



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: May 19, 2017

Re: CUP #366
No Borders Consulting Group, applicant
Parcel ID# 86081

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 5, 2017.

REQUEST

The applicant is requesting a conditional use permit to operate a day care center in the I-G (General Industrial) district. The proposed plan calls for a 3,325-square-foot facility that could be doubled in size. Under the Unified Development Ordinance, a stand-alone day care center is a conditional use in the I-G district. (A day care center as an accessory use to a manufacturing plant or other facility is a permitted use in the I-G district.)

SITE AREA AND DESCRIPTION

The proposed 5.2-acre site is located on the south side of Saint Matthews Church Road about 2,000 feet east of Finger Mill Road in Lincolnton Township. This property is adjoined by property zoned I-G, R-T (Transitional Residential) and R-R (Rural Residential). Land uses in this area include industrial, residential and agricultural. Public water and sewer are available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as industrial.



County Of Lincoln, North Carolina

Planning Board

Applicant **No Borders Consulting Group**

Application No. **CUP #366**

Parcel ID# **86081**

Zoning District **I-G**

Proposed Conditional Use **day care center**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

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

PART I

Applicant Name NO BORDERS CONSULTING GROUP

Applicant Address 274 N. Hwy 16, Suite #400, DENVER, NC 28037

Applicant Phone Number 828-994-7001

Property Owner Name MAESTRO INVESTMENTS LLC

Property Owner Address 137 CROSS CENTER RD, #200, DENVER, NC 28037

Property Owner Phone Number _____

PART II

Property Location ST. MATTHEWS CHURCH ROAD

Property ID (10 digits) 3646-00-9986 Property size 5.21 AC

Parcel # (5 digits) 86081 Deed Book(s) 2496 Page(s) 567

PART III

Existing Zoning District I-G

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

VACANT LAND

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

DAY CARE CENTER

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
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.

Applicant's Signature

4/26/17

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #366**

Applicant **No Borders Consulting Group**

Property Location **Saint Matthews Church Road**

Parcel ID# **86081**

Existing District **I-G**

Proposed Conditional Use **day care center**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The day care center will be located in a new building that will be constructed to meet the State Building Code. The center will be licensed by the N.C. Department of Health and Human Services and subject to its requirements.

2. The use meets all required conditions and specifications.

The plan meets the setback, landscaping, buffer and parking requirements of the Lincoln County Unified Development Ordinance. A stand-alone day care center is a conditional use in the I-G district.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

This property is zoned industrial and is adjoined on two sides and a portion of a third side by property zoned industrial. The proposed facility will be buffered from residential property.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

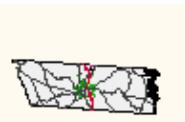
This property is located adjacent to an industrial park where parents of young children are employed. This property is part of an area designated by the Land Use Plan as industrial. A day care center is a conditional use in an industrial district.



