



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: September 14, 2018

Re: PCUR #26A
DePaul Community Facilities Inc., applicant
Parcel ID# 72768

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on October 1, 2018

REQUEST

The applicant is requesting to amend a conditional use permit to allow an expansion of an assisted living center, including a 20-bed addition. Plans for the center, Wexford House, were approved in 1997 in a parallel conditional use rezoning of the property to CU R-S (Residential Suburban). An assisted living center is a conditional use in the R-S (Residential Suburban) district. Wexford House currently has 44 beds. The expansion would also include an enlarged dining area and an addition of a covered drop-off area.

SITE AREA AND DESCRIPTION

The 2.8-acre parcel is located at 3900 Wexford Lane, at the end of Wexford Lane about 600 feet southwest of N.C. 16 Business. It is adjoined by property zoned R-S and R-SF (Residential-Single Family). It is adjacent to The Terraces, a retirement community. The subject property is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center and is adjacent to an area designated as Multi-Family Neighborhood.



County Of Lincoln, North Carolina

Planning Board

Applicant **DePaul Community Facilities, Inc.** Application No. **PCUR #26A**

Location **3900 Wexford Lane**

Parcel ID# **72768**

Zoning District **CU R-S**

Proposed Amendment **expansion of assisted living 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:



Application to Amend Conditional Use Permit

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 Paul Preston, DePaul Community Facilities, Inc.

Applicant Address 197 Stadium Oaks Drive, Clemmons, NC 27012

Applicant Phone Number (336) 766-8082

Property Owner Name DePaul Community Facilities, Inc.

Property Owner Address 1931 Buffalo Rd., Rochester, NY 14624

Property Owner Phone Number (585) 426-8000

PART II

Property Location 3900 Wexford Lane, Denver, NC

Property ID (10 digits) 3695350420 Property size 3.001 ac.

Parcel # (5 digits) 72768 Deed Book(s) 1148 Page(s) 377

PART III

Zoning District R-S CU

Briefly explain the proposed change(s) in the conditional use permit.

Amendment includes adding an approximate 6,895 s.f., 20 bed addition; an approximate 600 s.f. dining room addition; a covered drop-off addition at the existing front entry; parking lot expansion; sidewalks and incidental site amenities per the site plan.

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.

Paul Preston
Applicant's Signature

8/13/18
Date

PAUL PRESTON

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **PCUR #26A**

Applicant **DePaul Community Facilities, Inc.**

Property Location **3900 Wexford Lane** Zoning District **CU R-S**

Parcel ID# **72768**

Proposed Use **expansion of assisted living center**

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

Wexford House is served by public water and public sewer. The additions will meet the State Building Code. Wexford House is licensed by and subject to inspections by the N.C. Department of Health and Human Services.

2. The use meets all required conditions and specifications.

An assisted living center (adult care home) is a conditional use in the R-S district. The proposed expansion meets the standards for the R-S district.

