



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 17, 2017

Re: Site Plan #2017-1
Teramore Development, LLC, applicant
Parcel ID# 90408

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on March 6, 2017.

Request

The applicant is requesting site plan approval for a proposed 9,100-square-foot retail store to have full access to N.C. 73. The proposed 2.4-acre site is located on the northwest corner of N.C. 73 and Amity Church Road in Ironton Township.

Section 3.5.2.A of the Unified Development Ordinance states: "Where a tract of land to be developed adjoins a principal or minor arterial or a major collector and any other public road, the road with the lower traffic volume shall be used for primary access and access to the road with the higher traffic volume shall be limited to right-in, right-out movements only, unless additional access is approved by the Board of Commissioners as part of a major site plan review."

N.C. 73 is classified as a principal arterial. Amity Church Road is classified as a minor collector. The applicant is requesting full access to both roads.

The proposed driveway on N.C. 73 would line up with Countrytyme Lane, which serves a 30-lot subdivision on the opposite side of the highway.

The N.C. Department of Transportation has given preliminary approval for the proposed driveway to have full access to N.C. 73 and Amity Church Road.



County Of Lincoln, North Carolina

Planning & Inspections Department

Major Site Plan Review

PART I

Applicant Name Teramore Development, LLC

Applicant Address P.O. Box 6460 – Thomasville, GA 31758

Applicant Phone Number (229) 516-4289

Property Owner Name Teramore Development, LLC

Property Owner Address P.O. Box 6460 – Thomasville, GA 31758

Property Owner Phone Number (229) 516-4289

PART II

Property Location Amity Church Road

Property ID (10 digits) 3673-26-7486 Property size 2.05 acres

Property ID (10 digits) 3673-26-5439 Property size 0.9 acres

Property ID (10 digits) portion of 3673-26-7776 Property size 0.04 acres

Parcel # (5 digits) 90408, 90776 & 25457 Deed Book(s) 1848 Page(s) 329

PART III

Existing Zoning District R-T & B-N Proposed Zoning District B-N

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

The property is currently vacant with no existing structures.

Briefly explain the proposed use.

The proposed use is a commercial retail building.

\$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.

