



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: April 19, 2011

Re: CZ #2011-2
Denver Baptist Church, applicant
Parcel ID# 58894 and 34090

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on May 2, 2011.

Request

The applicant is requesting the rezoning of 59 acres from I-G (General Industrial) and R-SF (Residential Single-Family) to permit the property to be developed with church facilities in accordance with a master plan. The initial phase of the plan calls for the construction of a 750-seat sanctuary and Sunday school classrooms, with future phases proposed to include a 1,500-seat sanctuary, administrative offices, athletic fields and an amphitheater. If this request is approved, the development of this property would be subject to the approved site plan and any conditions mutually approved by the county and the applicant.

Background

This property was formerly owned by R-Anell Homes, which operated a manufacturing plant and was headquartered on the site. Denver Baptist Church acquired this property in 2007 and began using portions of it. The church plans to relocate on this site.

Most of this property is zoned I-G. Under the Unified Development Ordinance, which went into effect in 2009, a place of worship is not a permitted use in the I-G district. The church cannot construct any new facilities on the property that's zoned I-G.

A place of worship with a seating capacity of greater than 1,000 is permitted only in the B-N or B-G (General Business) district.

Privately owned recreational facilities for civic use, as proposed as part of the church's master plan, are a conditional use in the B-N district.

Site Area & Description

This property is located at 3571 N. Hwy. 16, on the west side of N.C. 16 Business near Forest Hills Drive. It is adjoined by property zoned R-SF, R-T, B-N, B-G and I-G. Land uses in this area include business, institutional and residential.

Adopted Plan For Area

The NC 16 Corridor Vision Plan recognizes this property as pivotal in the redevelopment of "Downtown" Denver as a community center that would serve as a concentration of activity for the wider area. The NC 16 plan calls for a new road along the edge of this property, connecting St. James Church Road to N.C. 16 Business near Forest Hills Drive, to provide an alternate access to the N.C. 16 Bypass and serve as a catalyst for redevelopment.

Additional Information

Permitted uses

Under current zoning: manufacturing, warehousing, self-storage, vehicle repair, etc., on property zoned I-G; single-family dwellings, church facilities on property that's zoned R-SF.

Under requested zoning: church facilities.

Adjoining zoning and land uses

East: Zoned R-SF; undeveloped

South: Zoned R-SF and R-T; residential uses.

West: Zoned R-SF, I-G and B-N; school and telecommunications tower.

North: zoned B-N, I-G, B-G and R-SF; undeveloped lots, modular home sales, vehicle sales, residential uses.

Environmental

This property is not located in a water supply watershed. No portion of this property is located in a flood plain. With the existing parking areas and with the use of remaining building pads for parking, this plan will result in a limited amount, if any, of additional impervious area.

Landscaping

Landscape islands are required in parking areas. Foundation plantings are required along any building wall facing a parking area.

Traffic

The average daily traffic on N.C. 16 Business in the area is approximately 16,000 vehicles, according to 2009 figures. A traffic impact analysis is not required for the first phase of this plan because traffic would mostly be generated during off-peak hours. The site plan calls for a second access to N.C. 16 Business to be provided in a later phase.

Staff's Recommendation

Staff recommends approval, with the condition that a second access be provided as part of the second phase of the plan.

The proposed use is more compatible with the surrounding uses and surrounding zoning than an industrial use. The rezoning plan would reserve right-of-way for a future road called for by the NC 16 Corridor Vision Plan as a key to the redevelopment of this area as a community center. The rezoning would permit an adaptive reuse of a former industrial site.

Community Involvement Meeting report

CZ #2011-2

Denver Baptist Church, applicant

A community involvement meeting on this rezoning request was held on April 12, 2011, in the education building on the site. Associate Pastor David Sexton talked about the plans. Engineer Rob Reddick, project manager with John R. McAdams Co., was on hand to answer questions.

Attending the meeting were Ray Cloninger, who lives near the property, Planning Board vice chairman Gary Garlow, and Lincoln Times-News reporter Sarah Melton.

Following is a summary of the comments:

David Sexton: In 1991, the church had 250-275 members. Now it has about 900 members. The church holds two Sunday morning services, and Sunday school classes are held at the main campus and at this site. Our goal is to move everything over here. We're driving back and forth across the street now. They're dropping their kids off here and going back and forth. I think this is a good use for this property and it'll free up our other property. It will definitely need to be built in phases. We hope to finish the first phase in 2-3 years.

