



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 83,480

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

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:

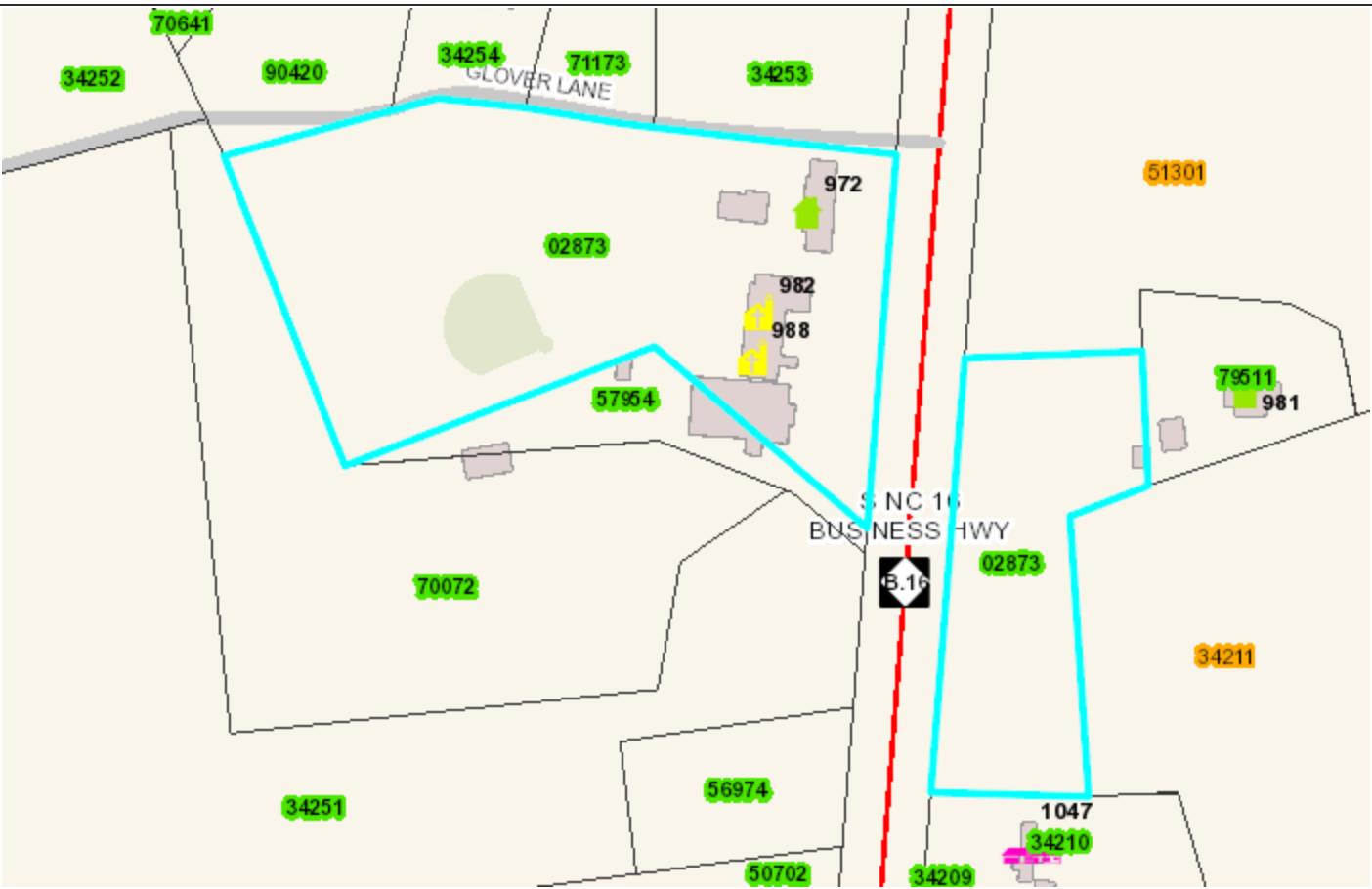
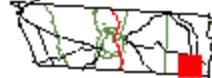
Donald Grice
 Applicant
 4601056886377782941A...

