



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Julie Mosteller, Planner I

Date: November 13, 2023

Re: ZMA #727
Denver United Methodist Church, applicant
Parcel ID# 57628 and 60032

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 4, 2023.

Request

The applicant is requesting the rezoning of 32.591 acres from R-SF (Residential Single-Family) to B-G (General Business).

Site Area and Description

The subject property is located at 3910 N. N.C. 16 Business Highway in Catawba Springs Township. The property is also partially located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business), I-G (Industrial General), R-SF (Residential Single-Family) and P-DR (Planned Development Residential). Land uses in this area include industrial, business, residential, and civic uses.

Plan Conformance

This property is designated by the Lincoln County Land Use Plan as Suburban Commercial.



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Additional Information

Permitted uses under current zoning: Single family detached, modular homes, place of worship <500 seat capacity.

Permitted uses under proposed zoning: General retail, general service, restaurants (Special Use in ELDD), catering facility (Special Use in ELDD), child care facility (Special Use in ELDD), place of worship regardless of size.

Staff's Recommendation

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



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Zoning Amendment Staff's Proposed Statement of Consistency and Reasonableness

Case No. **ZMA #727**
Applicant **Denver United Methodist Church**
Parcel ID# **57628 and 60032**
Location **3910 N NC 16 Business Hwy**
Proposed amendment **Rezone 32.591 acres from R-SF (Residential Single-Family) to B-G (General-Business)**

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 Land Use Plan as Suburban Commercial, which is suitable for a variety of commercial uses near high volume roads and key intersections to serve some of the daily needs of the surrounding residential neighborhoods. The proposed district will be located within an area that has an established mixture of uses including residential and commercial.

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

The existing use of this property is a place of worship. This zoning change would allow for future growth.



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 United Methodist Church

Applicant Address 3910 North NC 16, Denver, NC 28037

Applicant Phone Number 704-483-1601

Property Owner's Name Denver United Methodist Church

Property Owner's Address 3910 North NC 16, Denver, NC 28037

Property Owner's Phone Number 704-483-1601

Part II

Property Location 3910 North NC 16, Denver, NC 28037

Property ID # (10 digits) 3695-55-1972 & 3695-57-3049 Property Size 24.636 acres and 7.955 acres

Parcel # (5 digits) 57628 and 60032 Deed Book(s) 3203-599 and 2343-248 Page(s) N/A

Part III

Existing Zoning District _____ Proposed Zoning District B-G

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

church

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

The church is seeking to utilize through lease some of its property and facilities to further its mission in the community while producing income to apply to its programs. The church already has interested parties to utilize the kitchen, ball fields, a preschool and other uses. All programs will provide that all uses shall comply with the Book of Discipline of the UMC and goals of DUMC (a safe harbor in a chaotic world).

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.

