



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 7, 2020

Re: CZ #2011-2A
Denver Baptist Church, applicant
Parcel ID# 58894

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on November 2, 2020. This hearing was originally scheduled for October 5, but it was postponed.

Request

The applicant is requesting to amend a conditional zoning district to revise a facilities layout and permit lighted ballfields. The request involves Denver Baptist Church's West Campus, a 27-acre site located on the opposite side of N.C. 16 Business from its sanctuary and other facilities. A site plan has been submitted as part of the application. *(The original submittal has been revised to show an approved plan for a residential development on an adjoining tract, including a turnaround for firetrucks that's located on the church's property on a portion of one of the proposed ballfields. The new submittal also includes a light pole detail.)*

The subject property is portion of 59 acres that were rezoned in 2011 from I-G (General Industrial) and R-SF (Residential-Single Family) to CZ B-N (Conditional Zoning Neighborhood Business) to permit the property to be developed in accordance with a master plan. The initial phase of the plan called for the construction of a 750-seat sanctuary, with future phases proposed to include a 1,500-seat sanctuary, administrative offices, athletic fields and an amphitheater.

The rezoning was needed because a place of worship is not a permitted use in the I-G district, because a place of worship with a seating capacity greater than 1,000 is permitted only in the B-N or B-G (General Business) district, and because privately owned recreational facilities are a conditional use in the B-N district.

In 2016, 32 acres of the property and some adjoining parcels were rezoned to PD-R (Planned Development-Residential) to permit a 198-lot subdivision, Sylvan Creek. The development of that property is still pending.

The church's revised layout does not call for a future sanctuary. The plan includes four youth soccer fields and a large practice field. All of the fields would be lighted.

The fields would be created by laying synthetic turf on a concrete slab that's left from a large industrial building that was removed from the site. Crumb rubber, an infill material recycled from tires, would then be raked into the nap of the turf.

Site Area & Description

The subject property is located at 3571 N. NC 16 Business Hwy., beside Rock Springs Elementary School. It is adjoined by property zoned PD-R, R-SF (Residential-Single Family), I-G (General Industrial) and B-N. Land uses in this area included education, religious, business and residential. This property is part of an area designated by the Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for non-residential uses.

Staff's Recommendation

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

Included with this packet are the plans approved in 2011 for the 59-acre site.



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **CZ #2011-2A**

Applicant **Denver Baptist Church**

Parcel ID# **58894**

Location **3571 N. NC 16 Business Hwy.**

Proposed amendment **amend conditional zoning district to revise a facilities layout and permit lighted ballfields**

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 Lincoln County Land Use Plan as a Suburban Commercial Center, suitable for nonresidential uses.

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

The subject property is located in an area that includes businesses, churches and a school. The site has adequate space for parking. The ballfields will provide recreational opportunities for the community's youth.



Application to Amend Conditional Zoning District

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092

PART I

Applicant Name Denver Baptist Church

Applicant Address 6917 Forest Hills Drive; Denver, NC 28037

Applicant Phone Number 704-483-3030

Property Owner Name Denver Baptist Church, Inc.

Property Owner Address 6917 Forest Hills Drive; Denver, NC 28037

Property Owner Phone Number 704-483-3030

PART II

Property Location 3545 N. NC 16 Hwy

Property ID (10 digits) 3695725714 Property size 27.26 Ac.

Parcel # (5 digits) 58894 Deed Book(s) 2498 Page(s) 884

PART III

Zoning District BN-CZ & I-G

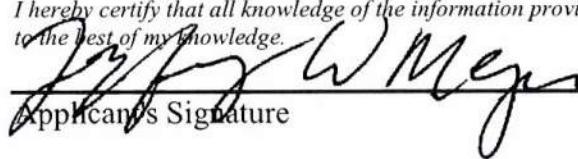
Briefly explain the proposed modification(s) to the conditional zoning district.