12/9/2024 | 6:47 AM EST

Date



Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.
Date: 1/14/2025



	Parcel ID 02873 Owner HILLS CHAPEL UNITED METHODIST	
Map 4601	Mailing 988 S HWY 16	
Account 33587	Address STANLEY, NC 28164	
Deed	Last Transaction Date 01/01/1992	Sale Price \$0
Plat	Subdivision	Lot
Land Value \$255,863	Improvement Value \$3,075,426	Total Value \$3,331,289
Previous Parcel		
-----All values for Tax Year 2024-----		
Description CHURCH RD 16-EXEMPT		Deed Acres 7.66
Address 988 S NC 16 BUSINESS HWY		Tax Acres 8.092
Township CATAWBA SPRINGS		Tax/Fire District EAST LINCOLN
Main Improvement CHURCH		Value \$529,863
Main Sq Feet 5195	Stories 1.3	Year Built 1948
Zoning District R-T	Conditional Use	Calc Acres 8.09
		Voting Precinct LW31 Calc Acres 8.09
Watershed		
0.48		0.01
7.61		SEWER 8.08
Census County		Sewer District
109		
109		
Flood X	Zone Description NO FLOOD HAZARD	Panel 3710460100 Panel 8.09



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Date: 1/14/2025

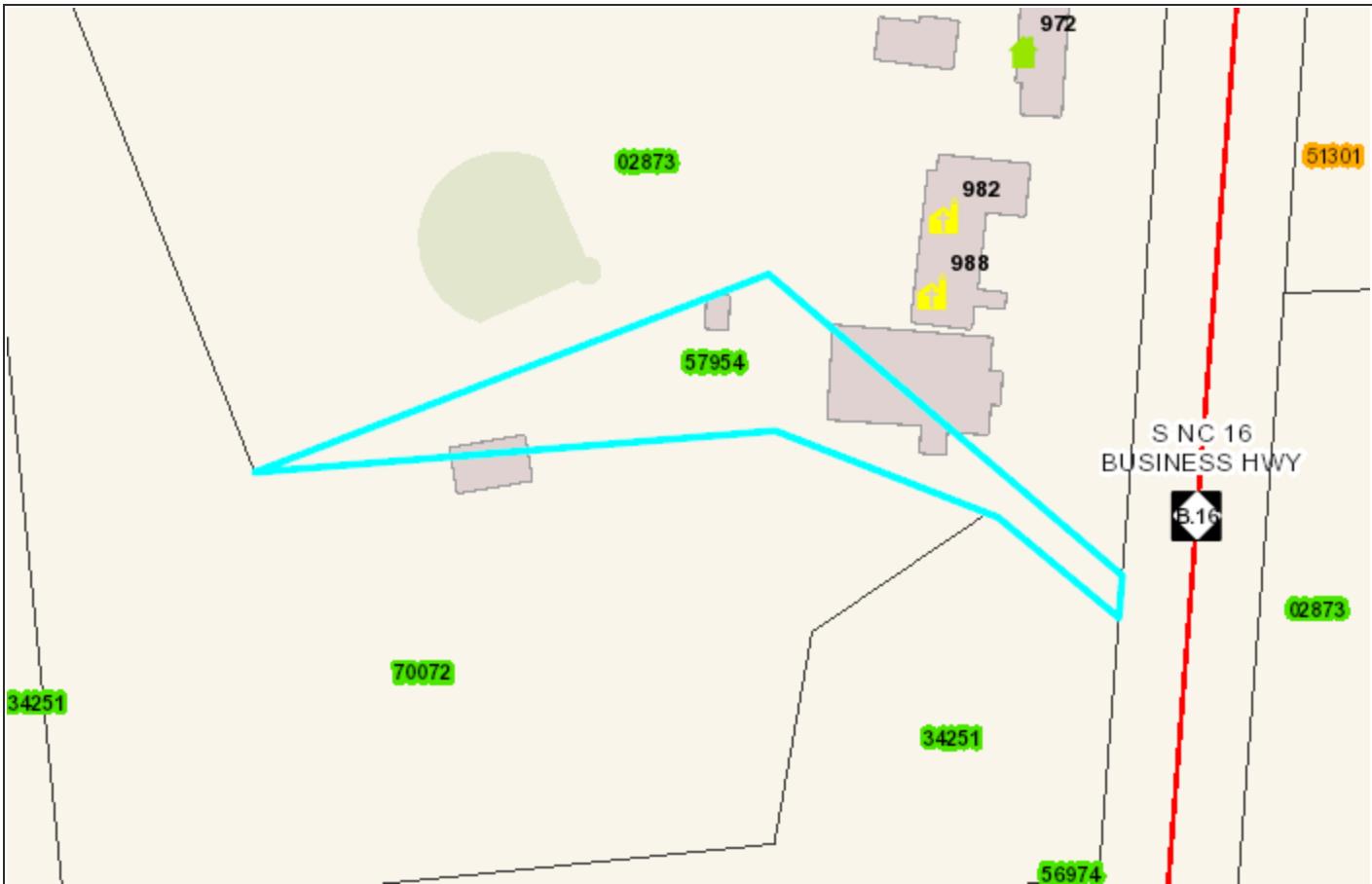
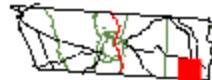


