



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners  
Planning Board

From: Joshua Grant, Division Manager

Date: January 10, 2025

Re: ZMA #744  
Hills Chapel Methodist Church, applicant  
Parcel ID# 02873, 57954, and 70072

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 3, 2025.*

Request

The applicant is requesting the rezoning of 13.8 acres from R-T (Transitional Residential) to B-G (General Business). The proposed use as stated on the application is for a wellness center.

Site Area and Description

The subject property is located at 988 South NC 16 Business Hwy in Catawba Springs Township. The property is also located in the ELDD (Eastern Lincoln Development District) overlay. The property is adjoined by property zoned I-G (Industrial General), R-T (Transitional Residential), and PD-I (Planned Development-Industrial) Land uses in this area include primarily industrial and residential uses.

Plan Conformance

This property is located within an area that is designated by the Lincoln County Land Use Plan as Single-Family Neighborhood, suitable for single-family homes at densities up to 2.0 units per acre. Immediately surrounding the three parcels in question is a large area designated by the Land Use Plan as Industrial Center, suitable for a variety of manufacturing, warehousing, and distribution uses.



## PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

### Additional Information

#### **Permitted uses in current district**

Place of Worship  
Single-Family detached  
Modular Home  
Two Family House  
Manufactured Housing  
School (special use)

#### **Permitted uses in proposed district**

Place of Worship  
School (Special Use)  
Contractor's office (Special Use in ELDD)  
Professional office  
Medical office  
Neighborhood retail  
General retail (Special Use in ELDD)  
Fitness center (Special Use in ELDD)  
Gas station (Special Use in ELDD)  
Restaurant (Special Use in ELDD)  
Fast food restaurant (Special Use in ELDD)  
Veterinarian clinic (Special Use in ELDD)  
Self-storage facility (Special Use)  
Vehicle sales (Special Use)  
Vehicle service (Special Use in ELDD)  
Building materials sales (Special Use)

### Staff's Recommendation

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



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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

Case No. **ZMA #744**  
Applicant **Hills Chapel Methodist Church**  
Parcel ID# **02873, 57954, and 70072**  
Location **988 South NC 16 Business Hwy**  
Proposed amendment **A request to rezone 13.8 acres from R-T (Transitional Residential) to B-G (General Business).**

This proposed amendment **is not 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 Single-Family Neighborhood suitable for detached residential single-family homes. The NC 16 Corridor Vision Plan states that commercial activity should be concentrated in nodes and at key intersections.**

This proposed amendment **is not reasonable** in that:

**The uses allowed in the General Business (B-G) district are incompatible with the existing zoning districts along this portion of the NC 16 Business Hwy corridor.**



## Zoning Map Amendment Application

Lincoln County Planning and Inspections Department  
Zoning Administrator  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440

### Part I

Applicant Name Donald Grice, Trustee Chairman for Hills Chapel

Applicant Address 1127 Grice Road Stanley NC 28164

Applicant Phone Number 704-622-0670

Property Owner's Name Hills Chapel United Methodist Church

Property Owner's Address 988 S NC 16 Business Hwy. Stanley NC 28164

Property Owner's Phone Number 704-827-9511

### Part II

Property Location 3 parcels to be combined on the corner of Hwy. 16 Business and Glover Lane

Property ID # (10 digits) 4601056886, 460157648, 4601055502 Property Size +/- 13.83 acres

Parcel # (5 digits) 02873, 57954, 70072 Deed Book(s) 85/486, 401/230, 793/1, 877/828 Page(s)

### Part III

Existing Zoning District R-T ELDD overlay Proposed Zoning District GB B-G ELDD

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

Premises currently operate as a Church with Family Life Center, Sunday School Building, ball field with concession stand and playground. The old parsonage was re-configured to serve as the church office on the main level and DSS operates a satellite office in the lower level. The upper level is currently not used in any capacity.

