



## **LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**

115 W. MAIN ST., 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: December 13, 2019

Re: Zoning Map Amendment #670  
Holy Spirit Catholic Church, applicant  
Parcel ID# 51306, 58765 and 58766

*The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on January 6, 2020.*

### **Request**

The applicant is requesting the rezoning of 7.0 acres from B-N (Neighborhood Business) to B-G (General Business). The church is planning an expansion project that would not be permitted under the current zoning. The standards for the B-N district limit the gross floor area of a development to 10,000 square feet. In the B-G district, a gross floor area of up to 50,000 square feet is permitted.

### **Site Area & Description**

This subject property is located 537 N. NC 16 Business Hwy., on the west side of N.C. 16 Business south of Townsend Drive. It is adjoined by properties zoned I-G (General Industrial, B-N, B-G and R-CR (Residential and Commercial Recreational). It is located in the Eastern Lincoln Development District (ELDD) overlay district. Land uses in this area include industrial, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, a classification which lists a church as a secondary land use.

### **Additional Information**

#### **Permitted uses**

Under current B-N zoning: church, retail sales, offices, services, etc., with a gross floor area of up to 10,000 square feet.

Under proposed B-G zoning: church, retail sales, offices, services, etc., with a gross floor area of up to 50,000 square feet.

**Adjoining zoning and uses**

East (opposite side of N.C. 16 Business): zoned B-N and R-CR, businesses and undeveloped property.

South: zoned I-G and B-N, self-storage facility.

West: zoned I-G, contractor's offices and yard.

North: zoned I-G, contractor's yard and offices.

**Staff's Recommendation**

Staff recommends approval of the rezoning request. See proposed statement on following page.



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### **Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #670**  
Applicant **Holy Spirit Catholic Church**  
Parcel ID# **51306, 58765 and 58766**  
Location **537 N. NC 16 Business Hwy.**  
Proposed amendment **rezone from B-N to B-G**

This proposed amendment **is consistent** with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

**This property is part of an area designated by the Land Use Plan as a Suburban Commercial Center, a classification which lists a church as a secondary land use.**

This proposed amendment **is reasonable and in the public interest** in that:

**The subject property is 7.0 acres in size. It is adjoined by properties zoned I-G and B-G. The rezoning will permit a church to build new facilities to serve its congregation.**



## **Zoning Map Amendment Application**

Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440

### **Part I**

Applicant Name Father Carmen Malacari, Pastor Holy Spirit Catholic Church  
Attn: Tommy Touchstone, Building Committee Chair  
Applicant Address 537 NC 16 Business, Denver, NC 28037  
Applicant Phone Number 704-483-6448 or 704-578-0589 (cell)  
Property Owner's Name Bishop Peter Jugis, Roman Catholic Diocese of Charlotte  
Attn: Anthony Morlando, Director, Properties and Risk Mgmt  
Property Owner's Address 1123 South Church St. Charlotte, NC 28203  
Property Owner's Phone Number 704-370-3337

### **Part II**

Property Location 537 NC Business, Denver, NC 28037 (3 parcels)  
460267240, 4602674730  
Property ID # (10 digits) 4602674359 Property Size 6.968 acres (total)  
58765, 58766 2249 (2 parcels) 103 (2 parcels)  
Parcel # (5 digits) 51306 Deed Book(s) 691 Page(s) 544

### **Part III**

Existing Zoning District ELDD B-N Proposed Zoning District ELDD B-G

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

A former 9,400 sf school was converted to a Roman Catholic church. The property also has a  
20,000 sf Parish Activities Center and a couple small storage buildings.

Briefly explain the proposed use and/or structure which would require a rezoning.





The Parish plans to build a new church (less than 20,000 sf). The current church will be  
demolished and replaced with a new classroom/admin building in a future phase (size TBD).

