



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of Commissioners

From: Jeremiah Combs, Planner

Date: January 14, 2022

Re: ZMA #685
Denver Christian Academy, applicant

Parcel ID# 80841

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on February 7, 2022.

Request

The applicant is requesting the rezoning of a 5.13-acre tract from B-N (Neighborhood Business) and R-SF (Residential Single Family) to B-G (General Business). Under Section 2.4.8.B of the Unified Development Ordinance, the maximum gross floor area in the B-N district is 10,000 square feet. The cumulative size of all proposed structures on the site would exceed 10,000 square feet.

Site Area and Description

The subject property is located at 2243 N.C. 16 Business Hwy, on the west side of N.C. 16 Business and the north side of Old Post Road. The property is adjoined by property zoned



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B-N and R-SF. Land uses in this area include business and residential. The majority of the subject property is designated by the Lincoln County Land Use Plan as a Special District, suitable for institutional facilities; the remainder of the subject property is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for a variety of single-family detached housing types with a density of 1.0 to 2.0 units per acre.

Additional Information

Permitted uses

Under current B-N zoning: offices, retail, daycare, school*

Under proposed B-G zoning: offices, retail, daycare, school*

*Schools require a Special Use Permit in both the B-N and B-G districts

Adjoining zoning and uses

East (opposite side of Old Post Rd): zoned B-N, vacant

South: zoned R-SF, residences

West: zoned B-N and R-SF, vacant

North (opposite side of N.C. 16 Business): zoned B-N, medical 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 #685**

Applicant **Denver Christian Academy**

Parcel ID# **80841**

Location **2243 Charter Lane**

Proposed amendment **Rezone 5.13 acres from B-N and R-SF to B-G**

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

The majority of the subject property is designated by the Lincoln County Land Use Plan as a Special District, suitable for institutional facilities. The school will still be permitted in the B-G district.

This proposed amendment **is reasonable** in that:

The expansion of the existing school requires rezoning to B-G to exceed 10,000 square feet of cumulative gross floor area.



Zoning Map Amendment Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., 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's Name G.O. Reynolds Construction LLC
Property Owner's Address 2817 E. Highway 27, Lincolnton, NC 28092
Property Owner's Phone Number 704.408.0080

Part II

Property Location 2243 Highway 16 Business, Denver, NC 28037
Property ID # (10 digits) 4604438532 Property Size 5.133
Parcel # (5 digits) 80841 Deed Book(s) 3108 Page(s) 7

Part III

Existing Zoning District ELDD BN Proposed Zoning District ELDD BG

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

Property used as a school with an existing +/- 14,000 structure and existing 64x54 modular building.

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

Proposed use to remain a school. Requesting to install two additional temporary modular buildings on the site.

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.