Ray Cloninger: I'm not worried too much about a church being over here.

Gary Garlow: I think it's a great use of the property. My only concern is the traffic in the later phases. You need a second access then.



Conditional Zoning District Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name David Sexton

Applicant Address P.O. Box 383, Denver, North Carolina 28037

Applicant Phone Number 704-483-3030

Property Owner Name Denver Baptist Church, Inc

Property Owner Address 6955 Forest Hills Drive, Denver, North Carolina 28037

Property Owner Phone Number 704-483-3030

PART II

Property Location 3571 North NC Hwy 16, Denver, North Carolina 28037

Property ID (10 digits) 3695724689 & 3695718948 Property size 25.71ac & 33.74ac

Parcel # (5 digits) 58894 & 34090 Deed Book(s) 1994 Page(s) 107

PART III

Existing Zoning District I-G & R-SF Proposed Zoning District CZB-N

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

The subject property is a former industrial campus (manufactured homes) that was purchased in an effort to provide expansion opportunities for Denver Baptist Church. The two smallest buildings on the site have since been renovated for use as the Church Offices and Adult Sunday School classrooms.

The existing West Plant structure, an 81,000 square foot metal building, has been partially renovated for use as a Skate Park. This structure will remain in place as part of the proposed masterplan for Denver Baptist Church, with subsequent renovations and improvements to occur in future phases of design and construction.

The existing East Plant structure, and adjacent East Plant Addition, totaling 102,000 square feet, will be demolished as part of the proposed masterplan in order to allow construction of new church facilities.

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

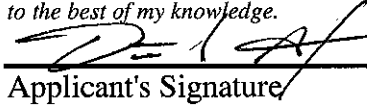
The proposed use for this property is religious worship and associated functions. The proposed Phase One masterplan includes a new Worship Center (sanctuary) and Children's Sunday School classrooms.

Future phases of the masterplan include additional Sunday School classrooms, Administrative Offices, Youth Worship, and a larger Worship Center. Future phases may also include a football field, softball field, and amphitheater.

\$1,000 APPLICATION FEE* MUST BE RECEIVED BEFORE PROCESSING.

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

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

2-15-2011

Date



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT

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Zoning Amendment

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **CZ #2011-2**

Applicant **Denver Baptist Church**

Parcel ID# **58894 and 34090**

Location **west side of N.C. 16 Business near Forest Hills Drive**

Proposed amendment **Rezone from I-G and R-SF to CZ B-N to permit church facilities in accordance with master plan**

