



**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 MAISTRO INVESTMENTS LLC

Property Owner Address 137 CROSS CENTER RD, #328, 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) 06081 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.*

[Signature]  
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.**

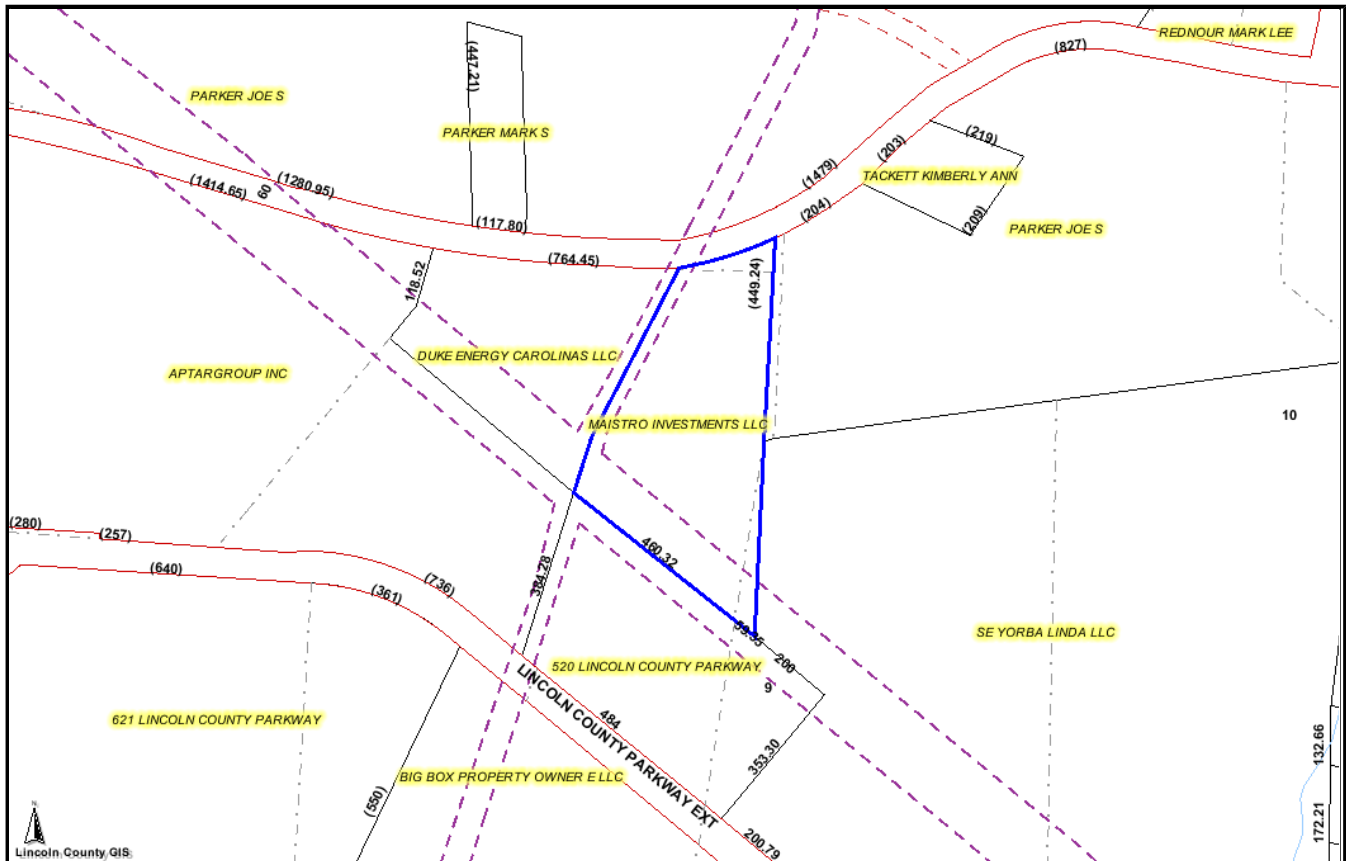
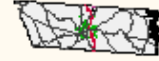