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

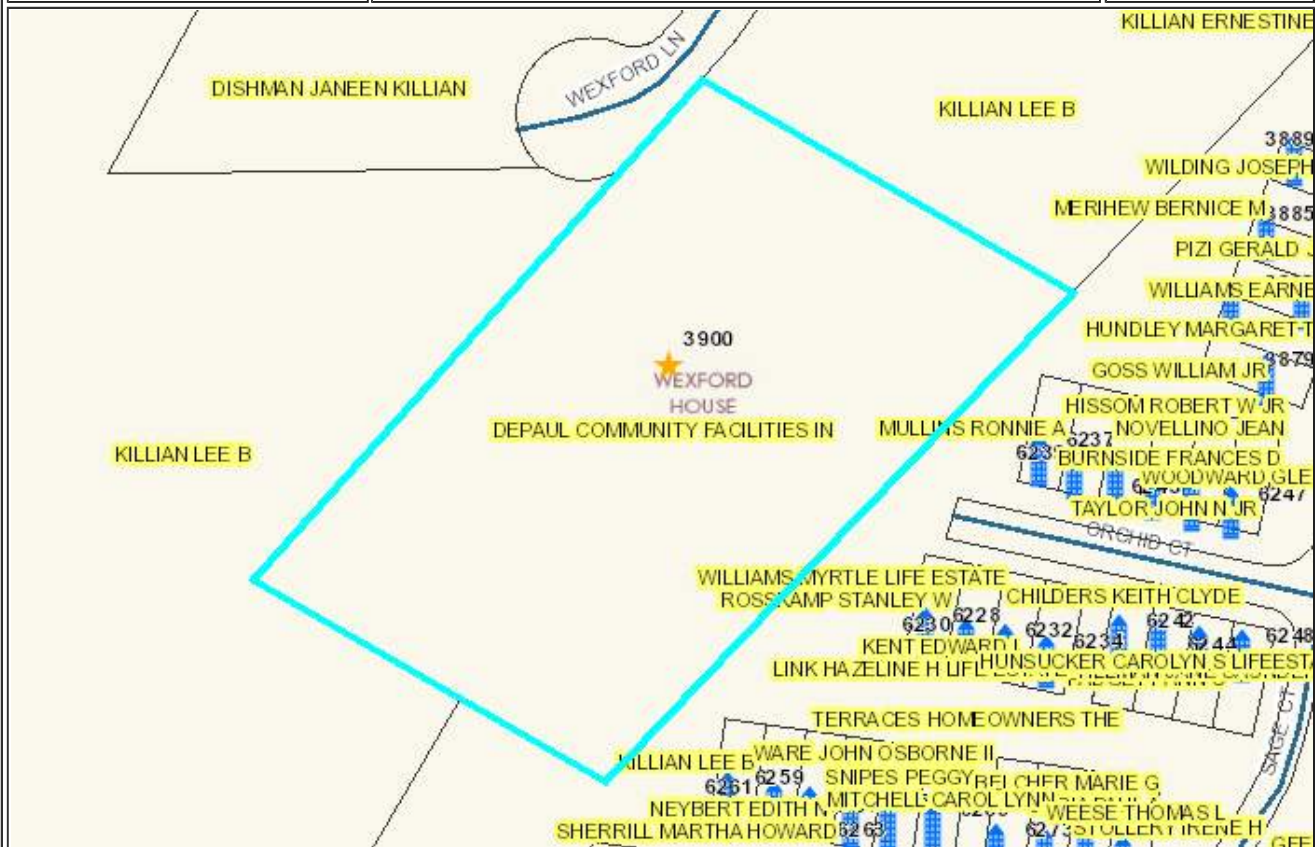
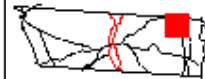
Wexford House has been serving the community at this location since 1997. It is adjacent to The Terraces, a retirement community that was developed around the same time. Nearby properties along N.C. 16 Business are zoned business.

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.

The subject property is adjacent to a retirement community. Land uses in the area included residential, business and industrial. The subject property is part of an area designated by the Land Use Plan as an Industrial Center and is adjacent to an area designated as Multi-Family Neighborhood.



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: 8/14/2018 Scale: 1 Inch = 120 Feet



Parcel ID	72768	Owner	DEPAUL COMMUNITY FACILITIES IN
Map	3695	Mailing	1931 BUFFALO RD
Account	0140674	Address	ROCHESTER, NY 14624
Deed	1148 377	Last Transaction Date	12/07/1999
Plat	H 288	Subdivision	LEE B KILLIAN
Land Value	\$441,420	Improvement Value	\$2,648,114
Previous Parcel	60013	Total Value	\$3,089,534

-----All values for Tax Year 2018 -----

Description	TRACT B	Deed Acres	2.833
Address	3900 WEXFORD LN	Tax Acres	2.833
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	NURSING HOME	Value	\$2,614,333
Main Sq Feet	20923	Stories	1
		Year Built	1997