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

Proposed leasing the upper level of the old parsonage to a wellness Center which requires rezoning of the campus.

**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.*

Signed by: Donald Grice  
Applicant

12/9/2024 | 6:47 AM EST

Date

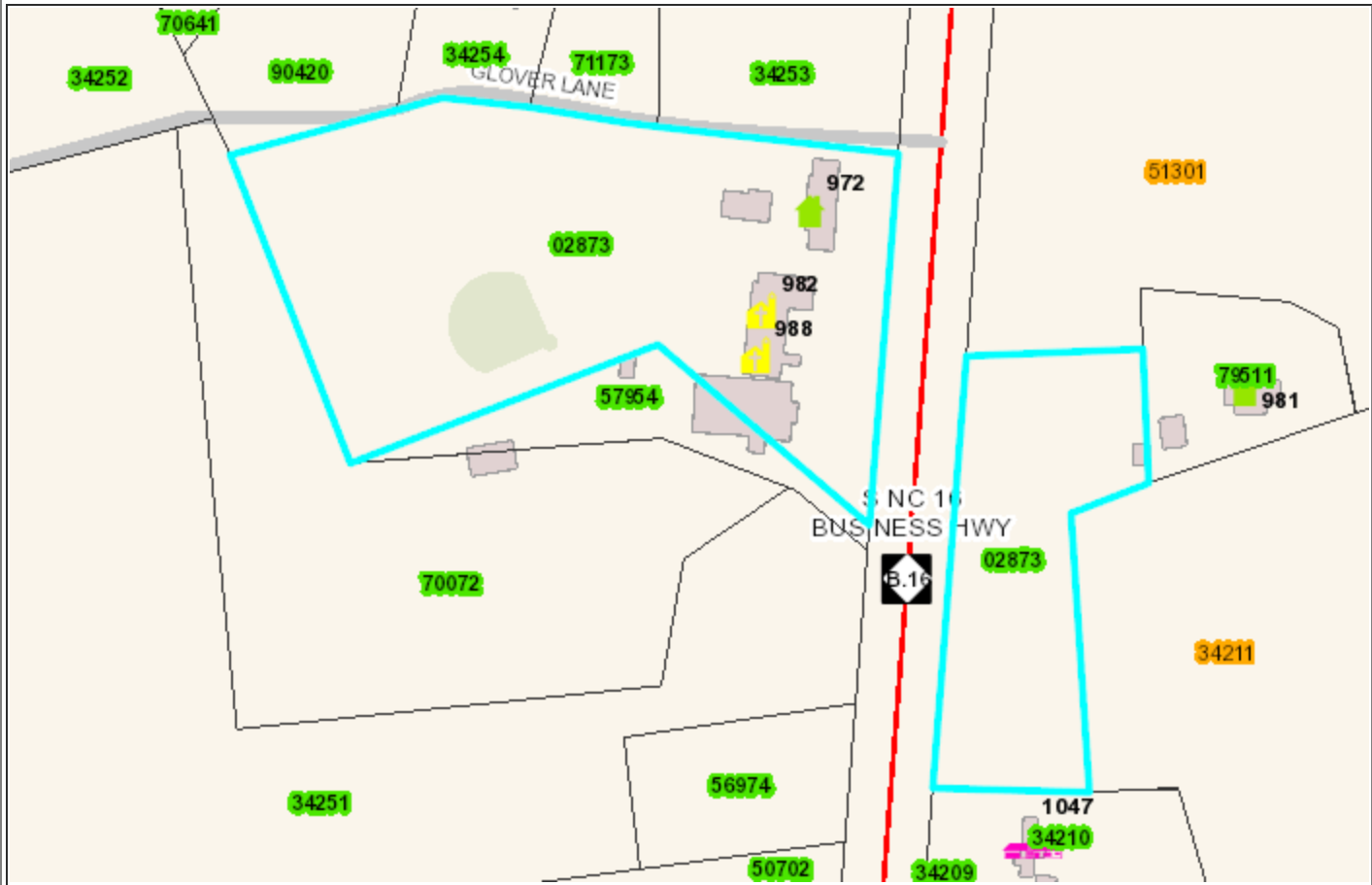


# Lincoln County, NC

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Date: 1/14/2025



<b>Parcel ID</b>	02873	<b>Owner</b>	HILLS CHAPEL UNITED METHODIST
<b>Map</b>	4601	<b>Mailing</b>	988 S HWY 16
<b>Account</b>	33587	<b>Address</b>	STANLEY, NC 28164
<b>Deed</b>		<b>Last Transaction Date</b>	01/01/1992
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$255,863	<b>Improvement Value</b>	\$3,075,426
<b>Previous Parcel</b>		<b>Sale Price</b>	\$0
		<b>Lot</b>	
		<b>Total Value</b>	\$3,331,289

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

<b>Description</b>	CHURCH RD 16-EXEMP	<b>Deed Acres</b>	7.66
<b>Address</b>	988 S NC 16 BUSINESS HWY	<b>Tax Acres</b>	8.092
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>	CHURCH	<b>Value</b>	\$529,863
<b>Main Sq Feet</b>	5195	<b>Year Built</b>	1948
<b>Stories</b>	1.3		

<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
R-T		8.09	LW31	8.09

<b>Watershed</b>	<b>Sewer District</b>
0.48	0.01
7.61	SEWER 8.08

<b>Census County</b>	<b>Tract</b>	<b>Block</b>	
109	071102	1070	5.89
109	071102	1033	2.2

