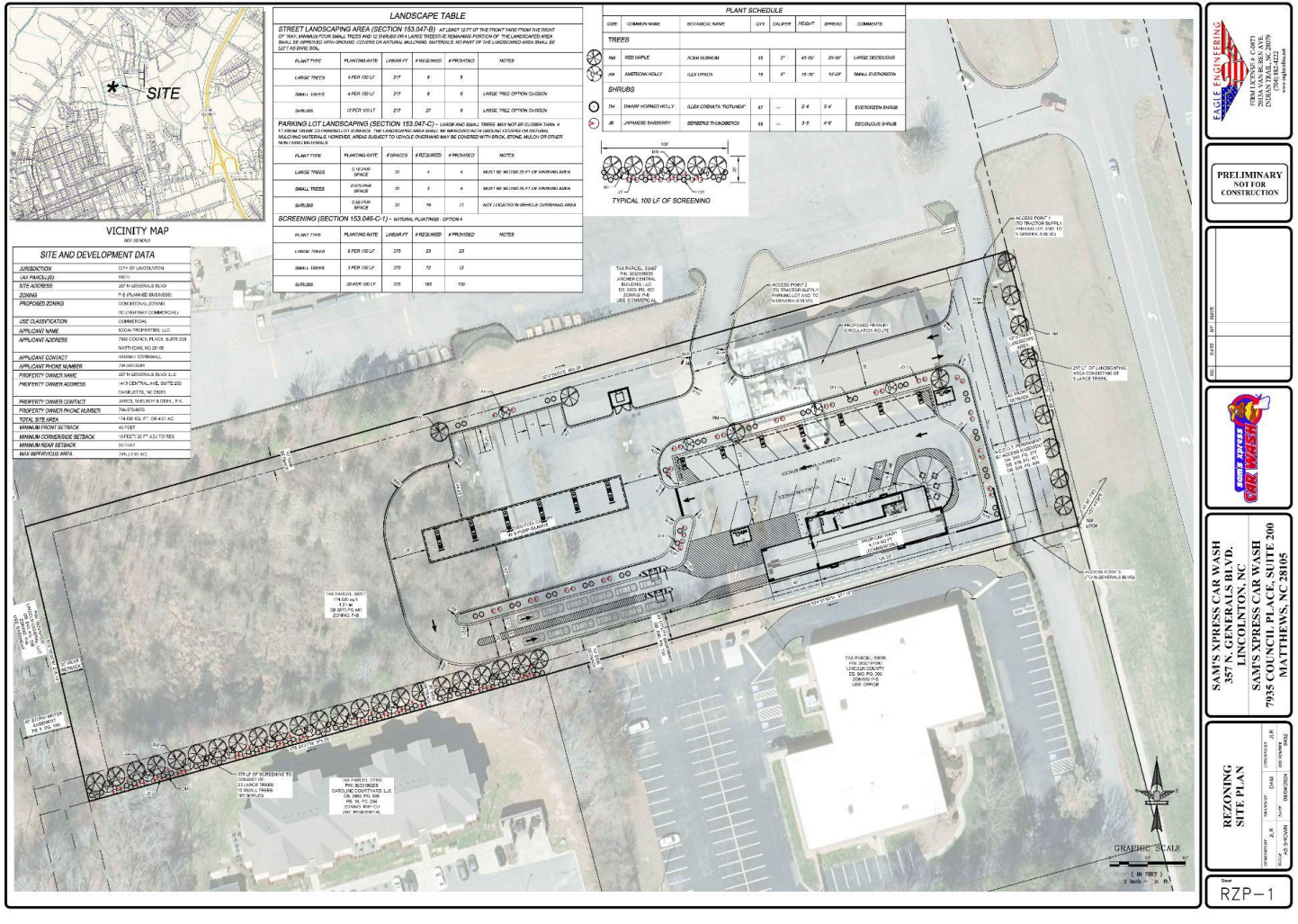

BOSS
BIG

Service Providers:
Water: City of Lincolnton
Sewer: City of Lincolnton
Electric: City of Lincolnton(Wal-mart Circuit)
Solid Waste: Private Vendor
Police: Lincolnton Police Department
Fire: Lincolnton Fire Department

Sam's Xpress average monthly usage:
Water: 300,000 gallons
Electric: 45,000 kwh

Previous restaurant average monthly usage:
Water: 65,000 gallons
Electric: 33,000 kwh





