



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Joshua Grant

Date: January 10, 2025

Re: SUP #521
Hills Chapel Methodist Church, applicant
Parcel ID# 02873, 57954, and 70072

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

Request

The applicant is requesting a special use permit to permit a medical spa/wellness center in the Eastern Lincoln Development District (ELDD) overlay. The Unified Development Ordinance classifies this use as a neighborhood service and requires approval by the Board of County Commissioners as a special use.

Site Area and Description

The proposed 13.8-acre site is located at 988 S. N.C. 16 Business Hwy. in Catawba Springs Township. The subject property is located in the R-SF (Residential Single Family) zoning district and 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. 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.

No site plan is attached with this application due to the entire operation being housed within an existing building. Existing parking at this location is sufficient for the proposed use in accordance with the Lincoln County Unified Development Ordinance.



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 Donald Grice, Trustee Chairman *for Hills Chapel*

Applicant Address 1127 Grice Road Stanley, NC 28164

Applicant Phone Number 704-622-0670

Property Owner Name Hills Chapel United Methodist Church

Property Owner Address 988 S. NC Business Hwy. Stanley, NC 28164

Property Owner Phone Number 704-827-9511

PART II

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

Property ID (10 digits) 4601056886, 460157648, 4601055502 Property size +/-13.83

Parcel # (5 digit) 02873, 57954, 70 Deed Book(s) 83/460 Page(s) 401/230
072 793/1
877/828

PART III

Existing Zoning District RT ELDD overlay

Briefly describe how the property is being used and any existing structures.
Permits currently operates as a church with Family Life Center, Sunday school building, ball field with concession stand and playground. The old parsonage was reconfigured to accommodate the church office on the main level, and is currently not utilized in any capacity. The basement level is used as a DSS satellite office

Briefly explain the proposed use and/or structure which would require a Special Use Permit.
The Methodist Church campus is located in the ELDD which requires a special Use Permit to ensure the purpose of the business is conformant

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.

Signed by: Donald Grice
Applicant's Signature

12/9/2024 | 6:47 AM EST

Date

Application # _____ Date 12/8/2024 | 6:02 PM EST

Applicant's Name Donald Grice, Trustee Chairman

Applicant's Address 1127 Grice Road Stanley NC 28164

Property Location 988 S. Hwy. Business 16 Hwy. Stanley NC 28164 Existing Zoning RT-ELDD

Proposed Special Use wellness Center

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~~ X
A wellness center promotes overall health and well being, which the church trustees feel would be a community asset with values that align with the mission to serve the community interest. This purpose will also attract new people to the campus
FACTUAL REASONS CITED: _____
2. The use meets all required conditions and specifications. YES ~~X~~ ~~NO~~
FACTUAL REASONS CITED: Property is located on a high traffic count road with variations in zoning, this campus never served as a total residence and should be zoned to match usage

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES ~~NO~~ X
No impact on adjoining property owners
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 ~~X~~ ~~NO~~
FACTUAL REASONS CITED: Proposed usage will complement the church campus and allow an unused building to foster a business that will attract health centered persons to the campus



Lincoln County Project Reviews

Project Number: **ZONE24-00217**

Description: **SUP #521 Hills Chapel Methodist Church**

Project Type: **ZONING CASE**

Parcel ID: **02873**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **Hills Chapel Methodist Church**

Applied: **10/25/2024**

Approved:

Owner: **HILLS CHAPEL UNITED METHODIST**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

Public hearing scheduled for February 3, 2025

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: TRC PRE-APPLICATION						
10/25/2024	12/13/2024	10/31/2024	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	
Notes: 1. Get a septic inspector to locate all existing drainfields. 2. Find the number of people expected during a day, and number of employees for all parts of the building. 3. Apply for an expansion permit and supply numbers for each above. 4. Note in permit there will be a shower. That will get the process started with Environmental Health						
10/25/2024	10/31/2024	10/31/2024	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	RESUBMITTAL REQUIRED	
Notes: I have no problem with the Zoning, the fire marshal's office needs to see more of a floor plan and specs on the cryogenic system						
10/25/2024	11/25/2024	10/31/2024	INSPECTIONS PRE-APPLICATION	Jeff Wesdyk	COMPLETE	
Notes:						
10/25/2024	10/31/2024	10/31/2024	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes: Any land disturbance less than 20k sqft will require a single lot permit. Any land disturbance 20k sqft or greater will require an engineered EC plan.						
10/25/2024		10/31/2024	NCDOT PRE-APPLICATION	Michael Watson		
Notes:						





Lincoln County Project Reviews



10/25/2024	10/31/2024	10/31/2024	PUBLIC WORKS - COUNTY PRE- APPLICATION	Jonathan Drazenovich	COMPLETE	See notes
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Notes:
This building has County water. County sewer is not available to this parcel. No new services requested.





Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 1/14/2025

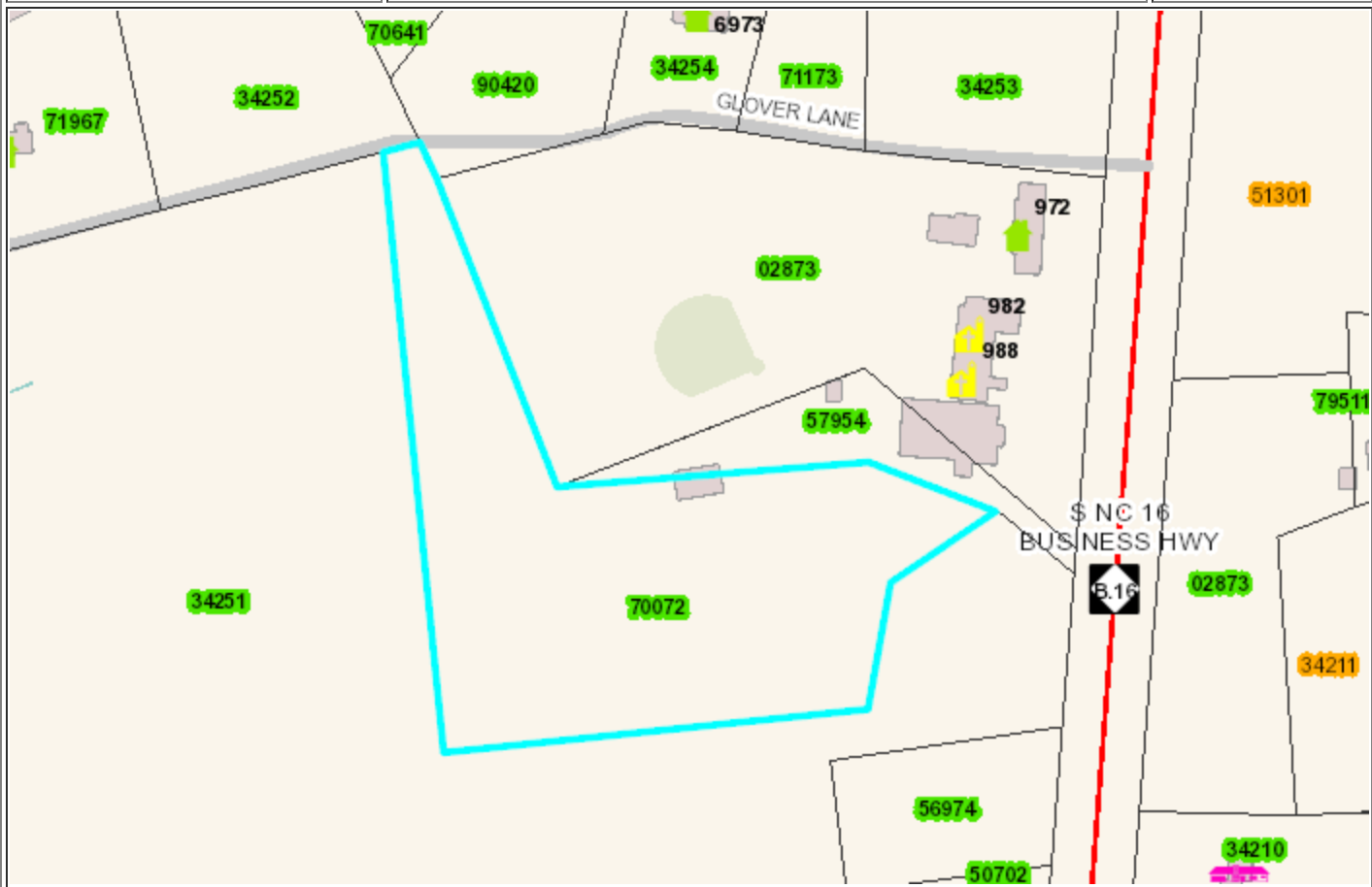


Photo Not Available

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	Sale Price	\$25,000
		Lot	
		Total Value	\$109,673

