



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: August 16, 2024

Re: SUP #455-A
DCA Properties of Denver, LLC, applicant
Parcel ID# 80791, 80792, and 80841

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on September 9, 2024.

Request

The applicant is requesting to amend a special use permit for a school in the B-G (General Business) district. SUP #455 was approved on February 21, 2022, as an amendment to a previous plan, to allow the addition of two temporary modular classroom buildings to an existing school campus. This new proposed amendment includes the reclassification of existing modular classroom buildings from temporary to permanent, the addition of 2 new buildings for classrooms and indoor recreation, the addition of a new parking lot with two new access drives off Charter Lane, the expansion of the existing parking lot, and the addition of new outdoor recreation facilities.

Site Area and Description

The 8.53-acre site is located at the end of Charter Lane about 300 feet west of N.C. 16 Business in Catawba Springs Township. The subject property is located in the B-G (General Business) zoning district. The subject property is adjoined by property zoned B-G, B-N (Neighborhood Business), and R-SF (Residential Single-Family). Land uses in this area include industrial, business, residential, and civic uses. Approximately half of this property is located within an area that is designated by the Lincoln County Land Use Plan as Special District, suitable for uses such as educational, institutional, and government facilities. The other half is located within an area that is designated 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

See the specific use standards in the Lincoln County Unified Development Ordinance for schools below.

§4.3.6. School (Elementary or Secondary)

- A. Minimum Lot Area: 1 acre
- B. Minimum Road Yard: 50 feet
- C. Minimum Side (Road) Yard: 50 feet
- D. Minimum Side (Interior) Yard: 50 feet
- E. Minimum Rear Yard: 50 feet



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 DCA Properties of Denver LLC

Applicant Address PO Box 2189 Denver, NC 28037

Applicant Phone Number 704.408.0080

Property Owner Name DCA Properties of Denver LLC

Property Owner Address PO Box 2189 Denver, NC 28037

Property Owner Phone Number 704.408.0080

PART II

Property Location 2243 Highway 16 Business, Denver, NC 28037

Property ID (10 digits) 4604438532, 4604432793, 4604434895 Property size 8.43 ac

Parcel # (5 digits) 80841, 80791, 80792 Deed Book(s) 3174 Page(s) 944

PART III

Existing Zoning District ELDD B-N and B-G (Currently rezoning two B-N parcels to B-G)

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

One of the parcels is currently being used for an existing school use. The other 2 parcels are vacant.

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

Proposed use will remain a school. Proposing a +/- 14,700 sf GFA (10,200 sf footprint) two story building, new 14,300 sf future building and new parking. Includes new classrooms and a small gymnasium.

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 L. Kusan 8/9/29
Applicant's Signature Date

Application # _____ Date _____

Applicant's Name _____

Applicant's Address _____

Property Location _____ Existing Zoning _____

Proposed Special Use _____

PROPOSED 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: _____



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: 8/21/2024 Scale: 1 Inch = 200 Feet

