



**LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT**  
302 NORTH ACADEMY STREET, SUITE A, 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: July 15, 2016

Re: CUP #360  
Doug and Karen Lusk, applicants  
Parcel ID# 91735

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 1, 2016.*

**REQUEST**

The applicants are requesting a conditional use permit to operate a winery and an events venue (a hall for hosting weddings, receptions, reunions, Christmas parties and other events) in the R-T (Transitional Residential) district. Under the Unified Development Ordinance, a winery and an events venue (classified under civic uses as a private recreation facility) are conditional uses in the R-T district. A site plan has been submitted as part of the application.

**SITE AREA AND DESCRIPTION**

The proposed 17.4-acre site is located on the west side of King Wilkinson Road at Mundy Road in Catawba Springs Township. It is adjoined by property zoned R-T and R-SF (Residential Single-Family). Land uses in this area are primarily residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

## ORDINANCE STANDARDS

No special standards for a private recreation facility are established by the UDO. The following standards apply to a winery:

### **§4.4.26 Winery**

- A.** Minimum lot area: ten acres.
- B.** The facility must be operated in association with a vineyard located on the same property or on adjoining properties under the same ownership. Permitted accessory uses may include but shall not be limited to a tasting/sampling room, gift shop, dining and catering facilities and meeting rooms.
- C.** All structures and storage areas associated with the winery must be located a minimum of 100 feet from all property lines or road rights-of-way.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Doug and Karen Lusk**

Application No. **CUP #360**

Parcel ID# **91735**

Zoning District **R-T**

Proposed Conditional Uses **winery and events venue**

### **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 Doug and Karen Lusk

Applicant Address 4665 Harbor Oaks Drive, Denver, NC 28037

Applicant Phone Number 704-975-3780 (Doug) 704-608-7915 (Karen)

Property Owner Name Doug and Karen Lusk

Property Owner Address 4665 Harbor Oaks Drive, Denver NC 28037

Property Owner Phone Number 704-975-3780 (Doug) 704-608-7915 (Karen)

End of Mundy Road where Beth Haven Church Road + King Wilkinson Roads conjoin, Denver, NC 28037

PART II Property Location Property ID (10 digits) 3685-56-9544 Property size 17 1/2 acres

Parcel # (5 digits) 91735 Deed Book(s) 2502 Page(s) 385

### PART III

Existing Zoning District R-T

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

Hay Field - old house from 1800's needing to be removed

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

Event Venue + Winery

### APPLICATION FEE (less than 2 acres \$500, 2+ acres \$1,000) 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.

Doug Lusk  
Applicant's Signature

6-16-16  
Date

Karen Lusk

6/16/16

**APPLICANT'S PROPOSED FINDINGS OF FACT**  
**FOR A CONDITIONAL USE PERMIT**

Application No. **CUP #360**

Applicants **Doug and Karen Lusk**

Property Location **King Wilkinson Road**

Zoning District **R-T**

Parcel ID# **91735**

Proposed Use **winery and events venue**

**PROPOSED FINDINGS**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

**A permit for a septic system will be obtained from Environmental Health. A driveway permit will be obtained from NCDOT. The buildings will meet the state building code.**

2. The use meets all required conditions and specifications.

**The site plan has been reviewed by county staff and found to comply with all requirements.**

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

**This is a 17-acre tract. The proposed buildings will be set back more than 200 feet from the nearest property line. A buffer of trees will be left along the boundary to the north near the closest home.**

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.

