



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.



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

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.

The handwritten signature of Father Carmen C. Malacari, Pastor of the Holy Spirit Catholic Church.

Applicant

A handwritten date in the format of month/day/year, reading "11/18/19".

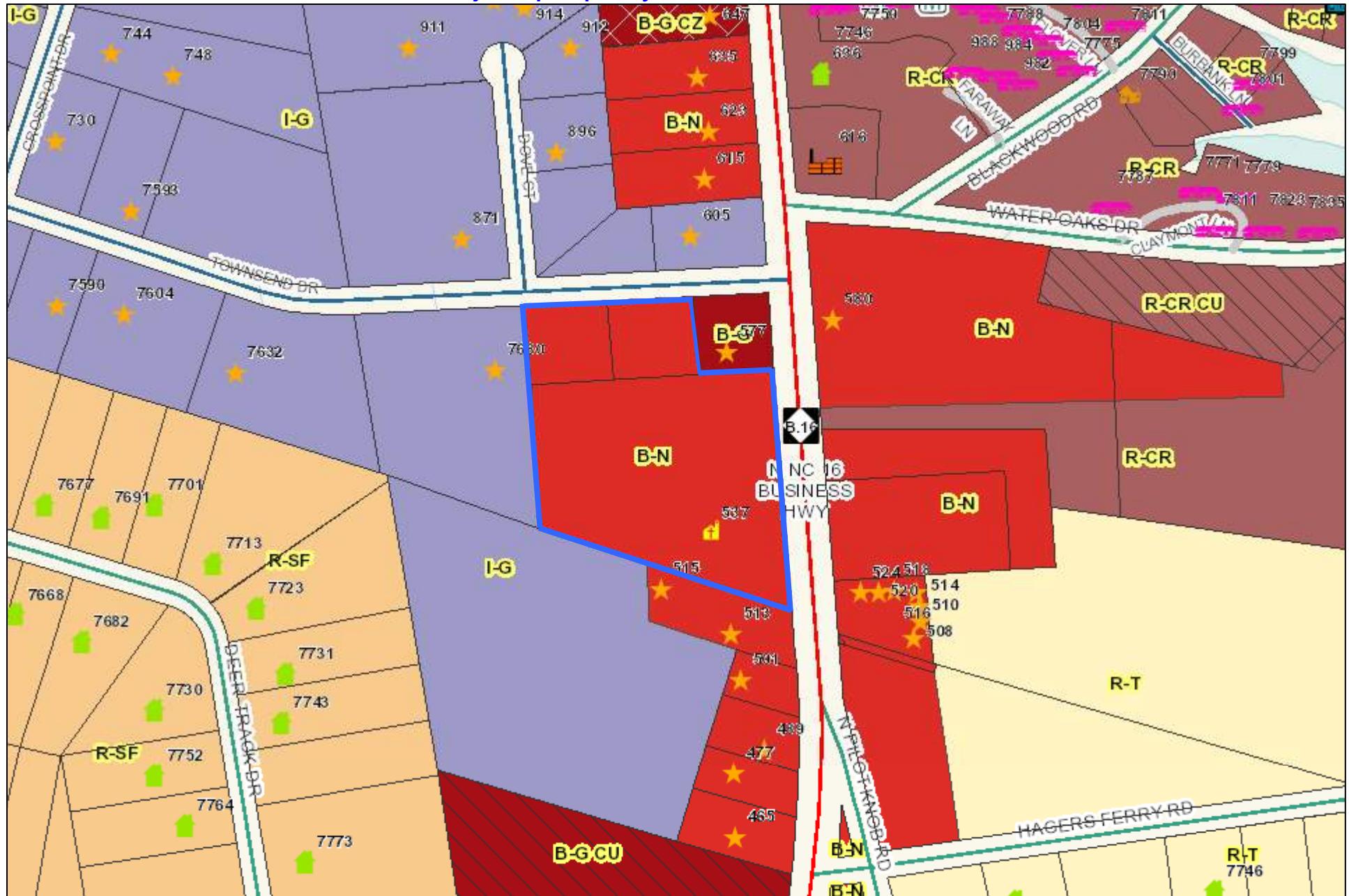
Date







Zoning Map Amendment #670
subject property is outlined in blue