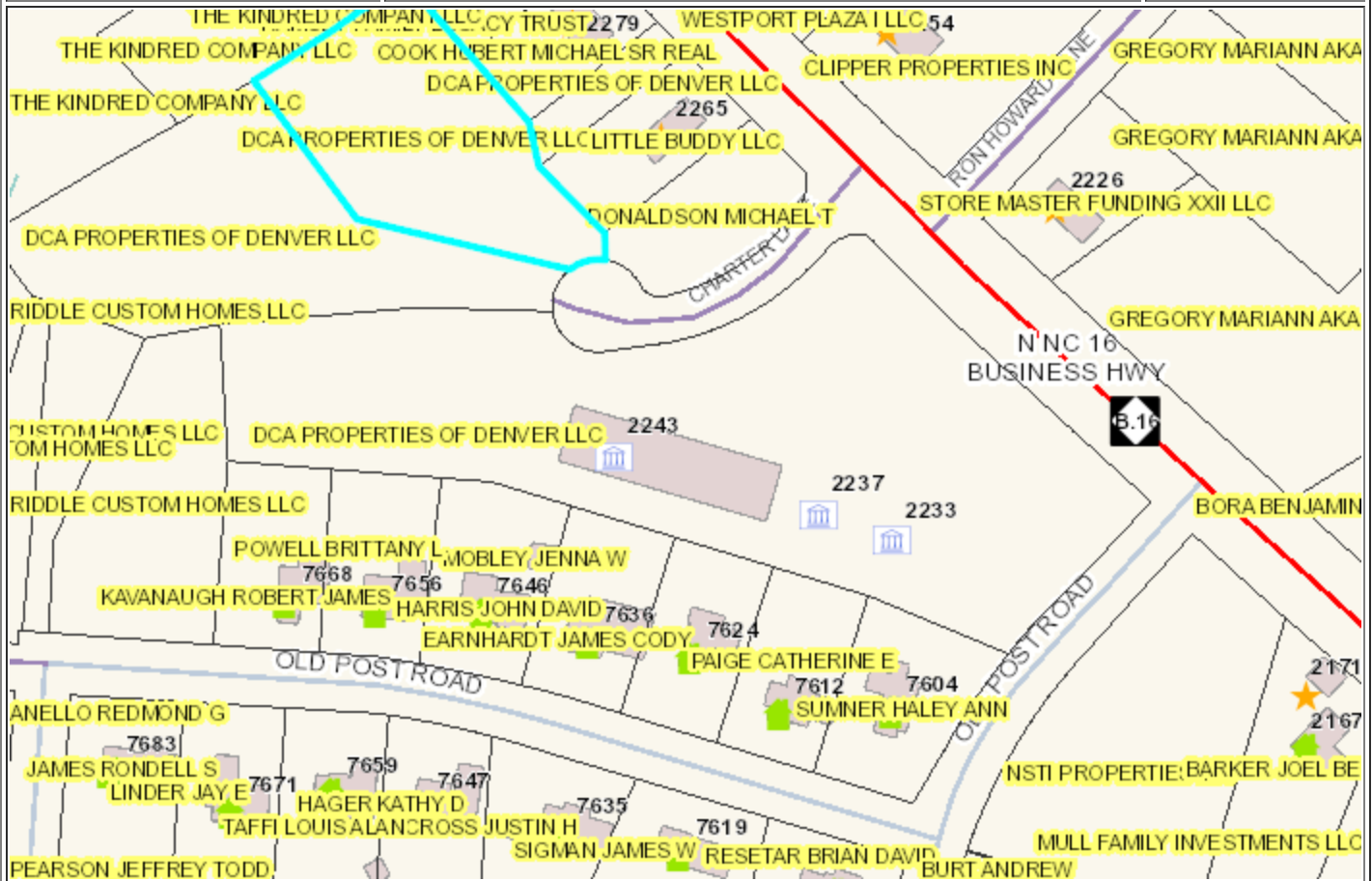


Photo Not Available

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
Plat	11 473	Subdivision	GLENN O REYNOLDS
Land Value	\$131,533	Improvement Value	\$0
Previous Parcel	60111	Sale Price	\$1,750,000
		Lot	1
		Total Value	\$131,533

-----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	1.36	Sewer District	
		SEWER	1.36
Census County	109	Tract	071101
		Block	3007
			1.36
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	1.36



