



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



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.



**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.**

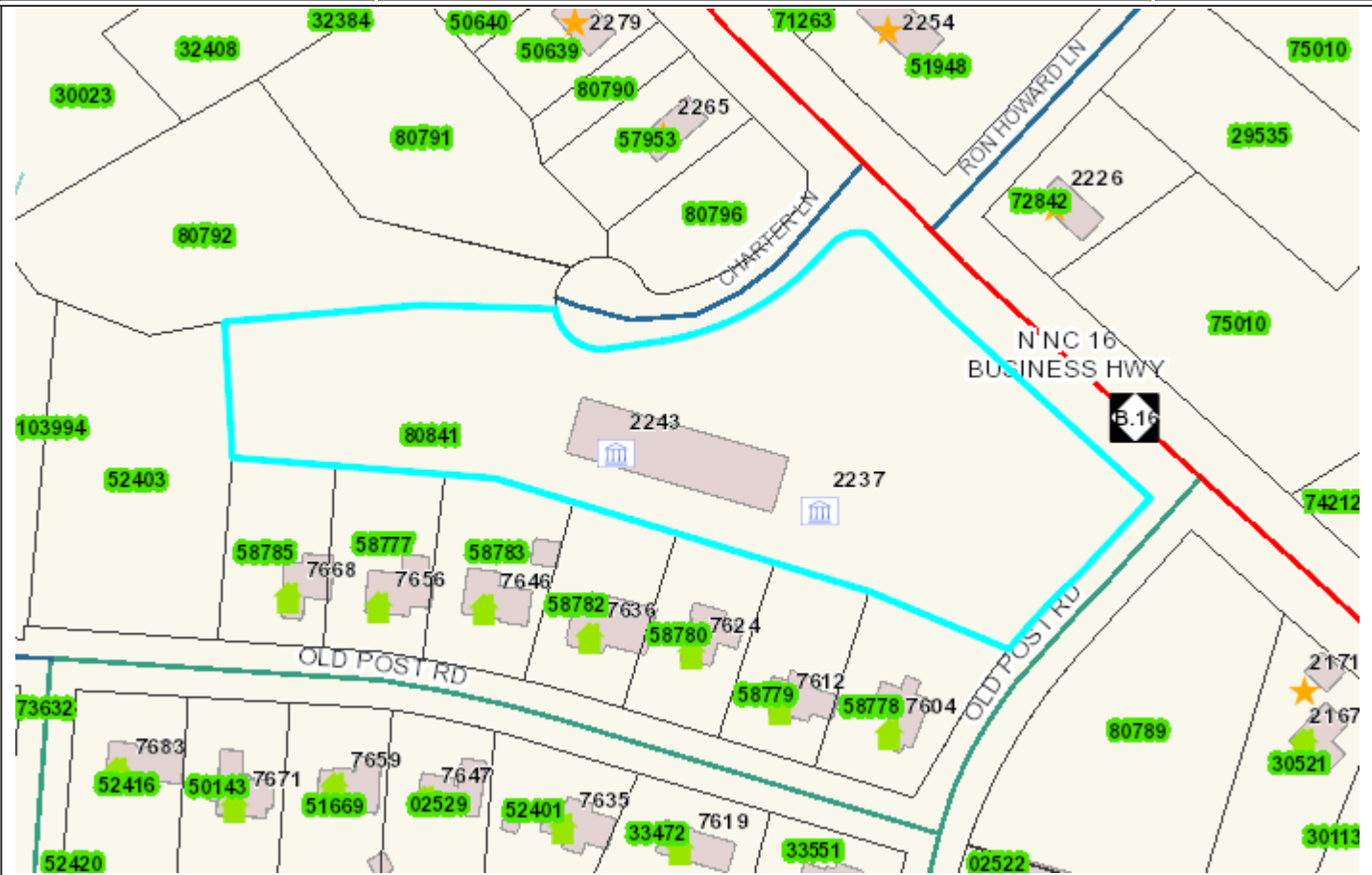
*I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.*