This proposed amendment is

☐ consistent

☐ inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

☐ reasonable and in the public interest

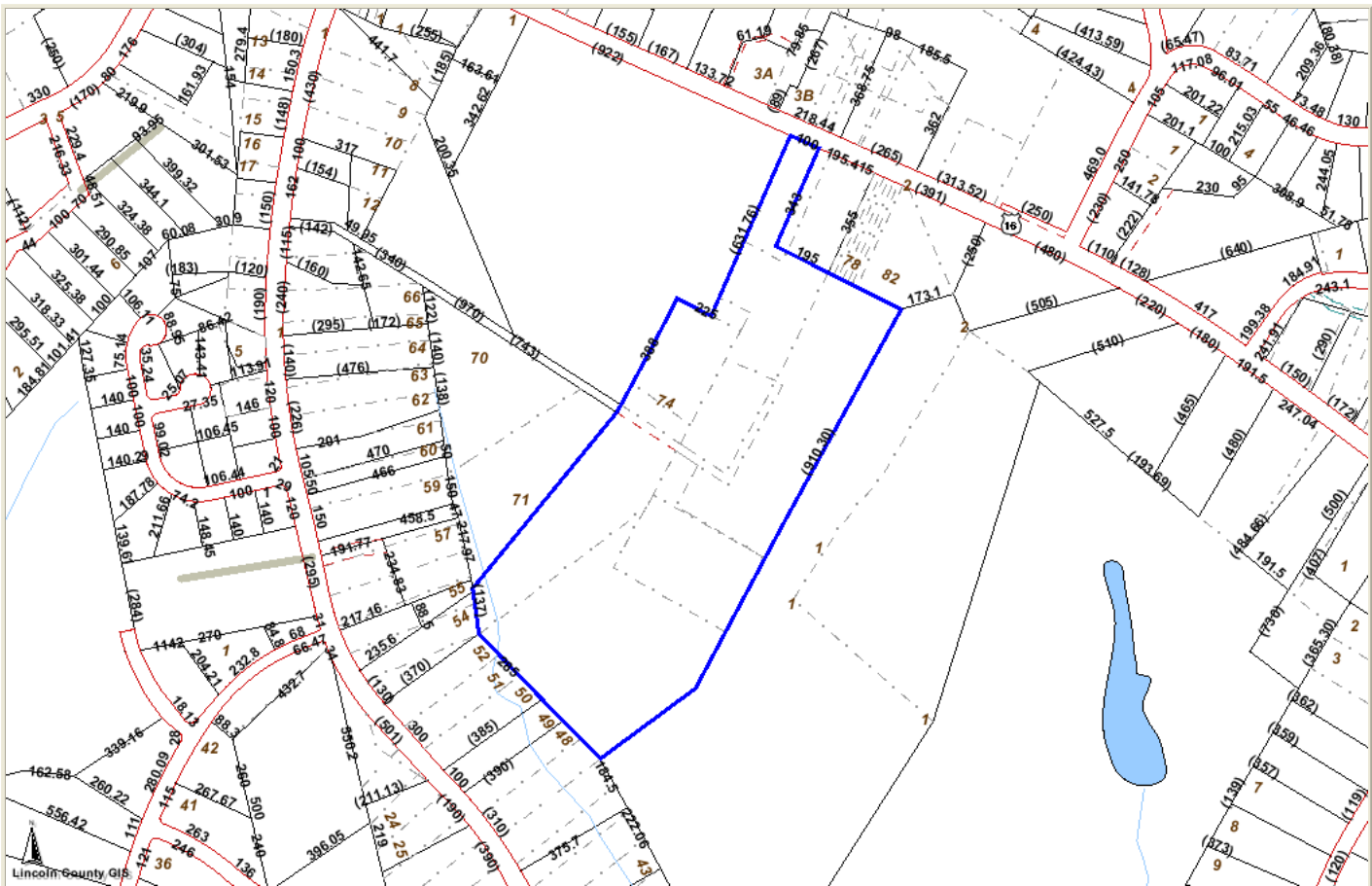
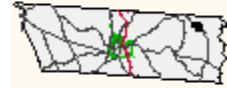
☐ not reasonable and not in the public interest

in that:



Lincoln County, NC

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Date: 3/28/2011 Scale: 1 Inch = 600 Feet