Michael Kiser

Applicant

12/8/21

Date

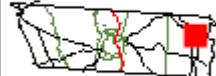


Lincoln County, NC

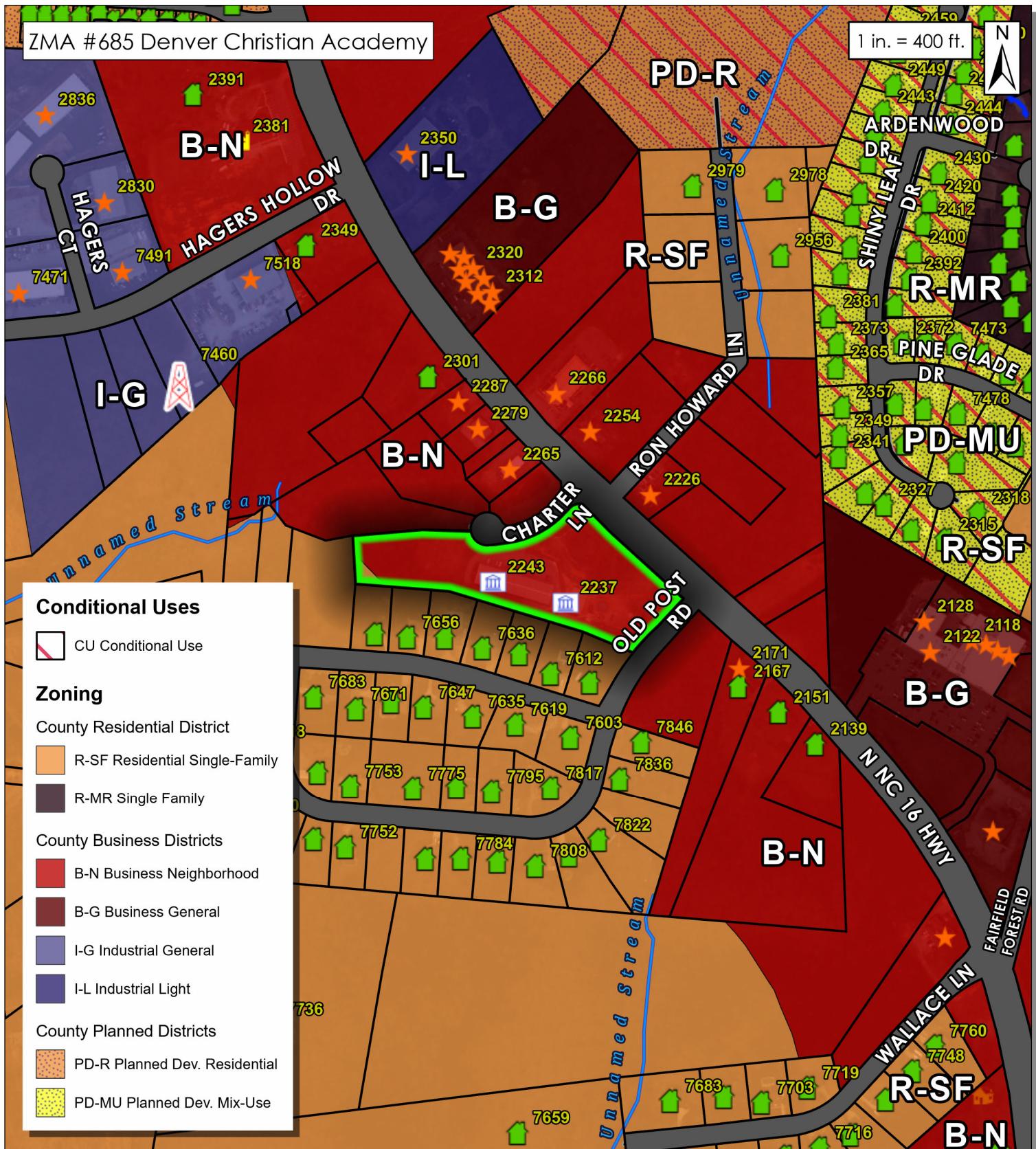
Office of the Tax Administrator, GIS Mapping Division

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: 12/14/2021 Scale: 1 Inch = 200 Feet



Parcel ID	80841	Owner	G O REYNOLDS CONSTRUCTION LLC		
Map	4604	Mailing Address	2817 E HIGHWAY 27		
Account	0213062	Last Transaction Date	LINCOLNTON, NC 28092		
Deed	3108 7	Subdivision	11/16/2021		
Plat	11 473	Improvement	Sale Price \$0		
Land Value	Work in Progress	Value	GLENN O REYNOLDS		
Previous Parcel	60111	Total Value	Lot		
			3-6 & TRT 1 & 2		
-----All values for Tax Year 2021 -----					
Description	LTS 3-6 & TRACTS 1&2			Deed Acres	5.209
Address	2243 N NC 16 BUSINESS HWY			Tax Acres	5.133
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement	NEIGHBORHOOD SHOP			Value	\$679,043
Main Sq Feet	13500	Stories	1		
Zoning District	B-N			Year Built	2002
	5.02				
	R-SF				
	0.12				
Watershed	5.13			Voting Precinct	Calc Acres
	SEWER			WP32	5.13
Census County	109			Tract	Block
				071101	3007
					5.13



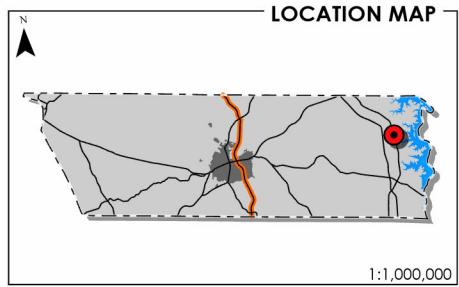
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 80841