Michael Kiser  
Applicant

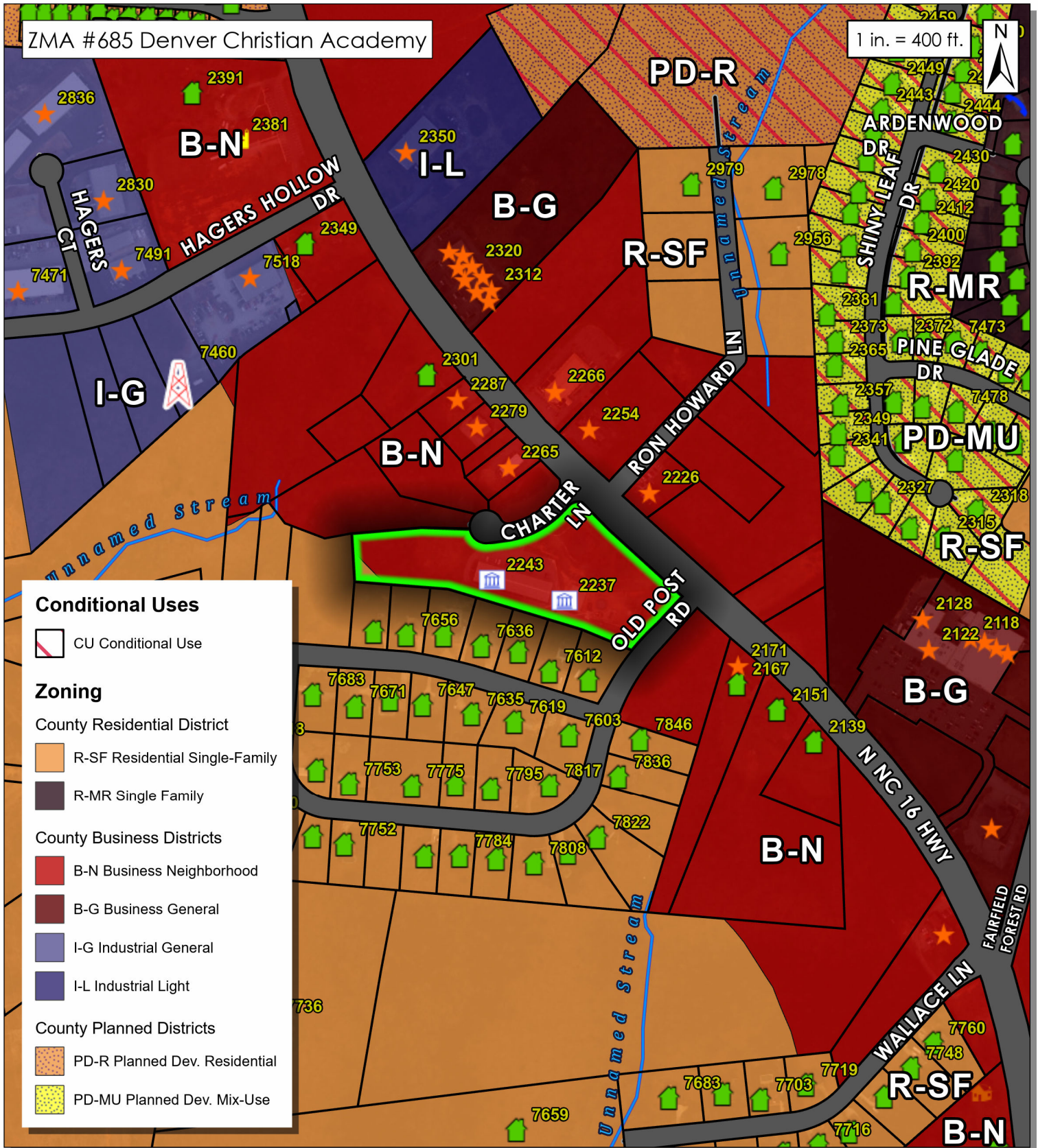
12/8/21  
Date



**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	2817 E HIGHWAY 27		
Account	0213062	Address	LINCOLNTON, NC 28092		
Deed	3108 7	Last Transaction Date	11/16/2021	Sale Price	\$0
Plat	11 473	Subdivision	GLENN O REYNOLDS	Lot	3-6 & TRT 1 & 2
Land Value	Work in Progress	Improvement Value	Work in Progress	Total Value	Work in Progress
Previous Parcel	60111				
-----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	Year Built	2002
Zoning District	Calc Acres	Voting Precinct	Calc Acres		
B-N	5.02	WP32	5.13		
R-SF	0.12				
Watershed	5.13	Sewer District	SEWER	5.13	
Census County		Tract	Block		
109		071101	3007	5.13	



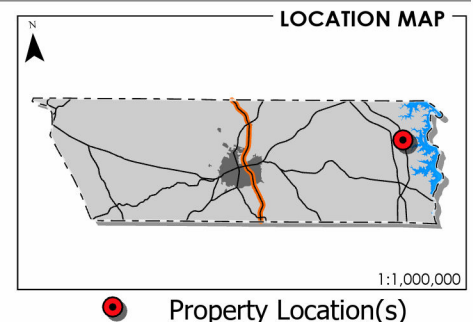
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 80841

- Property Location(s)