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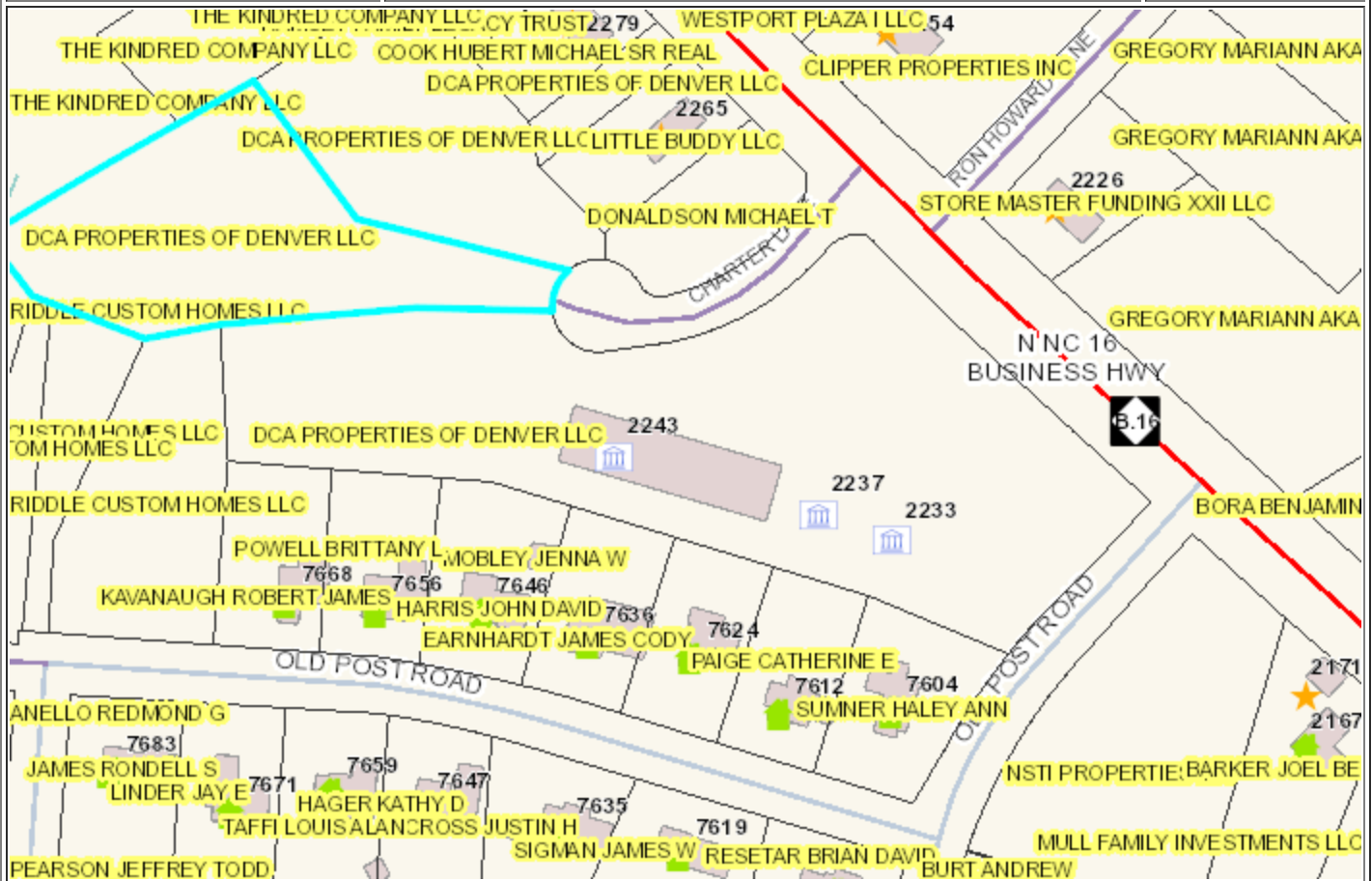


