



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: February 5, 2021

Re: CUP #430-A
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 March 1, 2021.

REQUEST

The applicant is requesting a conditional use permit to allow a four-classroom modular building to be added to an elementary school campus in the B-N (Neighborhood Business district and used until a previously approved six-classroom addition to the main school building is completed. Under the Unified Development Ordinance, a school is a conditional use in the B-N district. A school is a permitted use in the Eastern Lincoln Development District (ELDD) overlay district, in which this property is located. The campus currently has 14 classrooms, including three for preschoolers, and a total of 188 students.

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

Applicant **Denver Christian Academy**

Application No. **CUP #430-A**

Location **2243 Charter Lane**

Parcel # **80841**

Zoning District **B-N, ELDD**

Proposed Use **temporary addition of modular classroom building**

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 DENVER CHRISTIAN ACADEMY

Applicant Address 2243 HIGHWAY 16 BUSINESS, DENVER NC 28037

Applicant Phone Number 704-483-2207

Property Owner Name G. O. REYNOLDS CONSTRUCTION LLC

Property Owner Address 2017 E. HIGHWAY 27, LINCOLNTON, NC 28092

Property Owner Phone Number 704-408-0080

PART II

Property Location 2243 HIGHWAY 16 BUSINESS, DENVER, NC 28037

Property ID (10 digits) 4604439459 Property size 3,024 AC

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

PART III

Zoning District ELDD - BN

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

- INSTALL 4 CLASSROOM MODULAR STRUCTURE IN LOCATION
WHERE MODULAR PREVIOUSLY EXISTED.

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

1/25/21
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #430-A**

Applicant **Denver Christian Academy**

Property Location **2243 Charter Lane**

Zoning District **B-N, ELDD**

Parcel ID# **80841**

Proposed Use **temporary addition of modular classroom building**

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 a temporary addition of a modular classroom building. The four-classroom building will be set up in compliance with the state building code and will be connected to county water and sewer.

2. The use meets all required conditions and specifications.

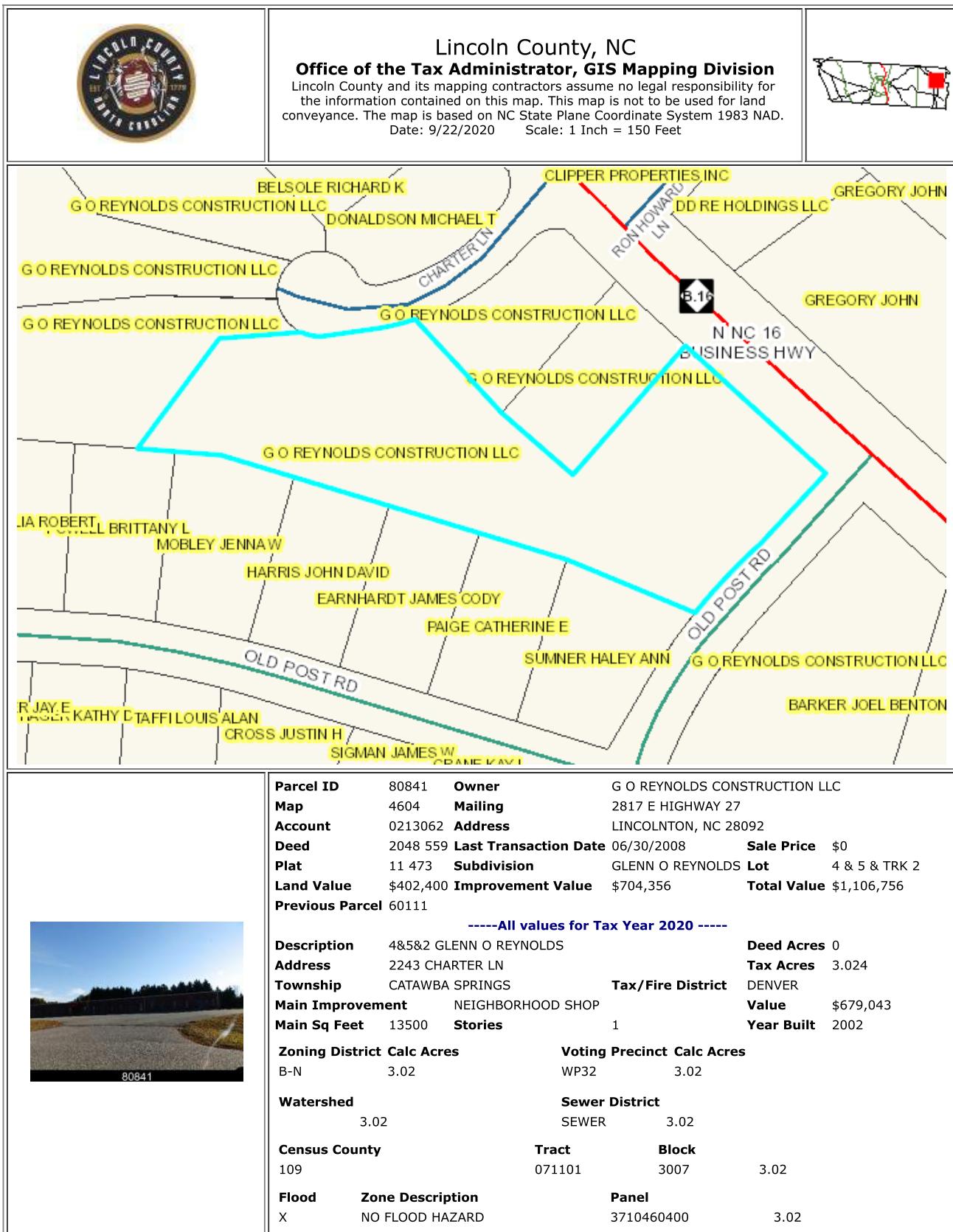
A school is a conditional use in the B-N district. The proposed plan meets the setback, parking and buffer requirements of the Unified Development Ordinance.