SITE PLAN

- The site is 4.01 acres
- There are three entrances, two from the north (Tractor Supply parking lot) and one from the south (off Ashton way)
- There are 31 parking spaces, 6 fuel pump islands, 12 canopy vacuum spaces and 10 non covered vacuum spaces
- 4,114 SF car wash

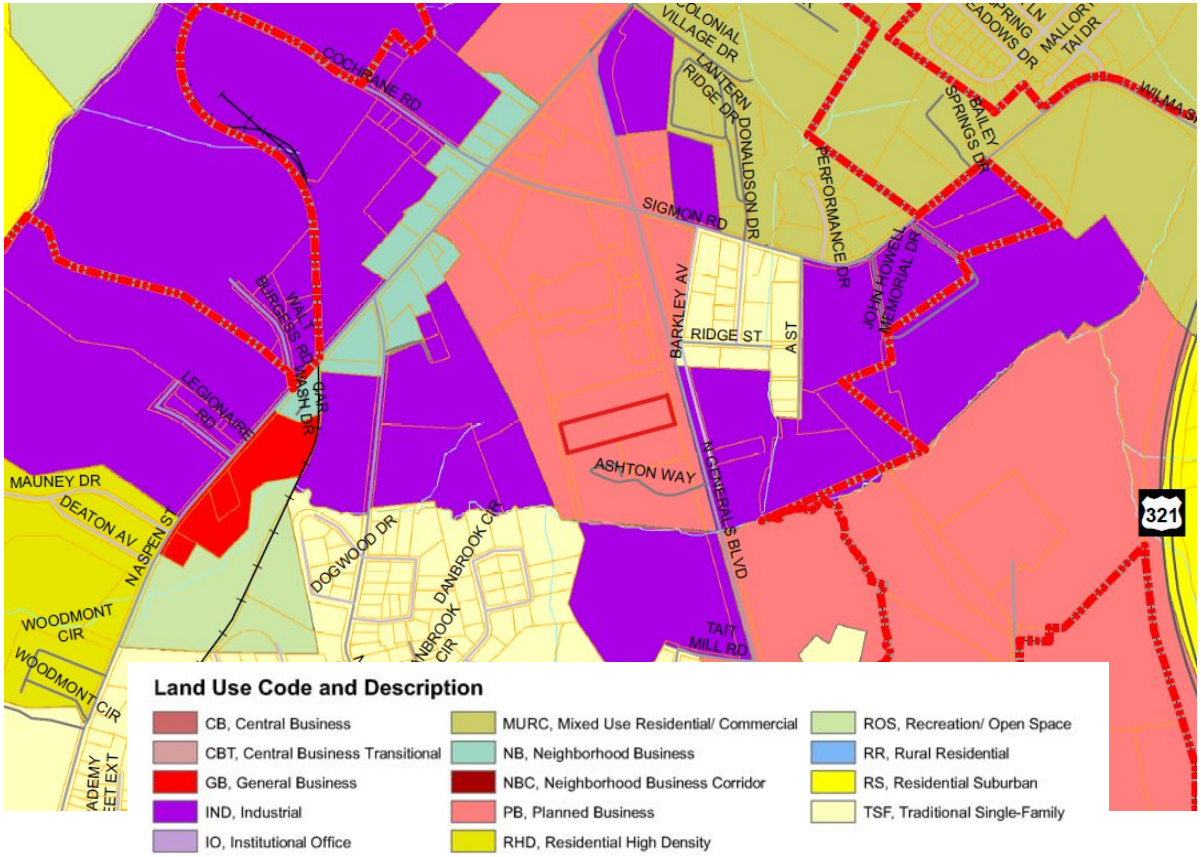
LAND USE PLAN COMPLIANCE

The land use plan shows the property in the Planned Business Planning Area.

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 development is 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. Mixed-use residential/commercial developments are strongly encouraged where feasible and appropriate. "Power centers"- developments that contain a number of large retail outlets- are allowable only through a conditional rezoning and should be designed to ensure compatibility with surrounding areas.

Staff feels that this rezoning would be consistent with the Future Land Use Map.