Add Sports Fields, revised layout of

Church Facilities

**APPLICATION FEE (less than 2 acres \$400, 2-5 acres \$800, 5+ acre \$1,200)
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.*


Applicant's Signature 8-19-20
Date

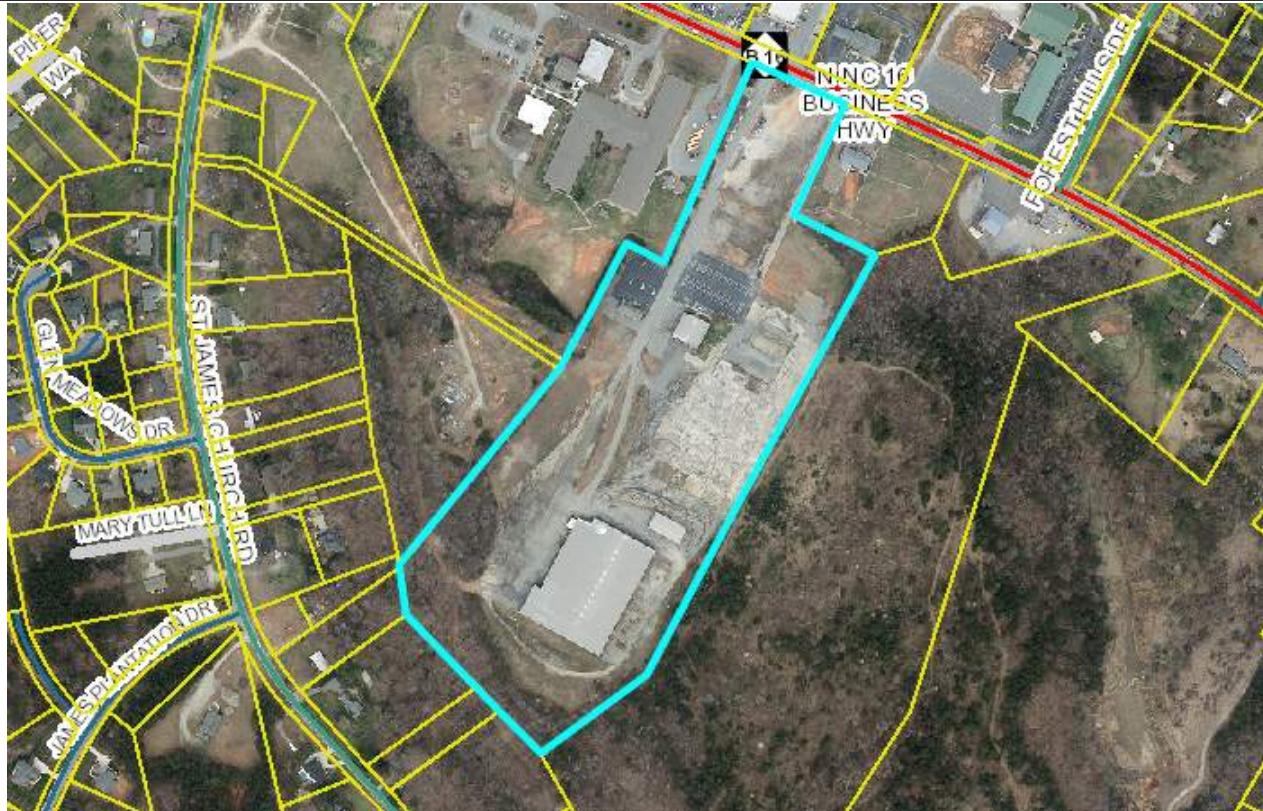
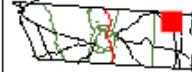


Lincoln County, NC

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: 9/1/2020 Scale: 1 Inch = 500 Feet