## Lincoln County, NC

### 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


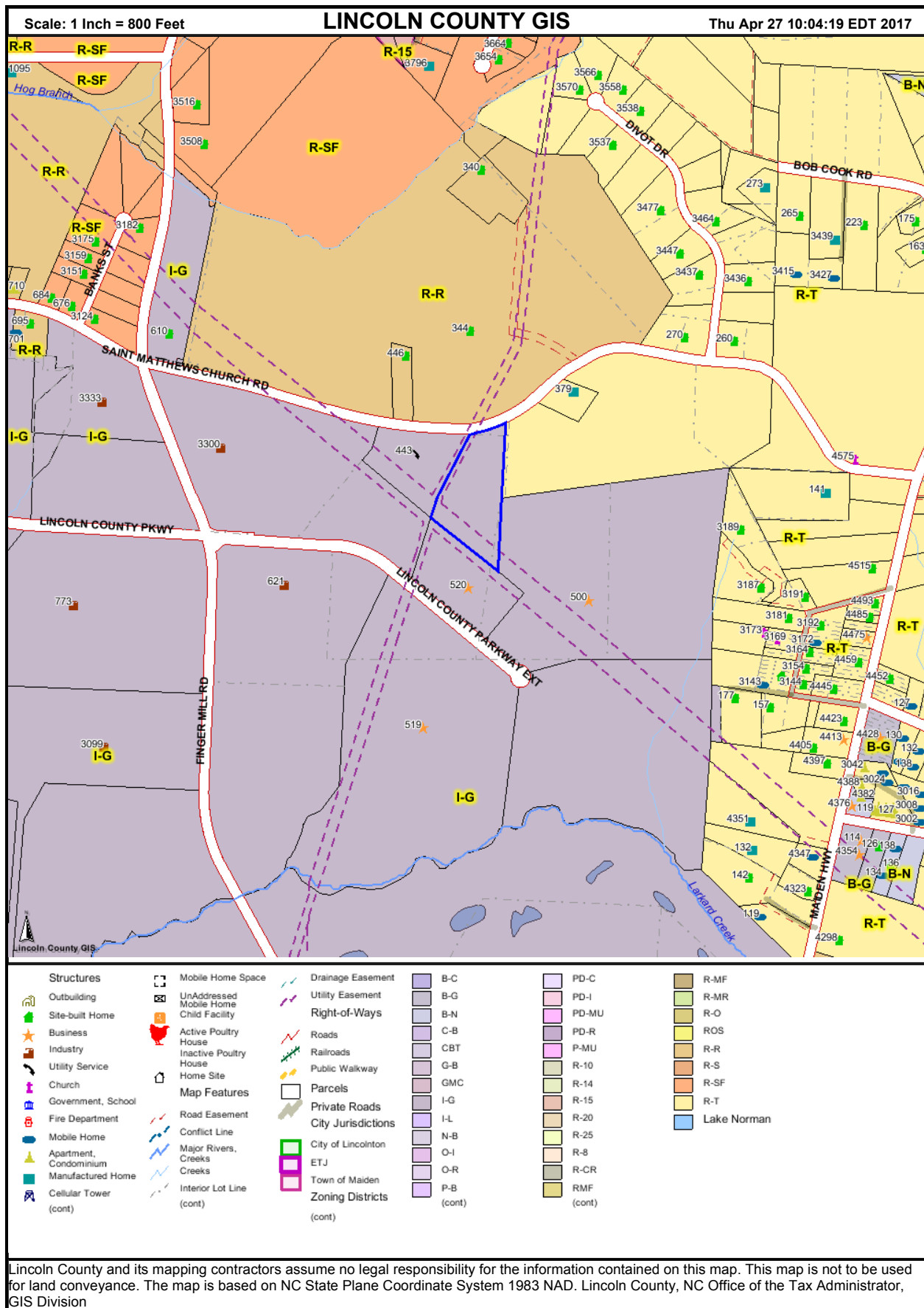


Photo Not Available

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               | Sale Price      | \$99,000 |
| Land Value                                    | \$150,048                 | Total Value               | \$150,048                | Previous Parcel | 19833    |
| ----- 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  | Calculated                | Voting Precinct           | Calculated Acres         |                 |          |
| District                                      | Acres                     | HICKORY GROVE (HG17)      |                          |                 |          |
| I-G   | 5.21                      |                           |                          |                 |          |
| Watershed Class                               |                           | Sewer District            |                          |                 |          |
| Not in a watershed                            | 5.21                      | Not in the sewer district | 5.21                     |                 |          |
| 2000 Census County                            |                           | Tract                     | Block                    |                 |          |
| 37109   |                           | 070800                    | 2001                     | 0.4             |          |
| 37109   |                           | 070800                    | 2014                     | 4.81            |          |
| Flood   | Zone Description          | Panel                     |                          |                 |          |
| X   | NO FLOOD HAZARD           | 3710364600                |                          | 5.21            |          |