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Available

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		Year Built	

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

Watershed		
1.93	0.02	
	SEWER	1.91

Census County	Tract	Block	
109	071101	3007	1.93

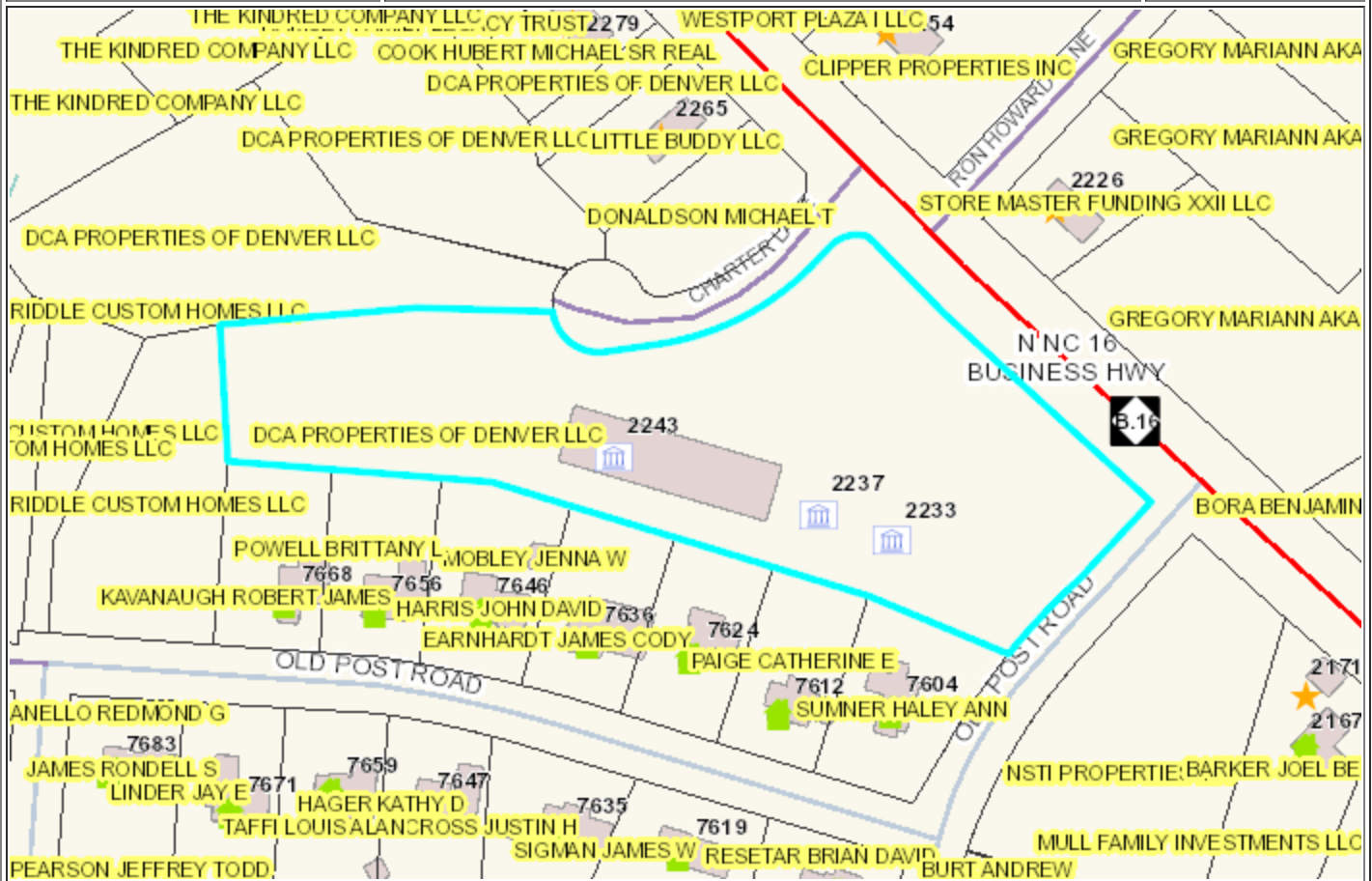
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	1.93



Lincoln County, NC

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Date: 8/21/2024 Scale: 1 Inch = 200 Feet



Parcel ID	80841	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 3-6 & TRT 1 & 2
Land Value	\$766,625	Improvement Value	\$1,830,185	Total Value \$2,596,810
Previous Parcel 60111				
-----All values for Tax Year 2024 -----				
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	DENVER CHRISTIAN ACADEMY			Value \$1,508,485
Main Sq Feet	13500	Stories	1	Year Built 2002
Zoning District	Calc Acres	Voting Precinct		Calc Acres
B-G	5.13	WP32		5.13
Watershed	5.13	Sewer District		
		SEWER		5.13
Census County	109	Tract	071101	Block 3007 5.13
Flood	X	Zone Description	NO FLOOD HAZARD	
		Panel	3710460400	5.13

SUP #455-A | DCA Properties of Denver, LLC

1 in. = 300 ft.



