



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092

704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 13, 2020

Re: CUP #417
Mount Zion Baptist Church, applicant
Parcel ID# 55396

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 6, 2020.

REQUEST

The applicant is requesting a conditional use permit to allow the use of a private recreational facility, a lighted ballfield, in the R-R (Rural Residential) district. Under the Unified Development Ordinance, private (that is, privately owned) recreational facilities are permitted in the R-R district subject to the issuance of a conditional use permit.

In the church's application, as part of its proposed findings of fact, the following conditions are proposed:

- 1) Two rows of Leyland cypresses, 2-4 feet tall at time of planting, shall be planted eight feet apart on 10-foot staggered centers along the shared property line between the house on the adjoining property and the ballfield, starting at the corner past the view of the ballfield from the house and crossing the entire field of view.
- 2) Along the remainder of the shared property line, pine trees shall be planted in rows 10 feet apart with trees 12 feet apart.
- 3) The ballfield shall not be used for commercial purposes.
- 4) Lights shall be shut off by 10 p.m.

BACKGROUND

Lighting poles and field lights were installed on an existing ballfield at the church last June under an electrical permit that was issued without a review for zoning compliance. After the permit was issued, a church leader inquired about whether there were any lighting or noise ordinances that the church should be aware of. Around the same time, the owner of an adjoining property questioned the installation of lights. The church leader

was advised that a conditional use permit was required if the church wanted to use a lighted ballfield for league play or allow other groups to use the lighted field.

SITE AREA AND DESCRIPTION

The 16.1-acre site of the church and ballfield is located at 2151 Mount Zion Church Road in Ironton Township. It is adjoined by property zoned R-R and R-SF (Residential-Single Family). Land uses in this area included residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for primarily single-family homes, with a church, community center, and a pool and amenities listed among secondary land uses.



County Of Lincoln, North Carolina

Planning Board

Applicant **Mount Zion Baptist Church**

Application No. **CUP #417**

Location **2151 Mount Zion Church Road**

Parcel # **55396**

Zoning District **R-R**

Proposed Use **private recreational facility
(lighted ballfield)**

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: _____

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

FACTUAL REASONS CITED: _____

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: _____

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: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit 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 Mount Zion Baptist Church
Applicant Address Po Box 70
2151 Mt Zion Ch Rd, Alexis, NC 28006
Applicant Phone Number church: 704-263-7869 Jeff Hauger, contact 704-480-0235
Property Owner Name Mt. Zion Baptist Church, Inc. of the
South Fork Baptist Association, Alexis, NC
Property Owner Address 2151 Mount Zion Ch Rd, Alexis NC 28006
Property Owner Phone Number 704-263-1869

PART II

Property Location 2151 Mt Zion Ch Rd, Alexis NC 28006
Property ID (10 digits) 3671720156 3671604644 Property size 16.132 ac
Parcel # (5 digits) 55396 Deed Book(s) 2458 Page(s) 87

PART III

Existing Zoning District R-SF + R-R

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

see attached

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

see attached

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.

[Signature]
Applicant's Signature

Feb 2, 2020
Date

MZBC Conditional Use Permit Application

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

Mount Zion Baptist Church, established in 1869, is situated on 16 acres of land on Mount Zion Church Road in Alexis (Parcel 55396). The parcel is zoned Rural Residential and Residential Single Family. The campus includes a number of buildings: a sanctuary building with classrooms, a chapel building with classrooms, a family life center, a youth hut, and a picnic arbor. A ballfield was constructed a number of years ago on the southern corner of the property, but has been used only infrequently due to the difficulty in accessing the field.

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

Because of a generous gift of one of our members, the church has an opportunity to make the facility usable for ministry with concrete steps with handrails, bleachers, and dugout, a Bermuda grass outfield, an irrigation system, and professionally installed lights. It is the addition of the lights that establish the need for a Conditional Use Permit.