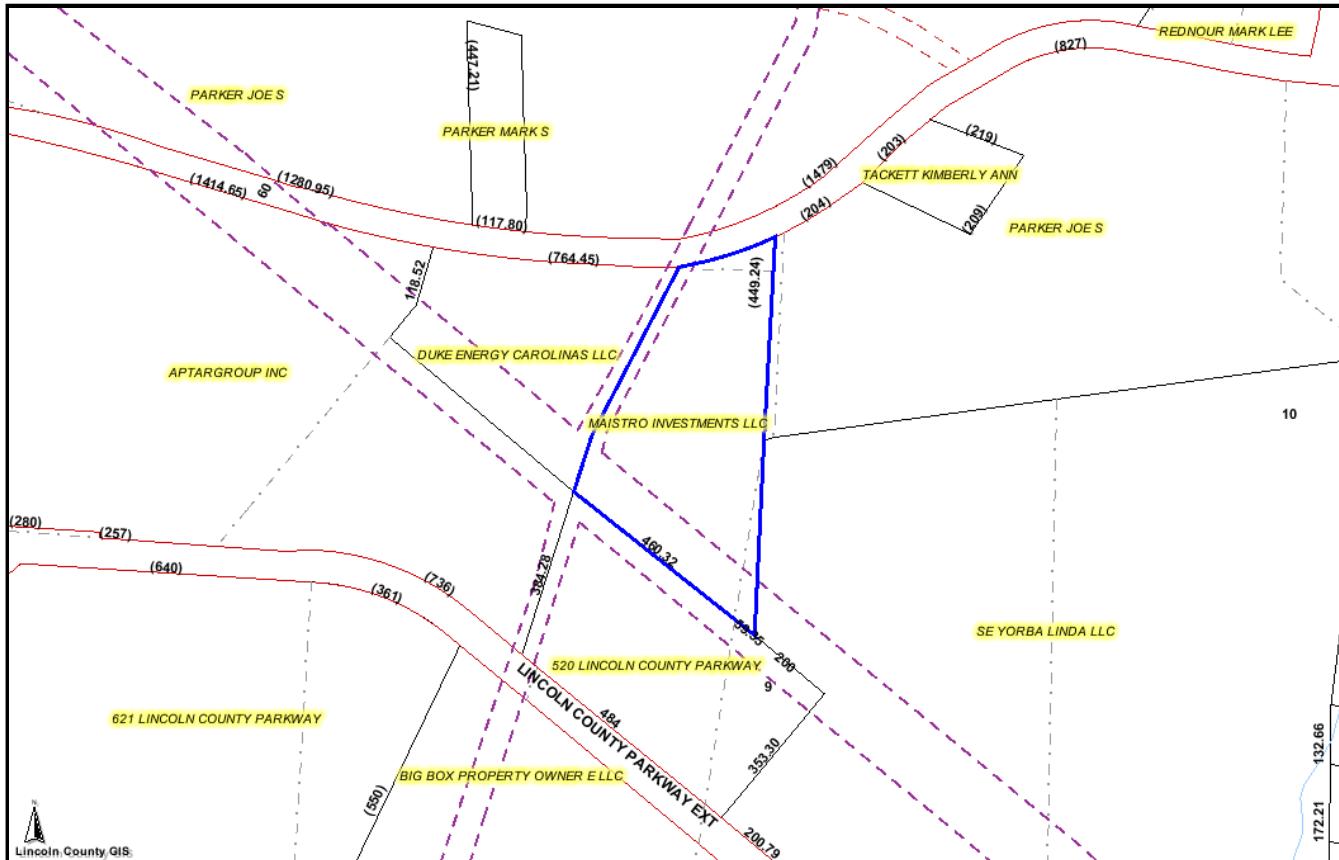
Lincoln County, NC

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.