PHOTOS



58894



60309

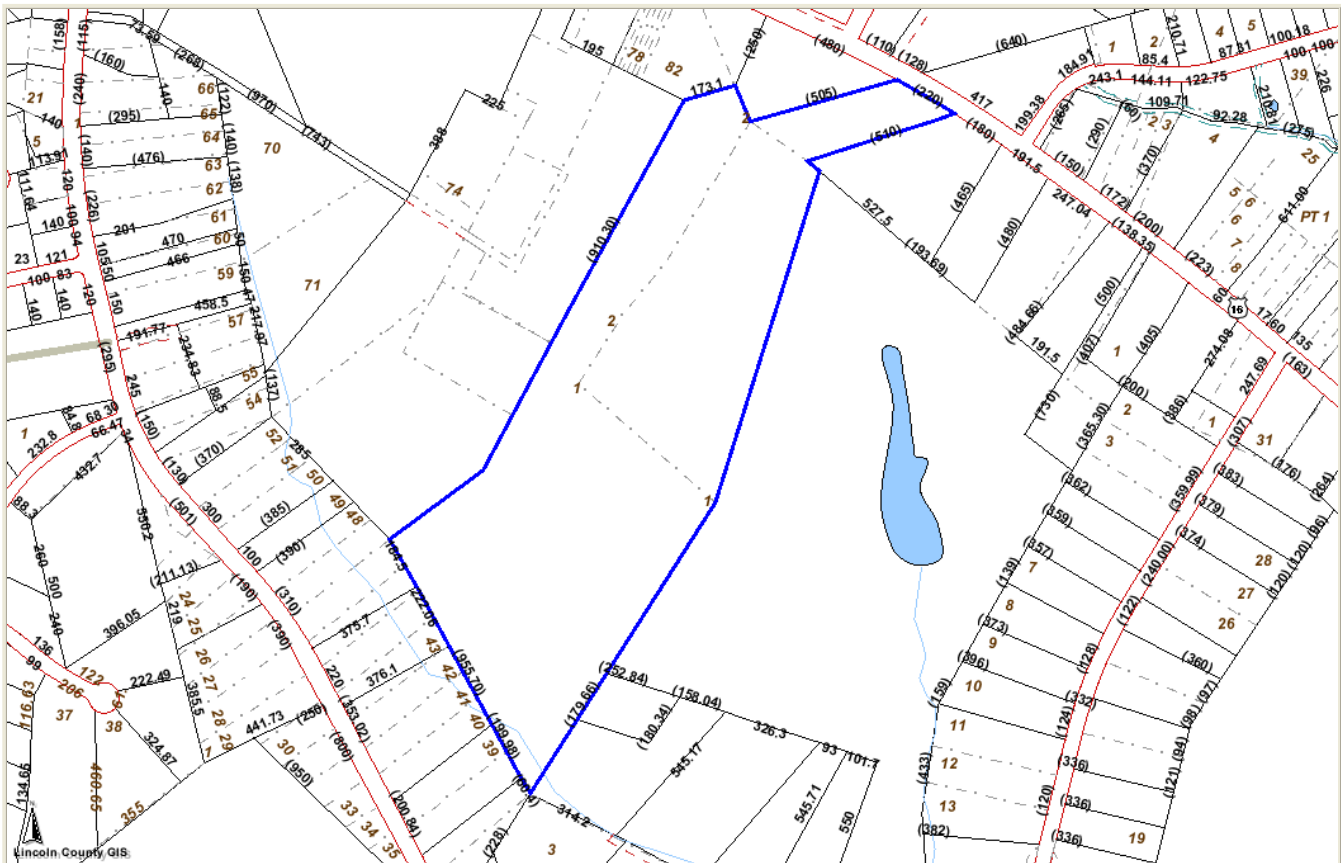
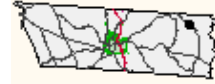
PARCEL INFORMATION FOR 3695-72-4689

Parcel ID	58894	Owner	DENVER BAPTIST CHURCH INC
Map	3695-04	Mailing	6955 FOREST HILLS DRIVE
Account	0174334	Address	PO BOX 383
			DENVER NC 28037-0383
Deed	1994-107	Recorded	12/27/2007
Land Value	\$858,172	Total Value	\$1,948,291
		Sale Price	\$4,200,000
		Previous Parcel	02253
----- All values are for tax year 2011. -----			
Description	LAND & BDG	Deed Acres	25.71
Address	3571 N NC 16 HWY	Tax Acres	18.9
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER
Main Improvement	PLANT #2	Value	\$859,305
Main Sq Feet	65616	Stories	1 Year Built 1993
Parcel ID	60309	Owner	DENVER BAPTIST CHURCH INC
Map	3695-04	Mailing	6955 FOREST HILLS DRIVE
Account	0174334	Address	PO BOX 383
			DENVER NC 28037-0383
Deed	1994-107	Recorded	12/27/2007
Land Value	\$291,850	Total Value	\$1,732,251
		Sale Price	\$4,200,000
		Previous Parcel	
----- All values are for tax year 2011. -----			
Description	LAND & BLDG	Deed Acres	25.71
Address	3571 N NC 16 HWY	Tax Acres	6.46
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	PLANT #1	Value	\$682,455
Main Sq Feet	87582	Stories	1 Year Built 1973
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	25.36	DENVER WEST (DN29)	25.36
Watershed Class		Sewer District	
Not in a watershed	25.29	Not in the sewer district	6.46
WS-IVP	0.07	In the sewer district	18.9
2000 Census County		Tract	Block
37109		071100	1030
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3695	25.36