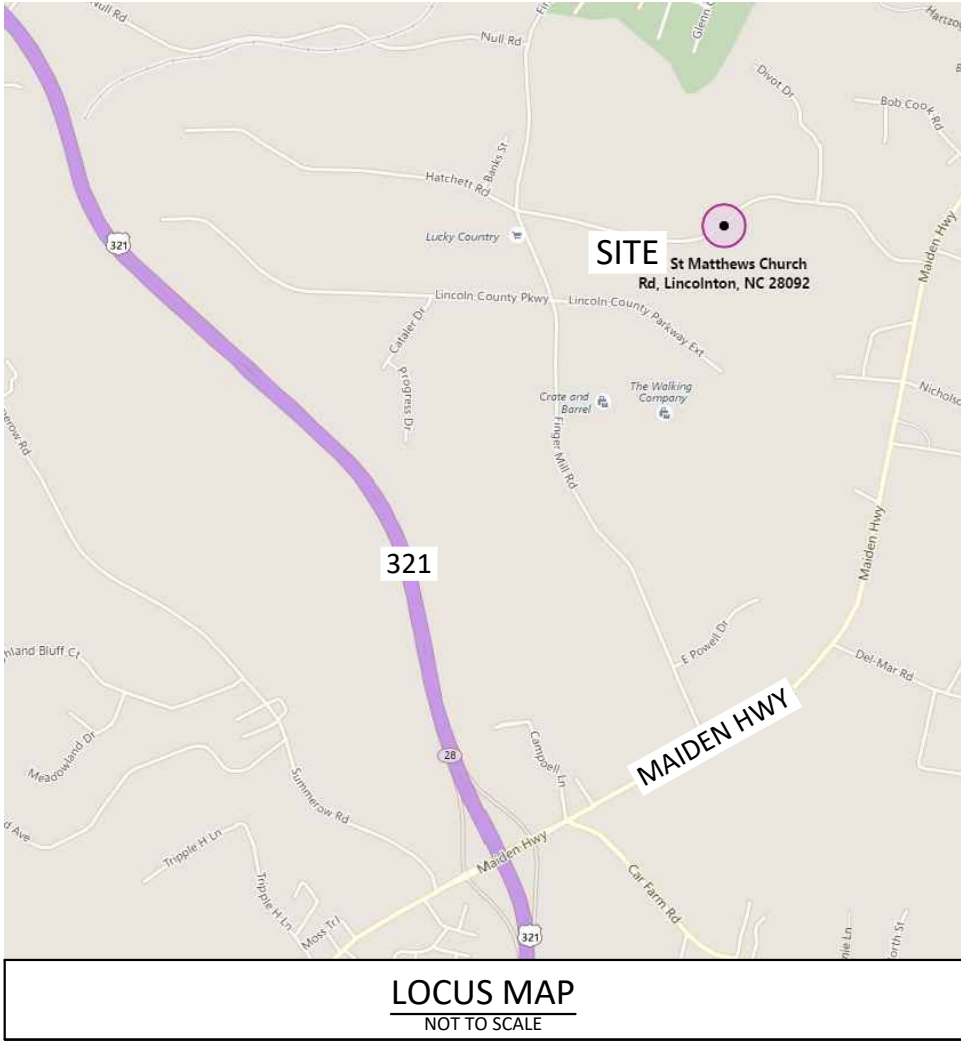
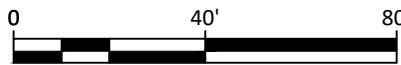
Conditional Use Permit #366  
subject property is outlined in blue







STIE PLAN



| DIVINCI DAYCARE                    |      |  |  |  |  |
|------------------------------------|------|--|--|--|--|
| SITE DEVELOPMENT DATA              |      |  |  |  |  |
| OWNER INFORMATION                  |      | MAISTRO INVESTMENTS LLC<br>137 CROSS CENTER RD #328<br>DENVER NC 28037 |  |  |  |
| PARCEL #                           |      |  |  |  |  |
| ZONING                             |      |  |  |  |  |
| EXISTING                           |      |  |  |  |  |
| PROPOSED                           |      |  |  |  |  |
| USE                                |      |  |  |  |  |
| SETBACKS                           |      |  |  |  |  |
| FRONT                              |      |  |  |  |  |
| SIDE                               |      |  |  |  |  |
| REAR                               |      |  |  |  |  |
| PARKING                            |      |  |  |  |  |
| REQ'D. (1 - Emp. & 1 - 5 Students) |      |  |  |  |  |
| PROPOSED                           |      |  |  |  |  |
| FUTURE                             |      |  |  |  |  |
| WATER SHED                         |      |  |  |  |  |
| FLOOD ZONE                         |      |  |  |  |  |
| 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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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

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Sheet

PRELIMINARY  
STIE PLAN

**SK#2**