



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 4656 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 4656 Harbor Oaks Drive, Denver NC 28037

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

PART II

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

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 1800s 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.

Applicant's Signature

Date

Doug Lusk
Karen Lusk

6-16-16
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.

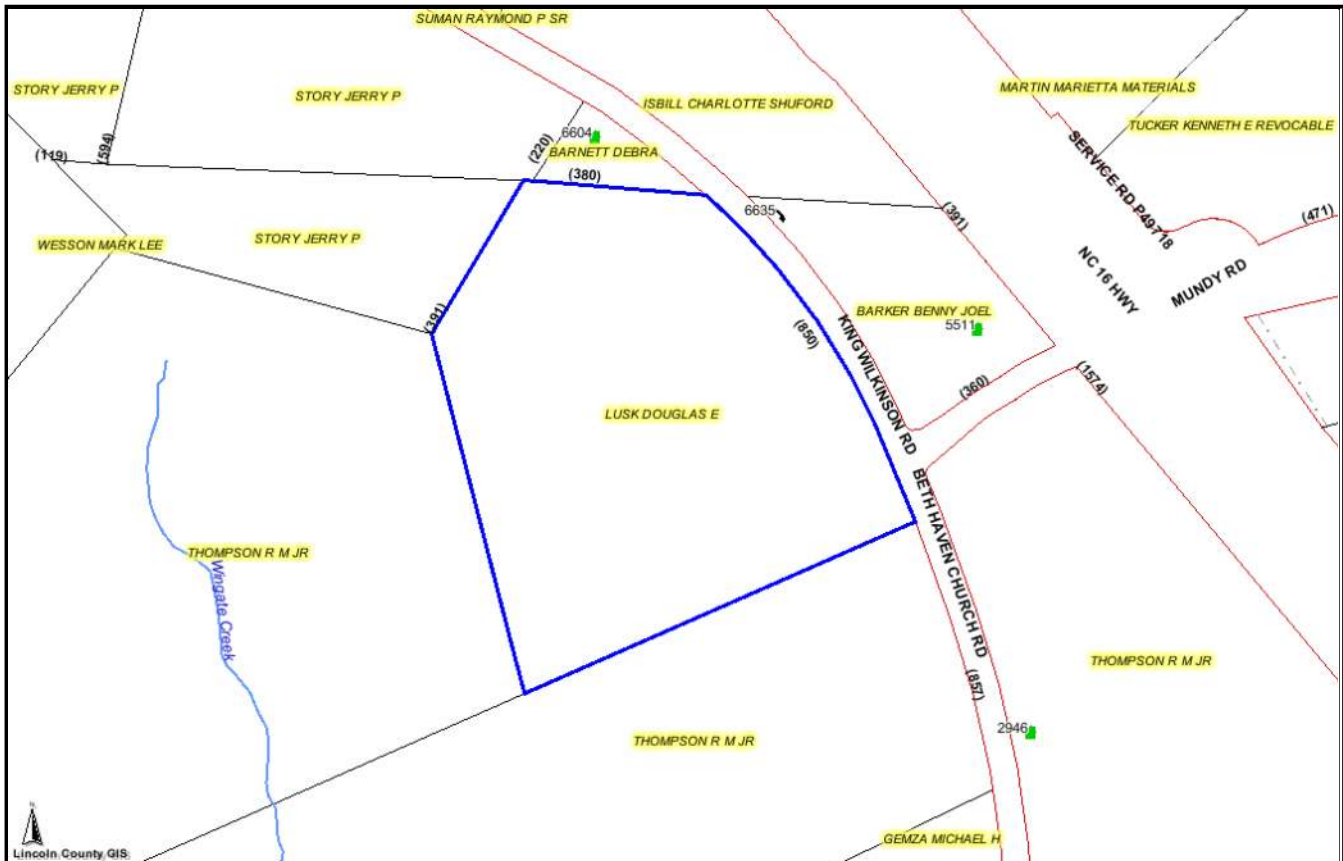
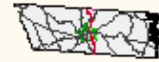