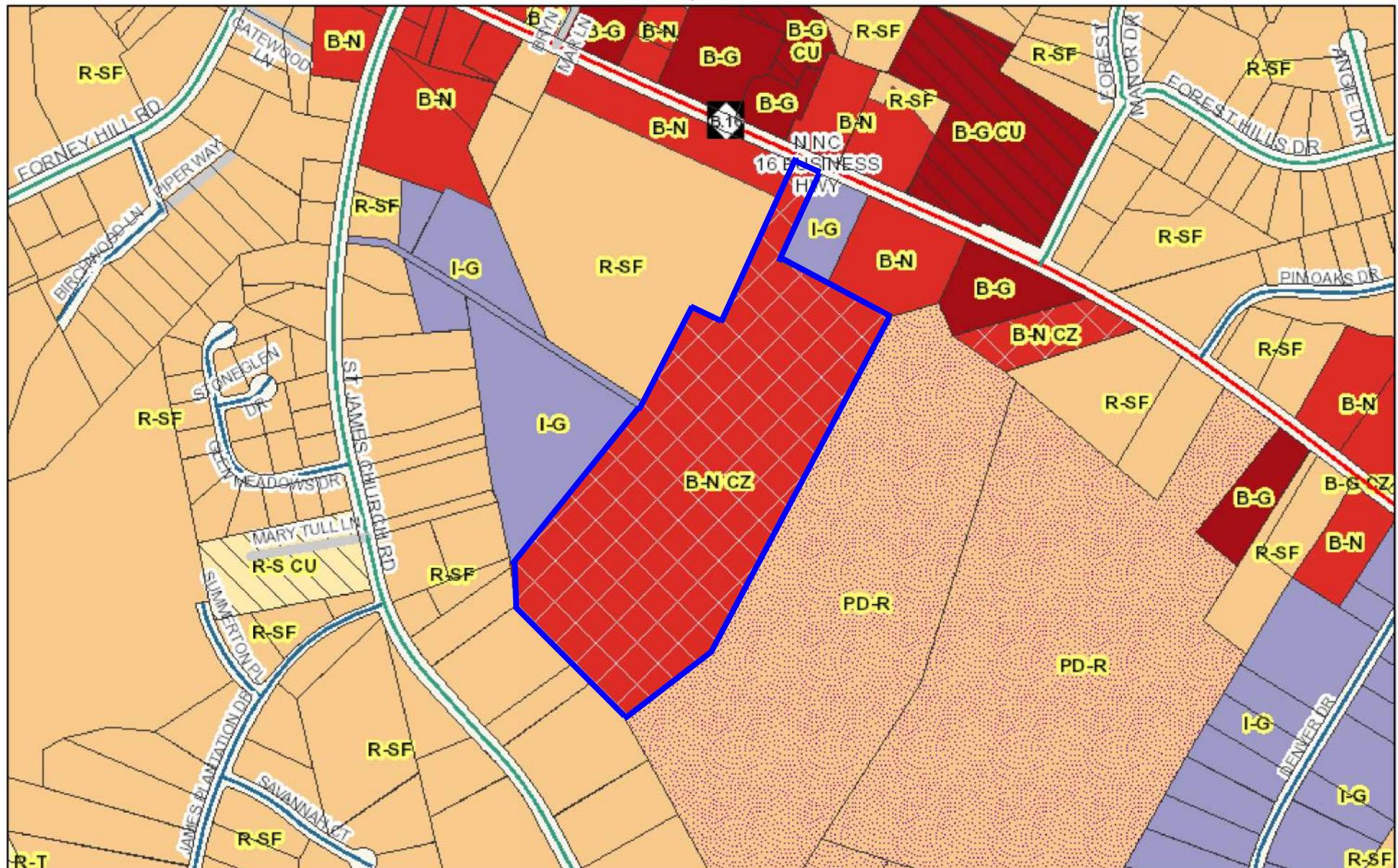


Parcel ID	58894	Owner	DENVER BAPTIST CHURCH INC	
Map	3695	Mailing	3545 N NC 16 HWY	
Account	0174334	Address	DENVER, NC 28037	
Deed	2498 884	Last Transaction Date	01/16/2015	Sale Price \$0
Plat	Subdivision		Lot	
Land Value	\$2,564,700	Improvement Value	\$1,470,550	Total Value \$4,035,250
Previous Parcel	02253	-----All values for Tax Year 2020 -----		
Description	LAND & BDG	Deed Acres	0	
Address	3571 N NC 16 BUSINESS HWY	Tax Acres	26.894	
