



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners
Planning Board

From: Jeremiah Combs, Planner

Date: July 15, 2024

Re: ZMA #737
DCA Properties of Denver, LLC, applicant
Parcel ID# 80791 and 80792

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2024.

Request

The applicant is requesting the rezoning of 3.32 acres from B-N (Neighborhood Business) to B-G (General Business).

Site Area and Description

The subject property is located at the end of Charter Lane about 300 feet west of N.C. 16 Business in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, residential, and civic uses.

Plan Conformance

This property is located in an area that is designated by the Lincoln County Land Use Plan as Suburban Commercial Center, suitable for a variety of commercial uses to serve the daily needs of surrounding residential neighborhoods.



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Additional Information

Permitted uses under current zoning: school (Special Use), professional office, medical office, neighborhood retail, general retail (Special Use in the ELDD), fitness center (Special Use in the ELDD), gas station (Special Use), restaurant (Special Use in the ELDD), veterinarian clinic (Special Use in the ELDD), vehicle service (Special Use)

Permitted uses under proposed zoning: school (Special Use), contractor's office (Special Use in the ELDD), professional office, medical office, neighborhood retail, general retail (Special Use in the ELDD), fitness center (Special Use in the ELDD), gas station (Special Use in the ELDD), restaurant (Special Use in the ELDD), fast food restaurant (Special Use in the ELDD), veterinarian clinic (Special Use in the ELDD), self-storage facility (Special Use), vehicle sales (Special Use), vehicle service (Special Use in the ELDD)

The applicant has prepared an amendment to the special use permit (SUP #455) that was approved in February 2022 for the expansion of the school campus that is located on the adjoining parcels on Charter Lane. That request is contingent upon the rezoning of these parcels. Additionally, a concurrent hearing (TIA Appeal #2024-1) is scheduled for the appeal of the denial of the Traffic Impact Analysis for the proposed school expansion.

Staff's Recommendation

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



**Zoning Amendment
Staff's Proposed Statement of Consistency and Reasonableness**

Case No. **ZMA #737**
Applicant **DCA Properties of Denver, LLC**
Parcel ID# **80791 and 80792**
Location **Charter Lane**
Proposed amendment **3.32 acres from B-N (Neighborhood Business) 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 rezoning of the property to General Business (B-G) would facilitate the potential expansion of the existing school campus.



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 DCA PROPERTIES OF DENVER LLC

Applicant Address PO BOX 2189, Denver, NC 28037

Applicant Phone Number 704.408.0080

Property Owner's Name DCA PROPERTIES OF DENVER LLC

Property Owner's Address PO BOX 2189, Denver, NC 28037

Property Owner's Phone Number 704.408.0080

Part II

Property Location 2243 Highway 16 Business, Denver, NC 28037

Property ID # (10 digits) 4604432793, 4604434895

Property Size 3.32 ac to be rezoned

Parcel # (5 digits) 80792, 80791

Deed Book(s) 3174 Page(s) 944

Part III

Existing Zoning District ELDD B-N Proposed Zoning District ELDD B-G

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

The subject parcels are currently vacant and wooded. All of parcels 80791 and 80792 will be rezoned.

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

The proposed use is for a school building including an expanded parking lot.

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 L. Kiser
Applicant

6/25/24
Date



Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
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 Date: 7/15/2024 Scale: 1 Inch = 200 Feet



Photo Not
Available

Parcel ID	80791	Owner	DCA PROPERTIES OF DENVER LLC	
Map	4604	Mailing	PO BOX 2189	
Account	0288255	Address	DENVER, NC 28037	
Deed	3174 944	Last Transaction Date	06/21/2022	Sale Price \$1,750,000
Plat	11 473	Subdivision	GLENN O REYNOLDS	Lot 1
Land Value	\$131,533	Improvement Value	\$0	Total Value \$131,533
Previous Parcel	60111			

-----All values for Tax Year 2024 -----

Description	#1 LOT GLENN O REYNOLDS	Deed Acres	1.39
Address	CHARTER LN	Tax Acres	1.362
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	1.36	WP32	1.36