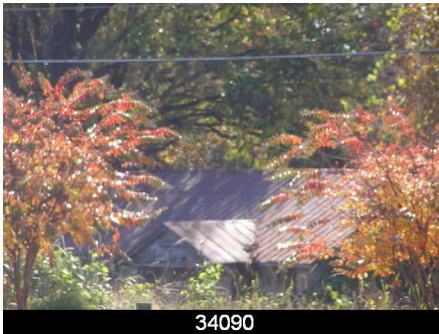


Lincoln County, NC

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PHOTOS



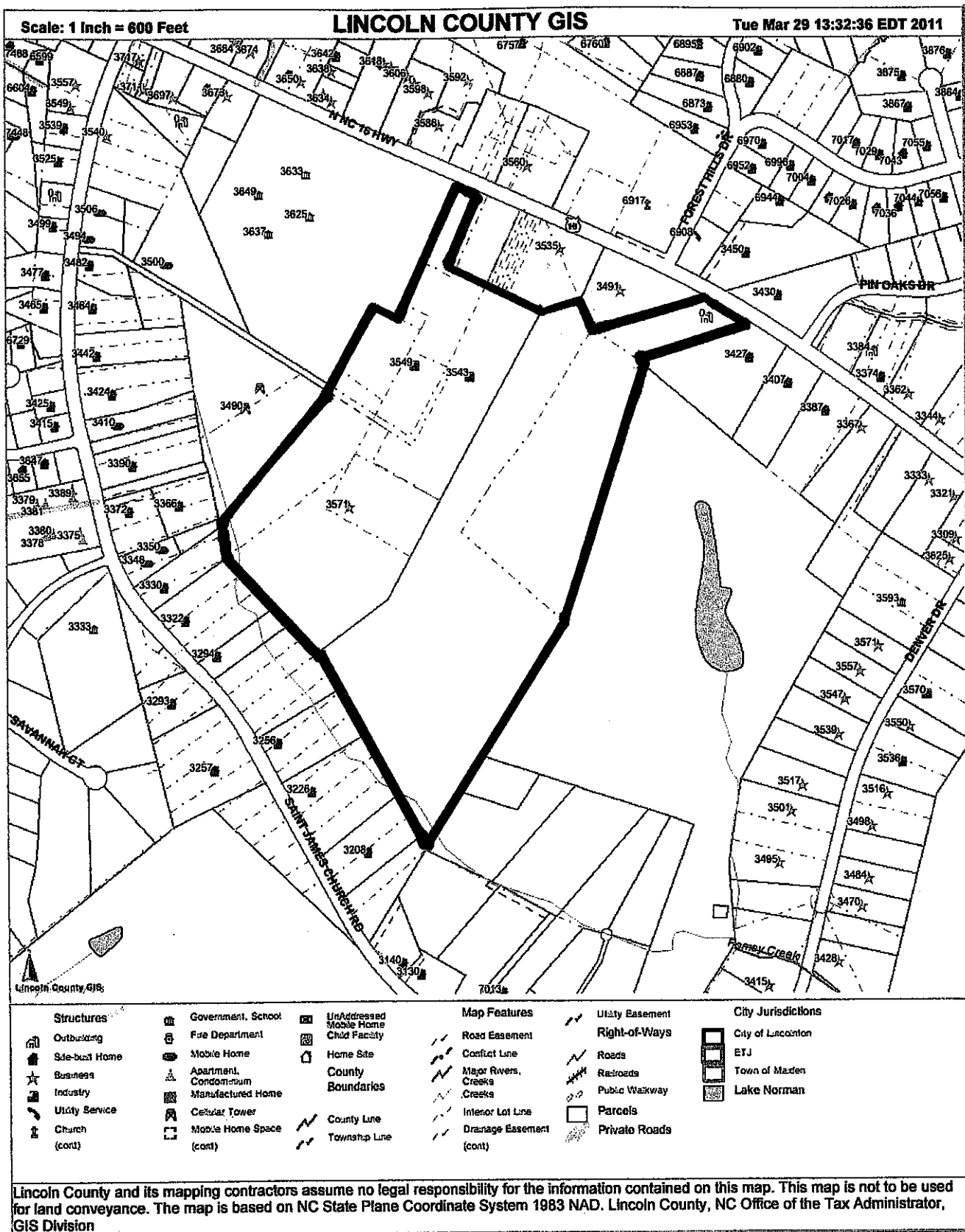
34090