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER	
Main Improvement	SKATE PARK	Value	\$897,939	
Main Sq Feet	81228	Stories	1	Year Built 1993
Zoning District	Calc Acres	Voting Precinct	Calc Acres	
B-N	25.36	DW28	26.89	
I-G	1.53			
Watershed		Sewer District		
	0.07		6.46	
	26.83	SEWER	20.43	
Census County		Tract	Block	
109		071101	2018	26.89
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710369500	26.89	



58894

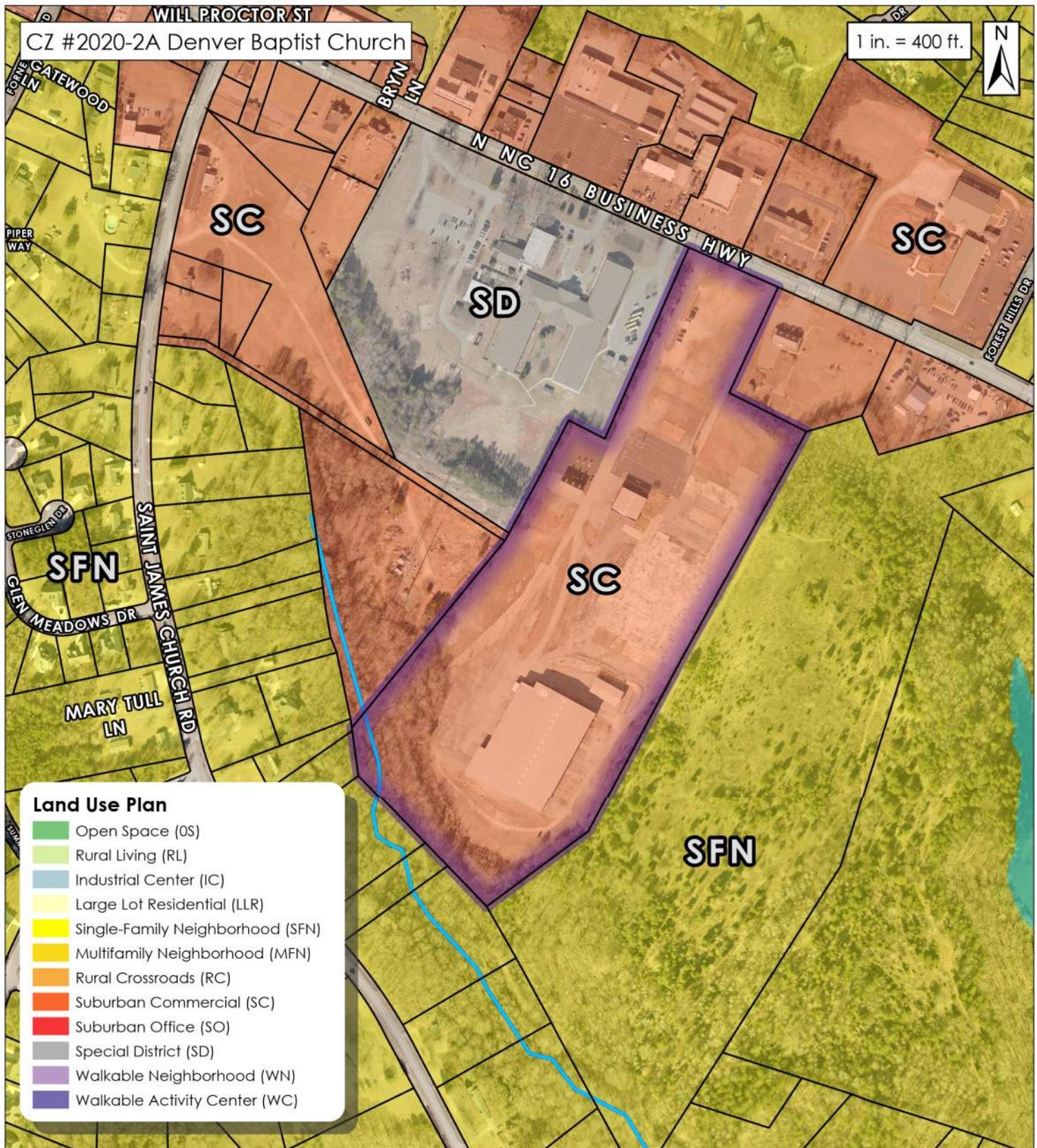
CZ #2011-2A
subject property is outlined in blue