**This is a rural area that includes agricultural uses. A vineyard will be planted as part of the plan. A winery and an events venue are conditional uses in the R-T district.**



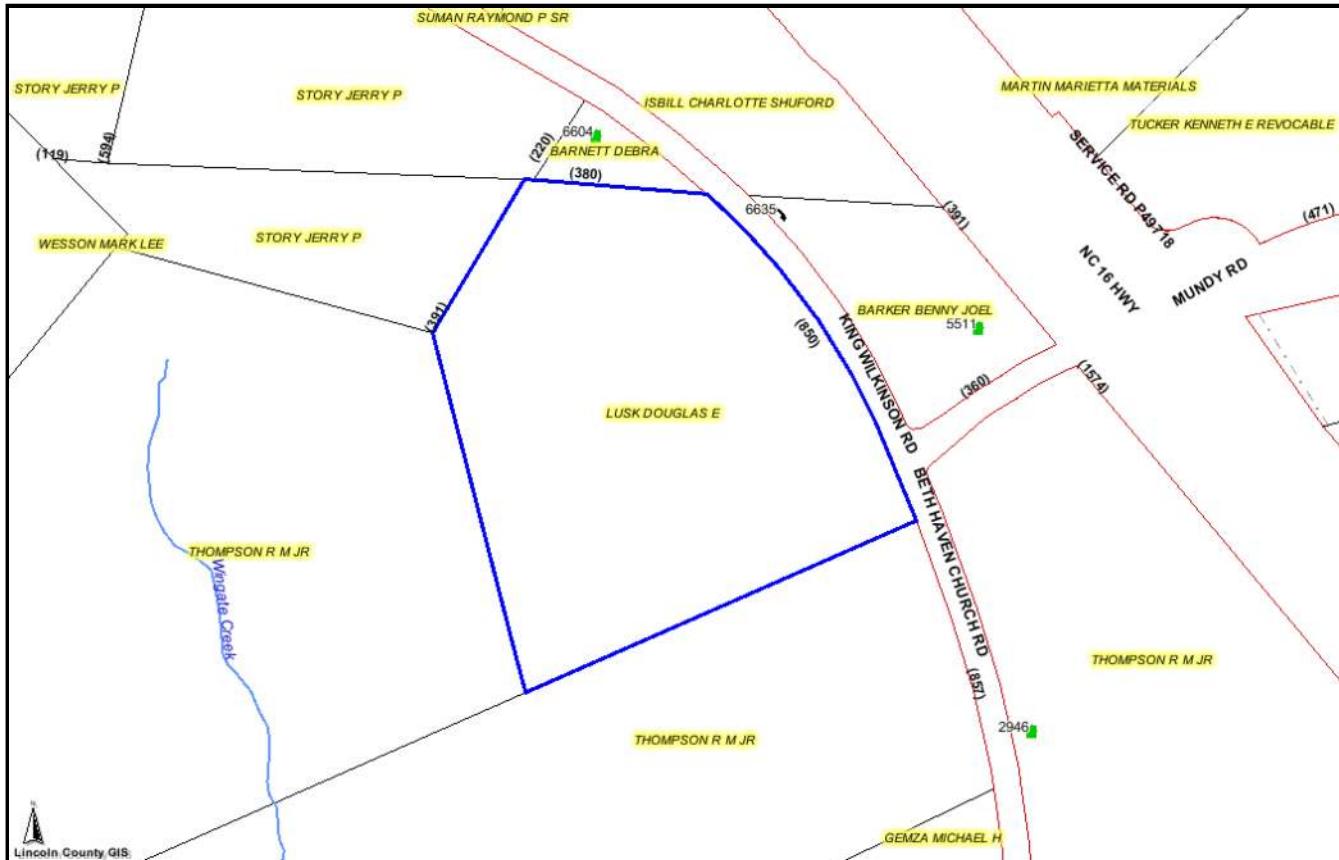