Photo Not Available

Parcel ID	57954	Owner	HILLS CHAPEL UNITED METHODIST
Map	4601	Mailing	988 S HWY 16
Account	33587	Address	STANLEY, NC 28164
Deed	793 1	Last Transaction Date	04/15/1992
Plat		Subdivision	
Land Value	\$10,073	Improvement Value	\$1,512
Previous Parcel	34251		
-----All values for Tax Year 2024 -----			
Description	.886 AC T E LAZENBY LAND	Deed Acres	0.886
Address	S NC 16 BUSINESS HWY	Tax Acres	0.819
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet	Stories	Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-T		0.82	LW31 0.82
Watershed		Sewer District	
0.82		SEWER	0.82
Census County		Tract	Block
109		071102	1070
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.82



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

Neither Lincoln County nor its employees, elected officials, agents, or contractors assume any legal responsibility for the information contained herein, which is provided "as is" with no warranties of any kind. Lincoln County disclaims all liability of any kind arising out of the use of, or misuse of, this information and disclaims all express or implied warranties, including warranties of merchantability, fitness for a particular purpose, and non-infringement of proprietary rights.

Date: 1/14/2025

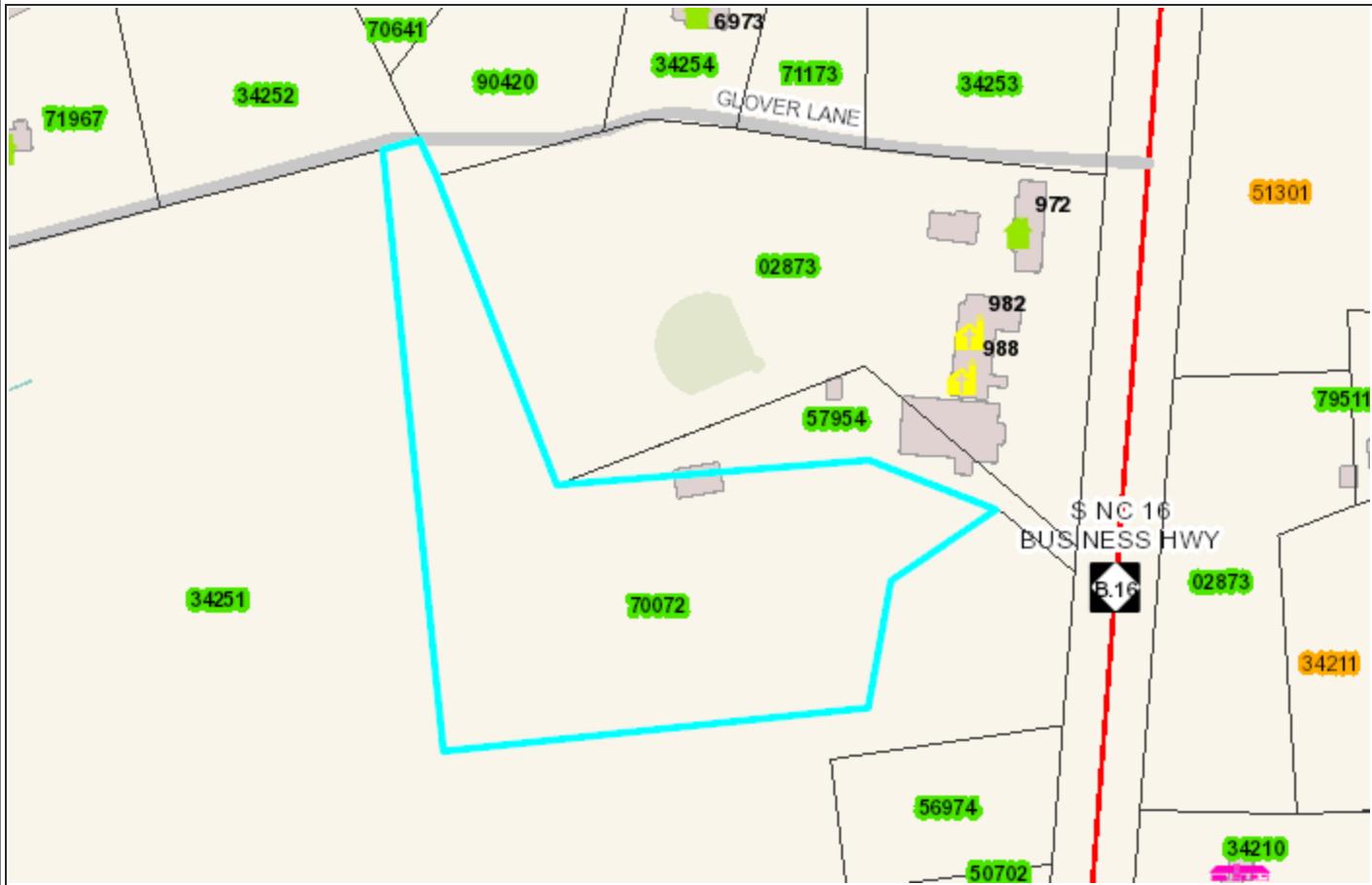
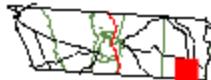
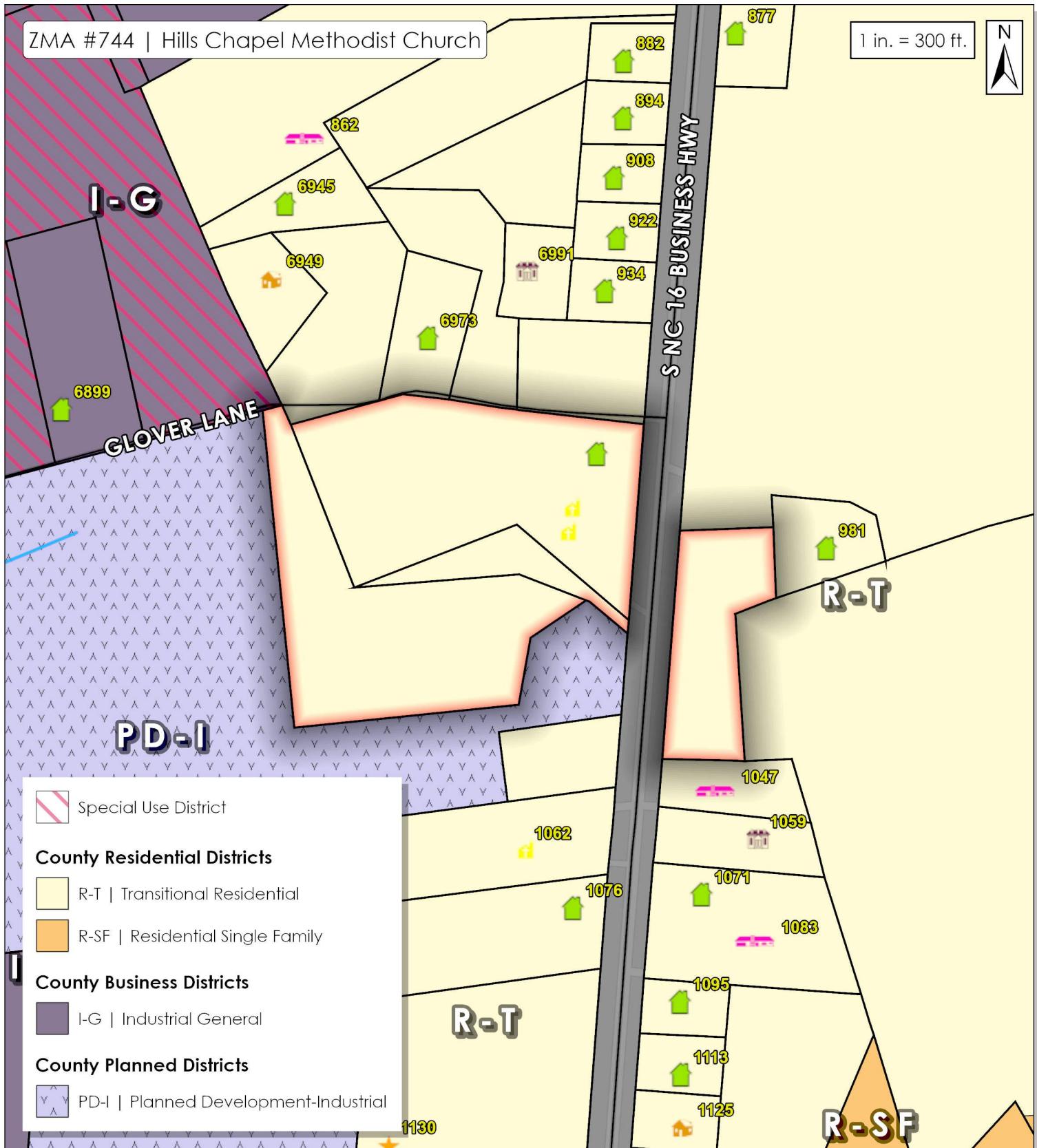