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

Description	VACANT LAND OFF HW16	Deed Acres	5
Address	GLOVER LN	Tax Acres	5.012
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Conditional Use	Calc Acres	Voting Precinct
R-T		5.01	LW31
			5.01
Watershed			Sewer District
5.01			0.01
			SEWER
			5
Census County		Tract	Block
109		071102	1070
			5.01
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	5.01

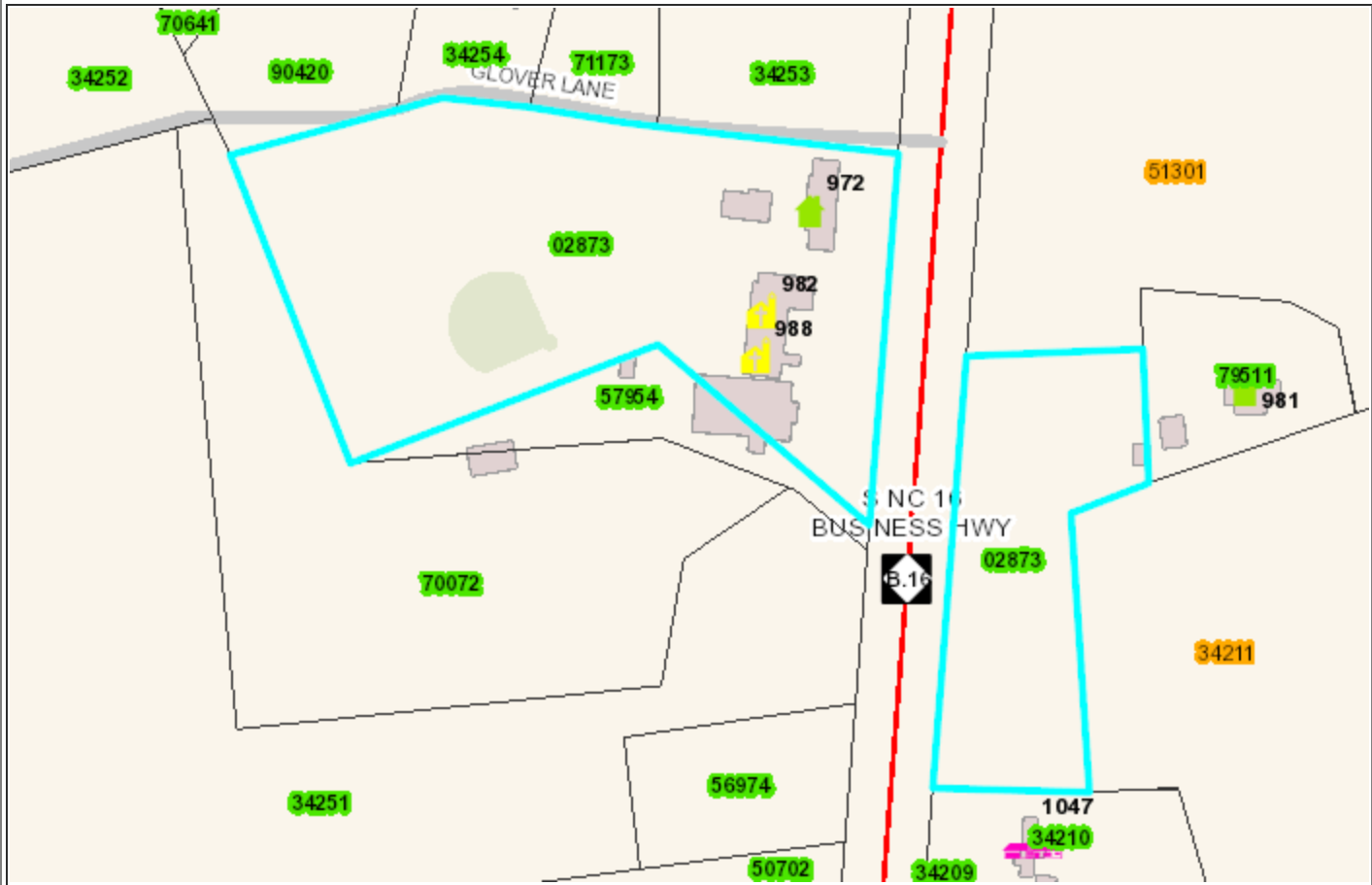


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Date: 1/14/2025



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
Plat		Subdivision	
Land Value	\$255,863	Improvement Value	\$3,075,426
Previous Parcel		Sale Price	\$0
		Lot	
		Total Value	\$3,331,289

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

Description	CHURCH RD 16-EXEMP	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	Year Built	1948
Stories	1.3		