## Lincoln County, NC

### Office of the Tax Administrator, GIS Mapping Division

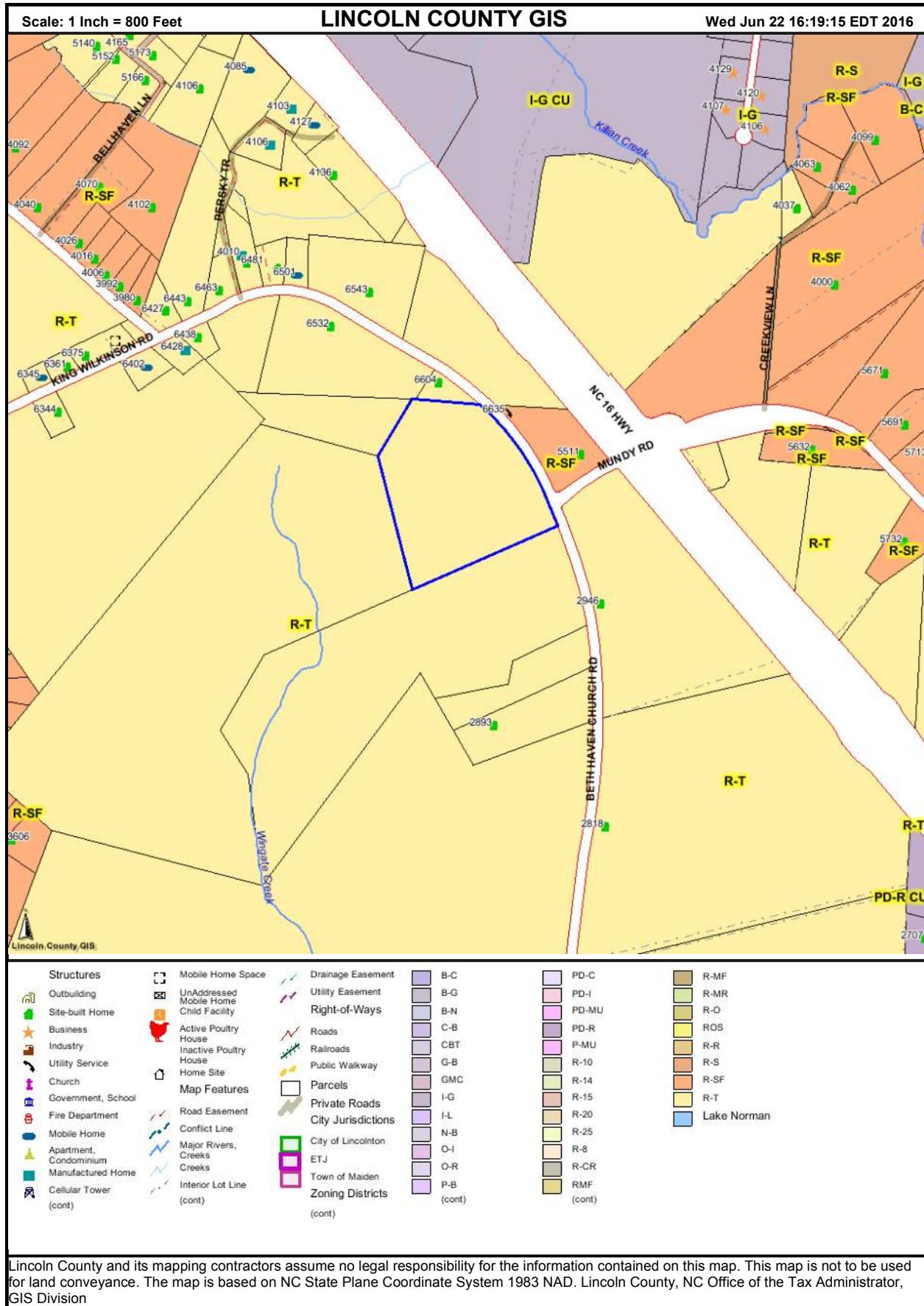
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.