<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460100	8.09

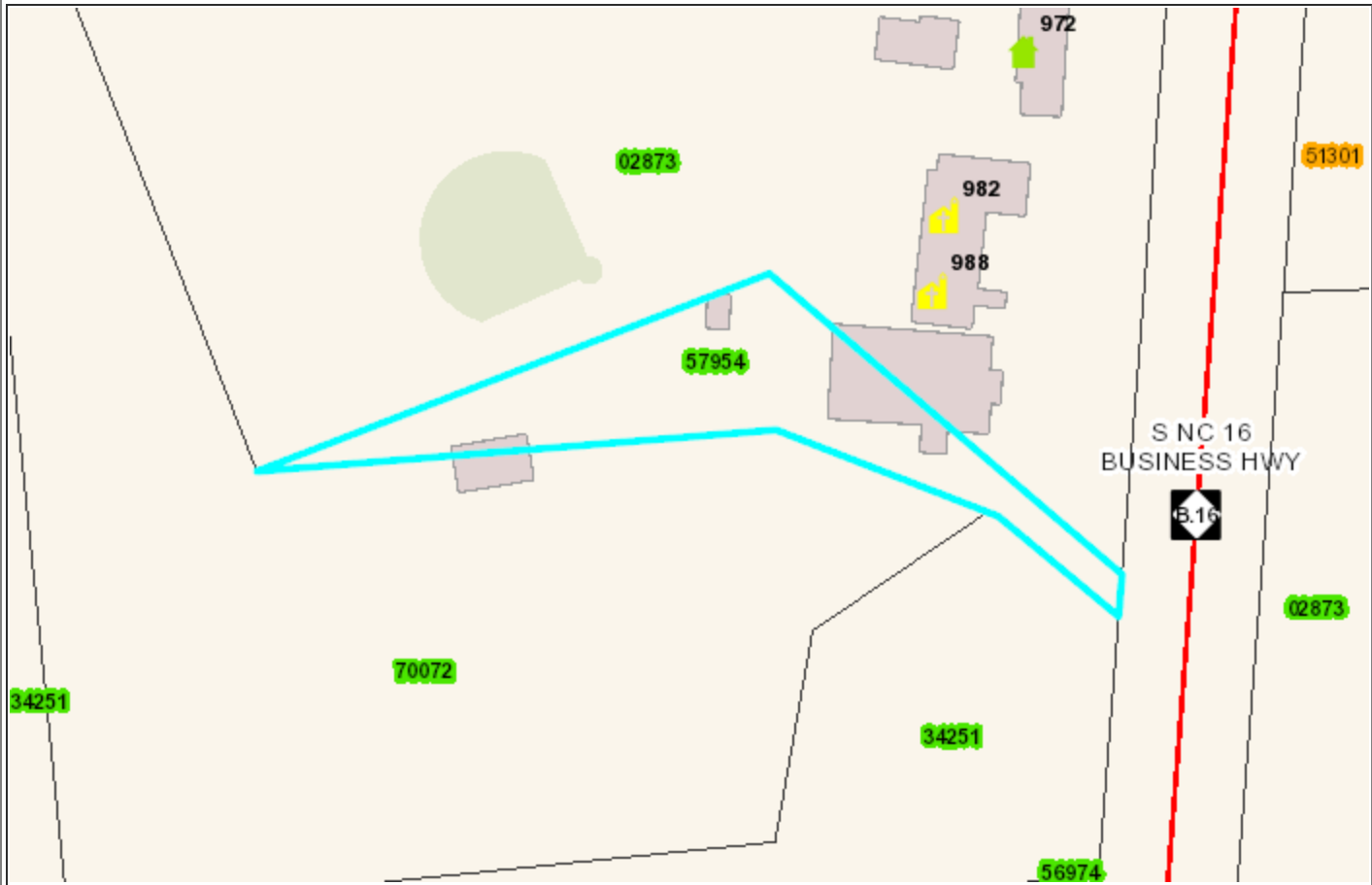


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Date: 1/14/2025



<b>Parcel ID</b>	57954	<b>Owner</b>	HILLS CHAPEL UNITED METHODIST
<b>Map</b>	4601	<b>Mailing</b>	988 S HWY 16
<b>Account</b>	33587	<b>Address</b>	STANLEY, NC 28164
<b>Deed</b>	793 1	<b>Last Transaction Date</b>	04/15/1992
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$10,073	<b>Improvement Value</b>	\$1,512
<b>Previous Parcel</b>	34251	<b>Sale Price</b>	\$4,500
		<b>Lot</b>	
		<b>Total Value</b>	\$11,585

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

<b>Description</b>	.886 AC T E LAZENBY LAND	<b>Deed Acres</b>	0.886
<b>Address</b>	S NC 16 BUSINESS HWY	<b>Tax Acres</b>	0.819
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	EAST LINCOLN
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	

