



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: August 16, 2024

Re: SUP #514  
Denver United Methodist Church, applicant  
Parcel ID# 57628

*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 a special use permit for a private school with up to 30 students in the B-G (General Business) district.

Site Area and Description

The request involves a 24.64-acre parcel, located at 3892 N. N.C. 16 Business Hwy., on the north side of N.C. 16 Business about 1000 feet east of Campground Road in Catawba Springs Township. The subject property is located in the B-G (General Business) zoning district and the ELDD (Eastern Lincoln Development District) overlay. 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. This property is located within 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.



**PLANNING & INSPECTIONS DEPARTMENT**

Joshua L. Grant, Manager

Additional Information

The proposed school will not be operated by the church, so the specific use standards in the Lincoln County Unified Development Ordinance for schools (see below) will apply.

**§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

This parcel is located within the WS-IV Protected Area of the Catawba River/Lake Norman Watershed, which limits the density of developments with single-family and two-family homes to 3.0 units per acre (or 2.0 units per acre if curb and gutter are installed). All other residential and nonresidential developments are limited to a maximum impervious coverage of 36% of the project area (or 24% if curb and gutter are installed). However, under the High Density Option, the maximum impervious coverage of such developments (those that do not include single-family or two-family homes) may be increased to 70% of the project area. Approval is on a project-by-project basis, subject to the issuance of a special use permit by the 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 United Methodist Church

Applicant Address 3910 N. Hwy 16 Business Denver, NC 28037

Applicant Phone Number 704-483-1601

Property Owner Name Denver United Methodist Church

Property Owner Address 3910 N. Hwy 16 Business Denver, NC 28037

Property Owner Phone Number 704-308-0535 (Contact phone)

#### **PART II**

Property Location 3910 N. Hwy 16 Business

Property ID (10 digits) 3695-55-1972 Property size 24.636 acres

Parcel # (5 digits) 57628 Deed Book(s) 3203 Page(s) 599

#### **PART III**

Existing Zoning District \_\_\_\_\_

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

Church - multiple structures

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

Private School - up to 30 students.

Traffic enter/exit Hwy 16 N through 2 drives. Currently handles 300 cars on

Sundays. See map of building to be used.

**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.*

Applicant's Signature

7-23-24

Date

Application # SUP#514/Denver  
United Methodist  
Church

Date 7-23-24

Applicant's Name Denver United Methodist Church

Applicant's Address 3910 N. Hwy 16 Denver, NC 28037

Property Location 3910 N. Hwy 16  
Denver, NC 28037

Existing Zoning B-2

Proposed Special Use Private School

### **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: The use is part of the Church vision to promote the use of our facilities by private organizations to serve the community, and has been approved by the Church Council. Additionally, all health and safety code of the County will be met and the State Department of Education.

2. The use meets all required conditions and specifications. YES ☒ NO ☐

FACTUAL REASONS CITED: The use has been reviewed by the required County Departments and the NCDOT. A change of tenant/occupancy/safety inspection will be performed by the County and followed. A driveway permit will be obtained if required for the existing driveway.

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: The property is joined on 3 sides by the property of the applicant, and on one side by NC Business 16 North and will not affect property values.