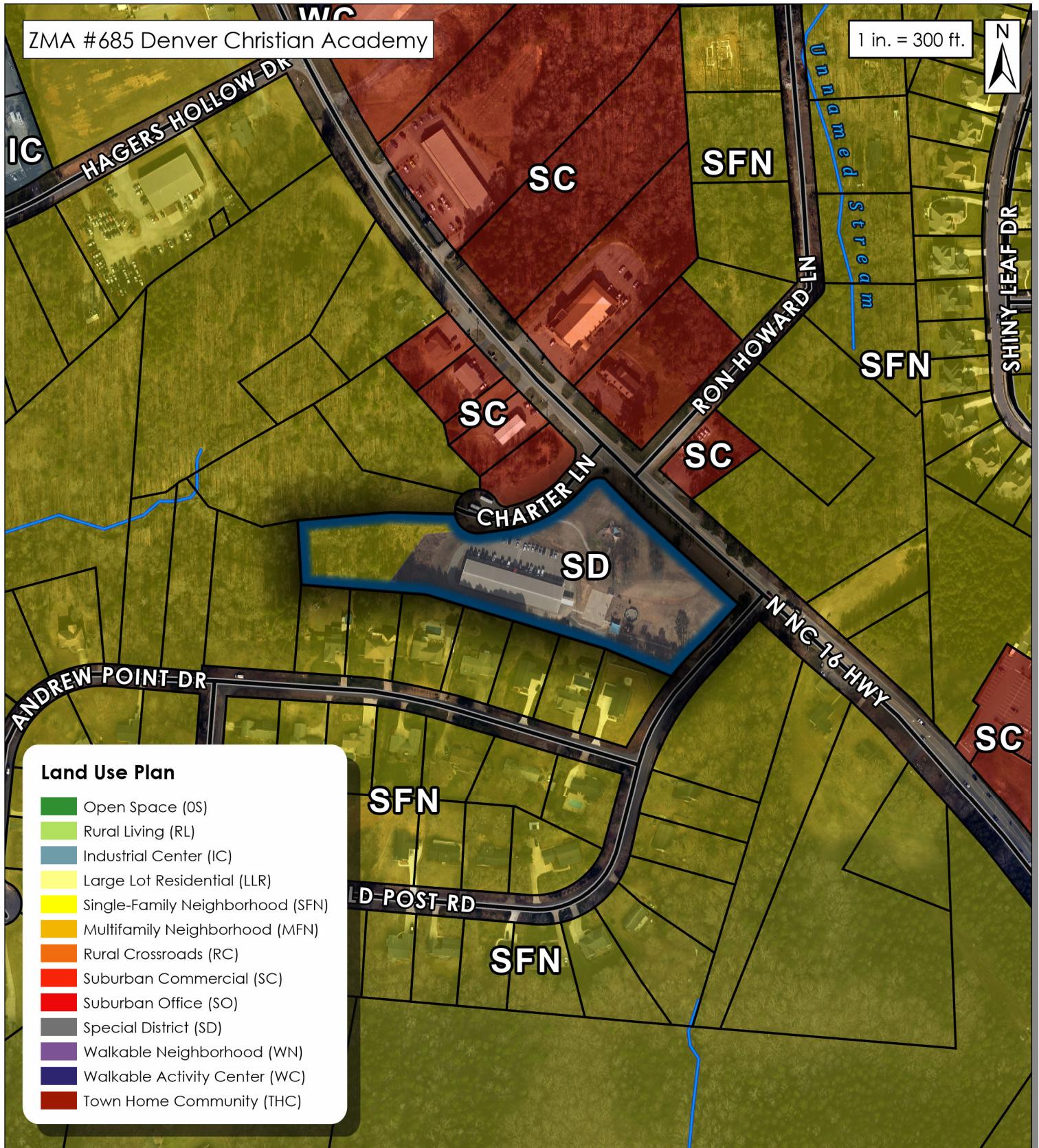
- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.



Property Location(s)



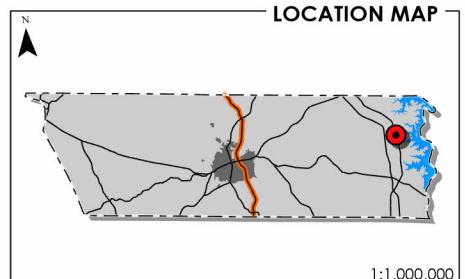
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