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 the temporary addition of modular classrooms in the same location where modular classrooms were previously situated. The proposed modular building will be removed once a previously approved six-classroom addition to the existing school building is completed.

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-A



September 22, 2020

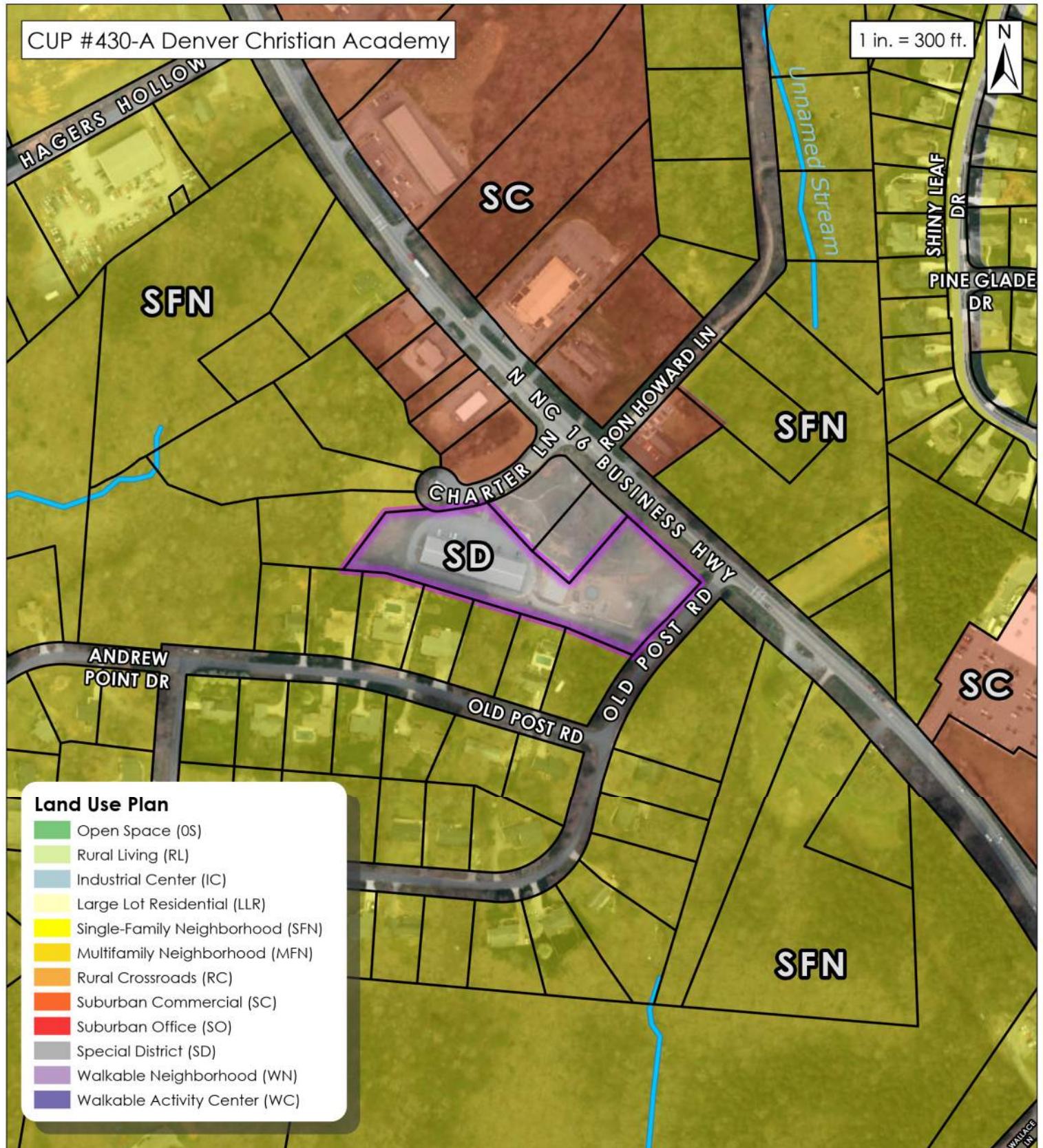
1:2,400

0 0.02 0.04
0 0.03 0.07 0.13 km

Esri, Inc., Lincoln County, NC

CUP #430-A Denver Christian Academy

1 in. = 300 ft.