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 ☐

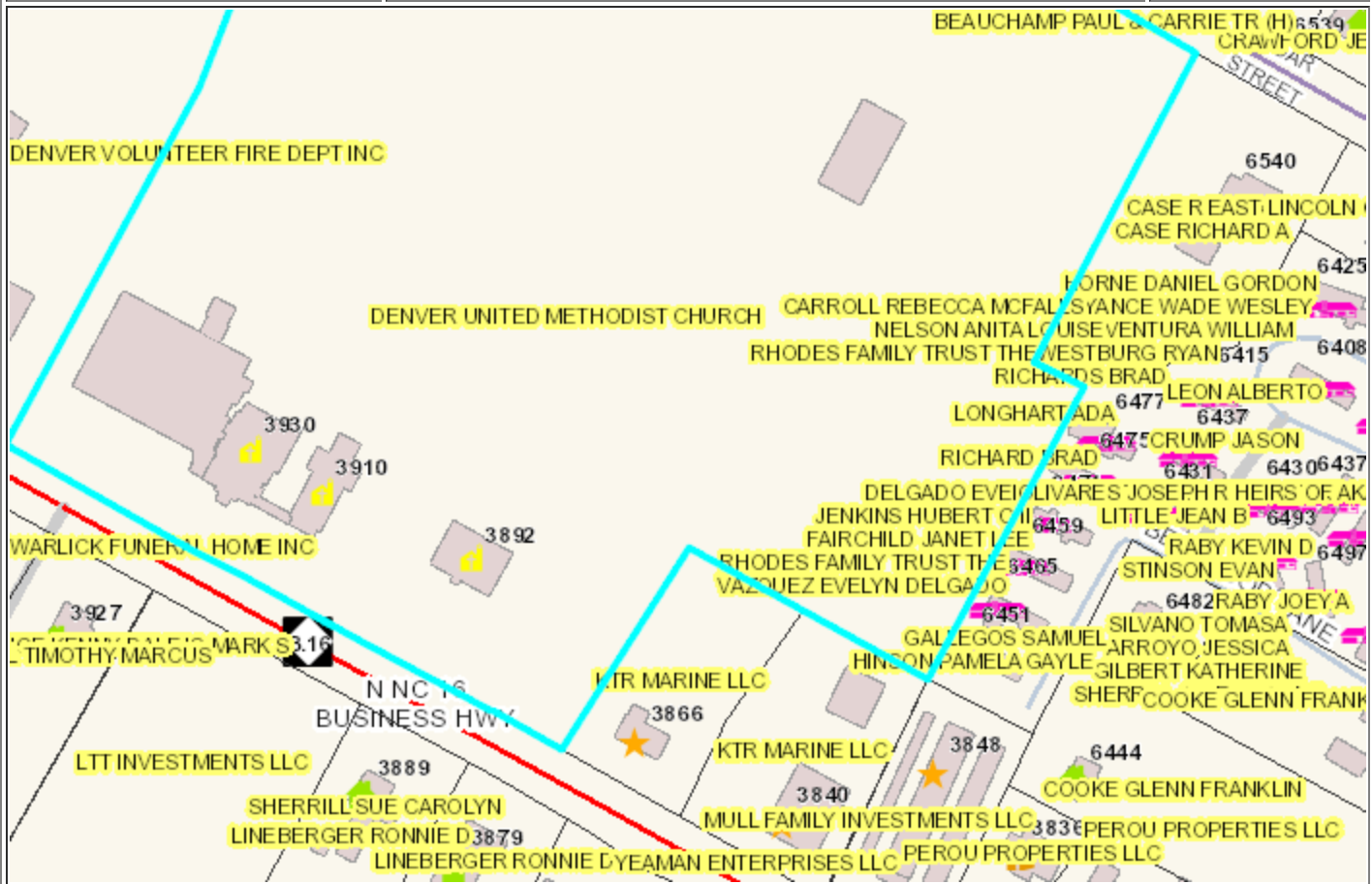
FACTUAL REASONS CITED: The use is an extension of the Church goals to maximize the use of existing facilities with private organizations to support the community in harmony with church property uses, as well as consistent with the Land Use Plan.




Lincoln County, NC

**Office of the Tax Administrator, GIS Mapping Division**

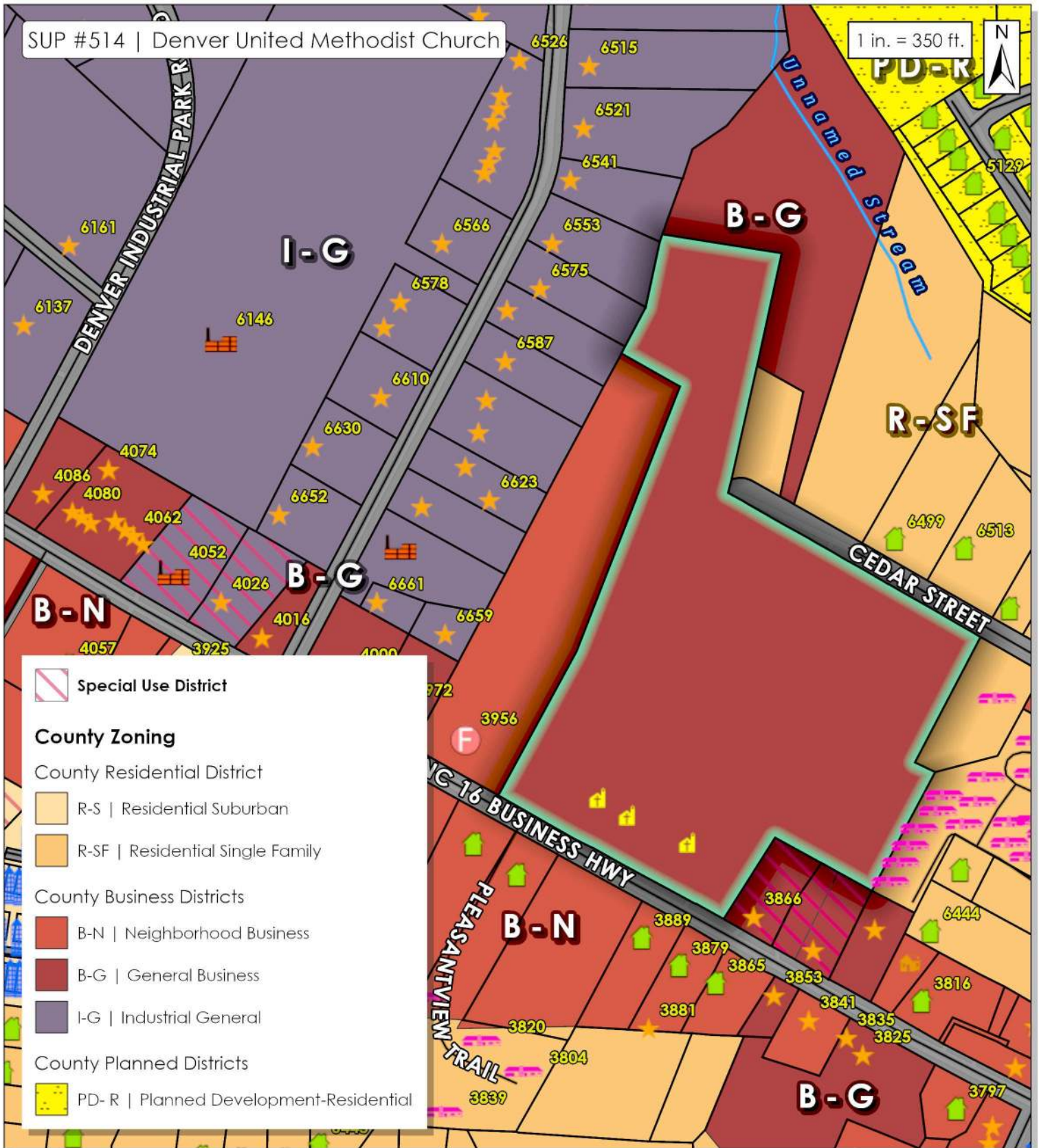
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.  
Date: 8/21/2024 Scale: 1 Inch = 200 Feet