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. X Yes No
Factual Reasons Cited: The ballfield is located in the corner of the church's property approximately 1000 feet from Mount Zion Church Road and includes ample parking. When the church built the family life center, it included restrooms that are accessed from the outside for use by those using the ballfield. Traffic from use of the ballfield will be similar to the traffic associated with church services which has not been a problem. Therefore, the ballfield will not materially endanger the public health or safety of the community.
2. The use meets all required conditions and specifications. X Yes No
Factual Reasons Cited: The ballfield has obtained all necessary permits for the construction of the ballfield. There are no additional conditions and specifications associated with the lighted ballfield.
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. X Yes No
Factual Reasons Cited: The church was established 150 years ago. In the intervening years, houses have been built near the church. The current value of the adjacent property has already taken into consideration the location of the church. The ballfield will be within view of one house (parcel 79391, owners Heath and Tracie Jenkins).

To mitigate any impact on these neighbors, the church commits to plant two rows

of Leland Cypress trees, eight feet apart, on ten foot staggered centers along the shared property line between the house and the ballfield, beginning in the corner past the Jenkins' view of the ballfield and crossing the entire field of view of the ballfield. The church will give the Jenkins the option of having these trees planted on their property at a location of their choice. The trees will be two to four feet high at the time of planting. Normal growth rate for Leland Cypress is over two feet per year. The mature height of these trees is sixty feet.

In addition, the church commits to plant the property between the Jenkins property and the ballfield and the family life center in pine trees in rows ten feet apart with trees twelve feet apart. These trees will reach a mature height of 60 to 100 feet, growing at a rate of one to two feet per year. The pine trees will provide a long-lived barrier between the Jenkins' property and the church's property.

In addition, the church commits that the field will be not used for commercial purposes. The anticipated use for the ballfield is for our church to field sports teams such as softball and soccer and would include activities such as league games and sports clinics. Most activities would take place during daylight hours. For later activities, the church commits to extinguish lights by 10 PM.

The church voted in a business meeting on October 27th, 2019, to approve these commitments.

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. X Yes No

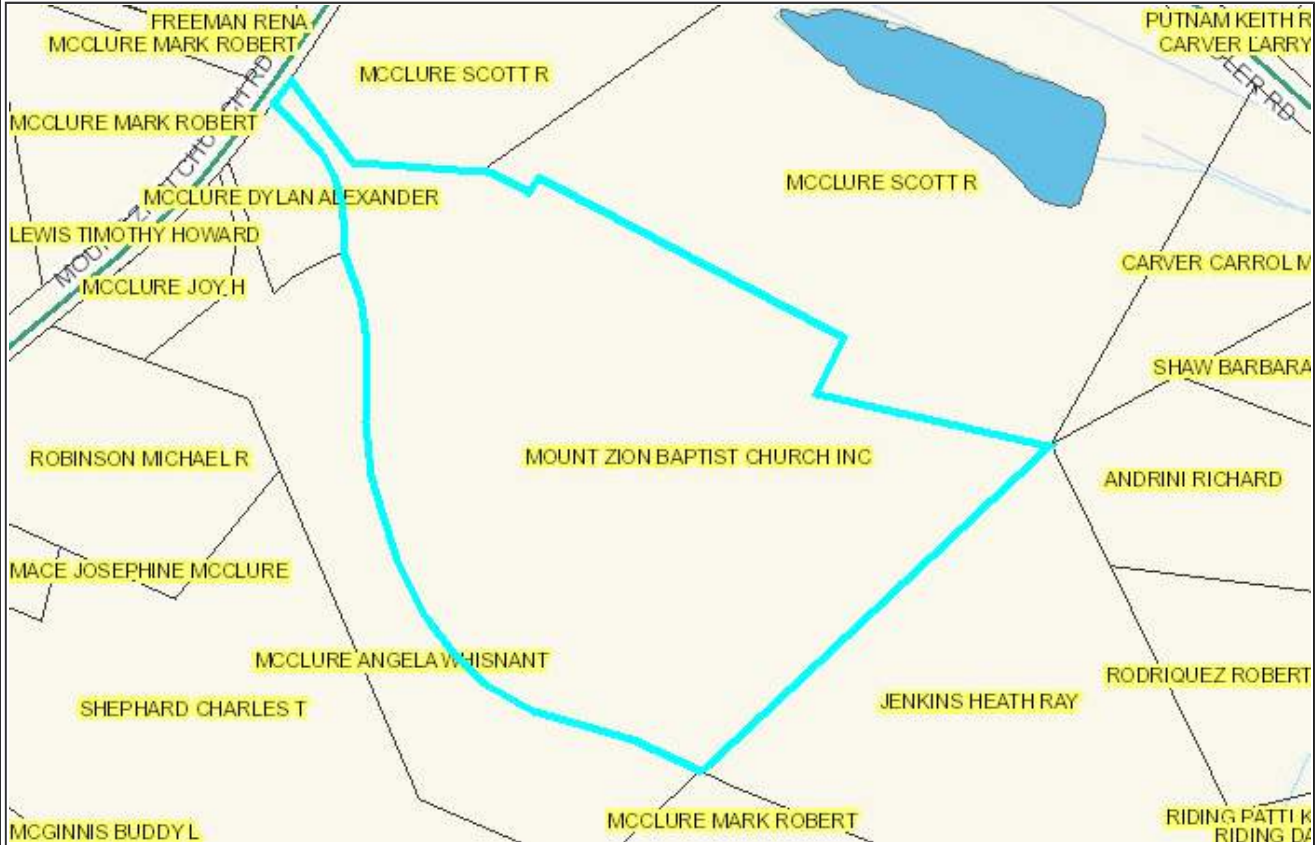
Factual Reasons Cited: Mount Zion Baptist Church has been a central part of the adjacent community for 150 years. The church's mission is to show God's love and meet the spiritual needs of the families in the community. The ballfield is part of that mission with the additional benefit of supporting the physical wellness of the community. The community will benefit from the facilities.