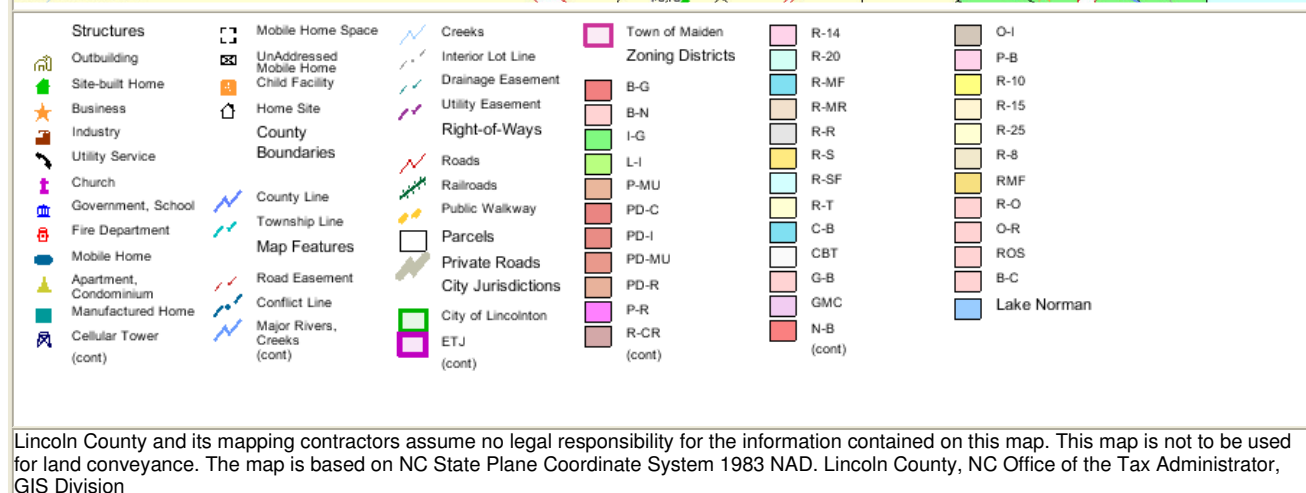
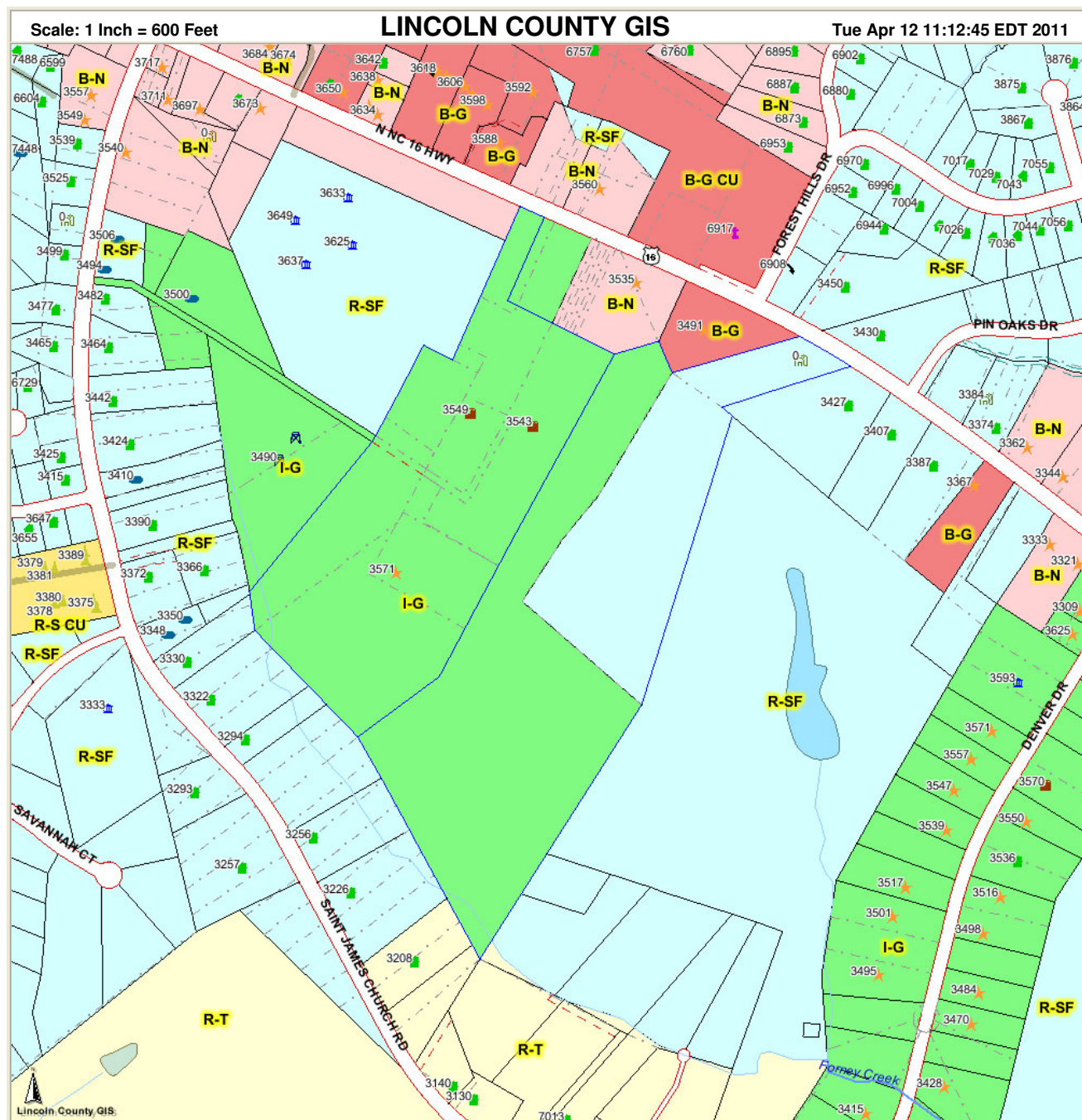
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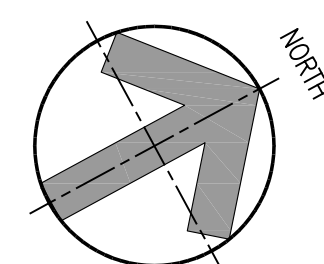
PARCEL INFORMATION FOR 3695-71-8948

