



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: October 12, 2020

Re: CUP #430
Denver Christian Academy
Parcel ID# 80841

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 2, 2020.

REQUEST

The applicant is requesting a conditional use permit to enlarge an elementary school in the B-N (Neighborhood Business) district by adding six classrooms. Under the Unified Development Ordinance, a school is a conditional use in the B-N district. Denver Christian Academy currently has 14 classrooms, including three for preschoolers, and a total of 188 students. The existing building is 13,500 square feet in size. The proposed addition is 3,715 square feet.

SITE AREA AND DESCRIPTION

The 3.0-acre parcel is located at 2243 Charter Lane, on the west side of N.C. 16 Business and north side of Old Post Road. The subject property is adjoined by property zoned B-N and R-SF (Residential-Single Family). Land uses in this area include business and residential. The subject property is designated by the Lincoln County Land Use Plan as a Special District, suitable for institutional facilities.



County Of Lincoln, North Carolina

Planning Board

Application No. **CUP #430**

Applicant **Denver Christian Academy**

Property Location **2243 Charter Lane**

Zoning District **B-N, ELDD**

Parcel ID# **80841**

Proposed Use **enlargement of school**

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 Denver Christian Academy

Applicant Address 2243 Charter Lane, Denver, NC 28037 or 2243

*High 16
Business
Denver, NC
28037*

Applicant Phone Number 704-483-2207

Property Owner Name G O Reynolds Construction LLC

Property Owner Address 2817 E Highway 27, Lincolnton, NC 28092

Property Owner Phone Number 704-408-0080

PART II

Property Location 2243 Charter Lane, Denver, NC 28037 *same*

Property ID (10 digits) 4604438459 Property size 3.024 ac

Parcel # (5 digits) 80841 Deed Book(s) 2048 Page(s) 559

PART III

Existing Zoning District ELDD B-N

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

Property is being used as a school with one existing structure.

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

Proposed use remains the same. Project proposes to add 2,160 sf to the existing building.

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.

Michael L Kiser
Applicant's Signature

9/17/20

Date

APPLICANTS' PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #430**

Applicant **Denver Christian Academy**

Property Location **2243 Charter Lane**

Zoning District **B-N, ELDD**

Parcel ID# **80841**

Proposed Use **enlargement of school**

PROPOSED FINDINGS

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

The use will remain unchanged, with an addition of six classrooms proposed. The addition will be built in compliance with the State Building Code.

2. The use meets all required conditions and specifications.

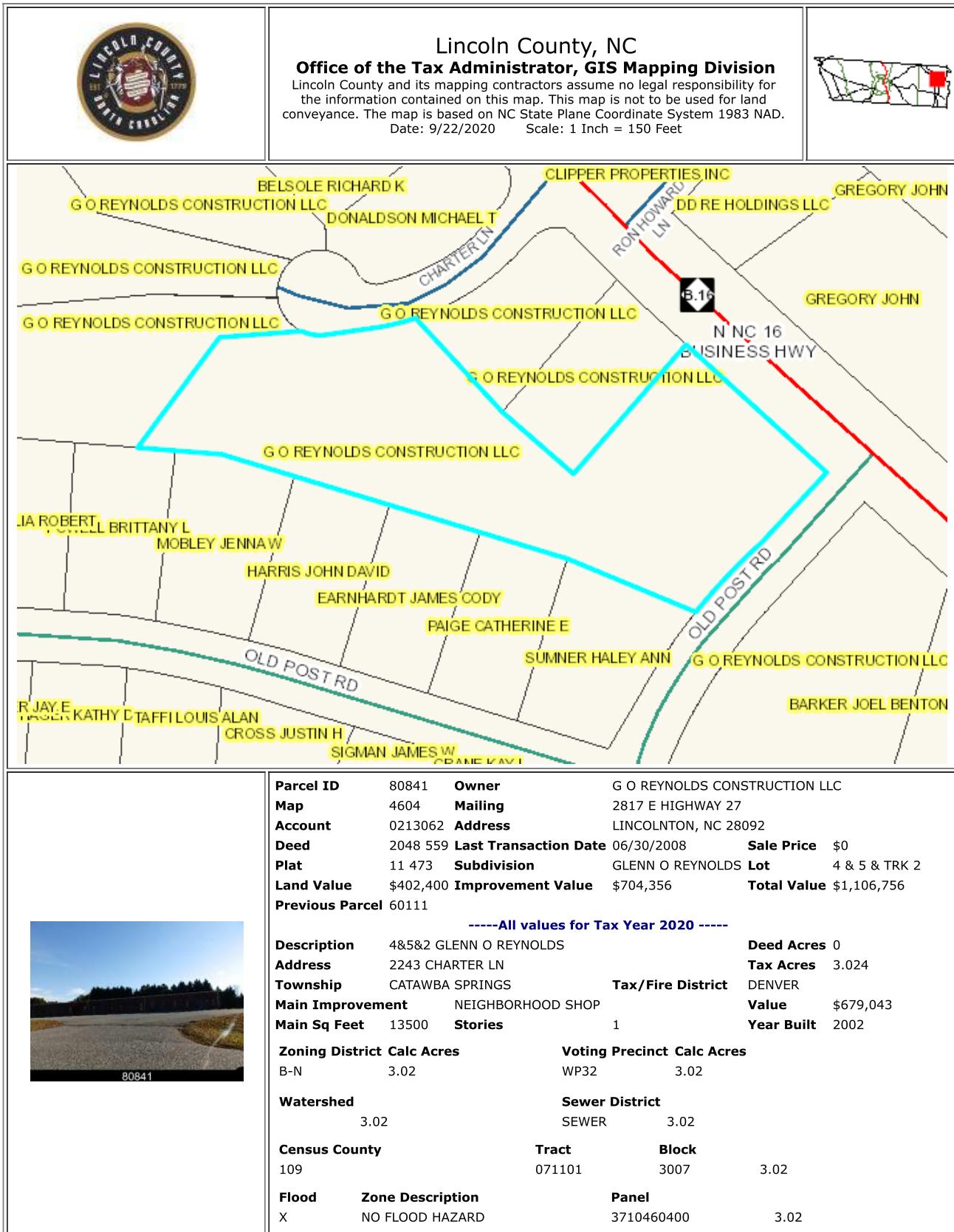
A school is a conditional use in the B-N district. The proposed plan meets the setback, parking and buffer requirements of the Unified Development Ordinance.