Applicant

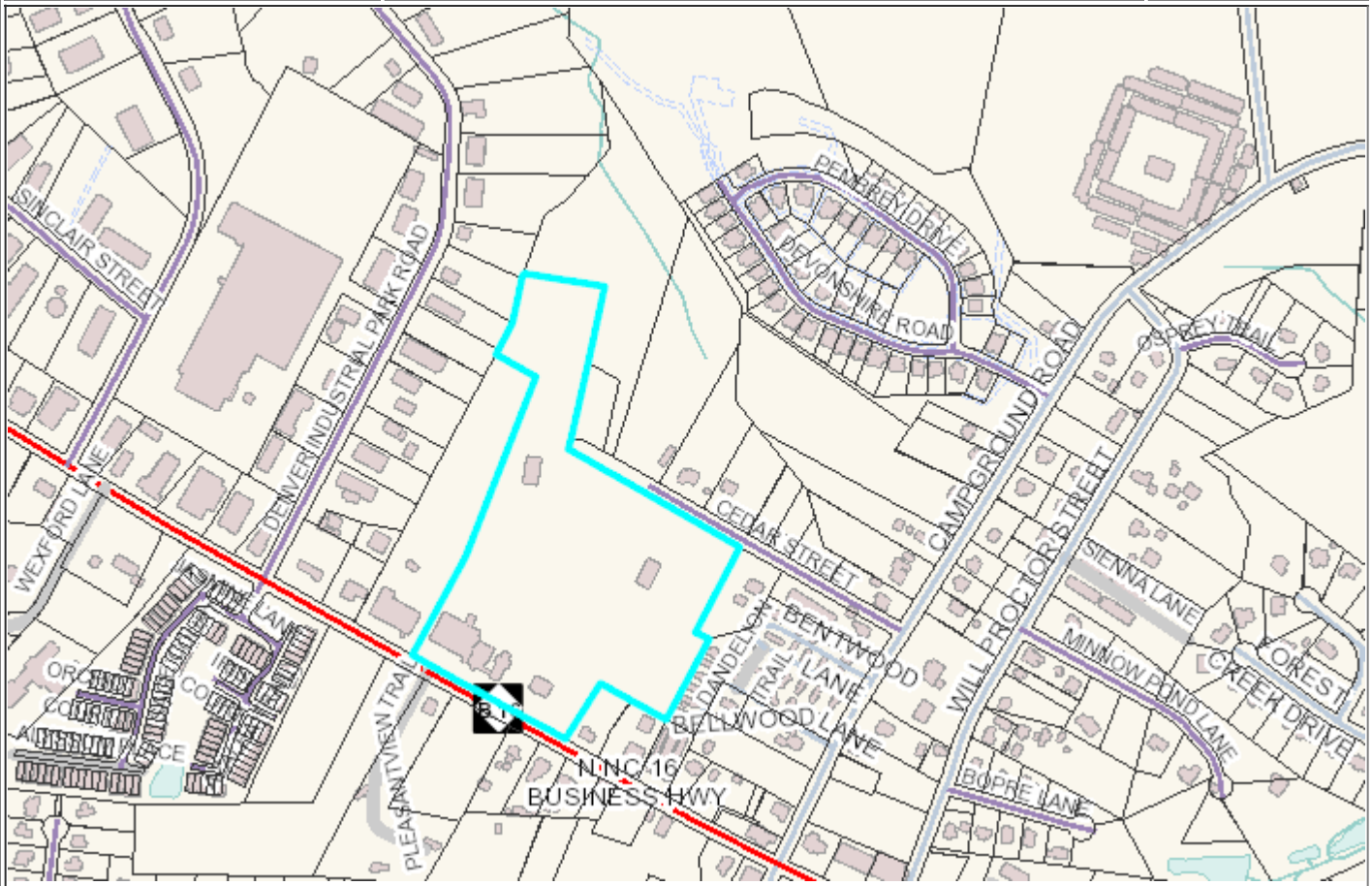
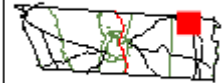
Date