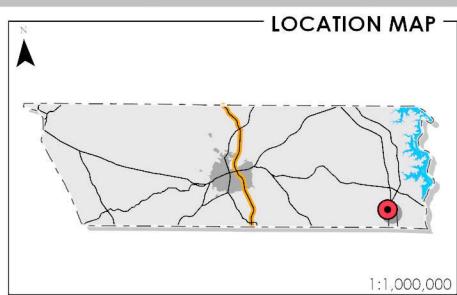
Photo Not Available

Parcel ID	70072	Owner	HILLS CHAPEL UNITED METHODIST
Map	4601	Mailing	988 S NC 16 HWY
Account	0072386	Address	STANLEY, NC 28164-8708
Deed	877 828	Last Transaction Date	08/18/1994
Plat		Subdivision	
Land Value	\$92,471	Improvement Value	\$17,202
Previous Parcel	34251		Total Value \$109,673
-----All values for Tax Year 2024 -----			
Description	VACANT LAND OFF HW16		
Address	GLOVER LN		
Township	CATAWBA SPRINGS		
Main Improvement			
Main Sq Feet	Stories		
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
R-T		5.01	LW31 5.01
Watershed		Sewer District	
5.01		0.01	
		SEWER 5	
Census County		Tract	Block
109		071102	1070
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	5.01