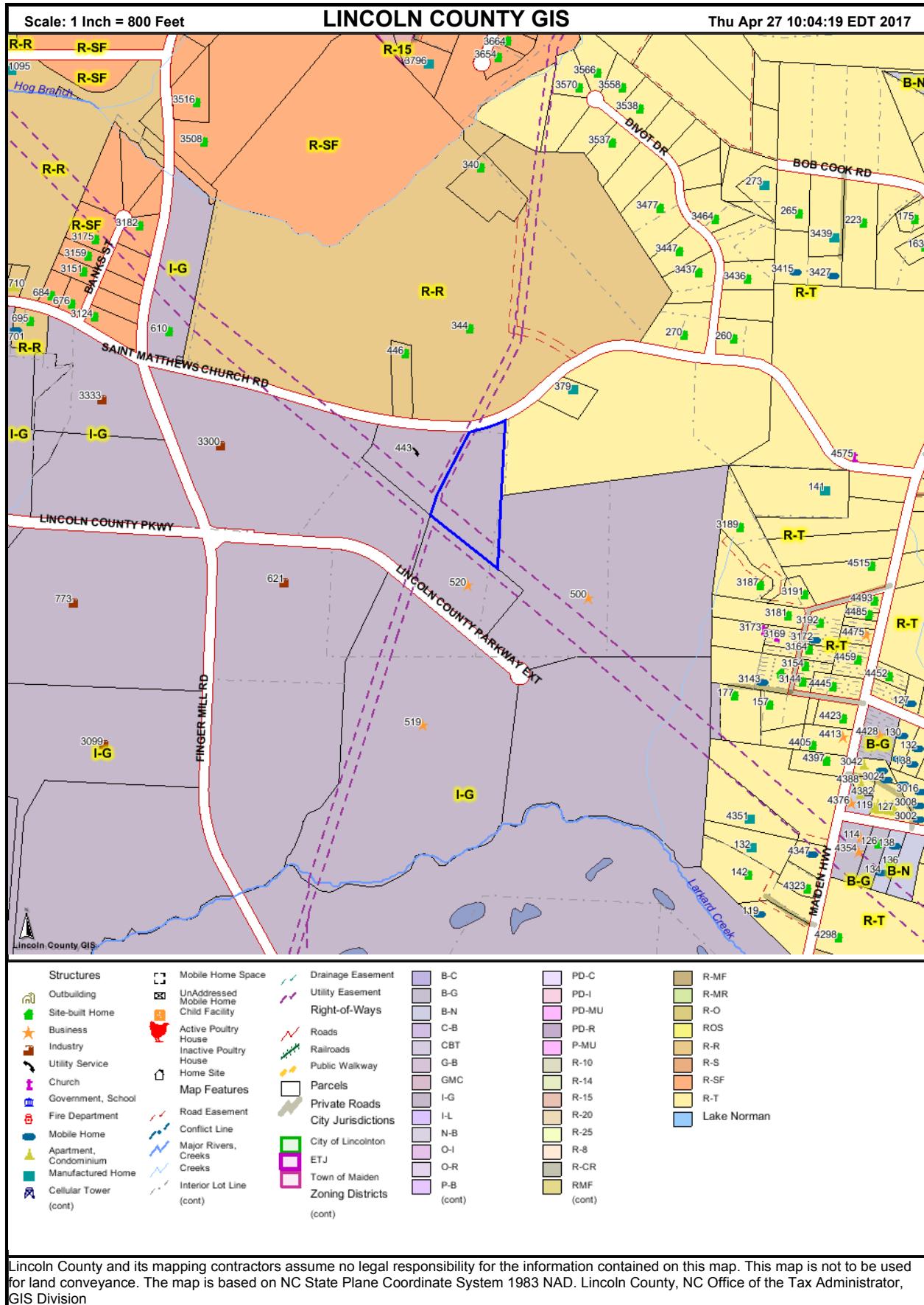


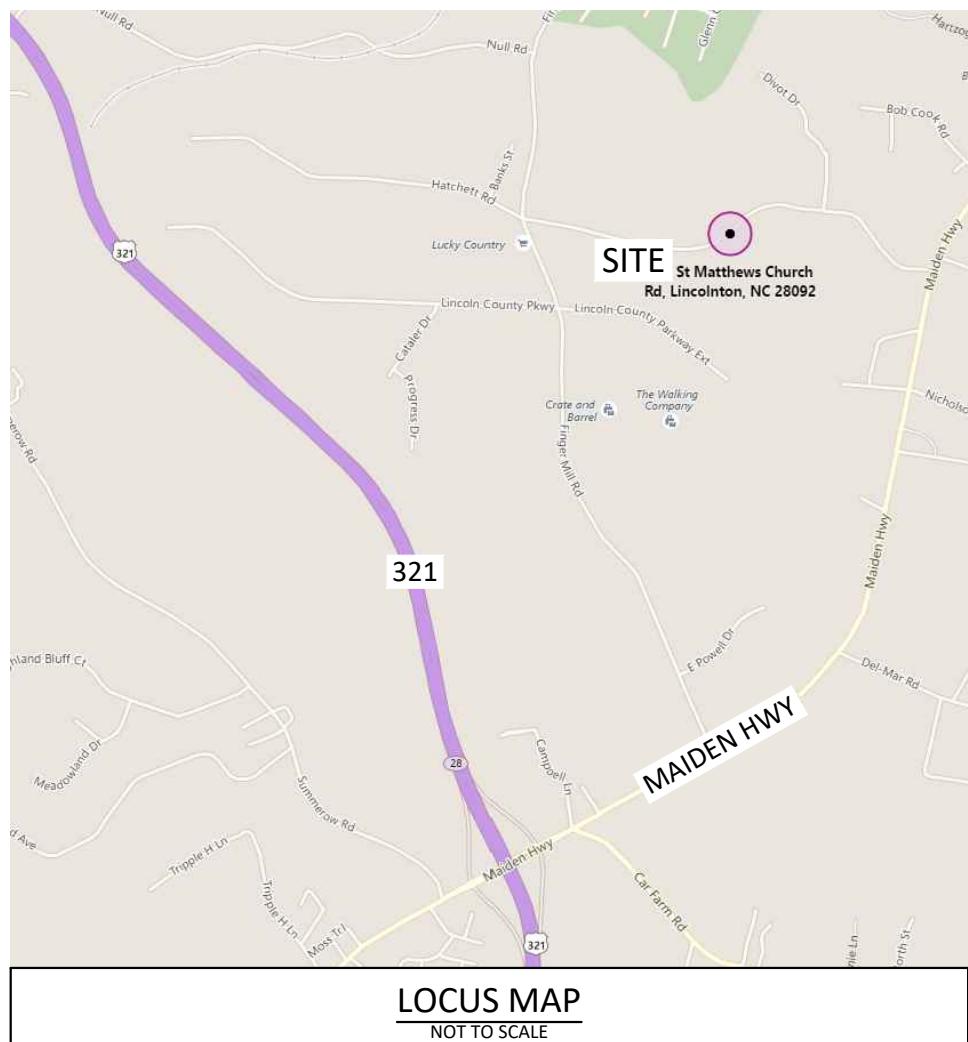