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

No change of use is proposed, only a relatively small addition.

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.

Other nonresidential uses are located in this area. This property is designated by the Land Use Plan as a Special District, suitable for institutional facilities.



Conditional Use Permit #430



September 22, 2020

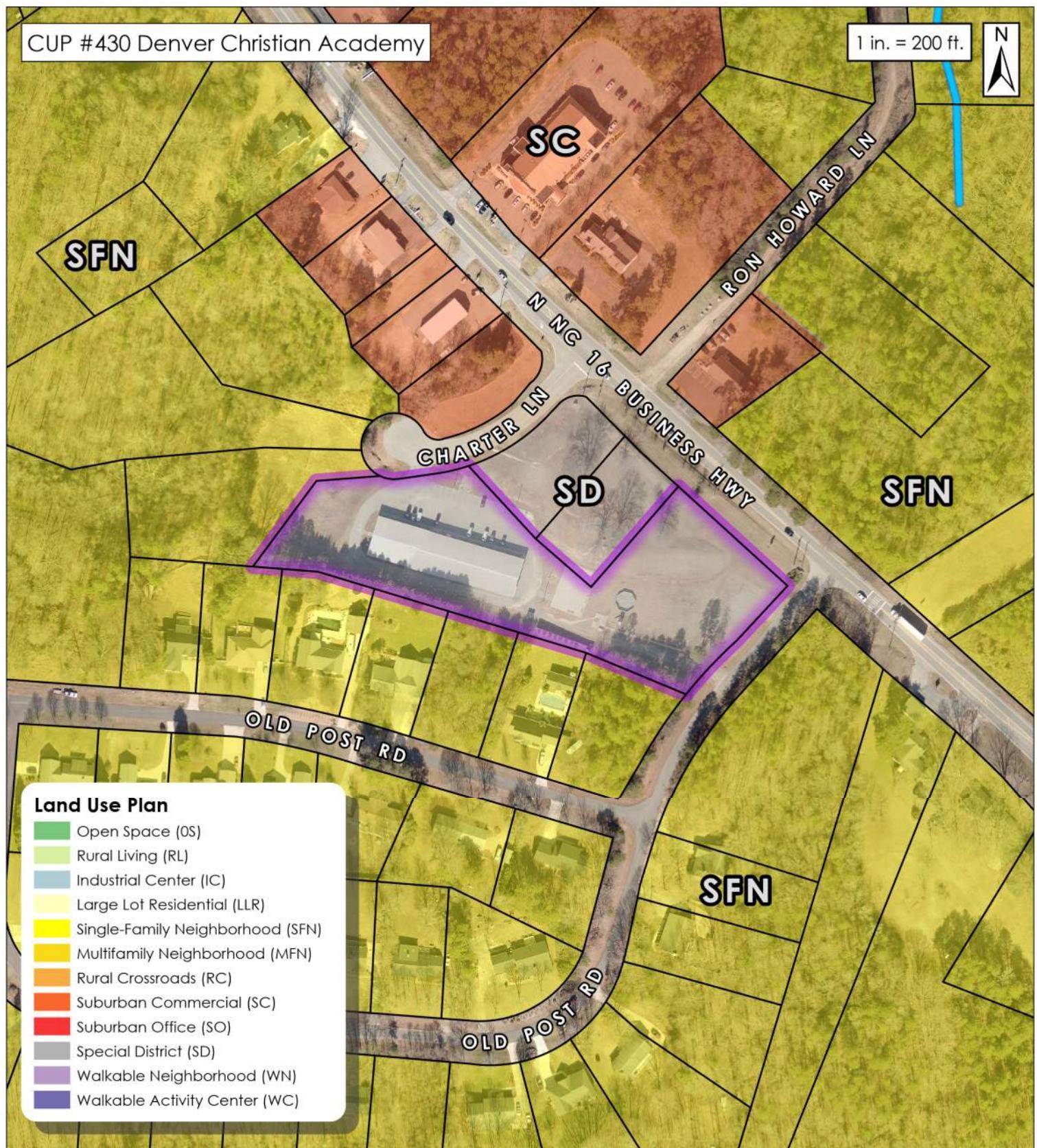
1:2,400

0 0.02 0.04
0 0.03 0.07 0.08 mi
0 0.03 0.07 0.13 km

Esri, Inc., Lincoln County, NC

CUP #430 Denver Christian Academy

1 in. = 200 ft.



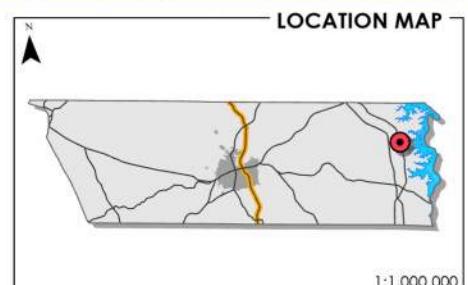
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 80841

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Property Location(s)



SITE DATA

PARCEL AREA: 4.089 ACRES
PARCEL/PIN #: 80841 , 80795 , AND 54026
ADDRESS: 2243 CHARTER LN
DENVER, NC 28037

ZONED : ELDD B-N
EXISTING USE: SCHOOL
PROPOSED USE: SCHOOL

REQUIRED PARKING : ELEMENTARY: 1 PER CLASSROOM + 1 PER 300 SQ. FT.
OF OFFICE AREA
PRESCHOOL: 1 PER EMPLOYEE
17 CLASSROOMS X 1 SPACE = 17 SPACES
1,334SF OFFICE AREA/300 SQ.FT = 5 SPACES
3 PRESCHOOL CLASSROOMS = 6 SPACES
TOTAL = 28 SPACES

PROVIDED PARKING : 41 TOTAL
2 ADA SPACES (1 VAN ACCESSIBLE)

PROPOSED BUFFERS: MIN. 5' PARKING BUFFER

REQUIRED LANDSCAPING / SCREENING: ROAD YARD TREES
1 CANOPY TREE PER 40 LF
 $136 \text{ LF} / 40 \text{ LF} = 3.4 = 4 \text{ CANOPY TREES}$

IMPERVIOUS AREA: **MAXIMUM IMPERVIOUS ALLOWED = 75%**
EXISTING TO REMAIN - 62,285 SF