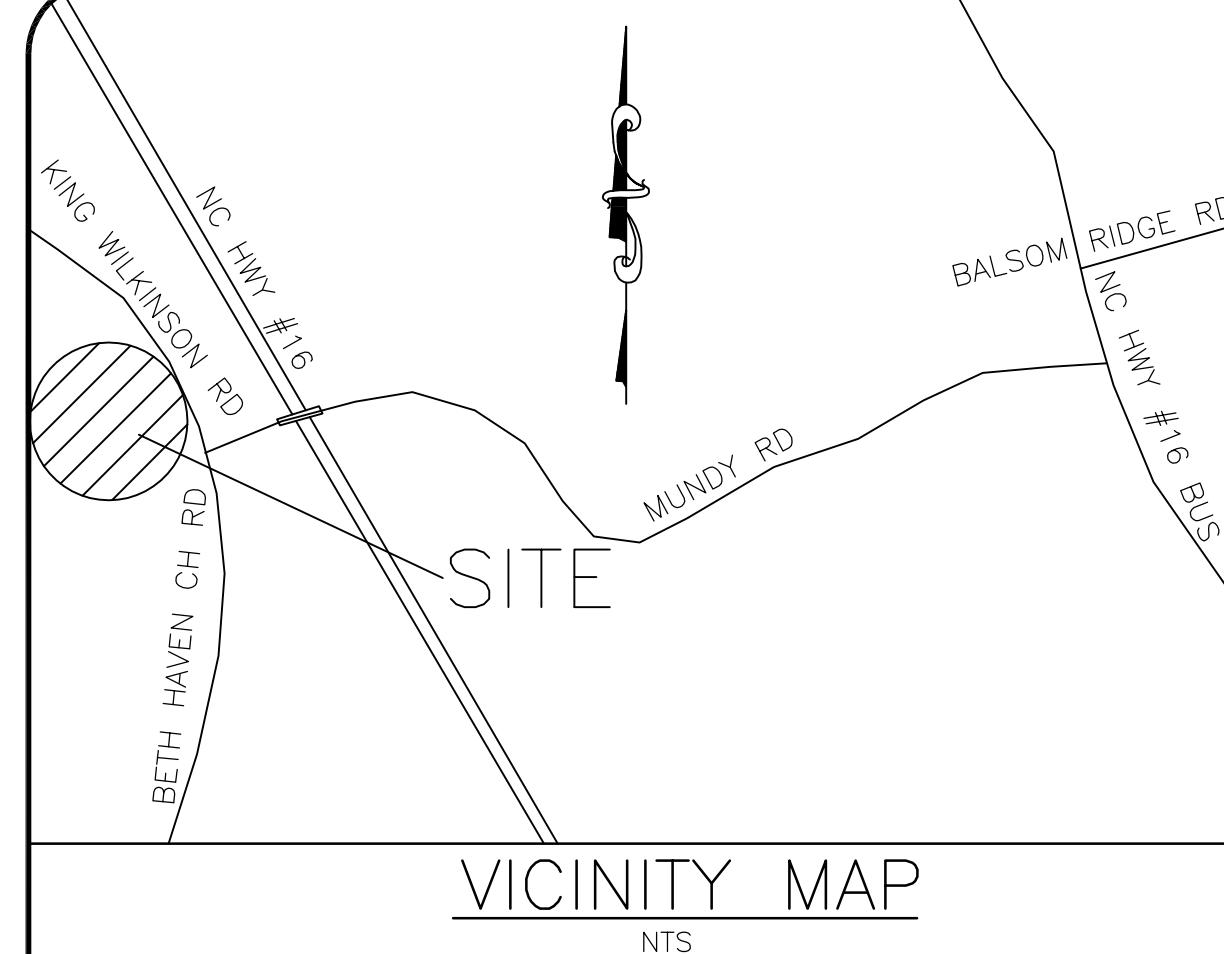
Date: 6/22/2016 Scale: 1 Inch = 400 Feet



PHOTOS		PARCEL INFORMATION FOR 3685-56-9544					
		Parcel ID 91735 Owner LUSK DOUGLAS E KOCHALKA KAREN J Map 3685-00 Mailing Address 6656 HARBOR OAKS DR Account 0229574 DENVER NC 28037 Deed 2502-0385 Recorded 2/10/2015 Land Value \$211,703 Total Value \$211,703 <p style="text-align: center;">----- All values are for tax year 2016. -----</p> Description THOMPSON LD RD 1349 Address BETH HAVEN CHURCH RD Township CATAWBA SPRINGS Improvement No Improvements					
Photo Not Available		Zoning District R-T Calculated Acres 17.41 Watershed Class Not in a watershed 2000 Census County 37109 Flood X Zone Description NO FLOOD HAZARD	Voting Precinct DENVER WEST (DW28) Sewer District Not in the sewer district Tract 070900 Block 3000 Panel 3710368500	Sale Price \$226,000 Previous Parcel 31410 Deed Acres 17.44 Tax Acres 17.4 Tax/Fire District DENVER Calculated Acres 17.41 17.41 17.41 17.41			