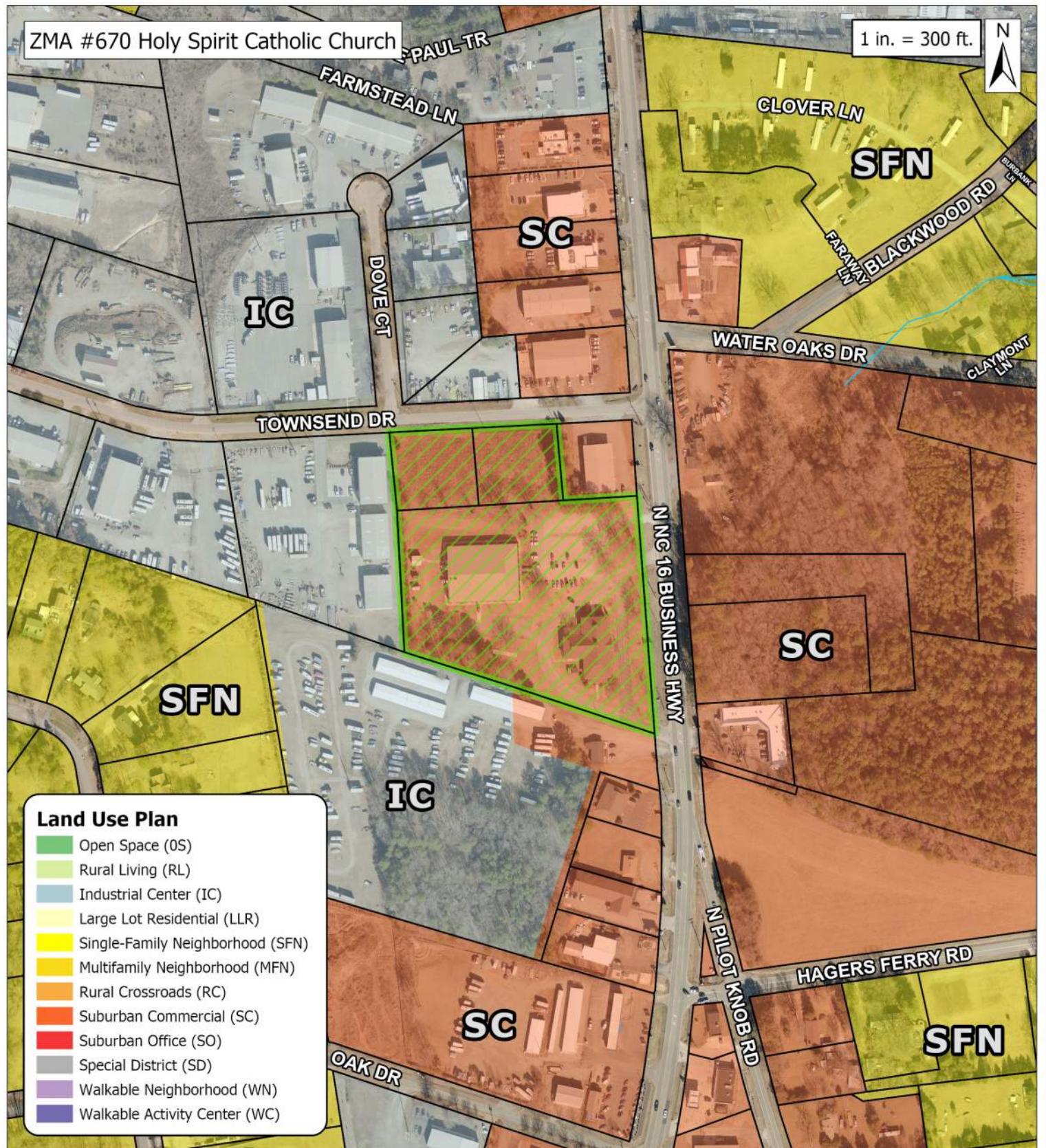


November 18, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet
A horizontal scale bar with tick marks at 0, 100, and 200 feet. The bar is divided into four equal segments by the tick marks.

1 inch = 300 feet



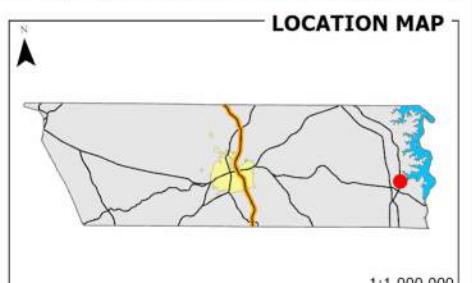
Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

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

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green



Property Location(s)