PROPOSED - 4,226 SF
TOTAL = 66,511 SF = 1.527 AC (37.34%)

SITE LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE SIDEWALK

CES Group Engineers, LLP

NC FIRM LICENSE #F-1240
274 N. Hwy. 16, SUITE 300
DENVER, NC 28037
T 704. 489.1500

www.ces-group.net

SEAL:

<p>OWNER / DEVELOPER</p> <p>DENVER CHRISTIAN ACADEMY ATTN: MR. MIKE KISER, PE 2243 HWY 16 BUSINESS DENVER, NC 28037</p>	<p>PROJECT DESCRIPTION:</p> <p>DENVER CHRISTIAN ACADEMY EXPANSION</p>	<p>2243 HIGHWAY 16 BUSINESS, DENVER, NC 28037</p>
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PROJECT NO:		
7491 - 0920		
<i>DRAWING REVISIONS</i>		
NO:	REVISION DESC.	DATE:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
DRAWN BY: MK		REVISED BY: _____
CHECKED BY: DL		ISSUED BY: DL

SITE PLAN

DRAWING NUMBER:
C-3.0

SETBACK

PROPOSED 5' SIDEWALK ASPHALT

PROPOSED 6 CLASSROOM BUILDING EXPANSION

CONCRETE SIDEWALK

1 STORY BRICK BUILDING

TRANSFORMER

FFE: 870.63' (NAVD 88)

TBM FLANGE BOLT ON HYDRANT ELEV: 865.19' (NAVD 88)

Tree line

CHARTER LN

N NC 16 BUSINESS HWY

OLD POST RD

PARCEL ID 80795
PIN 4604439632
G O REYNOLDS CONSTRUCTION LLC
DEED BOOK 2048 PAGE 559
ZONING: ELDD B-N

PARCEL ID 54026
PIN 4604530537
G O REYNOLDS CONSTRUCTION LLC
DEED BOOK 2048 PAGE 559
ZONING: ELDD B-N

PARCEL ID 80841
PIN 4604438459
G O REYNOLDS CONSTRUCTION LLC
DEED BOOK 2048 PAGE 559
ZONING: ELDD B-N

Engineering Project TS749109200B - DENVER CHRISTIAN ACADEMY EXPANSION DRAWINGS, SHEET SITE PLAN DWG, October 12, 2020 MCKERAMATI