Lincoln County, NC

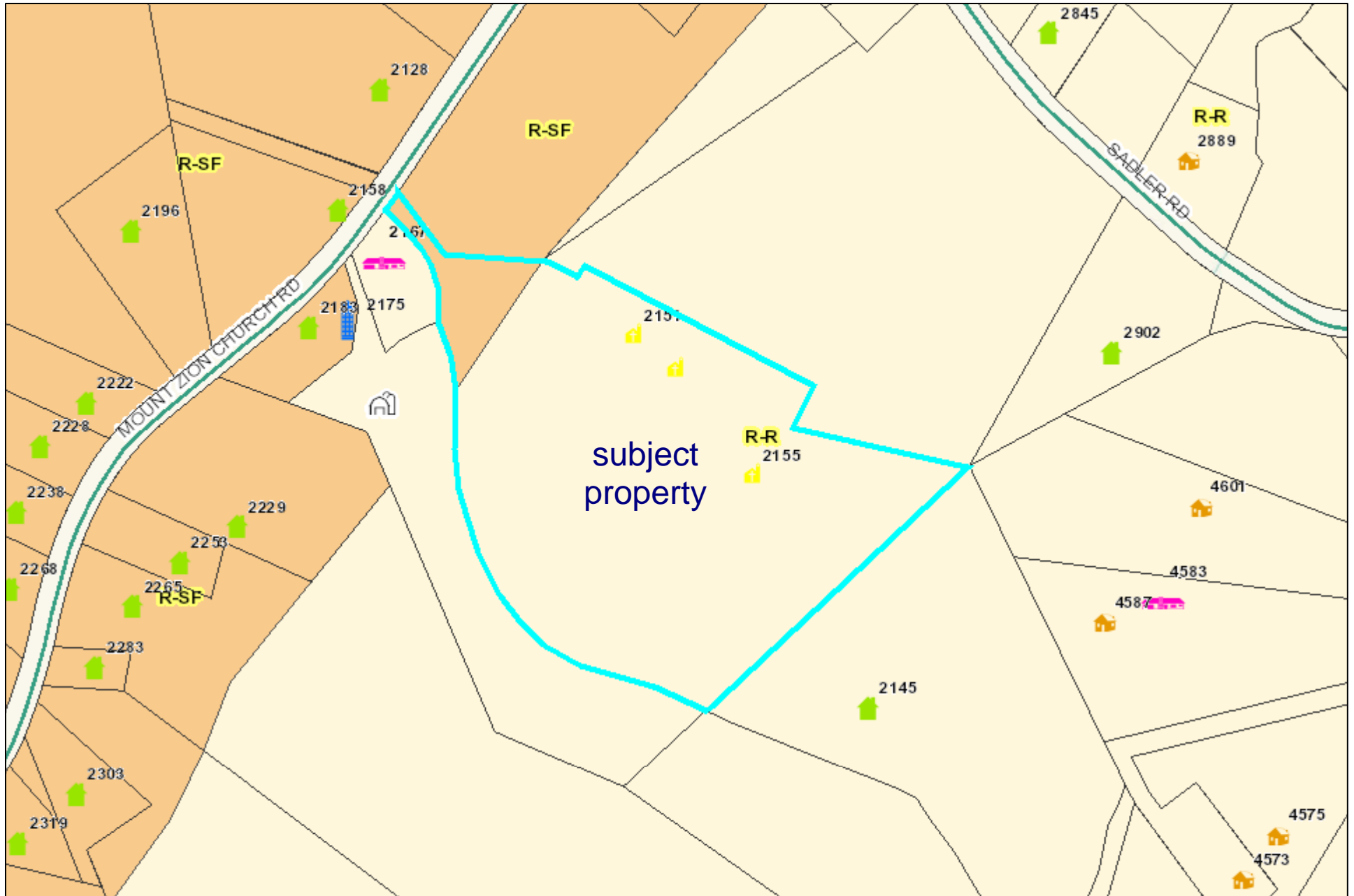
Office of the Tax Administrator, GIS Mapping Division