Watershed		Sewer District	
1.36		SEWER	1.36

Census County		Tract	Block	
109		071101	3007	1.36

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	1.36



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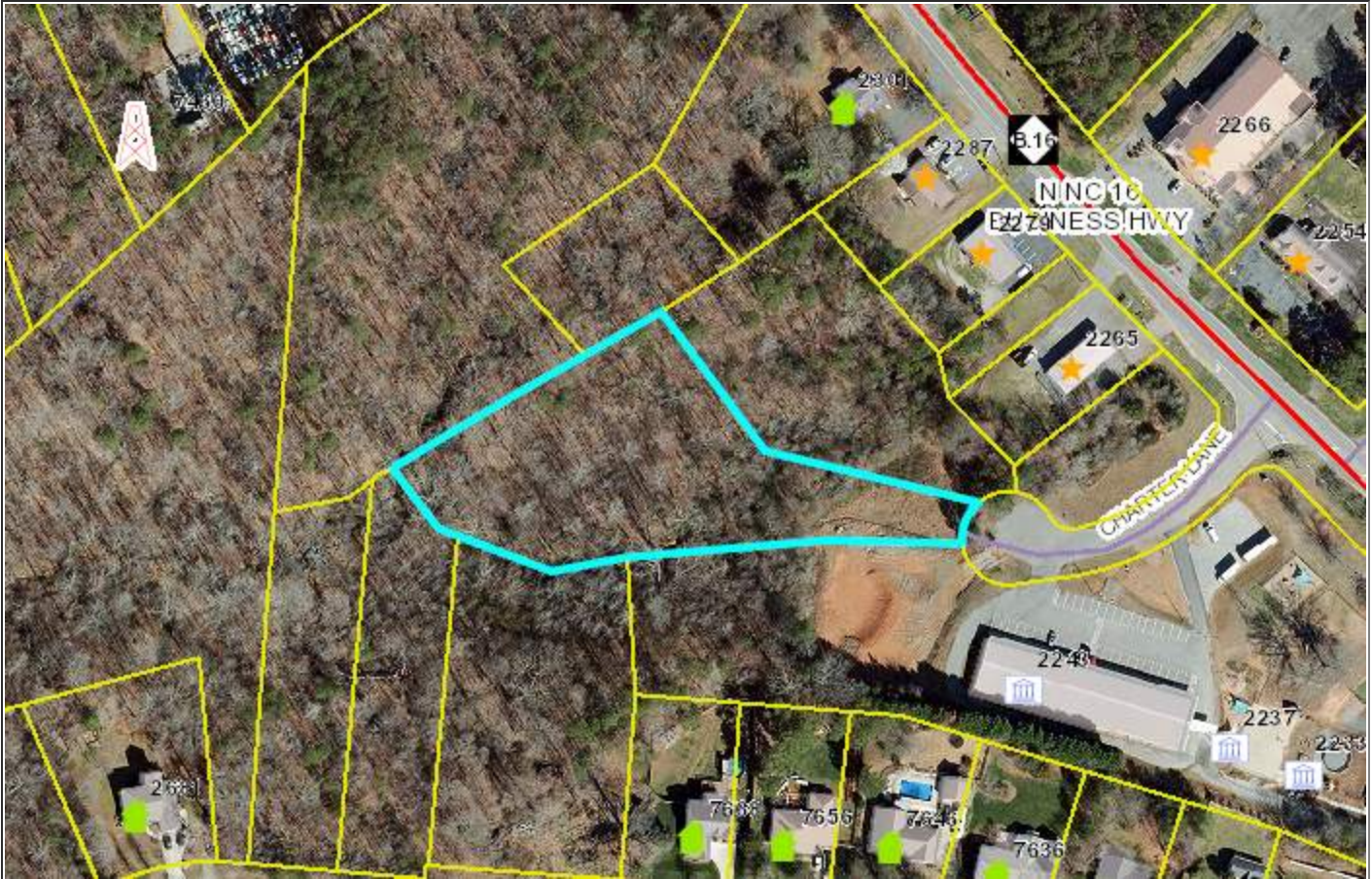


Photo Not
Available

Parcel ID	80792	Owner	DCA PROPERTIES OF DENVER LLC	
Map	4604	Mailing	PO BOX 2189	
Account	0288255	Address	DENVER, NC 28037	
Deed	3174 944	Last Transaction Date	06/21/2022	Sale Price \$1,750,000
Plat	11 473	Subdivision	GLENN O REYNOLDS	Lot 2
Land Value	\$192,896	Improvement Value	\$0	Total Value \$192,896
Previous Parcel	60111			