C. A. F.

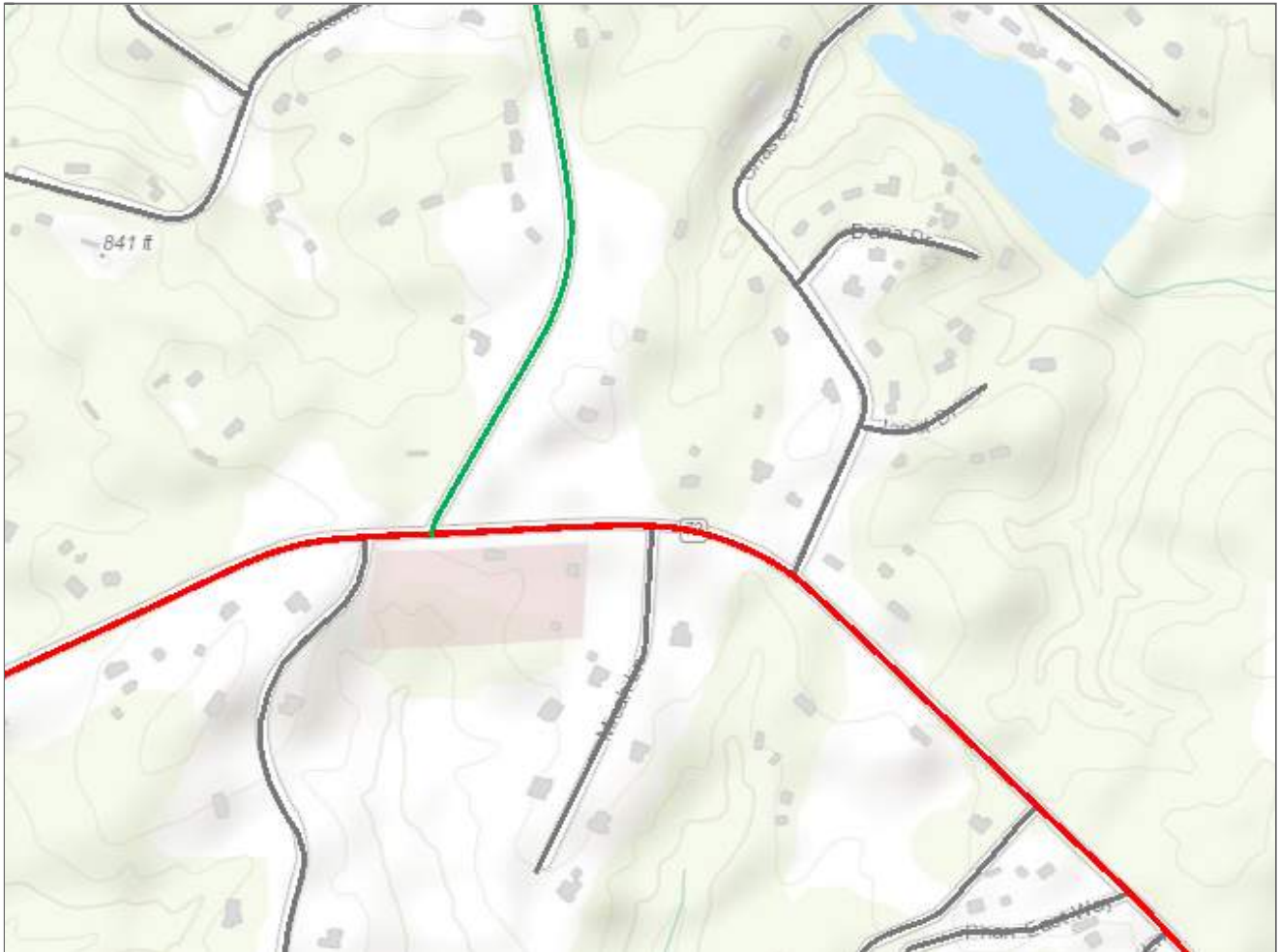
1/19/17

Applicant's Signature

Date

NCDOT Functional Class

NCDOT Functional Class



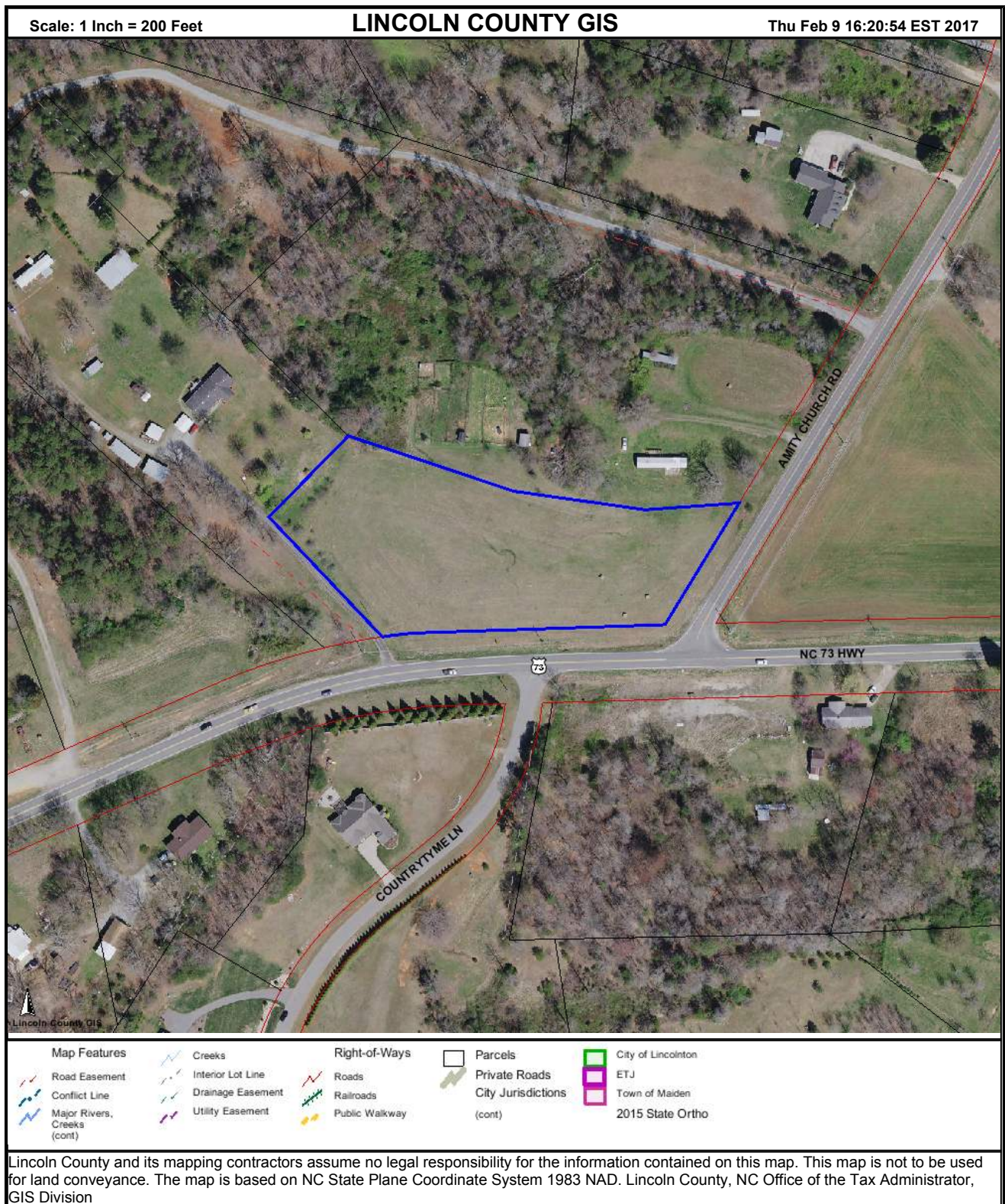
County of Lincoln, State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | NCDOT GIS Unit