<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
R-T		0.82	LW31	0.82

<b>Watershed</b>	<b>Sewer District</b>
0.82	SEWER 0.82

<b>Census County</b>	<b>Tract</b>	<b>Block</b>	
109	071102	1070	0.82

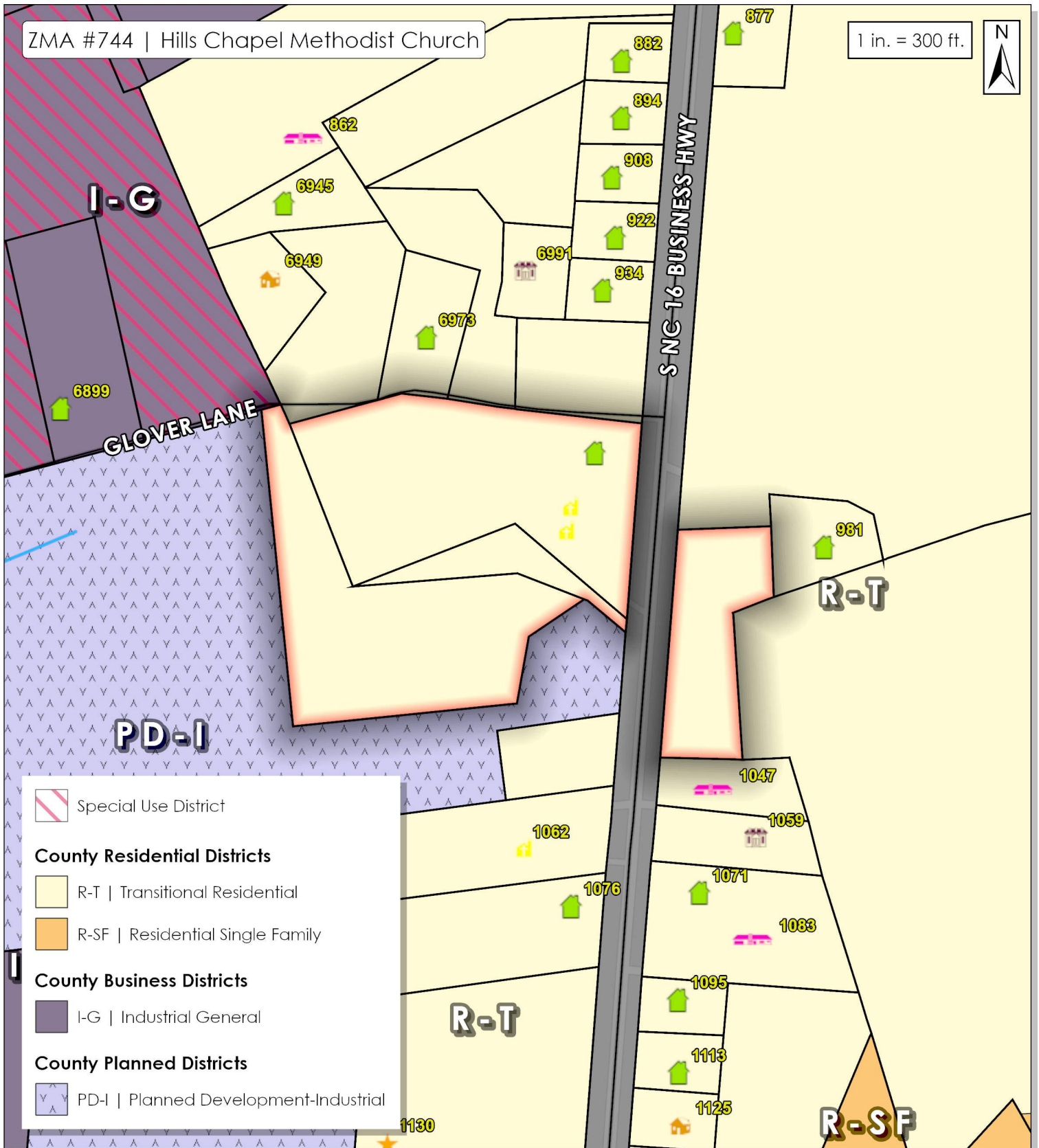
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710460100	0.82



Photo Not Available







Special Use District

**County Residential Districts**

R-T | Transitional Residential

R-SF | Residential Single Family

**County Business Districts**

I-G | Industrial General

**County Planned Districts**

PD-I | Planned Development-Industrial



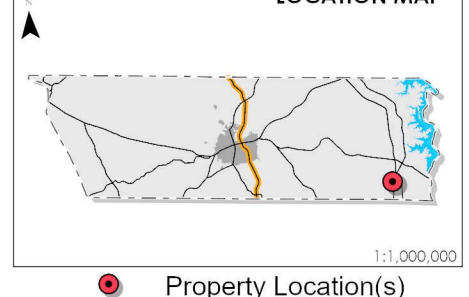
Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 02873, 57954 & 70072

- Property Location(s)