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: 2/13/2020 Scale: 1 Inch = 300 Feet



Parcel ID	55396	Owner	MOUNT ZION BAPTIST CHURCH INC OF THE SOUTH FORK BAPTIST ASSO	
Map	3671	Mailing	P O BOX 70	
Account	0252038	Address	ALEXIS, NC 28006	
Deed	2458 87	Last Transaction Date	05/28/2014	Sale Price \$0
Plat		Subdivision		Lot
Land Value	\$125,306	Improvement Value	\$2,461,679	Total Value \$2,586,985
Previous Parcel	27986	-----All values for Tax Year 2019 -----		
Description	OFF RD 1404 CHURCH LAND	Deed Acres	15.932	
Address	2151 MOUNT ZION CHURCH RD	Tax Acres	16.132	
Township	IRONTON	Tax/Fire District	ALEXIS	
Main Improvement	CHURCH	Value	\$991,596	
Main Sq Feet	4508	Stories	1	Year Built 1997
Zoning District	Calc Acres	Voting Precinct Calc Acres		
R-R	15.1	IS20	16.13	
R-SF	1.03			
Watershed	16.13	Sewer District		
		16.13		
Census County	109	Tract	071002	Block 2037 16.13
Flood	Zone Description	Panel	3710366000 16.13	
X	NO FLOOD HAZARD			