September 1, 2020

1:6,000
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

Esri, Inc., Lincoln County, NC



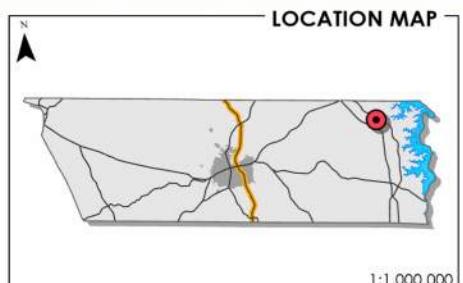
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 58894

- Property Location(s)

See Attached Application for Parcel Information

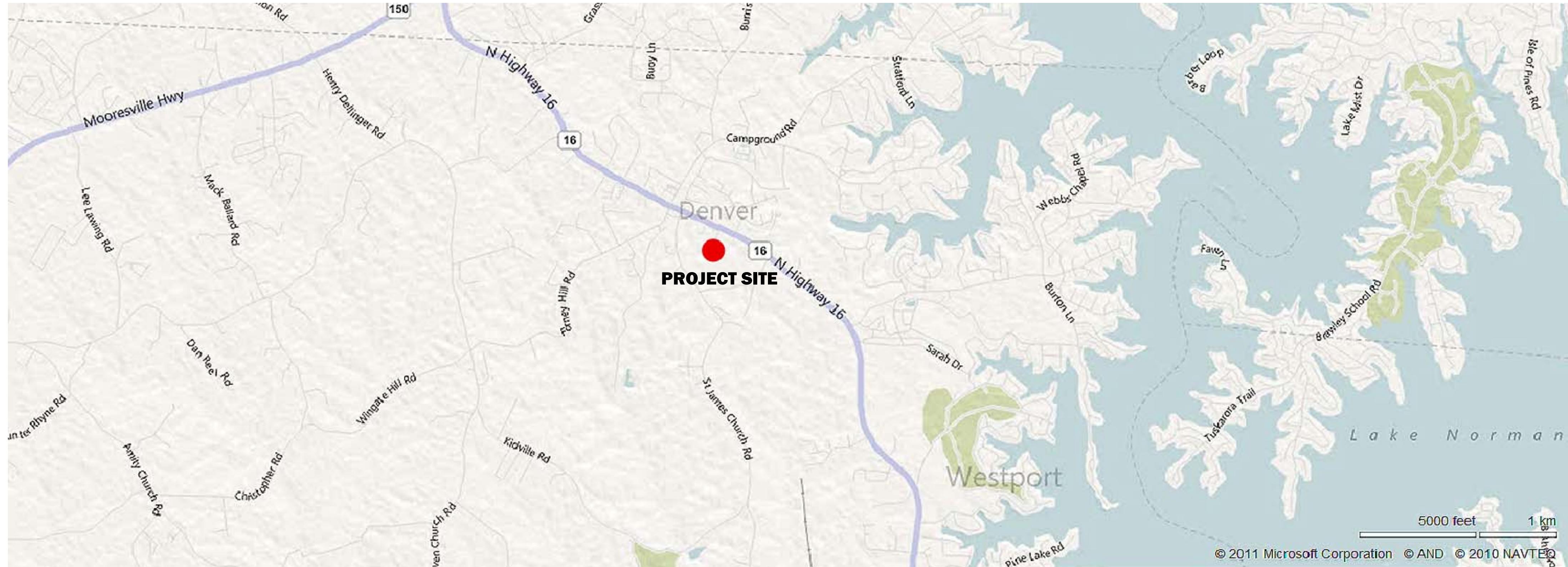
Property Location(s) Outlined in Purple.