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

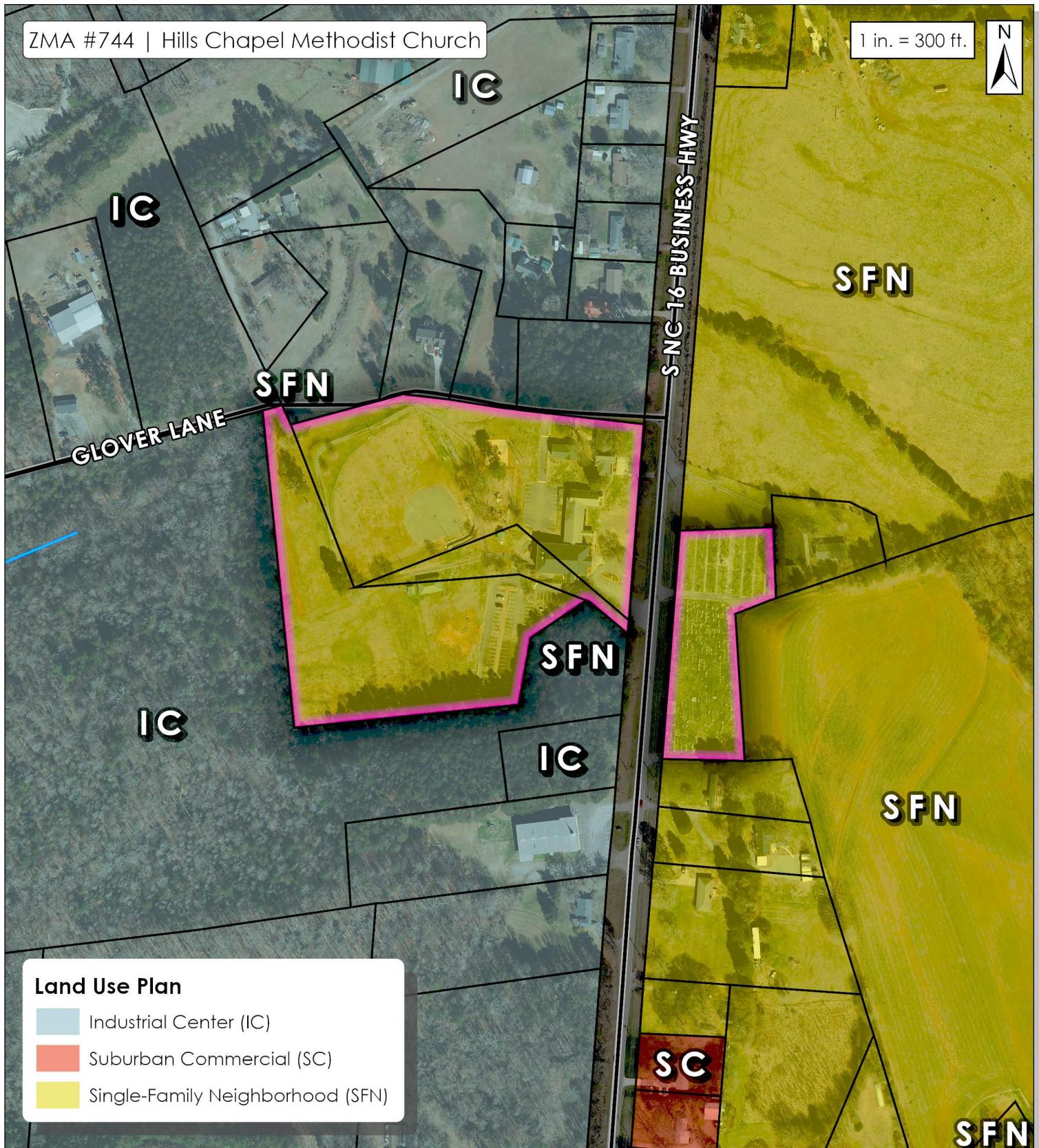
- Property Location(s)



Property Location(s)

ZMA #744 | Hills Chapel Methodist Church

1 in. = 300 ft.



Land Use Plan

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



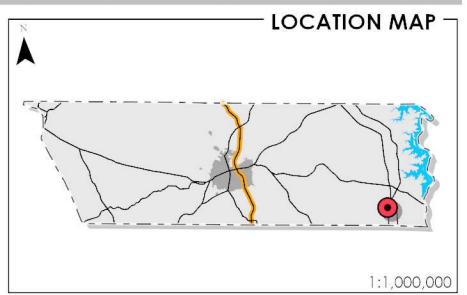
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 02873, 57954 & 70072

- Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



Property Location(s)