<b>Parcel ID</b>	57628	<b>Owner</b>	DENVER UNITED METHODIST CHURCH MLYNARSKI WALDEMAR Z TRUSTEE ROLLINS REBECCA N TRUSTEE		
<b>Map</b>	3695	<b>Mailing</b>	3910 N HWY 16 PO BOX 661		
<b>Account</b>	33560	<b>Address</b>	DENVER, NC 28037-0661		
<b>Deed</b>	3203 599	<b>Last Transaction Date</b>	10/13/2022	<b>Sale Price</b>	\$0
<b>Plat</b>		<b>Subdivision</b>		<b>Lot</b>	
<b>Land Value</b>	\$1,488,625	<b>Improvement Value</b>	\$12,459,242	<b>Total Value</b>	\$13,947,867
<b>Previous Parcel</b>	29791				
-----All values for Tax Year 2024 -----					
<b>Description</b>	DENVER UMC LAND / 1410			<b>Deed Acres</b>	0
<b>Address</b>	3930 N NC 16 BUSINESS HWY			<b>Tax Acres</b>	24.636
<b>Township</b>	CATAWBA SPRINGS		<b>Tax/Fire District</b>	DENVER	
<b>Main Improvement</b>	CHURCH		<b>Value</b>	\$2,237,026	
<b>Main Sq Feet</b>	6264	<b>Stories</b>	1	<b>Year Built</b>	1999
<b>Zoning District</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>		<b>Calc Acres</b>	
B-G	24.64	DN29		24.64	
<b>Watershed</b>		<b>Sewer District</b>			
	24.64			9.91	
		SEWER		14.73	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>		
109		071101	1005	24.64	
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>			
X	NO FLOOD HAZARD	3710369500		24.64	





Special Use District

### County Zoning

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

Parcel ID # 57628

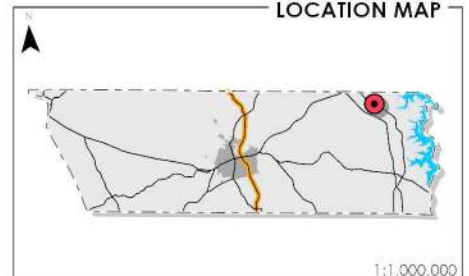
 - Property Location(s)