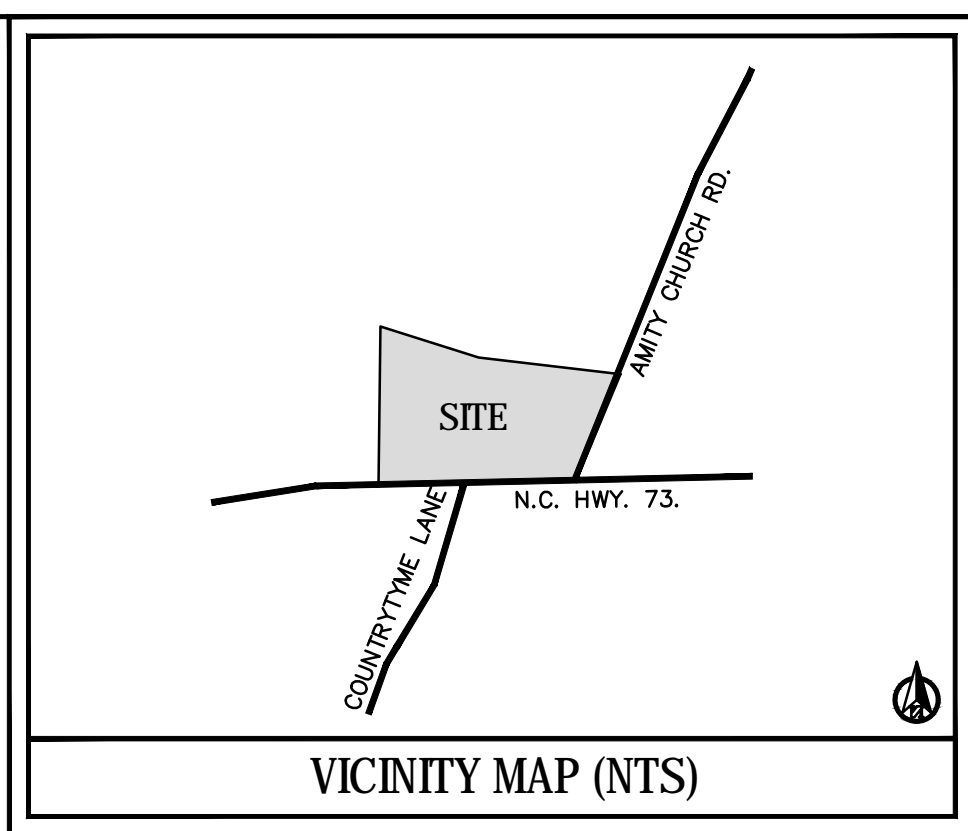
N.C. 73: principal arterial
Amity Church Road: minor collector

2015 Average Annual Daily Traffic Counts

N.C. 73 (near East Lincoln Middle School): 9,500 vehicles

Amity Church Road (near North Lincoln Middle School): 2,200 vehicles





- CLASS A
Alternative 1
10 feet
2 canopy trees
2 understory trees
12 shrubs
- CLASS C
Alternative 2
20 feet
1 wall or berm
1 evergreen tree
1 canopy tree
1 understory tree
12 shrubs
- CLASS C
Alternative 3
40 feet
4 evergreen trees
4 canopy trees
4 understory trees
48 shrubs