Conditional Use Permit #417



February 13, 2020

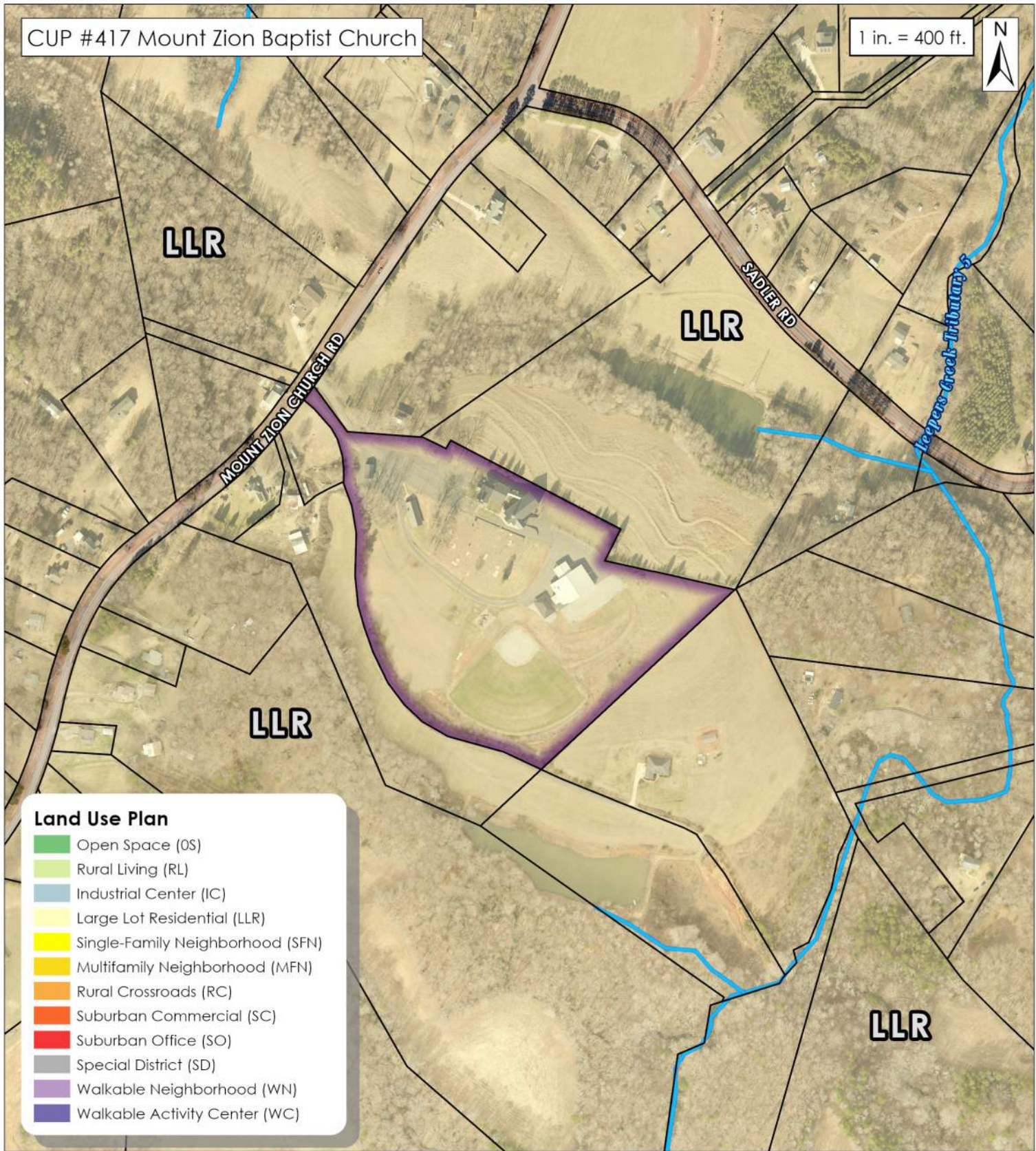
Esri, Inc., Lincoln County, NC

0 100 200 Feet
| | | |

1 inch = 300 feet

CUP #417 Mount Zion Baptist Church

1 in. = 400 ft.



Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



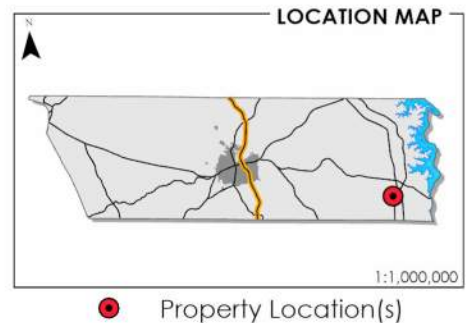
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 55396

- Property Location(s)