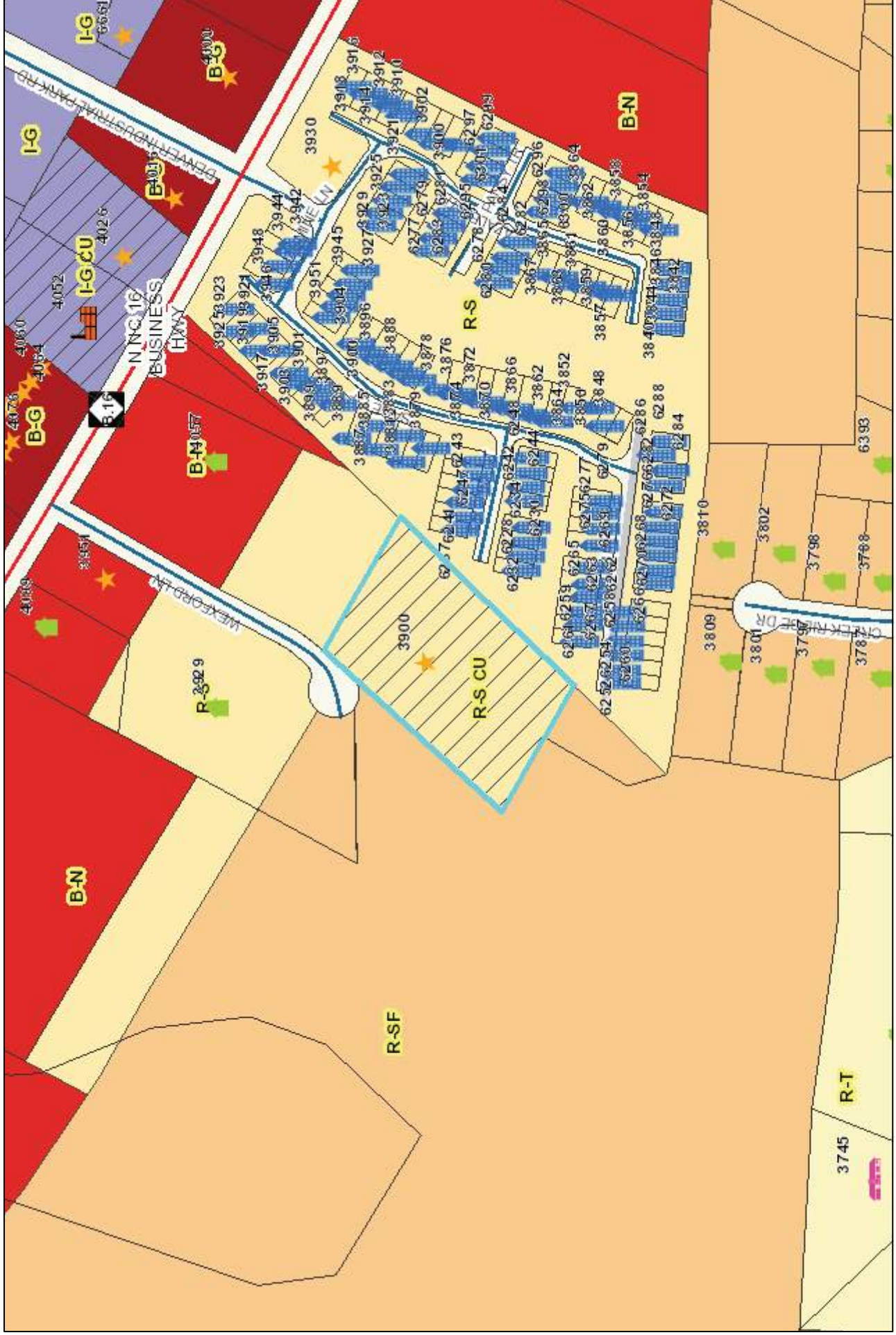
Zoning District	R-S	Calc Acres	2.83	Voting Precinct	DW28	Calc Acres	2.83
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Watershed	2.83	Sewer District	1.74
		SEWER	1.09

Census County	109	Tract	071101	Block	2011	Value	2.83
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Flood	X	Zone Description	NO FLOOD HAZARD	Panel	3710369500	Value	2.83
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PCUR #26A
subject property is outlined in blue