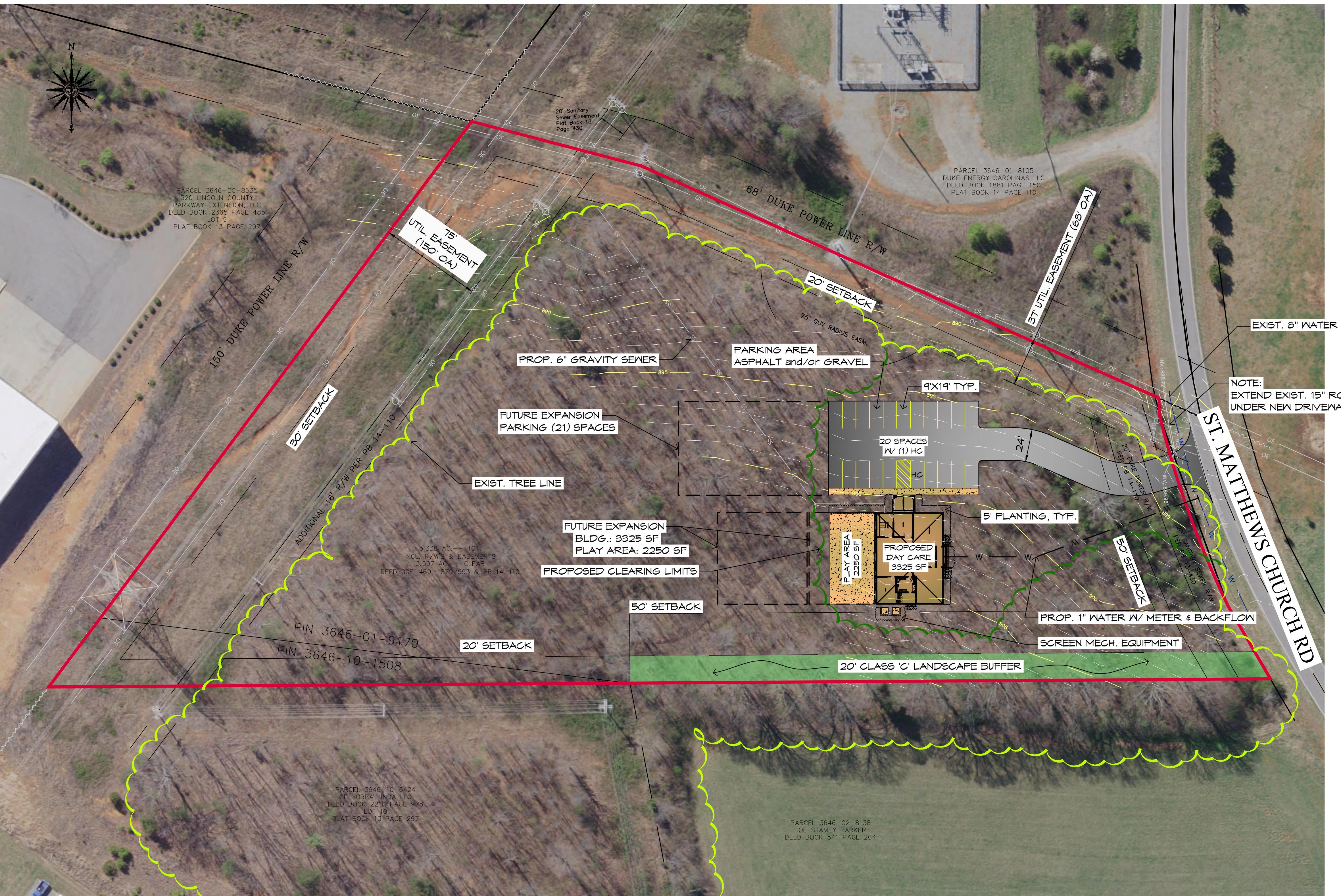
Date: 4/27/2017 Scale: 1 Inch = 400 Feet