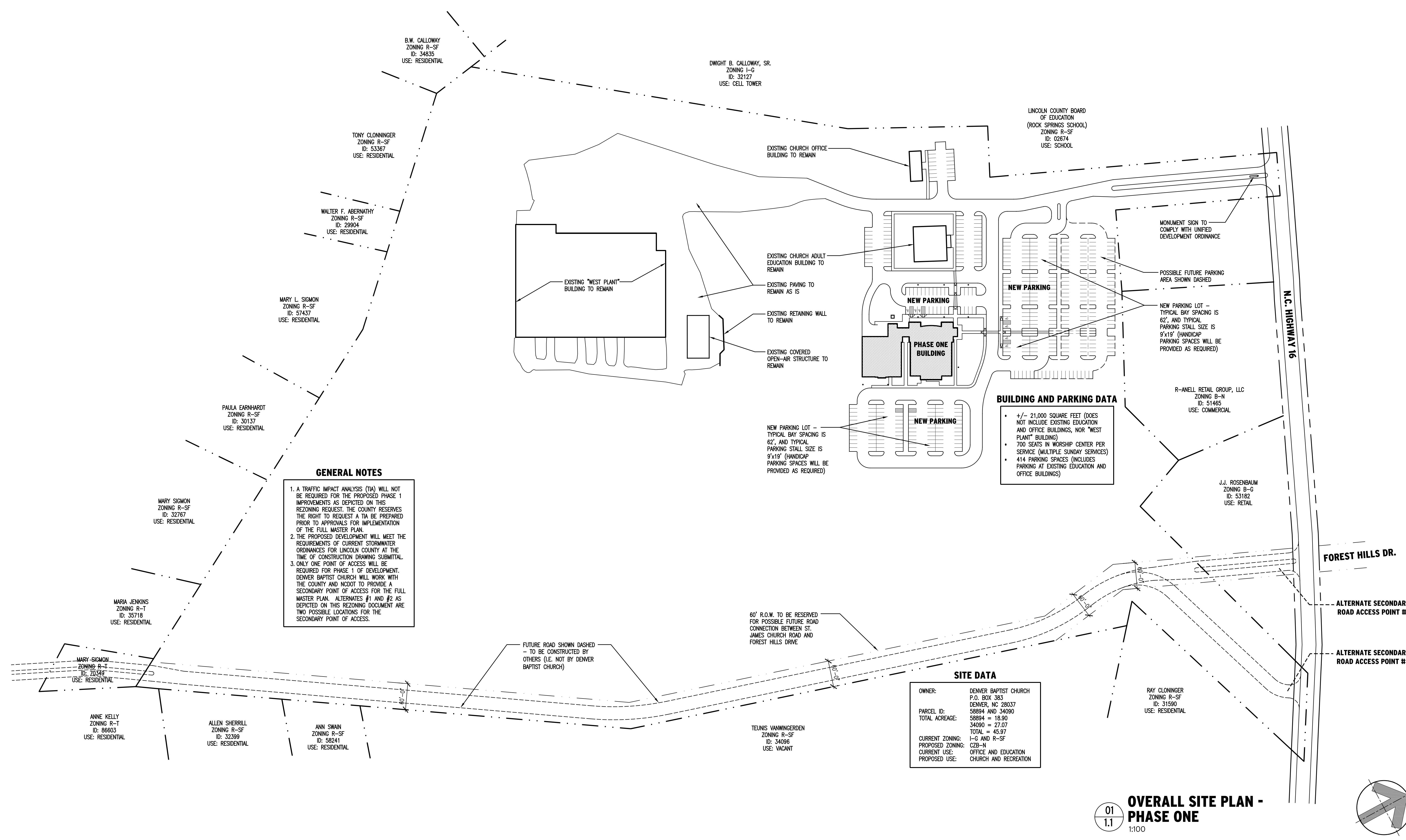
Property Location(s)

