



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of Commissioners

From: Jeremiah Combs, Planner

Date: January 14, 2022

Re: SUP #455
Denver Christian Academy, applicant

Parcel ID# 80841

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

Request

The applicant is requesting a special use permit to place two additional modular classroom buildings on an existing school campus in the B-N (Neighborhood Business) district. Under the Unified Development Ordinance, a school is a special use in the B-N district. This property is also located in the ELDD (Eastern Lincoln Development District); a school is a permitted use in the ELDD.

On November 16, 2020, CUP #430 was approved to permit a 3,715-square-foot addition to the main building on the school campus for six classrooms. An amendment to CUP #430 was approved on March 15, 2021 to permit a four-classroom modular building to be used until the six-classroom addition to the main school building is completed. The six-classroom addition has been removed from the proposed site plan for this request.



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

Site Area and Description

The 5.13-acre parcel 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 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 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.



BOARD OF COMMISSIONERS
CARROL MITCHEM, CHAIRMAN
MILTON SIGMON, VICE CHAIRMAN
ANITA MCCALL
BUD CESENA
CATHY DAVIS

COUNTY MANAGER
KELLY G. ATKINS
COUNTY ATTORNEY
MEGAN GILBERT
CLERK TO THE BOARD
AMY S. ATKINS

Application No. **SUP #455**

Applicant **Denver Christian Academy**

Property Location **2243 Charter Lane**

Parcel # **80841**

Zoning District **ELDD B-N & R-SF**

Proposed Special Use **Two modular classroom
buildings added to school campus**

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 February 7, 2022, and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Board of Commissioners:



Special Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main 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 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 Highway 16 Business, Denver, NC 28037

Property ID (10 digits) 4604438459 Property size 5.133 AC (gis)

Parcel # (5 digits) 80841 Deed Book(s) 3108 Page(s) 7-8

PART III

Existing Zoning District ELDD BN

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

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

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

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

Both of the proposed temporary modular buildings will be 64'x28'.

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 Kiser
Applicant's Signature

12/8/21
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #455**

Applicant **Denver Christian Academy**

Property Location **2243 Charter Lane**

Parcel ID# **80841**

Proposed Special Use **adding two modular classroom buildings on school campus**

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 the two modular classroom buildings proposed. These structures 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.