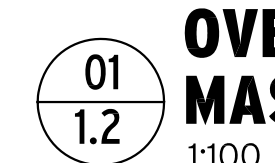
Parcel ID	60051	Owner	DENVER BAPTIST CHURCH INC
Map	3695-04	Mailing	6955 FOREST HILLS DRIVE
Account	0174334	Address	PO BOX 383 DENVER NC 28037-0383
Deed	1994-107	Recorded	12/27/2007
Land Value	\$560,046	Total Value	\$560,046
----- All values are for tax year 2011. -----			
Subdivision	Lot DR O W SHELLEM	Plat	A-192
Description	SHELLAM LD SEE PAR#34090	Deed Acres	33.74
Address	N NC 16 HWY	Tax Acres	27.07
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Improvement	No Improvements		
Parcel ID	34090	Owner	DENVER BAPTIST CHURCH INC
Map	3695-04	Mailing	6955 FOREST HILLS DRIVE
Account	0174334	Address	PO BOX 383 DENVER NC 28037-0383
Deed	1994-107	Recorded	12/27/2007
Land Value	\$136,492	Total Value	\$136,492
----- All values are for tax year 2011. -----			
Subdivision	Lot DR O W SHELLEM	Plat	A-192
Description	SHELLAM LD SEE PAR#60051	Deed Acres	33.74
Address	N NC 16 HWY	Tax Acres	6.66
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER / EL SEWER
Improvement	No Improvements		
Zoning	Calculated	Voting Precinct	Calculated Acres
District	Acres	DENVER WEST (DN29)	33.74
I-G	21.46		
R-SF	12.28		
Watershed Class		Sewer District	
Not in a watershed	33.74	Not in the sewer district	27.08
		In the sewer District	6.67
2000 Census County		Tract	Block
37109		071100	1030
37109		071100	1038
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3695	33.74



Rezoning request involves outlined property
CZ #2011-2







Denver Baptist Church