VICINITY MAP

NTS

## LAND USE INFORMATION:

1. PROPOSED USE: FARM
2. OWNER: DOUGLAS E. LUSK  
6656 HARBOR OAKS DR  
DENVER, NC 28037  
PH: 704-975-3780
3. APPLICANT: DOUGLAS E. LUSK
4. 1 TRACT CONSISTING OF  $\pm 17.4$  ACRES.
5. LOT DOES NOT LIE WITHIN A FLOOD PLAIN.
6. LOT IS ABOVE FEMA 100 YEAR FLOOD ELEVATION. FEMA PANEL 371036850001, DATED AUGUST 16, 2012.
7. THE BOUNDARY AND FEATURES SHOWN ON THIS PLAN ARE APPROXIMATE. NO SURVEY HAS BEEN PERFORMED. THIS IS A SKETCH PLAN NOT FOR RECORDING. SKETCH PLAN IS BASED ON GIS AND AERIAL PHOTOS.
8. THE SITE DRAINS TO WINGATE CREEK. WINGATE CREEK IS LISTED AS A CLASS C STREAM. WINGATE CREEK IS LOCATED IN THE CATAWBA RIVER BASIN.

## PARKING DATA:

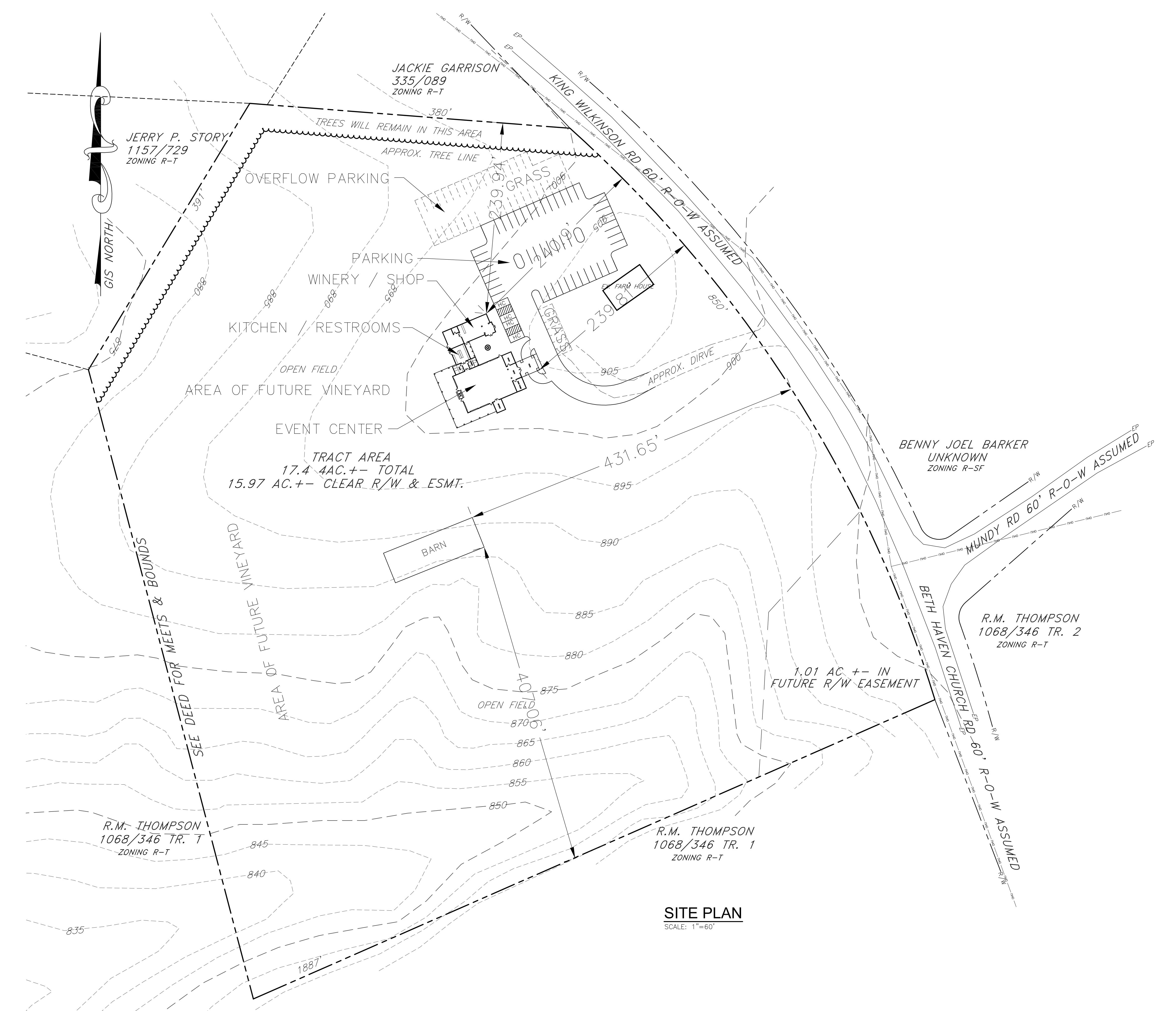
RETAIL: 1 SPACE / 500 SF  
APPROXIMATE TOTAL BUILDING SF: 4,500 SF  
4,500 SF / 500 = 9 SPACES  
200 VENUE GUESTS / 1 SPACE FOR EVERY 3 GUESTS = 67 SPACES  
+ 10 EMPLOYEES  
= 77 SPACES  
TOTAL REQUIRED SPACES: 9+77= 86 SPACES