-----All values for Tax Year 2024 -----

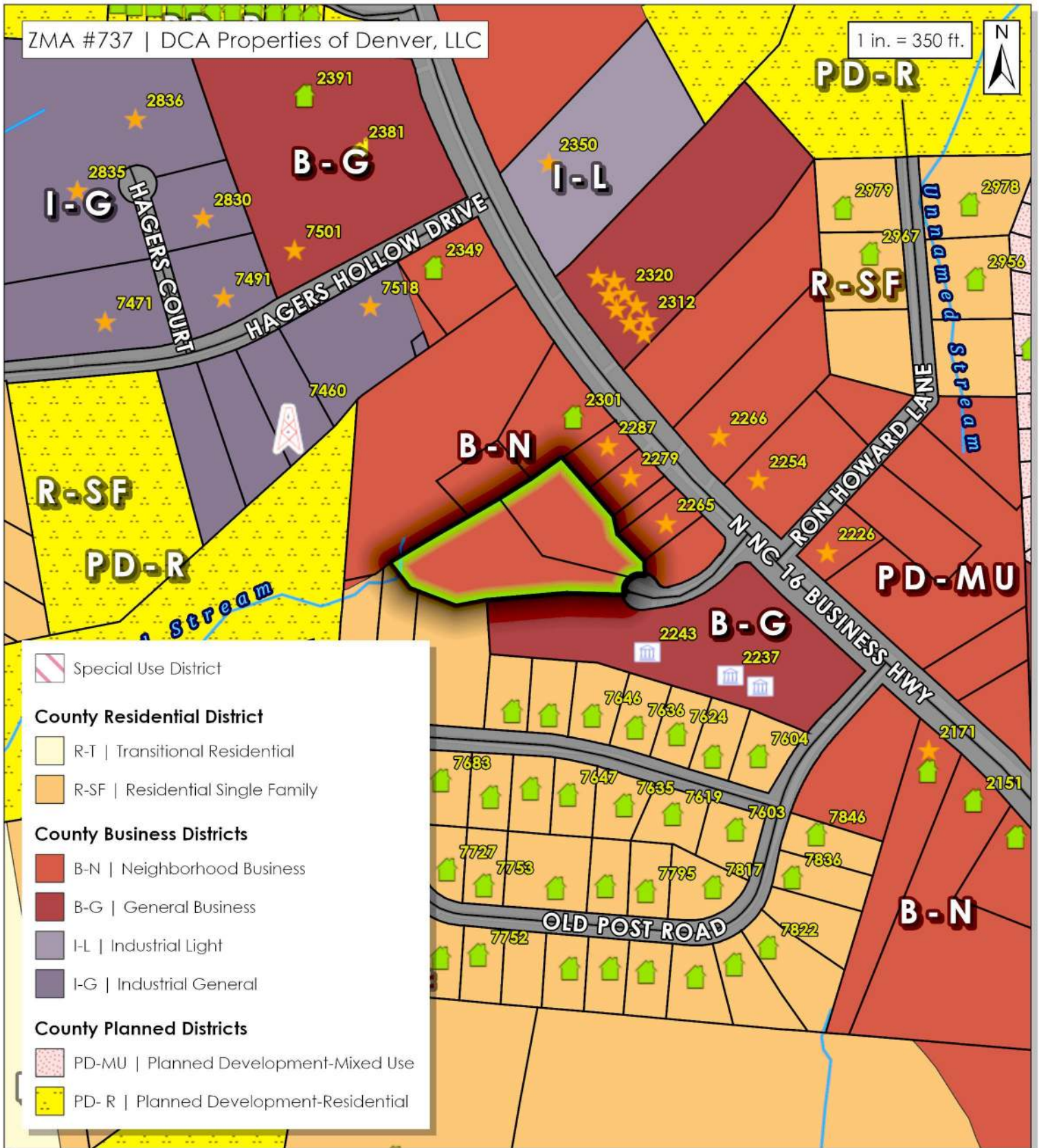
Description	#2 LOT GLENN O REYNOLDS	Deed Acres	1.93
Address	CHARTER LN	Tax Acres	1.931
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	

Zoning District	Calc Acres	Voting Precinct	Calc Acres
B-N	1.93	WP32	1.93

Watershed		Sewer District	
	1.93		0.02
		SEWER	1.91

Census County	Tract	Block	
109	071101	3007	1.93

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	1.93



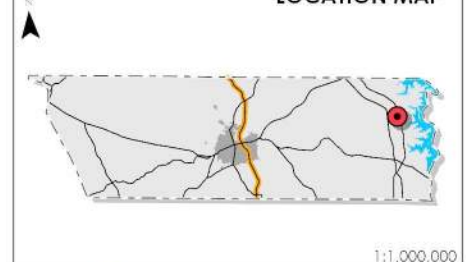
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 80791 & 80792

 - Property Location(s)