August 14, 2018

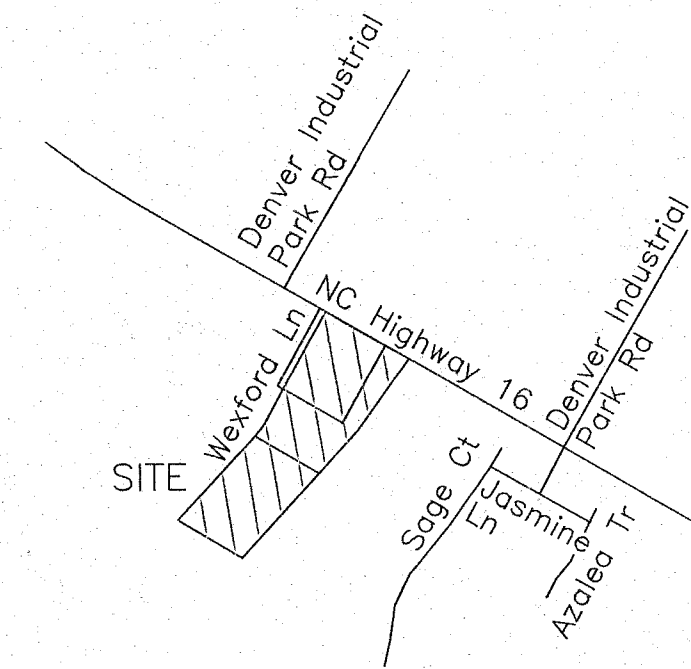
Esri, Inc., Lincoln County, NC

0 100 200 Feet
1 inch = 250 feet



August 30, 2018

1 inch = 250 feet



VICINITY MAP

N.T.S.

SITE DATA:

TOTAL SITE ACREAGE:	3.001 ACRES
PIN#:	3695350420
ZONING:	R-S CU
DEED BOOK/PAGE:	1148/377
PLAT BOOK/PAGE:	H/288
USE:	REHABILITATION CENTER
SETBACKS:	FRONT: 30' SIDE: 10' REAR: 40'
BUILDING COVERAGE:	22%
EXISTING IMPERVIOUS AREA:	47109 S.F. (36%)
PROPOSED IMPERVIOUS AREA:	24788 S.F.
TOTAL IMPERVIOUS AREA:	71897 S.F. (55%)

PARKING DATA:

TOTAL PARKING REQUIRED:	1/5 BEDS 44 EXISTING BEDS 20 PROPOSED BEDS 64 BEDS/5 (13 SPACES REQ'D.)
TOTAL:	
EXISTING SPACES:	34 SPACES (INCL. 2 H/C)
EXISTING SPACES (REMOVED):	6 SPACES
PROPOSED SPACES:	7 SPACES
TOTAL SPACES PROVIDED:	35 SPACES (INCL. 2 H/C)

GENERAL NOTES:

- THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP PREPARED BY ALLEN GEOMATICS, PC, P.O. BOX 89, ADVANCE, NC, 27006 (336) 998-0218. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING WORK.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3710369500J DATED AUGUST 16, 2007.
- THIS SITE IS NOT LOCATED IN A DESIGNATED WATERSHED AREA.

APPLICANT:

DePAUL COMMUNITY FACILITIES, INC.
197 STADIUM OAKS DRIVE
CLEMMONS, NC, 27012
CONTACT: PAUL PRESTON
(336) 766-8082

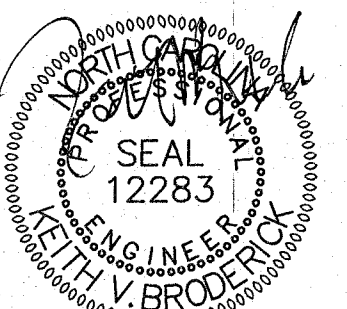
PROPERTY OWNER:

DePAUL COMMUNITY FACILITIES, INC.
1931 BUFFALO ROAD
ROCHESTER, NY, 14624
(585) 426-8000

PETERSON
/ GORDON

ARCHITECTS
P.A.

3508-A VEST MILL ROAD
WINSTON - SALEM NC
TEL. (336) 760-1411
EMAIL info@petersongordon.com



8/16/18

WEXFORD
HOUSE
ADDITION

DEPAUL SENIOR LIVING
3900 WEXFORD LANE
DENVER, NC

Comm. No.

Date 8-17-18

Drawn By DR

C1.1