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-T		8.09	LW31	8.09

Watershed		Sewer District	
0.48			0.01
7.61		SEWER	8.08

Census County		Tract	Block	
109		071102	1070	5.89
109		071102	1033	2.2

Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	8.09



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Date: 1/14/2025



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	Sale Price	\$4,500
		Lot	
		Total Value	\$11,585

-----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		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	0.82

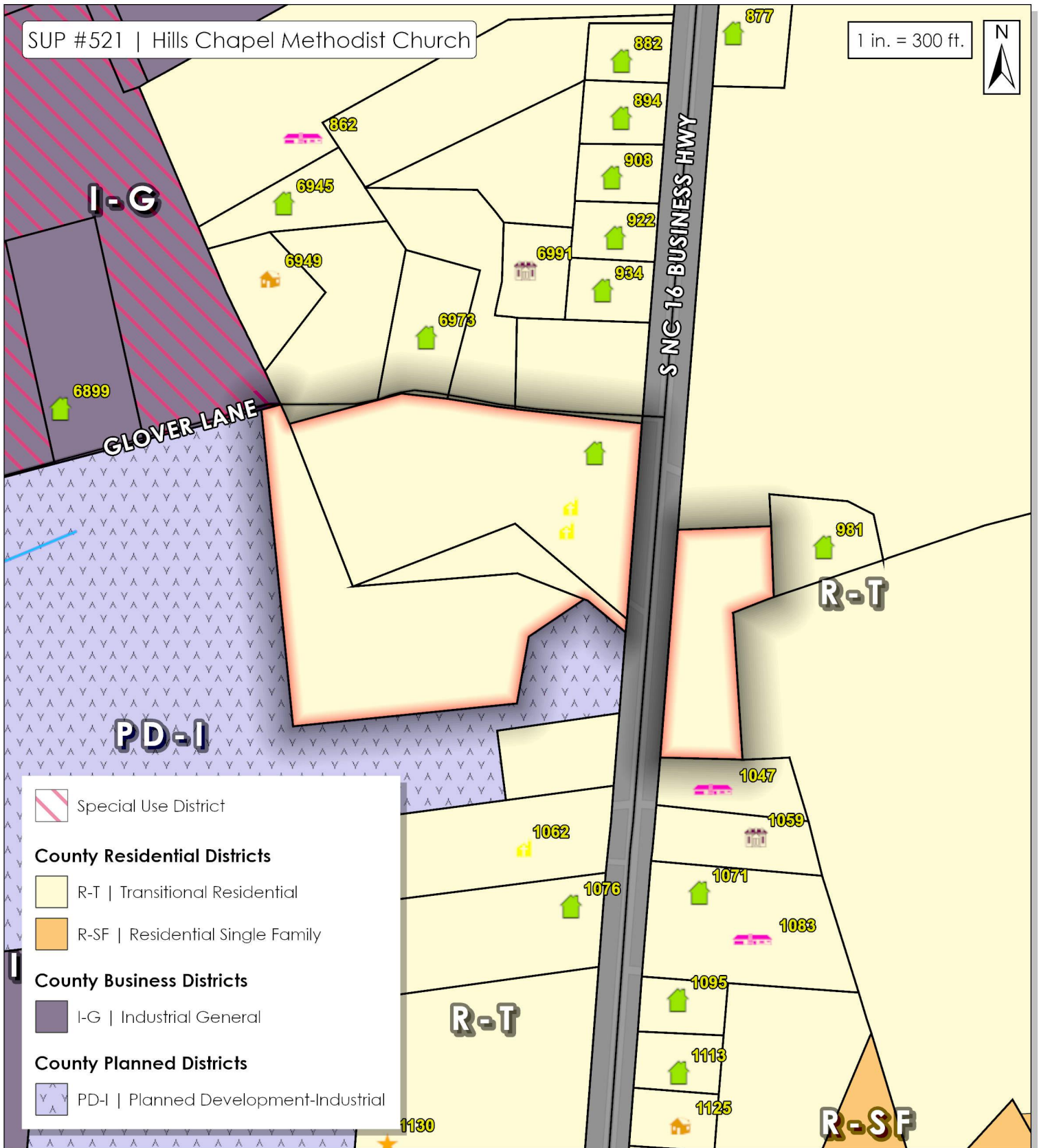
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460100	0.82



Photo Not Available

SUP #521 | Hills Chapel Methodist Church

1 in. = 300 ft.