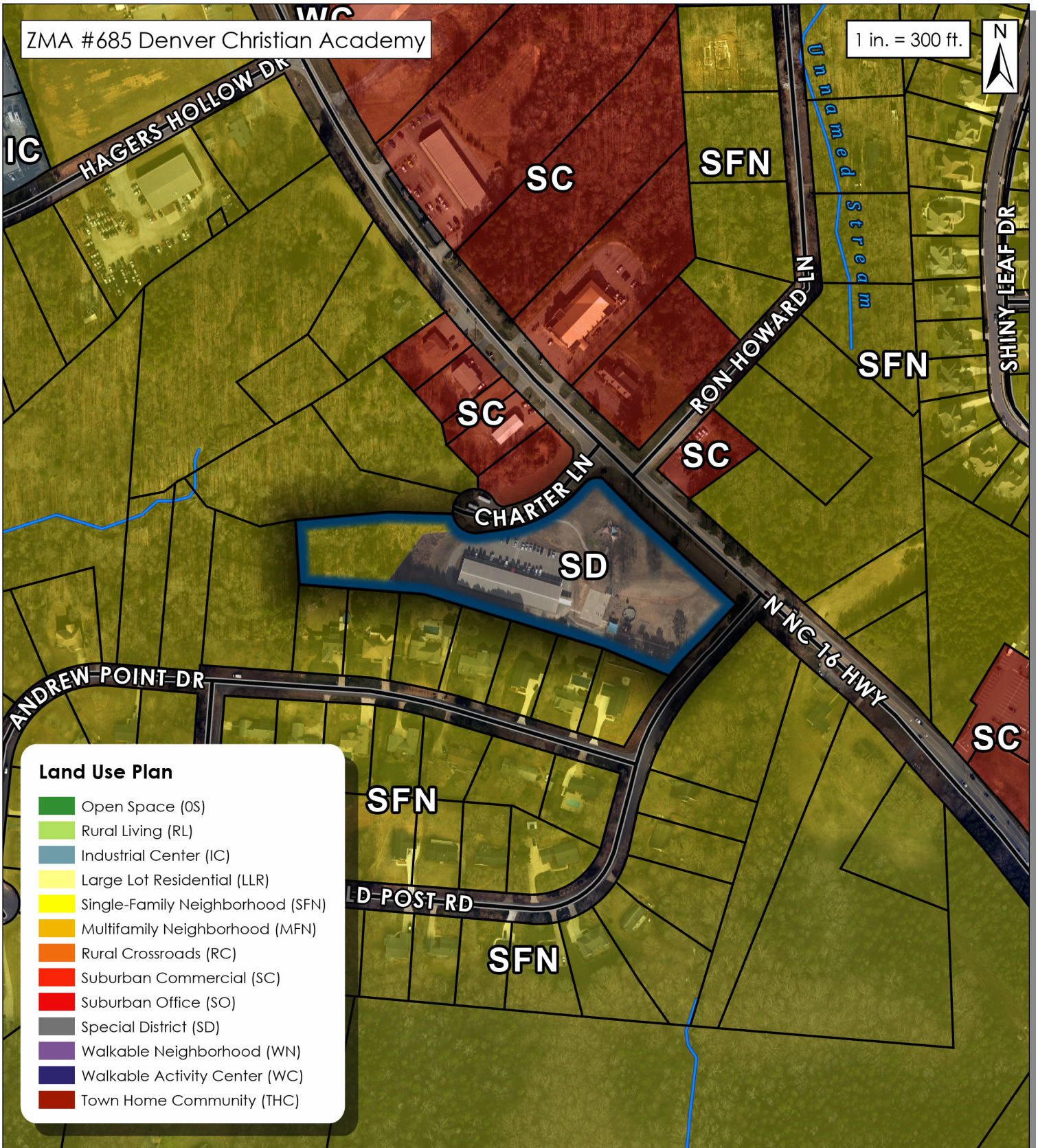
See Attached Application for Parcel Information

Property Location(s) Outlined in Green.



ZMA #685 Denver Christian Academy

1 in. = 300 ft.



### Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)
- Town Home Community (THC)



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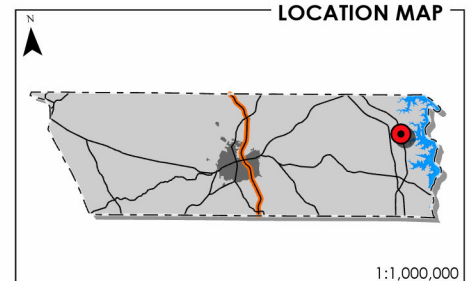
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 - Property Location(s)

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Property Location(s) Outlined in Blue.

### LOCATION MAP



 Property Location(s)