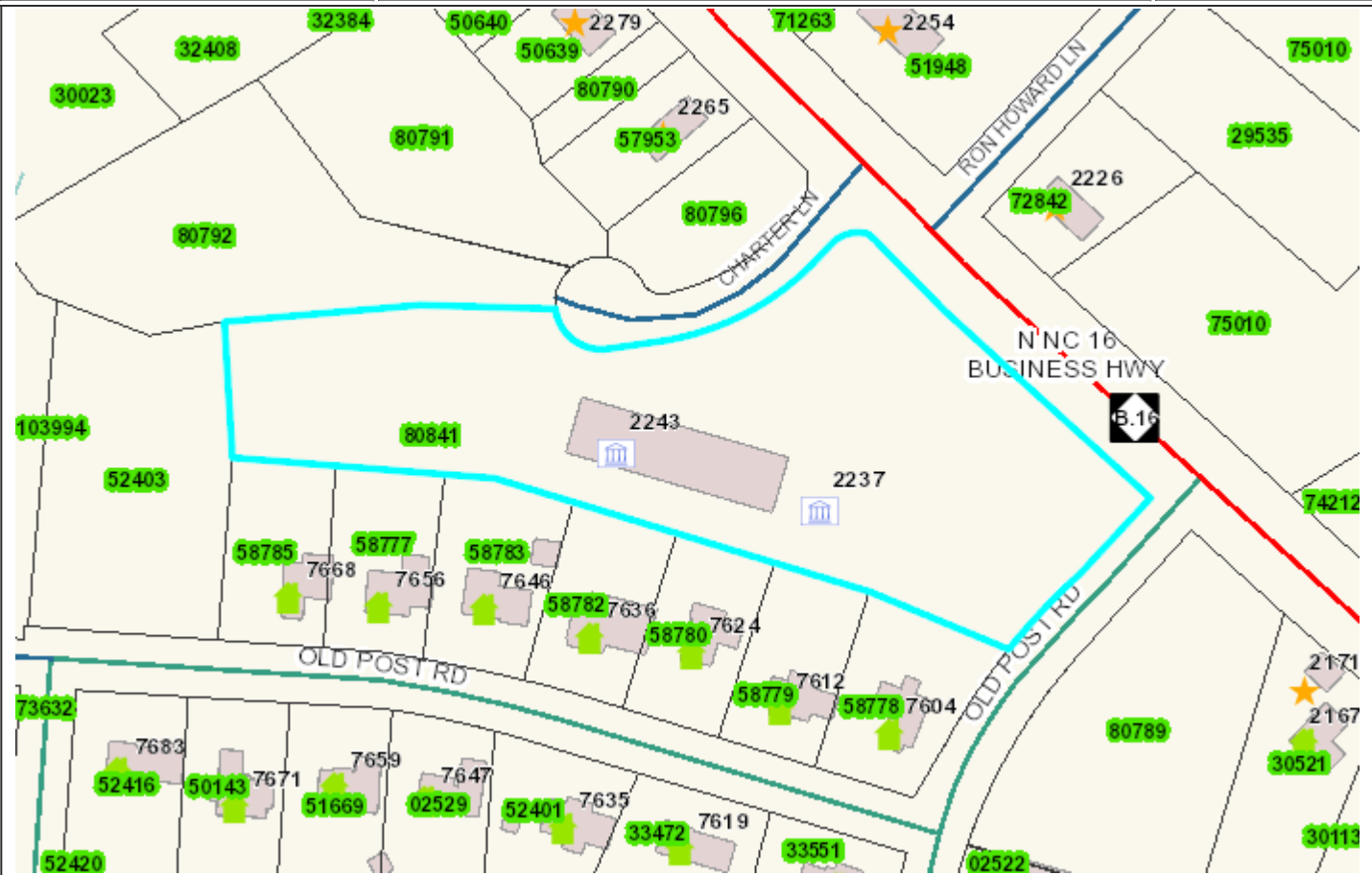
No change of use is proposed, only the addition of two buildings to the school campus.

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.

Most of the property is designated by the Lincoln County Land Use Plan as a Special District, suitable for institutional facilities. This site has been used as a school for many years.