**APPLICATION FEE (less than 2 acres \$200, 2-5 acres \$400, 5+ acre \$800)**  
**MUST BE RECEIVED BEFORE PROCESSING.**

*I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.*

*Father Carmen Malacari*  
Applicant

11/18/19  
Date

	<p align="center"><b>Lincoln County, NC</b>  <b>Office of the Tax Administrator, GIS Mapping Division</b>          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: 11/18/2019      Scale: 1 Inch = 200 Feet</p>																																																																																																															
																																																																																																																
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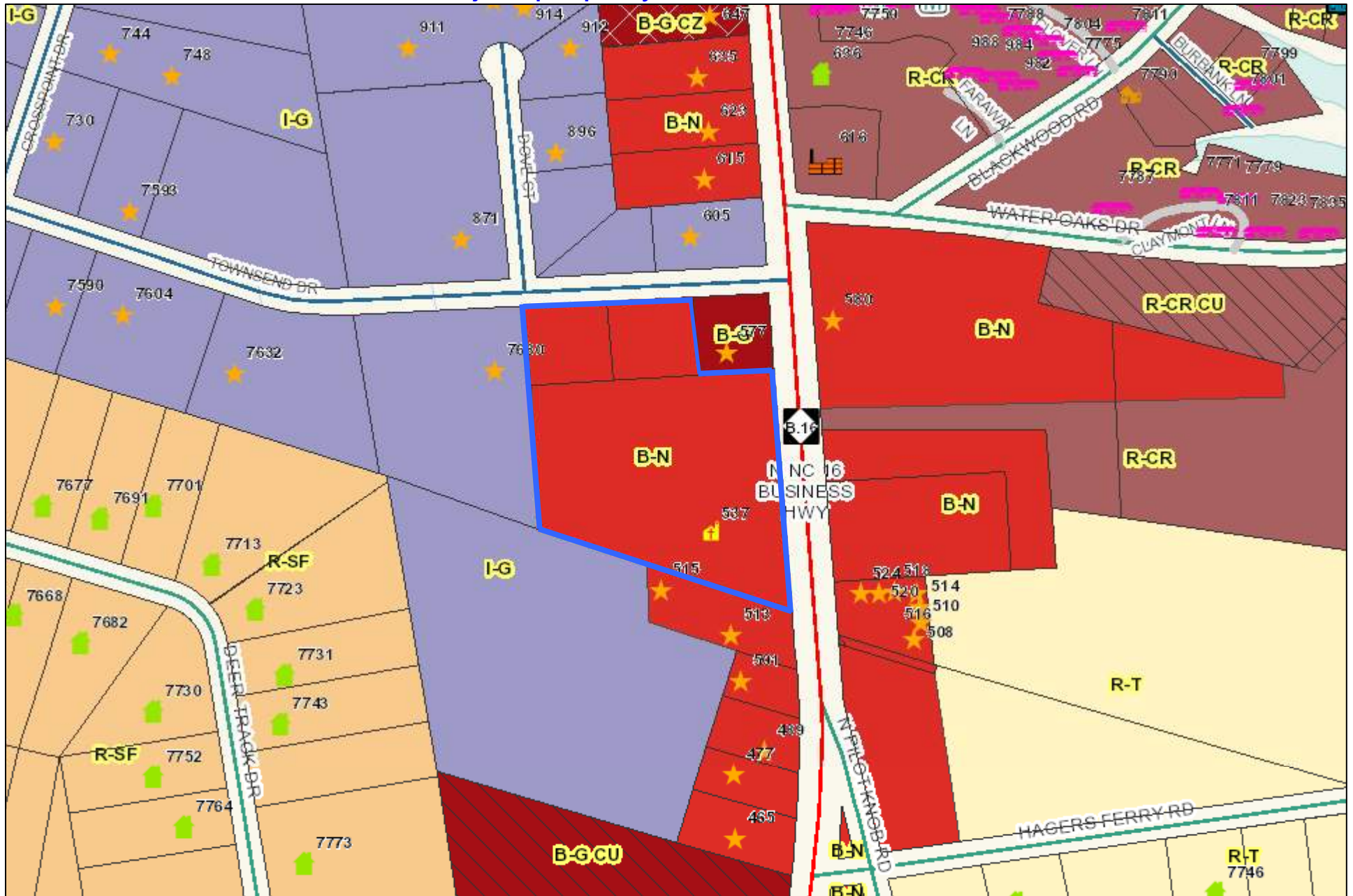