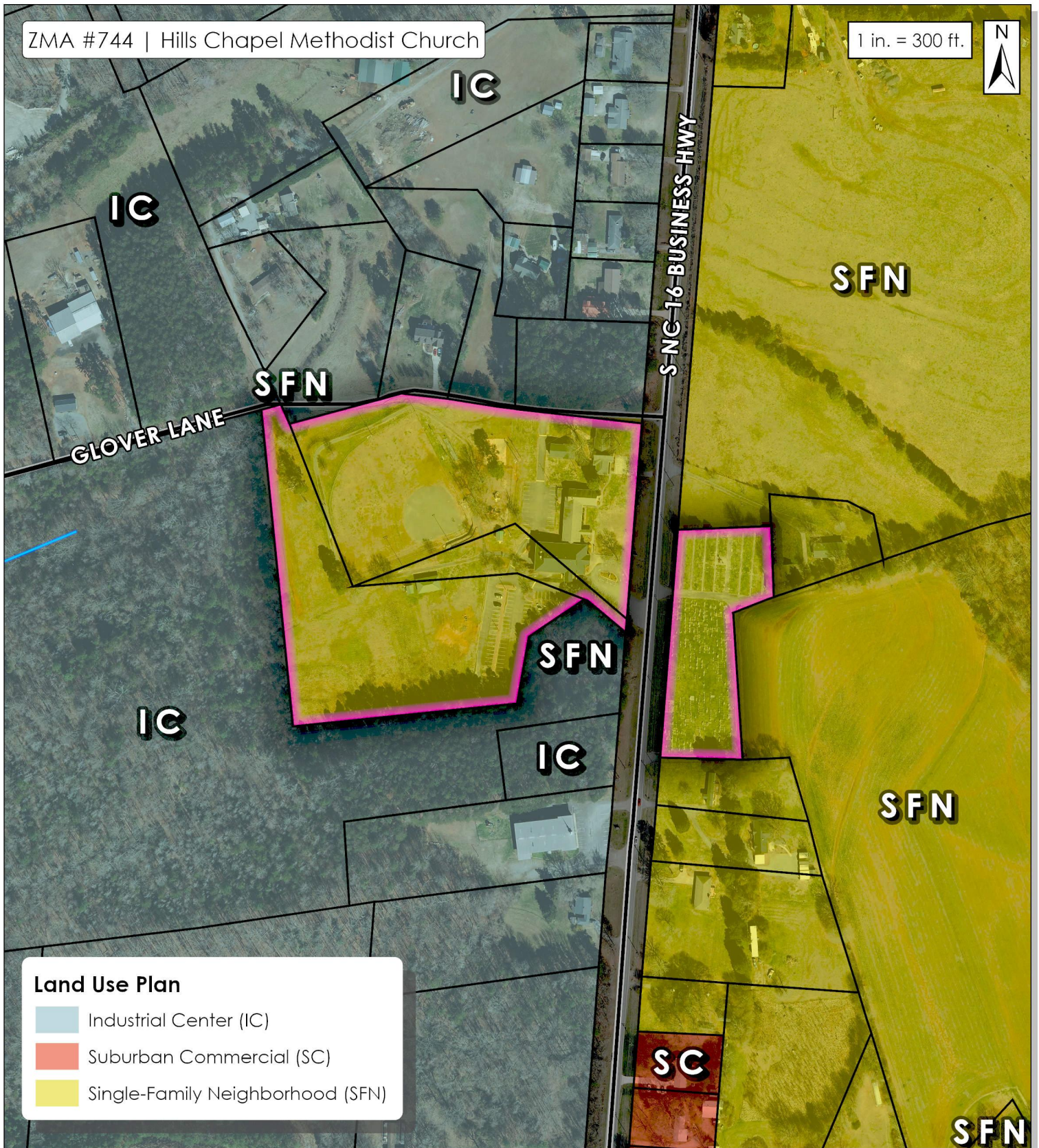
See Attached Application for Parcel Information

**LOCATION MAP**



Property Location(s)





**Land Use Plan**

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



Lincoln County  
Planning & Inspections  
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**LOCATION MAP**