10/16/23

David Washco, Executive Pastor
Contact: Gary Garlow, 704-308-0535



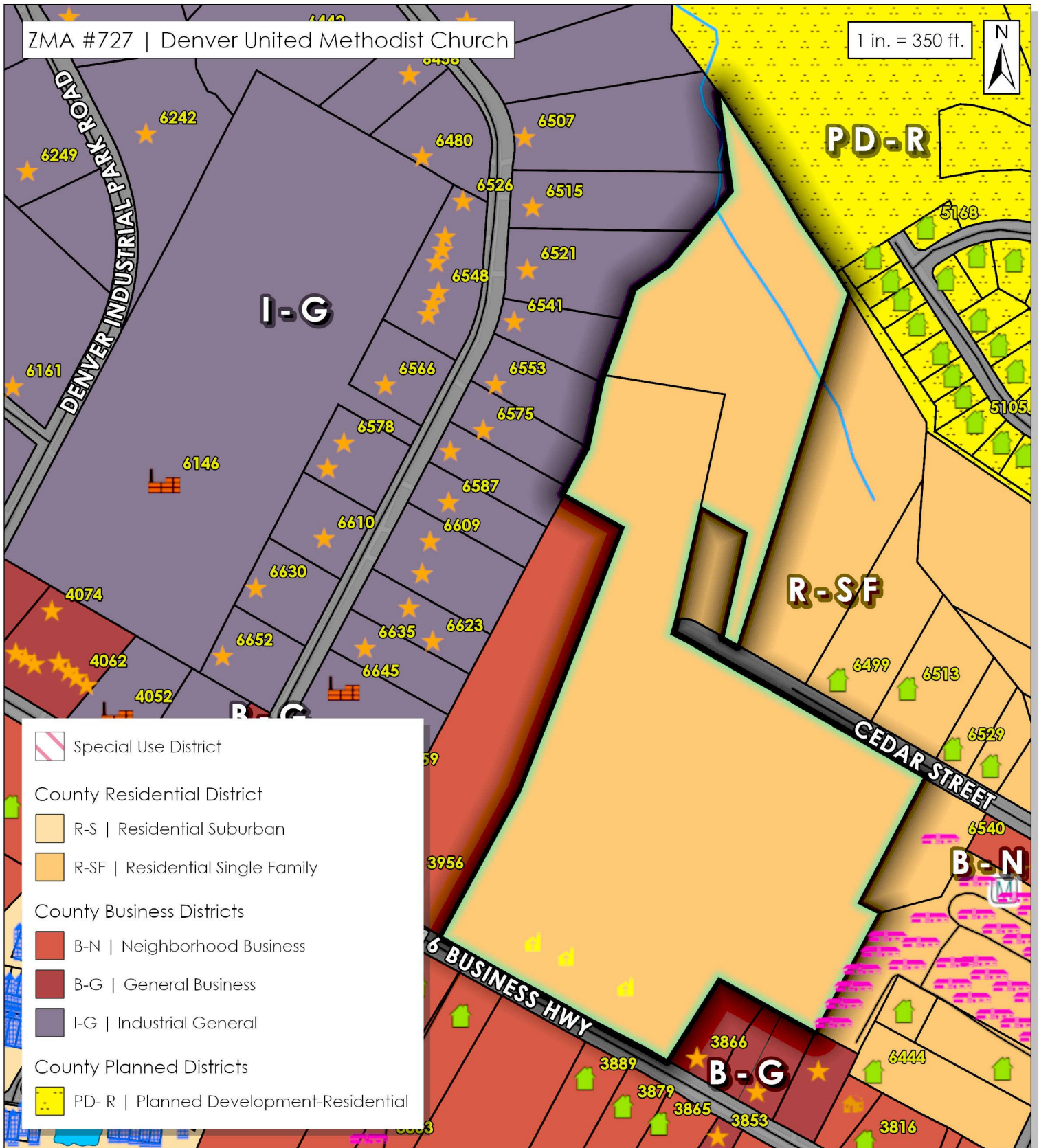
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 11/13/2023










Parcel ID	57628	Owner	DENVER UNITED METHODIST CHURCH MLYNARSKI WALDEMAR Z TRUSTEE ROLLINS REBECCA N TRUSTEE	
Map	3695	Mailing	3910 N HWY 16 PO BOX 661	
Account	33560	Address	DENVER, NC 28037-0661	
Deed	3203 599	Last Transaction Date	10/13/2022	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$339,679	Improvement Value	\$12,459,242	Total Value \$12,798,921
Previous Parcel 29791				

-----All values for Tax Year 2023 -----

Description	DENVER UMC LAND / 1410			Deed Acres	0
Address	3930 N NC 16 BUSINESS HWY			Tax Acres	24.636
Township	CATAWBA SPRINGS		Tax/Fire District	DENVER	
Main Improvement	CHURCH			Value	\$2,237,026
Main Sq Feet	6264	Stories	1	Year Built	1999
Zoning District	Calc Acres		Voting Precinct	Calc Acres	
R-SF	24.64		DN29	24.64	
Watershed				Sewer District	
					9.91
				SEWER	14.73
Census County	Tract		Block		
109	071101		1005 24.64		
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710369500 24.64	



-  Special Use District
- County Residential District
 -  R-S | Residential Suburban
 -  R-SF | Residential Single Family
- County Business Districts
 -  B-N | Neighborhood Business
 -  B-G | General Business
 -  I-G | Industrial General
- County Planned Districts
 -  PD-R | Planned Development-Residential