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# Zoning Map Amendment #670

subject property is outlined in blue



November 18, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet

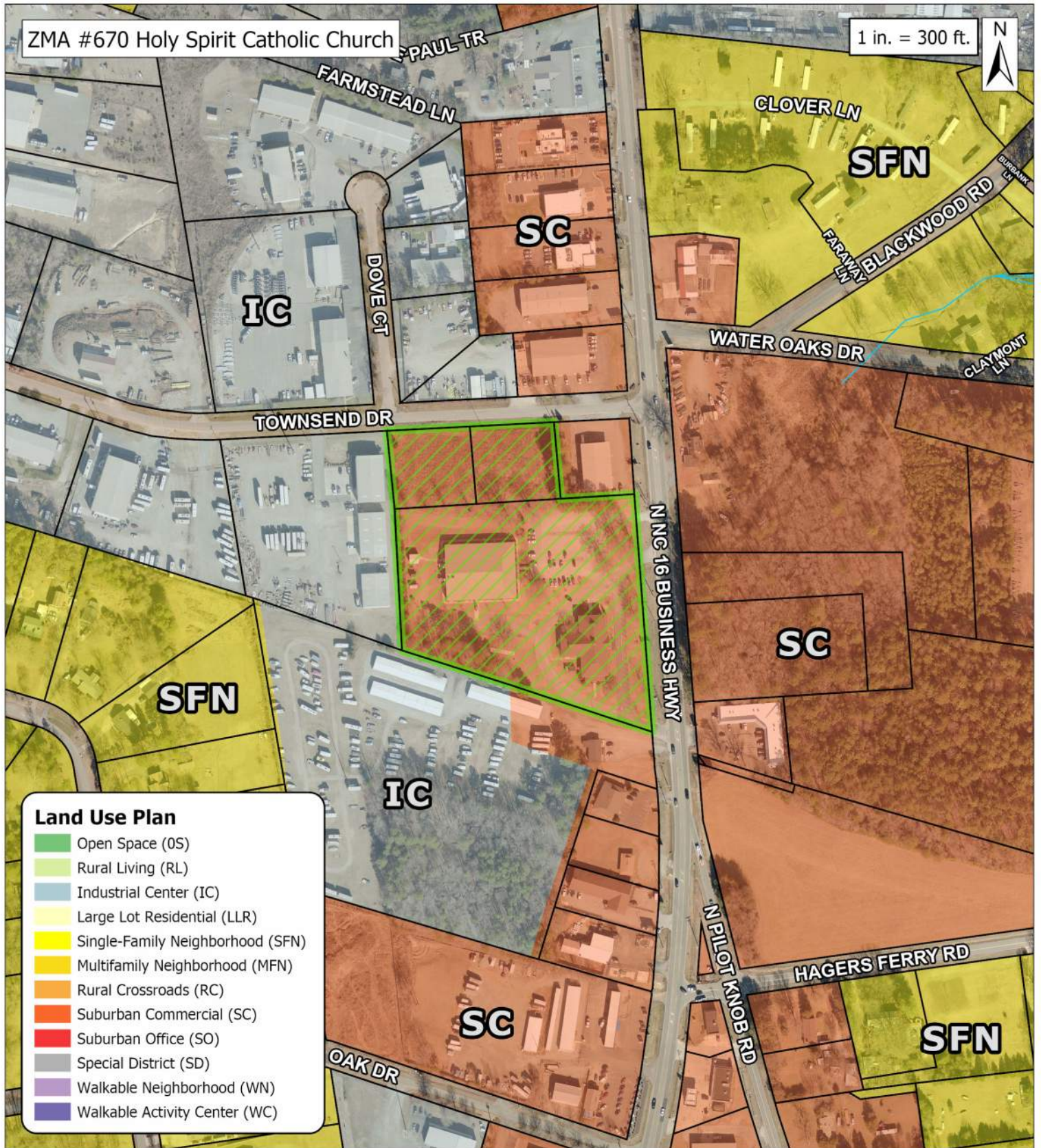


1 inch = 300 feet



ZMA #670 Holy Spirit Catholic Church

1 in. = 300 ft.



#### Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

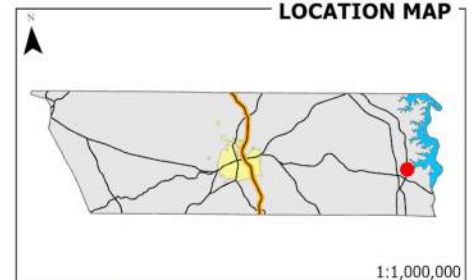
**Parcel ID# 51306,  
58765 & 58766**

- Property Location(s)

See Attached Application for Parcel Information

**Property Location(s) Outlined in Green**

#### LOCATION MAP



Property Location(s)