PHOTOS		PARCEL INFORMATION FOR 3646-00-9986							
		Parcel ID 86081 Owner MAISTRO INVESTMENTS LLC Map 3646-03 Mailing 137 CROSS CENTER RD #328 Account 0252347 Address DENVER NC 28037 Deed 2496-567 Recorded 12/30/2014 Land Value \$150,048 Total Value \$150,048 ----- All values are for tax year 2017. -----							
		Subdivision Lot DUKE ENERGY CAROLINAS			Plat 14-110				
		Description DUKE ENERGY CAROLINAS			Deed Acres 5.33				
		Address SAINT MATTHEWS CHURCH RD			Tax Acres 5.2				
		Township LINCOLNTON			Tax/Fire District NORTH 321				
		Improvement	No Improvements						
		Zoning District	Calculated Acres	Voting Precinct		Calculated Acres			
		I-G	5.21	HICKORY GROVE (HG17)		5.21			
		Watershed Class		Sewer District					
		Not in a watershed	5.21	Not in the sewer district					
		2000 Census County		Tract					
		37109		070800					
		37109		070800					
		Flood	Zone Description	Block					
		X	NO FLOOD HAZARD	3710364600					
				Panel					
				5.21					

Conditional Use Permit #366
subject property is outlined in blue





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8510 McAlpine Park Drive
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Charlotte, North Carolina
28211
704/366-3639
704/364-9578 FAX



CES GROUP
ENGINEERS, LLP
NC FIRM LICENCE# P-1240
274 N. Hwy. 16, SUITE 300
DENVER, NC 28037
T 704. 489.1500
www.ces-group.net

DiVINCI DAYCARE
at
LINCOLN COUNTY INDUSTRIAL PARK

LINCOLN COUNTY,
NORTH CAROLINA

Content:

Project CES# 6852
Date 04/28/17
Revisions

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DiVINCI DAYCARE SITE DEVELOPMENT DATA				
OWNER INFORMATION		MAISTRO INVESTMENTS LLC 137 CROSS CENTER RD #328 DENVER NC 28037		
PARCEL #	86081			
ZONING	I-G (Gen. Industrial) Same Conditional			
SETBACKS	50' 20' & 50' 30'			
PARKING	REQ'D. (1 - Emp. & 1 - 5 Students) PROPOSED FUTURE 15 Proposed / 30 Future 20 + (1) HC-VAN ACCESS 40 + (2) HC-1 VAN ACCESS			
WATER SHED	N/A			
FLOOD ZONE	N/A			
LAND USE / OPEN SPACE				
PHASE ONE				
AREA	AC.	%		
TOTAL SITE	5.33	100%		
IMPERVIOUS	0.32	6.0%		
DRIVEWAY & PARKING	0.20			
BUILDING - 3325 SF	0.07			
PLAY AREA - 2250 SF	0.05			
OPEN SPACE	5.01	94.0%		
FUTURE EXPANSION (INC'S PHASE ONE)				
AREA	AC.	%		
TOTAL SITE	5.33	100%		
IMPERVIOUS	0.67	12.6%		
DRIVEWAY & PARKING	0.43			
BUILDING - 6650 SF	0.14			
PLAY AREA - 4500 SF	0.10			
OPEN SPACE	4.66	87.4%		

NOTE:
A COMPLETE BUILDING PERMIT APPLICATION MUST
BE SUBMITTED WITHIN ONE YEAR OF THE DATE OF
THE CONDITIONAL USE PERMIT APPROVAL, OR THE
PERMIT WILL EXPIRE.

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PRELIMINARY
STIE PLAN

SK#2