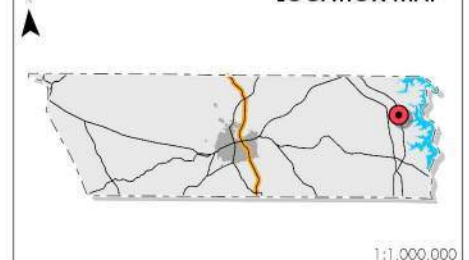
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092


Parcel ID # 80791, 80792, 80841

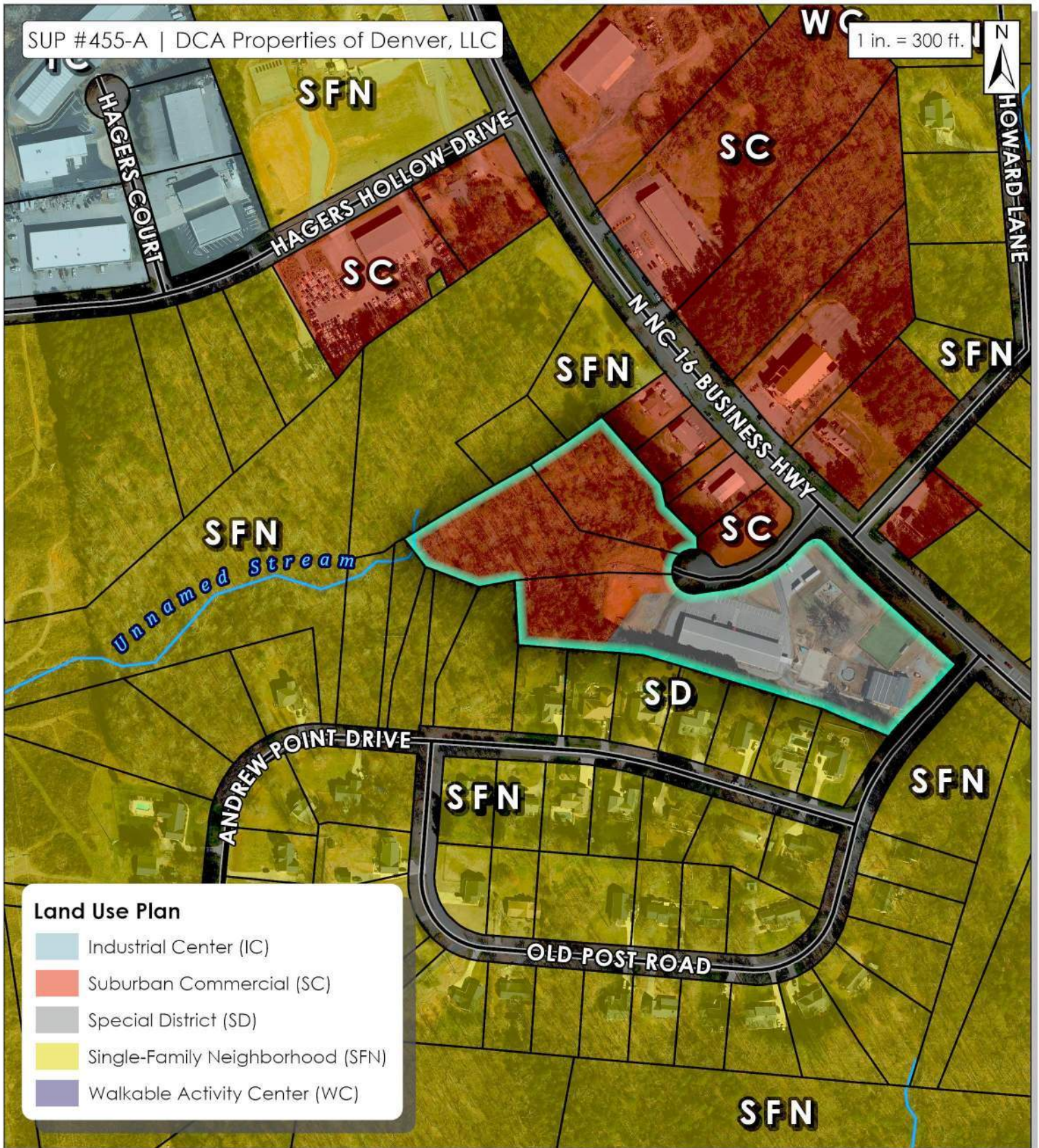
 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)



Land Use Plan

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



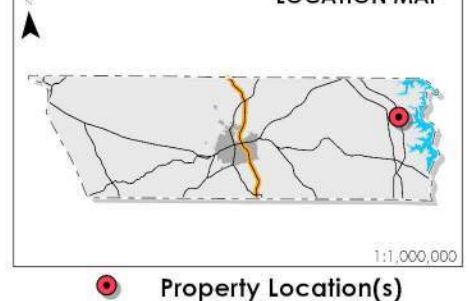
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 80791, 80792, 80841

