



COUNTY OF LINCOLN, NORTH CAROLINA

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PLANNING AND INSPECTIONS DEPARTMENT
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To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager

From: Randy Hawkins, Zoning Administrator

Date: April 20, 2012

Re: Request for Modification of Parking Requirements

The following information is for use by the Lincoln County Board of Commissioners at their meeting on May 7, 2012.

QuikTrip Corp. is requesting a modification of the parking requirements of Section 3.6.3 of the Unified Development Ordinance for a planned 5,720-square-foot gas station/convenience store. The 2.0-acre site is located on N.C. 73 just east of the site of the Walmart supermarket. The QuikTrip store, the first project in a commercial development planned by Aston Properties, will be accessed by an existing driveway that serves Walmart.

The parking requirements call for a maximum of 39 regular spaces. QuikTrip is requesting approval for 69.

Section 3.6.3.D of the UDO states: "The Board of Commissioners may modify the parking requirements of this section ... where applicant-submitted parking data, prepared and sealed by a licensed professional engineer registered in the State of North Carolina with transportation expertise, illustrates that the standards of this section do not accurately apply to a specific development."

Section 3.6.3 sets not only a minimum number of parking spaces for projects, but also a maximum number for spaces constructed of regular pavement. Any parking that exceeds the maximum must be pervious, that is, it must allow runoff to be absorbed into the ground. The maximum is set at 105 percent of the minimum requirement.

Under the parking table in Section 3.6.3, for a gas station/convenience store, the minimum requirement is one space per 350 square feet. However, because QuikTrip makes and delivers fresh sandwiches, salads and pastries to its

locations daily and has outdoor seating areas, staff has agreed to classify half of the store as a restaurant for parking purposes. The minimum requirement for a restaurant is one space per 100 square feet.

Here are the calculations for determining the maximum number of standard spaces:

$$5,720 \text{ sf} \div 2 = 2,860 \text{ sf}$$

$$2,860 \text{ sf} \div 350 = 8.17 \text{ spaces.}$$

$$2,860 \text{ sf} \div 100 = 28.6 \text{ spaces.}$$

$$8.17 + 26.6 = 36.77 \text{ spaces}$$

$$36.77 \times 105\% = 38.6 \text{ spaces}$$

Section 3.6.3.B.3(a) states: "No use shall provide more than 105 percent of the required parking shown in the table above unless any parking above the 105 percent threshold is pervious or provided through use of structured parking." (Structured parking means a parking deck.)

Quiktrip is seeking approval to use regular pavement for 30 additional spaces.