See Attached Application for Parcel Information



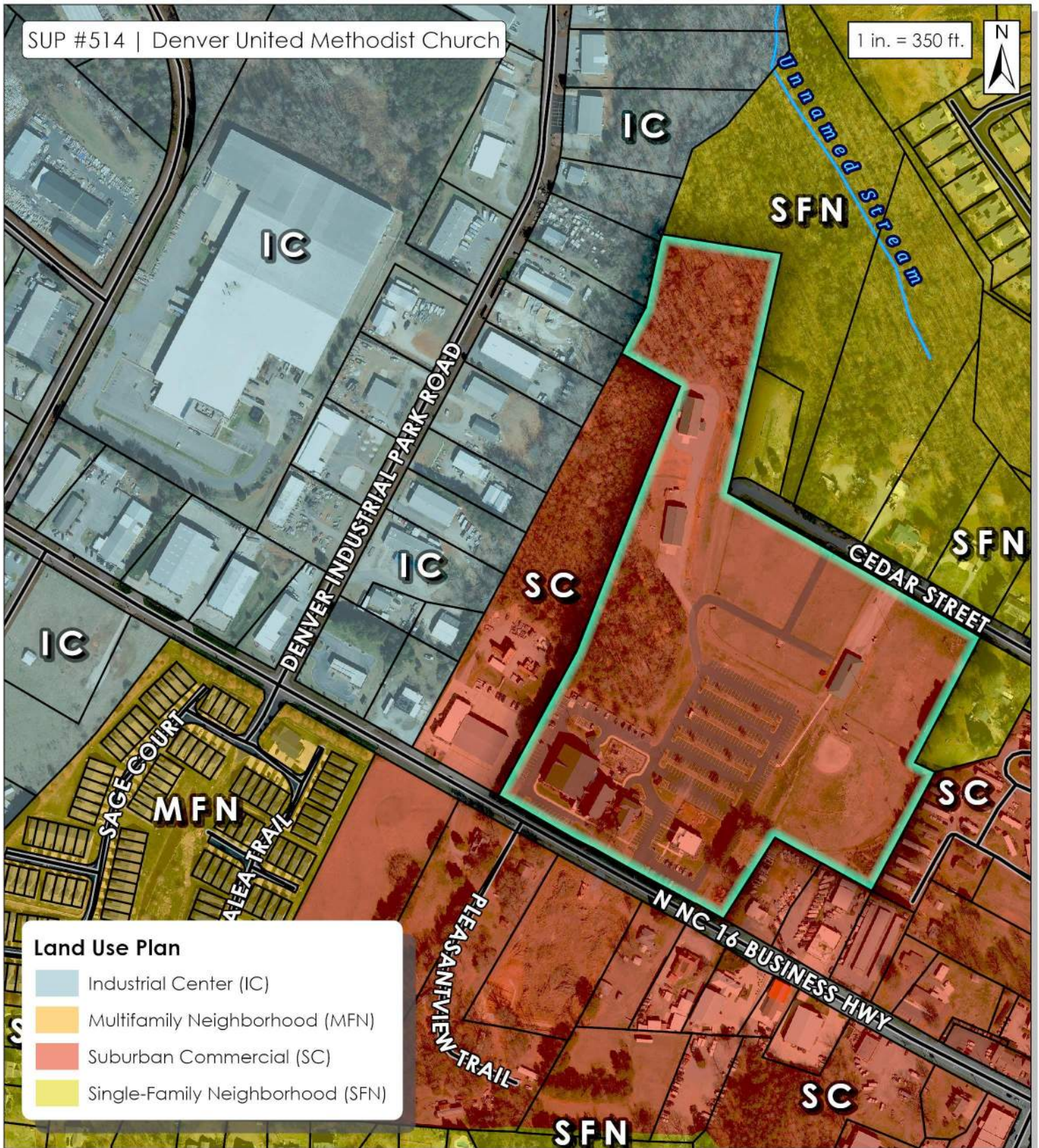
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

LOCATION MAP



 Property Location(s)





**Land Use Plan**

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

Parcel ID # 57628

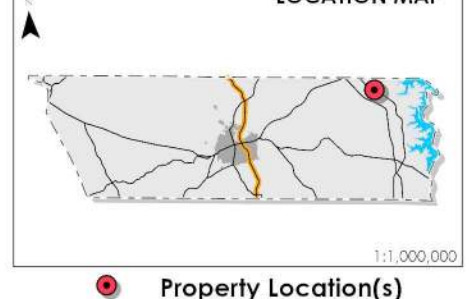
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Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

LOCATION MAP







# Lincoln County Project Reviews

Project Number: **ZONE24-00160**

Description: **SUP #514 Denver United Methodist**

Project Type: **ZONING CASE**

Parcel ID: **57628**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **DENVER UNITED METHODIST CHURCH**

Applied: **7/22/2024**

Approved:

Owner: **DENVER UNITED METHODIST CHURCH**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

**School (not operated by the church) with up to 30 students**

**Public hearing scheduled for September 9, 2024**

LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: TRC PRE-APPLICATION						
7/25/2024	7/25/2024	7/25/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: Be advised that structural changes may be needed when the permit application is submitted to change the occupancy of the building; for example, each classroom must have direct egress out of the building						
7/25/2024	7/25/2024	7/25/2024	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes: An amended driveway permit will be required, and some improvements to the existing driveways will likely be necessary						
7/25/2024	7/25/2024	7/25/2024	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	
Notes: The water and sewer allocation for this building and/or parcel will need to be reviewed to ensure that changing this to a school will not exceed the currently allocated flow.						