CZ #2011-2 approved plan

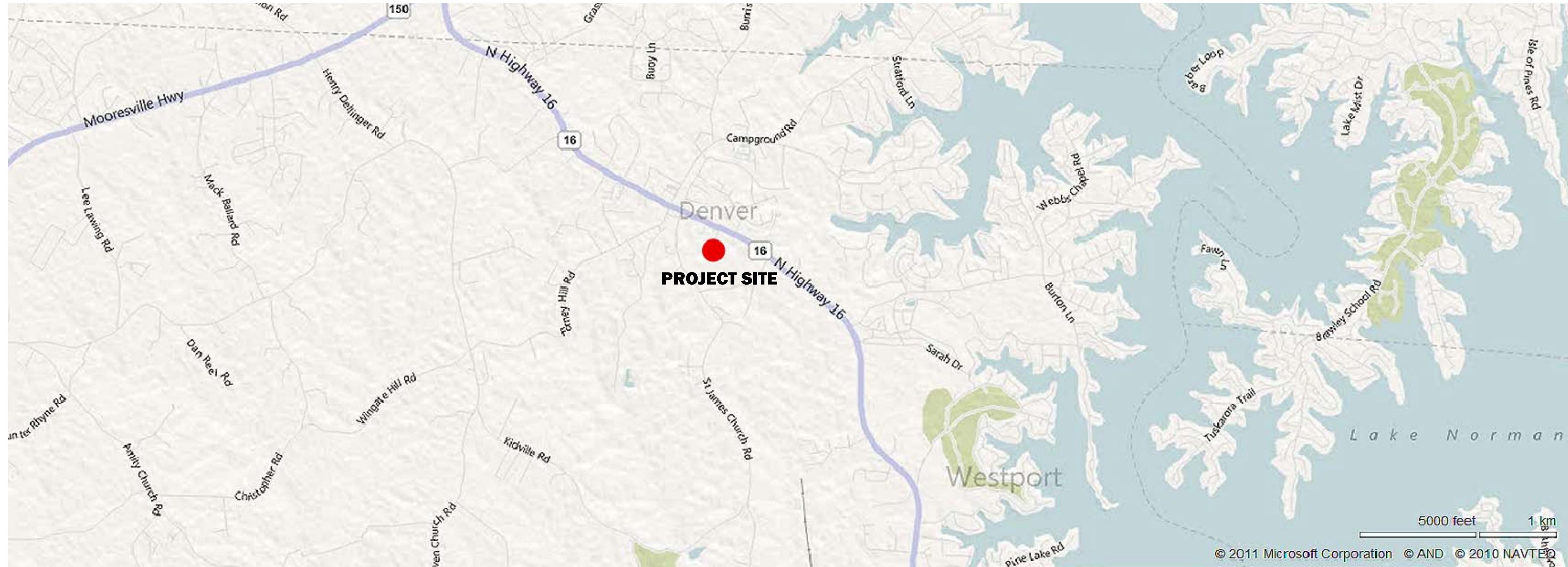
approved by the
Board of Commissioners
on May 16, 2011