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP





Lincoln County Project Reviews



Project Number: ZONE23-00186

Description: SUP #455-A DCA Properties of Denver, LLC

Project Type: ZONING CASE

Parcel ID: 80841

Sub Type: SPECIAL USE PERMIT

Applicant: DCA PROPERTIES OF DENVER LLC

Applied: 7/27/2023

Approved:

Owner: DCA PROPERTIES OF DENVER LLC

Status: UNDER REVIEW

Balance: \$ 0.00

Surveyor: <NONE>

Details:

Amendment to SUP #455

Public hearing scheduled for September 9, 2024

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
7/27/2023	9/6/2023	8/3/2023	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	NA Public Water and Sewer
Notes:						
7/27/2023	3/15/2024	8/3/2023	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes:						
Add a hydrant at the west side of the new gym						
Widen the access road at the back to 20 feet wide and be of an approved surface.						
7/27/2023	8/15/2023	8/3/2023	INSPECTIONS PRE-APPLICATION	Jeff Wesdyk	COMPLETE	
Notes:						
7/27/2023	7/24/2024	8/3/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	
Notes:						
7/27/2023	8/3/2023	8/3/2023	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes:						
The scoping and review of the Traffic Impact Analysis for the additional trips that will be generated by this expansion will need to be coordinated with Municipal School Transportation Assistance staff in Raleigh.						



Lincoln County Project Reviews



7/27/2023	7/27/2023	8/3/2023	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	
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<p>Notes:</p> <p>General Comments:</p> <p>1) All proposed connections will need to be shown on the site plans.</p> <p>2) The proposed improvements will require a sewer permit for the additional flow. Flow is not allocated until Public Utilities has approved the construction plans. No building permits will be approved until permitting is complete.</p> <p>3) All taps will be installed at the expense of the Developer by a Licensed Utility Contractor under Lincoln County Public Utilities inspection.</p> <p>4) All taps must be installed per all state and local standards.</p> <p>5) Any irrigation on site will require a dedicated irrigation meter.</p> <p>6) Request for hydrant flow test will go through Public Utilities.</p> <p>7) See the Lincoln County Public Utilities website for all required forms of the submittal of utility plans. Two hardcopy of the plan and forms are required for a Public Utilities review.</p> <p>8) Any widening of roadway may trigger relocation of public utilities.</p>						
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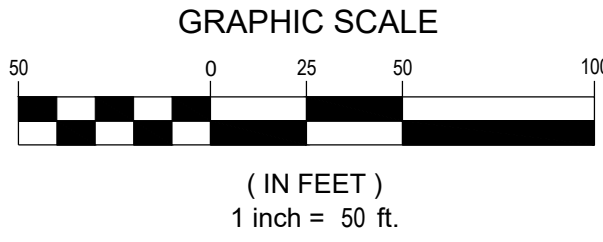


SITE NOTES:

- DIMENSIONS AND COORDINATE POINTS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMAN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- ALL PAVEMENT MARKERS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON DRAWINGS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCE.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, TRASH ENCLOSURE DETAILS, FENCING DETAILS, SIGNAGE DETAILS.
- CONTRACTOR SHALL COORDINATE CONSTRUCTION AND LOCATION OF SIDEWALKS, STOOPS, STEPS, HANDRAIL, AND ACCESS DOORS WITH ARCHITECTURAL PLANS.
- COORDINATE SIDEWALK AND SCORING PATTERNS ADJACENT TO THE BUILDING WITH THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL PROVIDE NECESSARY TRASH COLLECTION AND DISPOSE TO A LEGALLY APPROVED LANDFILL.
- STOP BEFORE YOU DIG. CALL NC ONE-CALL CENTER AT 811 OR 1-800-632-4949.

LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
==	PROPOSED CURB AND GUTTER
- . - .	PROPOSED SETBACK LINE
- - - -	PROPOSED BUFFER LINE
▨	PROPOSED CONCRETE
▩	PROPOSED STANDARD DUTY ASPHALT
■	PROPOSED HEAVY DUTY ASPHALT



SITE DATA TABLE

TAX PARCEL IDS: 80841, 80791, 80792

2243 HIGHWAY 16 BUSINESS DENVER, NC 28037

EXISTING ZONING: ELDD- EASTERN LINCOLN DEVELOPMENT DISTRICT
B-N - NEIGHBORHOOD BUSINESS

PROPOSED ZONING - ELDD- EASTERN LINCOLN DEVELOPMENT DISTRICT
B-G - GENERAL BUSINESS

EXISTING USE	PROPOSED USE		
VACANT	SCHOOL		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM PARCEL AREA	32,500 SF (0.75 AC)	371,494 SF (8.53 AC)	371,494 SF (8.53 AC)
MINIMUM PARCEL WIDTH	70 FT	843 FT	970 FT
MINIMUM FRONT YARD SETBACK	30 FT	25.6 FT (EN)	32.1 FT
MINIMUM SIDE YARD SETBACK-INTERIOR	15 FT	91 FT	N/A
MINIMUM SIDE YARD SETBACK - ABUTTING RESIDENTIAL DISTRICT	30 FT	205.6 FT	N/A
MINIMUM SIDE YARD SETBACK-ROAD	30 FT	N/A	N/A
MINIMUM REAR YARD SETBACK	25 FT	33.76 FT	34.38 FT
MINIMUM REAR YARD SETBACK- ABUTTING RESIDENTIAL DISTRICT	30 FT	33.76 FT	34.38 FT
BUILDING SEPARATION	20 FT	N/A	35.01 FT
PERIMETER BUFFER	N/A		N/A