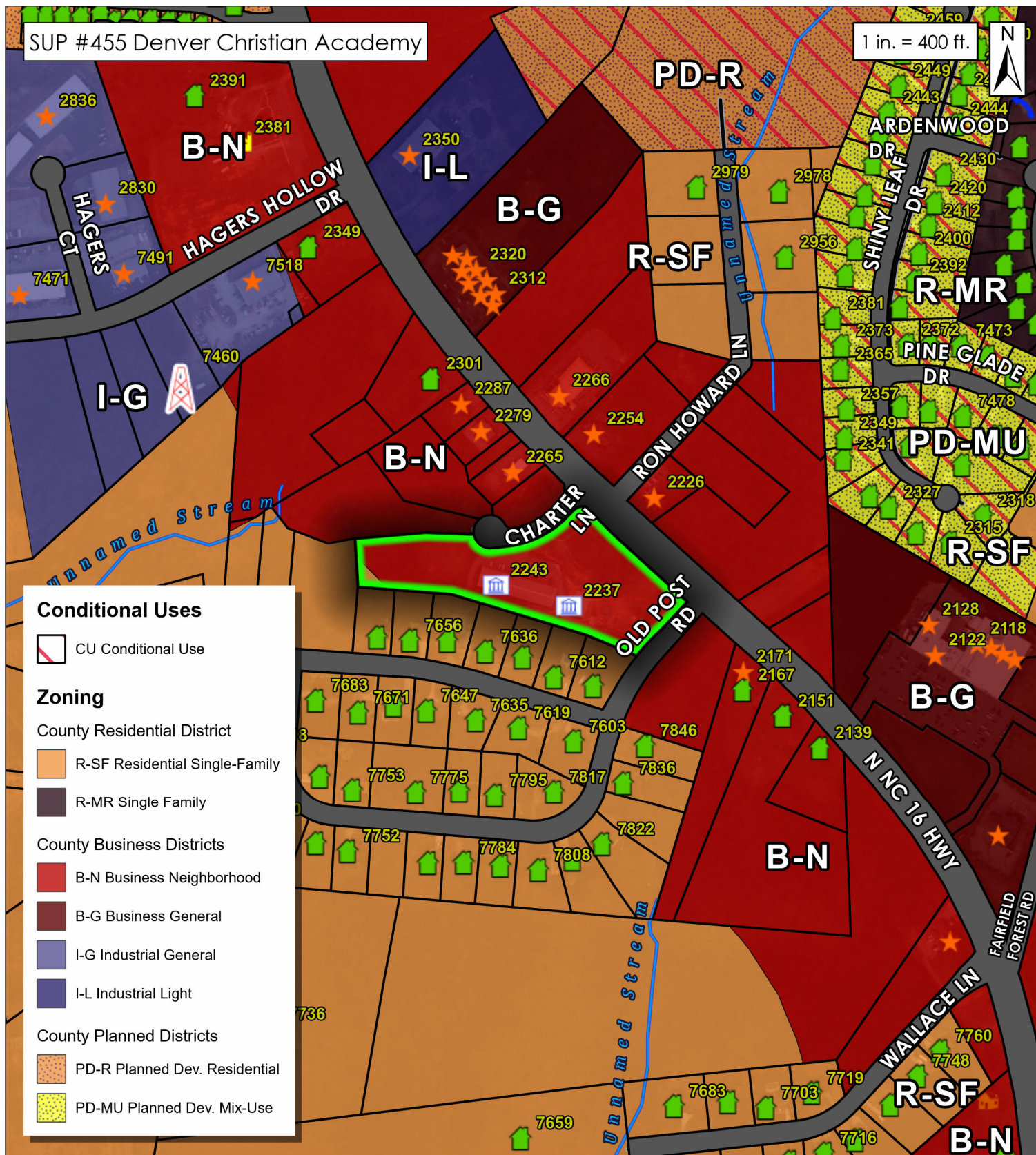
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 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 | |

SUP #455 Denver Christian Academy

1 in. = 400 ft.