95 SPACES SHOWN ON PLAN (INCLUDES 4 PAVED ACCESSIBLE SPACES)  
SOME PARKING IN GRASSED AREAS

## PROPOSED BUILDING SQUARE FOOTAGE:

WINERY SALES: 4,500 SF  
KITCHEN RESTROOMS: 2,000 SF  
EVENT CENTER: 8,000 SF  
BARN: 6,000 SF

BUILDING AREAS ARE APPROXIMATE FOR CONCEPTUAL PURPOSES ONLY. ACTUAL BUILDING AREAS MAY VARY.



SKETCH PLAN – DO NOT USE FOR CONSTRUCTION



Know what's below.  
Call before you dig.  
NORTH CAROLINA  
ONE-CALL CENTER INC.  
DIAL 811 or 1-800-632-9495  
2 BUSINESS DAYS BEFORE DIGGING  
www.ncoc.org

CONCEPTUAL MASTER PLAN  
FOR PROPOSED WINERY AT THE  
LUSK PROPERTY

LINCOLN COUNTY, NORTH CAROLINA

SHEET TITLE  
SITE PLAN

MP1.0		PROJECT NO.: 2015-7		DATE: 06/15/2016	
SHEET NO.:	1 OF 1				
DESIGN BY:	JEFFREY SWARTZ	CHECKED BY:			
DRAWN BY:	JJS	REVIEWED BY:			
APPROVED BY:		APPROVED BY:			
DATE:	6/20/16	REVISIONS:			

JEFFREY J. SWARTZ, AP, BAC  
NC LICENSE NO. 0133411  
555 BAPTIST LANE  
TAYLORSVILLE, NC 28681  
PHONE: (828) 632-0999  
FAX: (828) 632-0911  
jjs@bellsouth.net  
jjsa@accysoft.com

PROJECT MANAGER:  
DOUG LUSK  
6656 HARBOR OAKS DRIVE  
DENVER, NC 28037  
PHONE: (704) 889-2760  
FAX: (704) 889-2761  
daron@accysoft.com

SEAL

Zoned

1068/346 TR. 2

ZONING R-T

R.M. THOMPSON

1068/346 TR. 1

ZONING R-T

R.M. THOMPSON

1068/346 TR