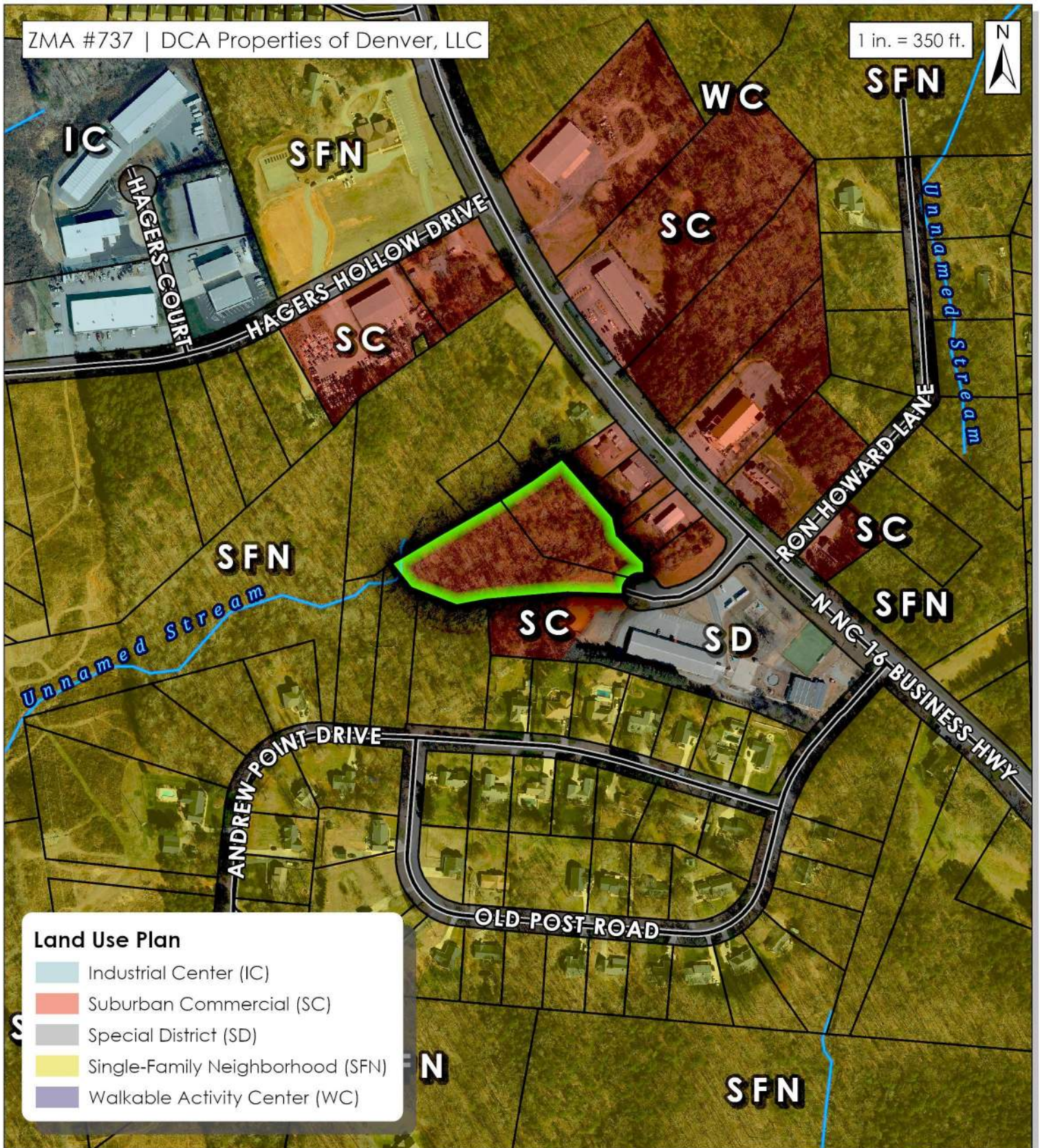
See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)

1:1,000,000



Land Use Plan

- Industrial Center (IC)
- Suburban Commercial (SC)
- Special District (SD)
- Single-Family Neighborhood (SFN)
- Walkable Activity Center (WC)



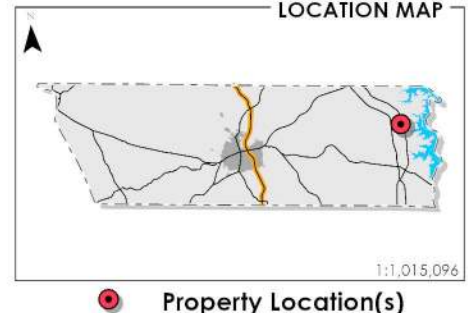
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LOCATION MAP



● Property Location(s)