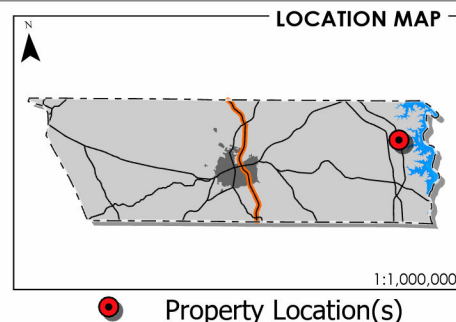


Parcel ID # 80841

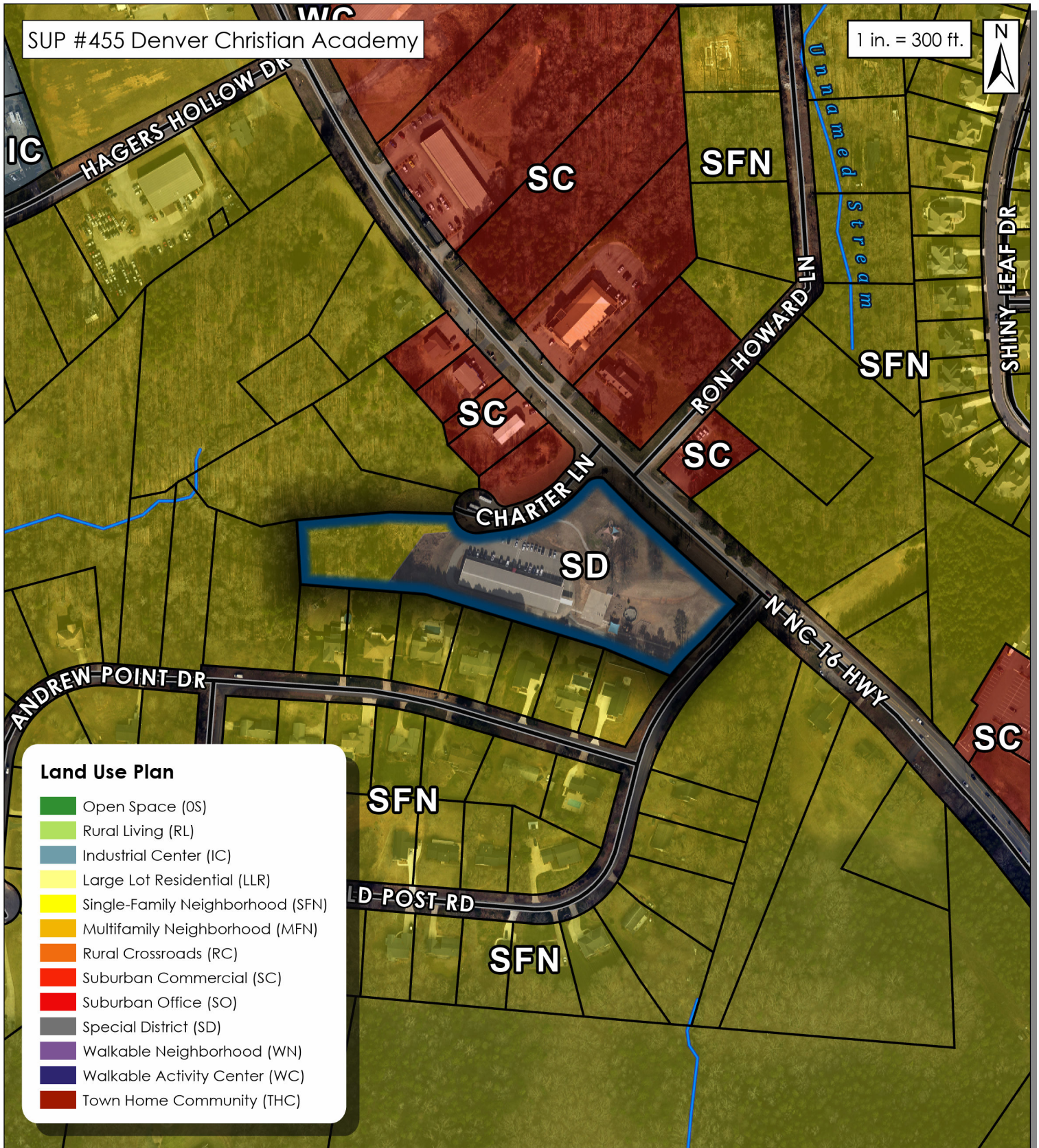
- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Green.



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



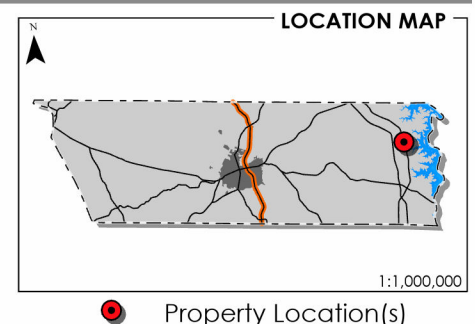
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 80841

- Property Location(s)

See Attached Application for Parcel Information

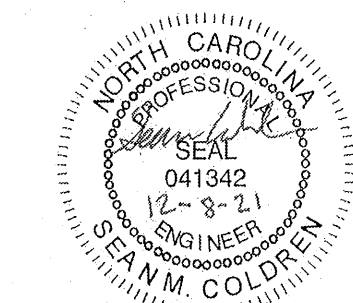
Property Location(s) Outlined in Blue.