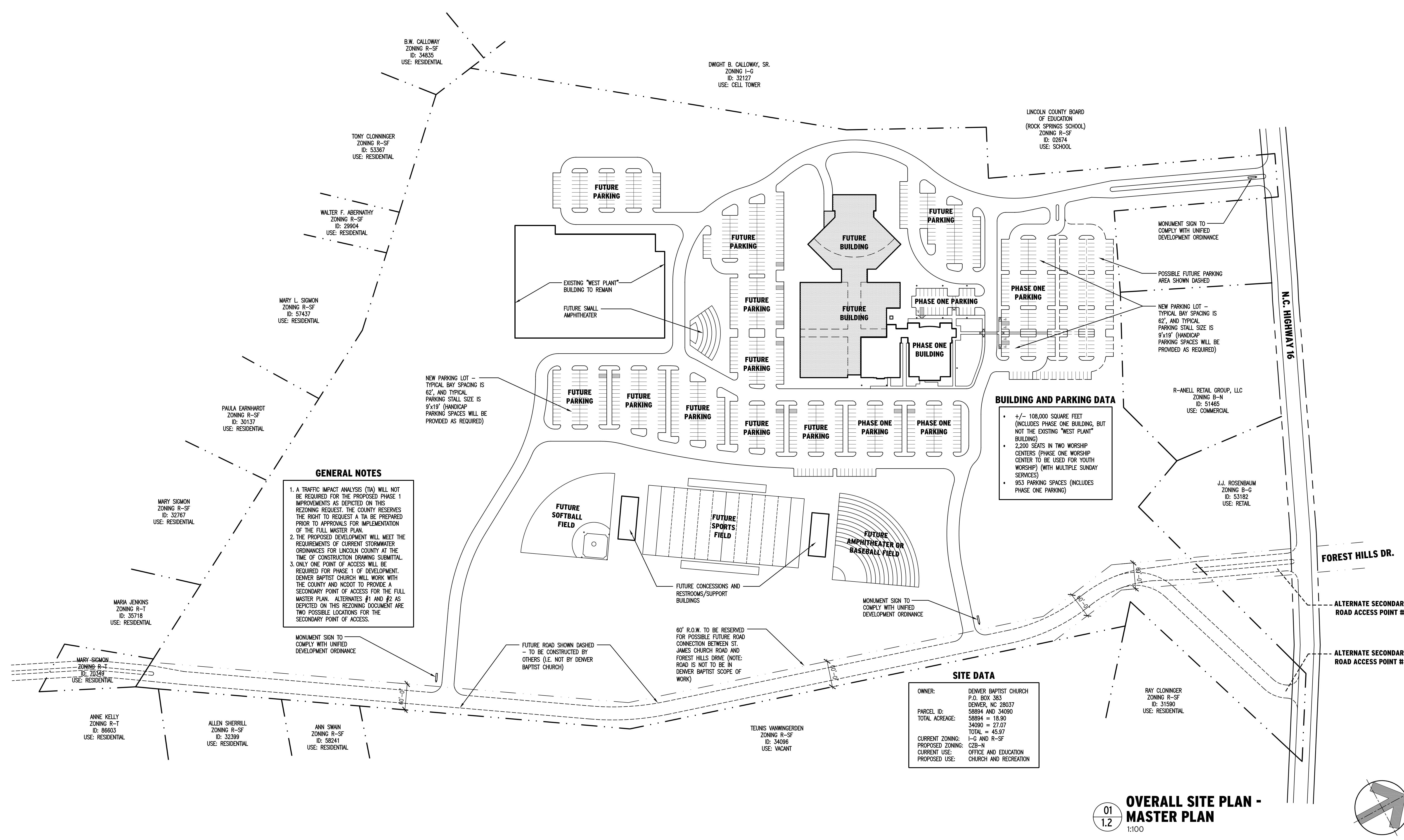
**VICINITY
MAP**
02
1.2
NOT TO SCALE



**CZ #2011-2
approved plan
approved by the
Board of Commissioners
on May 16, 2011**



**VICINITY
MAP**
02
1.2
NOT TO SCALE





NO.	REVISIONS	DATE	BY

DESIGNED MAW
DRAWN MAW
CHECKED RHW
PROJECT MANAGER MAW

BAR SCALE 1"=80'
0 20 40 80



8/21/20

WRIGHT & ASSOCIATES

WRIGHT & ASSOCIATES
ENGINEERS & SURVEYORS
LICENSE# C-5290
209 1ST AVE SOUTH
CONOVER, NC 28613
(828) 465-2205 OFFICE

Lincoln County

North Carolina

DATE: AUGUST 21, 2020
JOB NO.: 1415-001
DRAWING NO.: 1415001A
SHEET C1