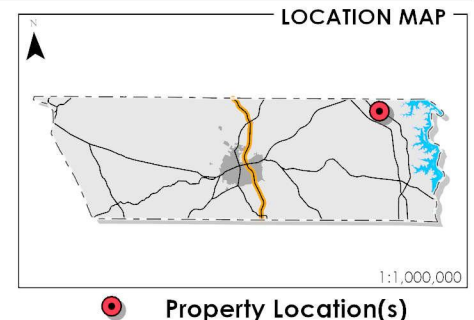


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

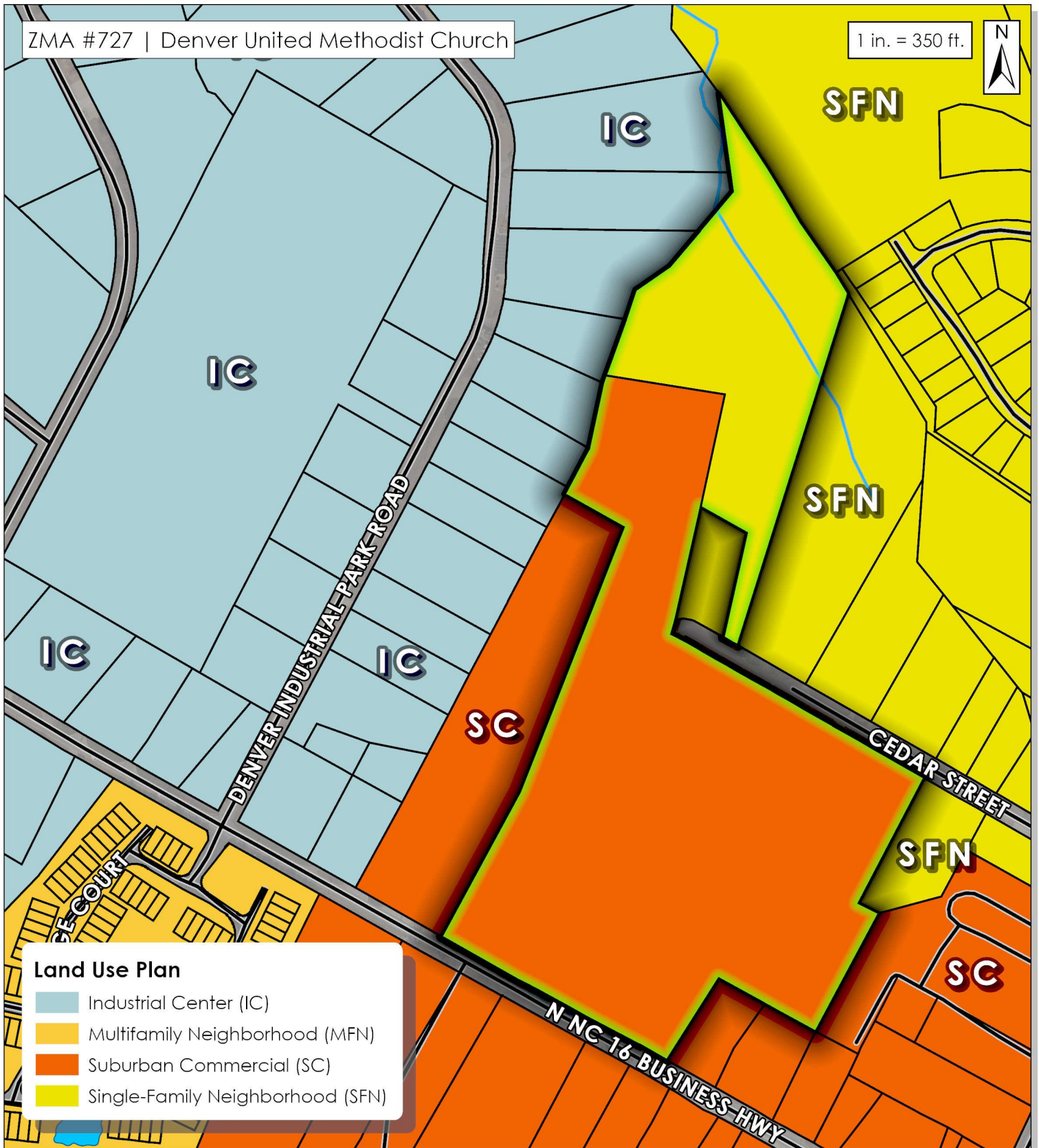
Parcel ID # 57628 & 60032

 - Property Location(s)

See Attached Application for Parcel Information



 Property Location(s)



Land Use Plan

- Industrial Center (IC)
- Multifamily Neighborhood (MFN)
- Suburban Commercial (SC)
- Single-Family Neighborhood (SFN)



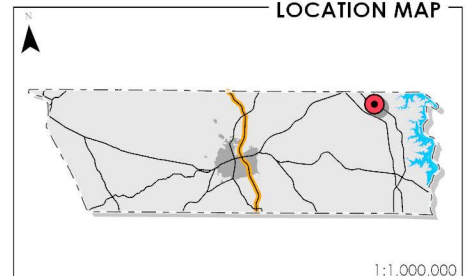
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LOCATION MAP



● Property Location(s)