(EN): EXISTING NON-CONFORMITY

OFF STREET PARKING REQUIREMENTS

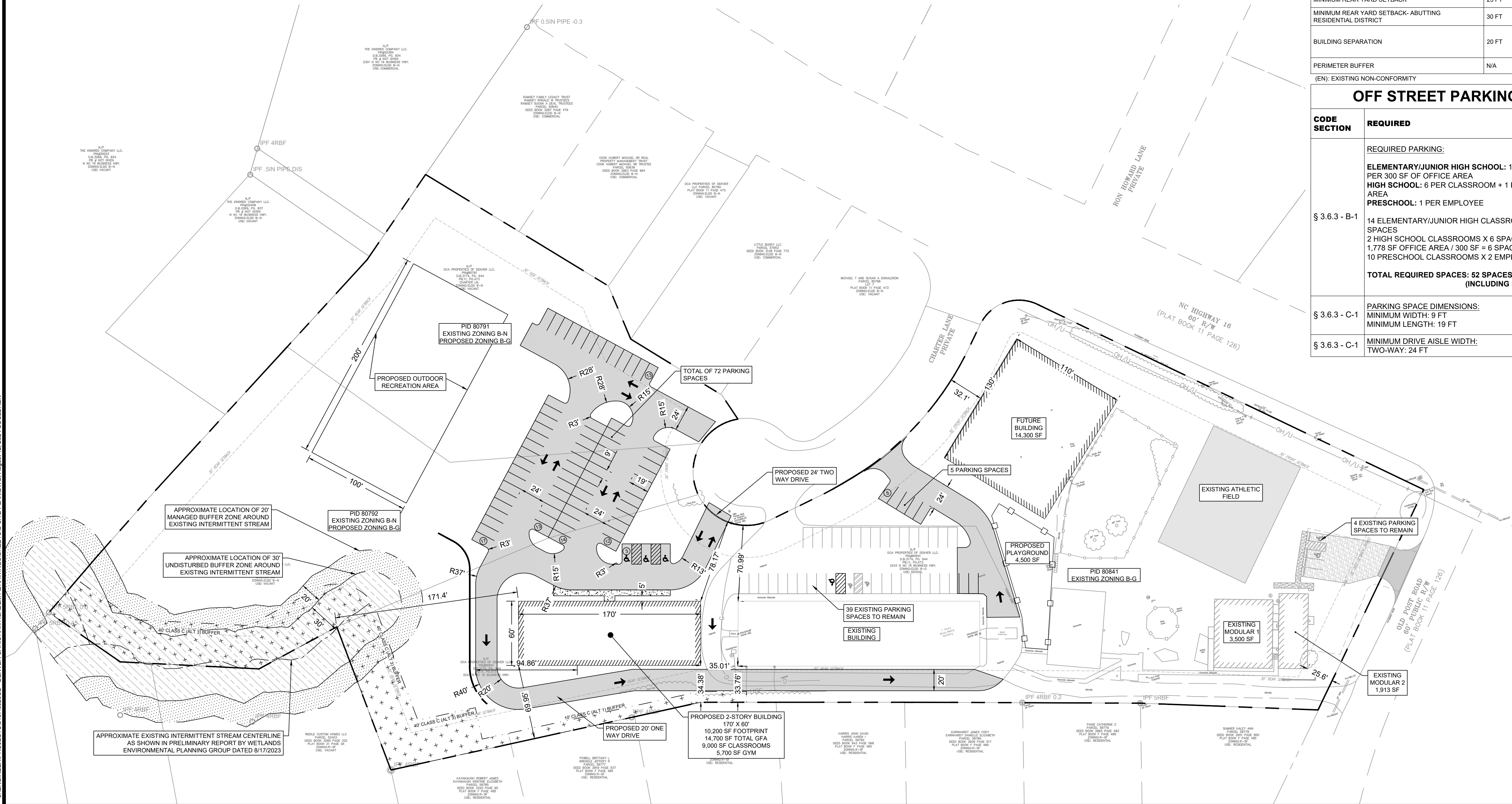
CODE SECTION	REQUIRED	PROPOSED
	REQUIRED PARKING: ELEMENTARY/JUNIOR HIGH SCHOOL: 1 PER CLASSROOM + 1 PER 300 SF OF OFFICE AREA HIGH SCHOOL: 6 PER CLASSROOM + 1 PER 300 SF OF OFFICE AREA PRESCHOOL: 1 PER EMPLOYEE 14 ELEMENTARY/JUNIOR HIGH CLASSROOMS X 1 SPACE = 14 SPACES 2 HIGH SCHOOL CLASSROOMS X 6 SPACES = 12 SPACES 1,778 SF OFFICE AREA / 300 SF = 6 SPACES 10 PRESCHOOL CLASSROOMS X 2 EMPLOYEES = 20 SPACES TOTAL REQUIRED SPACES: 52 SPACES (INCLUDING 3 ADA SPACES)	120 SPACES (INCLUDING 8 ADA VAN ACCESSIBLE SPACES)
§ 3.6.3 - B-1		
§ 3.6.3 - C-1	PARKING SPACE DIMENSIONS: MINIMUM WIDTH: 9 FT MINIMUM LENGTH: 19 FT	9 FT X 19 FT
§ 3.6.3 - C-1	MINIMUM DRIVE AISLE WIDTH: TWO-WAY: 24 FT	24 FT

BUILDING AREA SUMMARY

BUILDING	AREA (SF)
EXISTING BUILDING	13,675
EXISTING MODULAR 1	3,500
EXISTING MODULAR 2	1,913
PROPOSED 2-STORY BUILDING	14,700
FUTURE BUILDING	14,300
TOTAL	48,088

LANDSCAPING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 3.4.5	FOUNDATION PLANTINGS REQUIRED 5 FT	5 FT
§ 3.4.6	BUFFER TYPE C-(R-T) REQUIRED 40 FT OR 20 FT ALTERNATIVE	40 FT / 20 FT



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SCIENTISTS

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3525 Whitehall Park Drive, Suite 150
Charlotte, NC 28273
PH: 704.489.1500
www.ces-group.net

SEAL:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

CO. SEAL:

NOT FOR
CONSTRUCTION

OWNER / DEVELOPER
DENVER CHRISTIAN ACADEMY
(ATTN: MIKE KISER)

PROJECT DESCRIPTION:

DENVER CHRISTIAN ACADEMY

2243 HIGHWAY 16 BUSINESS DENVER, NC 28037

PROJECT NO:

8167.0623CD

ISSUE DATE: ISSUE DATE

DRAWING REVISIONS

NO.	REVISION DESC.	DATE:
1	ADDRESS COMMENTS	7/12/2024
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DRAWN BY: SC REVISED BY: SC

CHECKED BY: SC ISSUED BY: SC

DRAWING TITLE:

PRELIMINARY
SITE PLAN

DRAWING NUMBER:

C3.0