 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



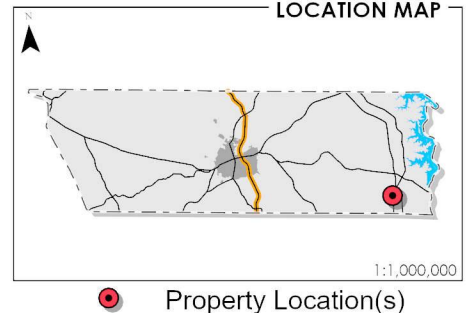
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

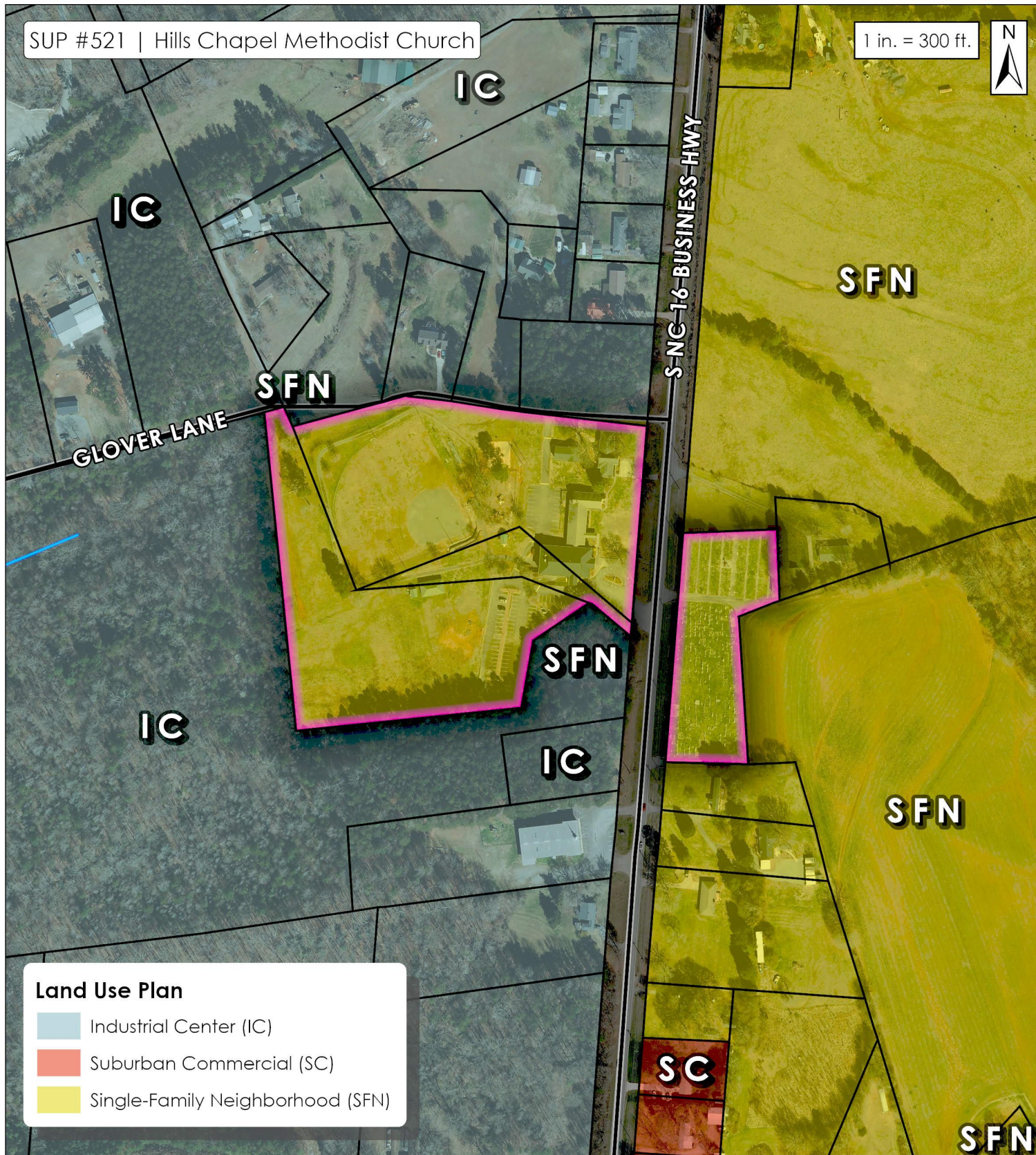
Parcel ID # 02873, 57954 & 70072

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP





Land Use Plan

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



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
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LOCATION MAP