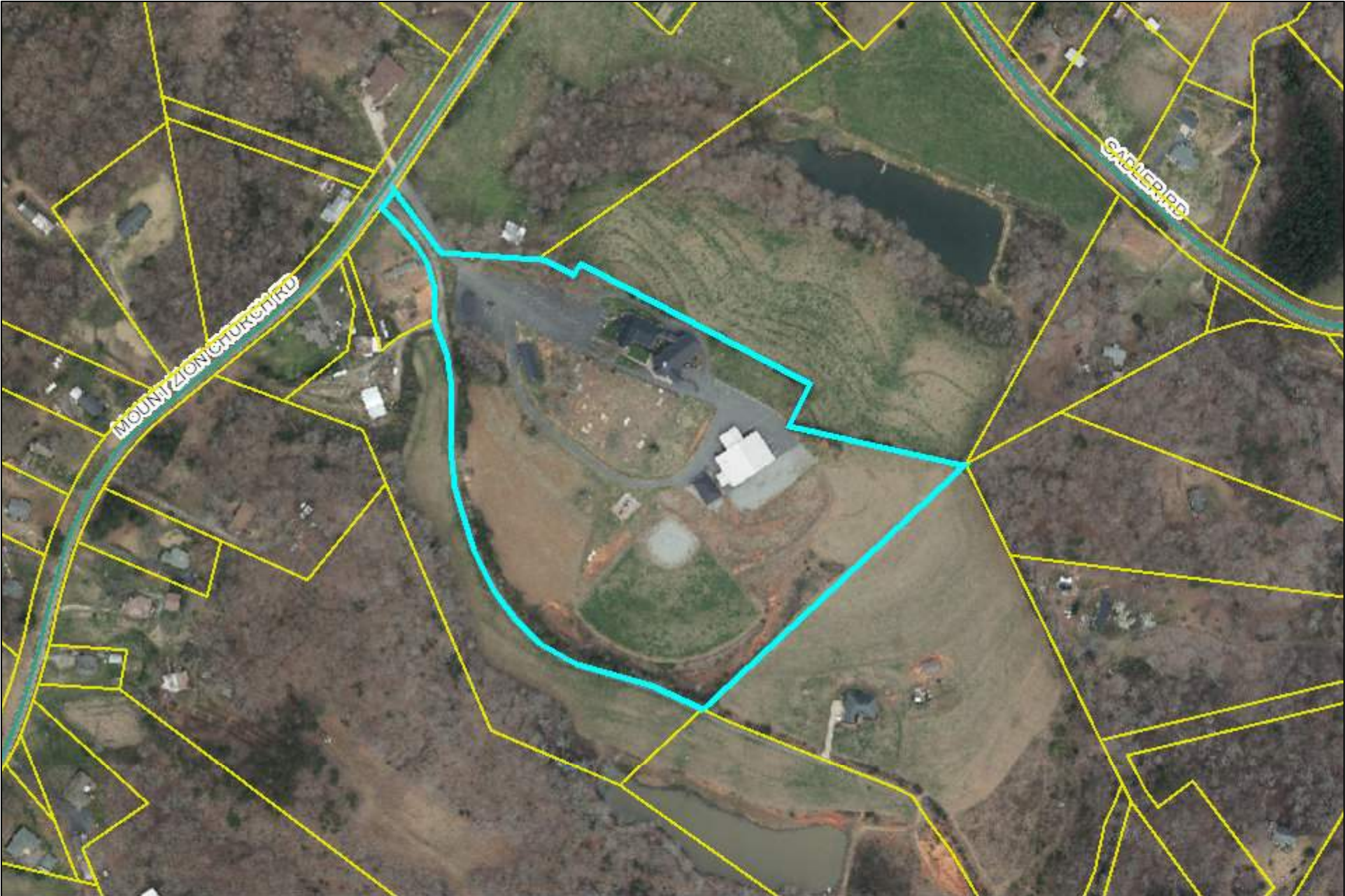
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



● Property Location(s)

Conditional Use Permit #417
aerial view of church property



February 13, 2020

0 100 200 Feet
| | | |

1 inch = 300 feet