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

www.ces-group.net

SEAL:



SUBMITTALS

| SUBMITTALS | |
|------------|------------------------------|
| DATE: | PURPOSE: |
| 09/16/2021 | SPECIAL USE PERMIT SUBMITTAL |
| 11/15/2021 | SPECIAL USE PERMIT SUBMITTAL |
| 12/8/2021 | SPECIAL USE PERMIT SUBMITTAL |

OWNER / DEVELOPER

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

DENVER, NC 28037
PROJECT DESCRIPTION:

PROJECT DESCRIPTION:
DENVER CHRISTIAN ACADEMY

HIGHWAY 16 BUSIN
DENVER, NC 28037

PROJECT NO:

7619 - 0321

| DRAWING REVISIONS | | |
|-------------------|---------------------|------------|
| NO: | REVISION DESC. | DATE: |
| 1 | CLASSROOM REVISIONS | 11/15/2002 |
| 2 | COUNTY COMMENTS | 12/8/2002 |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |
| - | - | - |

| | | | |
|-------------|----|-------------|----|
| DRAWN BY: | SC | REVISED BY: | SC |
| CHECKED BY: | DL | ISSUED BY: | SC |

DRAWING TITLE:

SPECIAL USE
PERMIT SITE PLAN

DRAWING NUMBER:

SITE DATA

| PARCEL/PIN # | PARCEL AREA | ZONED |
|--------------------|-------------|---------|
| 80841 / 4604438532 | 5.133 ACRES | FDD B-N |

ADDRESS: 2243 N NC 16 BUSINESS HWY
DENVER, NC 28037

EXISTING USE: SCHOOL

PROPOSED USE: SCHOOL

EXISTING ZONING: ELDD B-N

PROPOSED ZONING: ELDD B-G

REQUIRED SETBACKS : FRONT: 20'
SIDE: 10'
REAR: 30'

REQUIRED PARKING : ELEMENTARY/JUNIOR HIGH : 1 PER CLASSROOM + 1 PER 300 SF OF OFFICE AREA
HIGH SCHOOL: 6 PER CLASSROOM + 1 PER 300 SF OF OFFICE AREA
PRESCHOOL : 1 PER EMPLOYEE
21 ELEMENTARY/JUNIOR HIGH CLASSROOMS X 1 SPACES = 21 SPACES
2 HIGH SCHOOL CLASSROOMS X 6 SPACES = 12 SPACES
1,334SF OFFICE AREA/300 SQ.FT = 5 SPACES
3 PRESCHOOL CLASSROOMS = 6 SPACES
TOTAL = 44 SPACES (INCLUDING 2 ADA SPACE)

PROVIDED PARKING : 51 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 - 71,846 SF
PROPOSED - 5,175 SF
TOTAL = 77,021 SF = 1.77 AC (34.1%)

NOTES

1. THE PREVIOUSLY APPROVED BUILDING ADDITION TO THE EXISTING SCHOOL BUILDING IS NO LONGER SHOWN ON THIS PLAN.
2. AN AMENDED DRIVEWAY PERMIT SHALL BE OBTAINED FROM NCDOT FOR THE EXISTING DRIVEWAY ALONG OLD POST ROAD.

LEGEND

| EXISTING | PROPOSED | |
|---|---|----------------------------|
|  |  | CONTOUR WITH ELEVATION |
|  |  | SPOT ELEVATION |
|  |  | PROPERTY LINE |
|  |  | SANITARY SEWER |
|  |  | SANITARY MANHOLE |
|  |  | CLEAN OUT |
|  |  | WATER MAIN OR SERVICE LINE |
|  |  | OVERHEAD UTILITY LINE |
|  |  | FIRE HYDRANT |

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft



ENGINEERING PROJECTS 7619.032 CD - DENVER CHRISTIAN ACADEMY SITE WORK DRAWINGS EXHIBITS SPECIAL USE PERMIT SITE PLAN DWG. December 8, 2021 SCOLDREN

Copyright 2021 CES Group Engineers, LLP