LAND USE PLAN



CONDITIONS OF APPROVAL

Planning Department- (704-736-8930)

1. Maximum 70% impervious surface area. Will need the actual calculations on the amount of impervious area.
2. A complete set of final civil drawings meeting all UDO requirements must be submitted and approved by all departments before the site plan can be approved.
3. Development on the site is to be consistent with the above site plan and architectural renderings.
4. Building plans must be submitted and approved by Lincoln County Inspections prior to development.
5. Need to obtain demo permits from City Zoning and Lincoln County Building Inspections
6. In the area to the rear of the property, the City would like to see as many trees saved as possible and show on the construction plans the trees that would remain.

Fire Marshal - Gary Stevenson (704-736-5656)

1. Required to meet Appendix D of the Fire Code
2. Need to submit a demolition safety plan in accordance with chapter 33 of the North Carolina State Fire Code

Public Works - **Nathan Eurey (704-736-8940)**

1. A sidewalk, meeting the City of Lincolnton requirements, must be installed along the entire frontage of N. Generals Blvd and connect to the existing sidewalk to the south.

NCDOT - Travis Jordan (704-748-2400)

1. No Driveway Permit needed
2. An encroachment agreement will be needed if the required sidewalk is placed on the NCDOT Right of way.

CONDITIONS OF APPROVAL

Electric - **Brent Turner (704-736-8940)**

1. The construction work should not disturb the existing transformer and primary lines.
2. If a larger transformer or a different secondary voltage is needed, the customer will be responsible for the cost of the replacement and any new transformer. This also applies to relocating the existing primary lines.
3. The City Electrical Department needs to evaluate a copy of the load calculated by the electrical engineer. City can verify the transformer's KVA and secondary voltage upon request.
4. The customer is responsible for installing properly sized wire in properly sized conduit, meeting NEC requirements, to our transformer.
5. No grading that would reduce the existing clearance from final grade to the depth of our existing primary wire is allowed.

City Water/Sewer - **Todd Elmore (704-736-8940)**

1. New connections will be required for City water and sewer. (Options below)

   Water:
   - There is an existing 2-inch water line supplying current meters. If a 2-inch meter is needed, it cannot be connected to this line as it will cause pressure issues at the County Office and Murphy's.
   - Alternatively, there is a 12-inch ductile water main across N General Blvd that can be connected to. However, DOT encroachment will be required, and there will be a need to bore N Generals Blvd.
   - There is also an 8-inch water main along the Tractor Supply building that can be connected to, but this will require crossing the parking lot.

   Sewer:
   - Sewer is located in front of N. Generals Blvd and will require a grease/grit removal tank.

Soil and Erosion - Danielle Rudisill

1. This project will require an EC plan to be submitted for review and approval to Lincoln County prior to any grading.

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

Case No. **CZ-4-2024**
Applicant: **Sam's Xpress**
Parcel ID#: **58277**
Location: **357 N. Generals Blvd.**
Request: **Rezone from PB to HC(CD)**

Proposed Consistency and Reasonableness Statement:
The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan.

CONSISTENT: This project is consistent with the Lincolnton Land Use Plan in the following ways:

- redeveloping a parcel that has been vacant for years
- They will be installing increased parking lot landscaping as a means to improve the aesthetics of commercial development
- They are using existing curb cuts and have entry from multiple access points

REASONABLE: Approval of this project is reasonable because it is compatible with the surrounding area and enables development of an underutilized site.

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

Case No. **CZ-4-2024**
Applicant: **Sam's Xpress**
Parcel ID#: **58277**
Location: **357 N. Generals Blvd.**
Request: **Rezone from PB to HC(CD)**

Proposed Consistency and Reasonableness Statement:

The Lincolnton Land Use Plan designates this property as part of the Planned Business Planning Area. The proposed rezoning request **is consistent** with the Lincolnton Land Use Plan. However, the proposed use is not viewed as desirable in the area and therefore, **denial of the proposed amendment is reasonable and in the public interest.**

STAFF RECOMMENDATIONS

Staff recommends the following action:

1. Recommend approval of rezoning of the property from Planned Business to Highway Commercial (CD)
2. Approval of the statement of consistency for approval of the rezoning request
3. Zoning be effective upon receipt of signed conditions of approval

MOTIONS FOR PUBLIC HEARING

For approval of request:

- Motion to approve as recommended by staff.

For denial of request:

- Motion to deny request for rezoning.
- Motion to approve statement of consistency for denial of request.