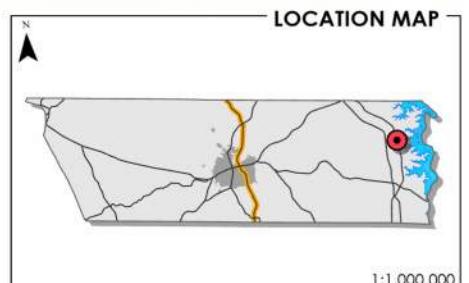
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 80841

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Property Location(s)



SITE NOTE

1. THE MODULAR IS TO BE REMOVED ONCE THE ADDITION IS COMPLETE

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
16 CLASSROOMS X 1 SPACE = 16 SPACES
1,334SF OFFICE AREA/300 SQ.FT = 5 SPACES
3 PRESCHOOL CLASSROOMS = 6 SPACES
TOTAL = 27 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
OLD POST RD : 224LF / 40LF = 5.6 = 4 CANOPY TREES + 2 EXISTING TREES
N NC 16 BUSINESS HWY: 224LF / 40LF = 5.6 = 5 CANOPY TREES + 1 EXISTING TREE

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

SUBMITTALS

DATE:	PURPOSE:

OWNER / DEVELOPER
DENVER CHRISTIAN ACADEMY
ATTN: MR. MIKE KISER, PE
2243 HWY 16 BUSINESS
DENVER, NC 28037

PROJECT DESCRIPTION:

**DENVER CHRISTIAN ACADEMY
BUILDING ADDITION**

2243 HIGHWAY 16 BUSINESS, DENVER, NC 28037

PROJECT NO:		7491 - 0920	
<i>DRAWING REVISIONS</i>			
NO:	REVISION DESC.	DATE:	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
DRAWN BY: _____		MK	REVISED BY: _____
CHECKED BY: _____		DL	ISSUED BY: _____

SITE PLAN

DRAWING NUMBER:

SR ENGINEER-PROJECT TS749109200B-DENVER CHRISTIAN ACADEMY EXPANSION DRAWINGS SHEET SITE PLAN DWG, January 5, 2021, MCRAMATI

PARCEL ID 80793
PIN 4604434527
G O REYNOLDS CONSTRUCTION LLC
DEED BOOK 2048 PAGE 559
ZONING: ELDD B-N & R-SF

PARCEL ID 58777
PIN 4604434358
BRITTANY L POWELL
JEFFERY R POWELL
DEED BOOK 2819 PAGE 537
ZONING: R-SF

PARCEL ID 58783
PIN 4604435386
JENNA W MOBLEY
JOSEPH S MOBLEY
DEED BOOK 2950 PAGE 914
ZONING: ELDD R-SF

PARCEL ID 58782
PIN 4604436393
JOHN DAVID HARRIS
KAREN I HARRIS
DEED BOOK 943 PAGE 568
ZONING: ELDD R-SF

PARCEL ID 58780
PIN 4604438300
JAMES CODY EARNHARDT
DANIELLE ELIZABETH EARNHARDT
DEED BOOK 2909 PAGE 517
ZONING: ELDD R-SF

PARCEL ID 58779
PIN 4604439216
CATHERINE E PAIGE
DEED BOOK 2865 PAGE 483
ZONING: ELDD R-SF

PARCEL ID 58778
PIN 4604530212
HALEY ANN SUMNER
DEED BOOK 2901 PAGE 850
ZONING: ELDD R-SF

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

PARCEL ID 80789
PIN 4604532188
G O REYNOLDS CONSTRUCTION LLC
DEED BOOK 2048 PAGE 559
ZONING: ELDD B-N

CHARTER LN
N NC 16 BUSINESS HWY
OLD POST RD

TBM FLANGE BOLT ON HYDRANT ELEV: 865.19' (NAVD 88)
5' PARKING BUFFER
ASPHALT
PROPOSED 5' SIDEWALK
CONCRETE SIDEWALK
TRANSFORMER
1 STORY BRICK BUILDING
UGF
ASPHALT
UGF
PROPOSED 5 CLASSROOM BUILDING EXPANSION
PROPOSED 4 CLASSROOM MODULAR
SETBACK
TREE LINE
860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878