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

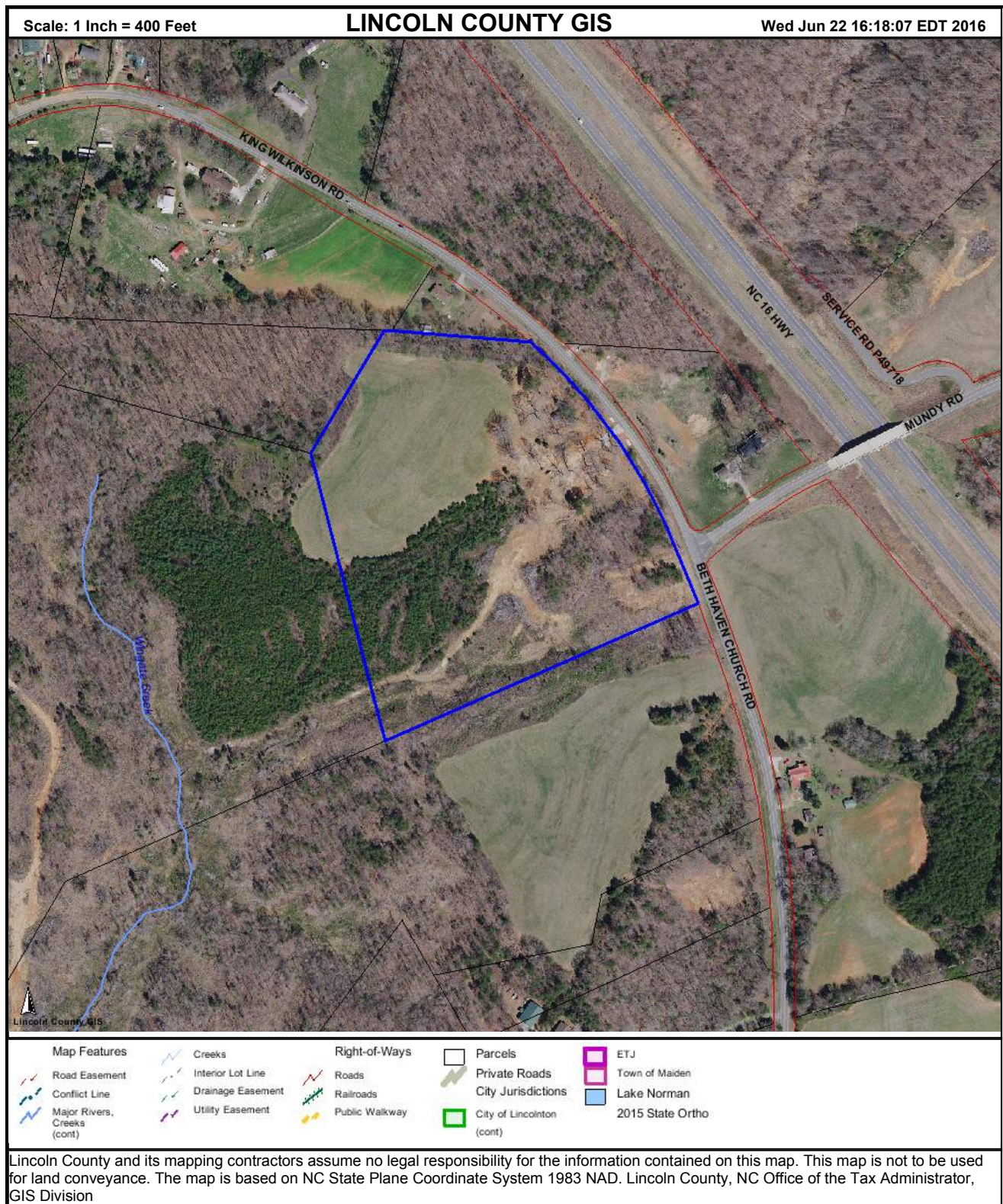
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

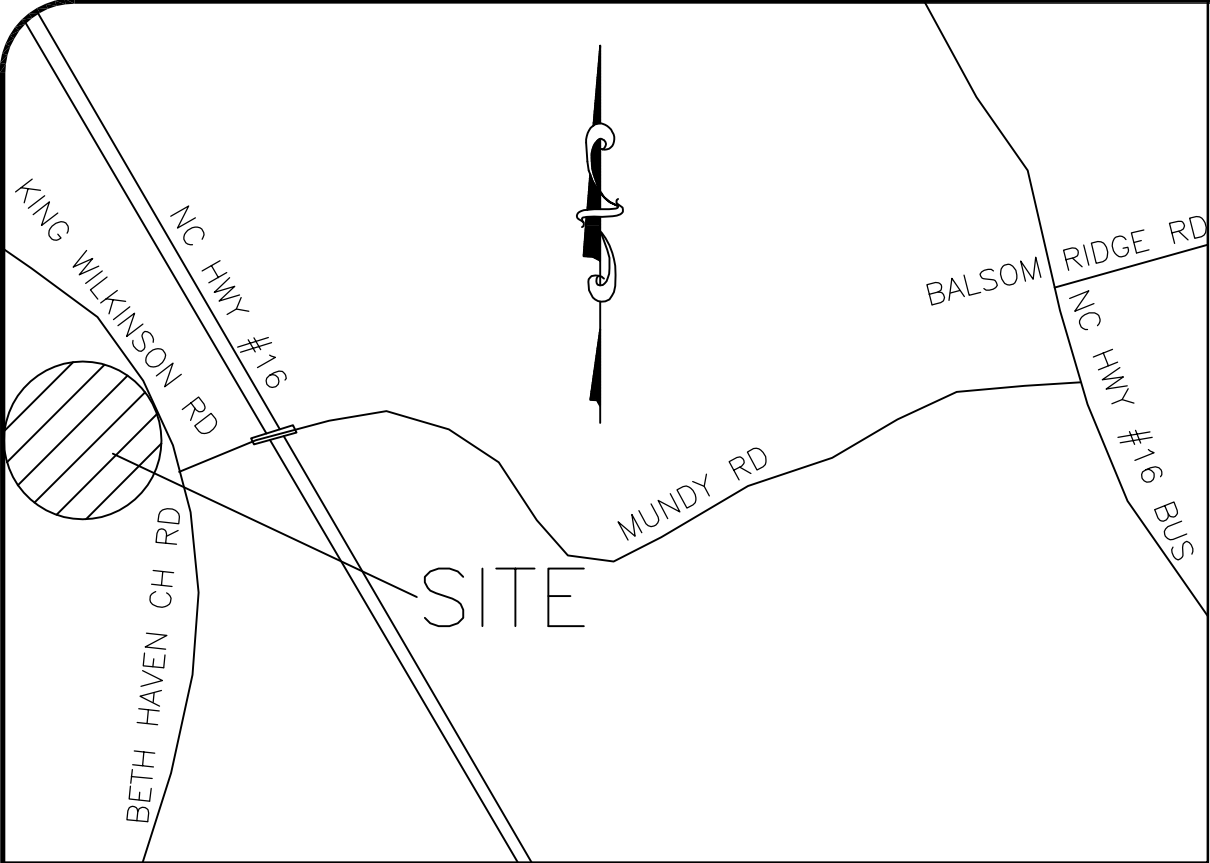
Date: 6/22/2016 Scale: 1 Inch = 400 Feet



PHOTOS	PARCEL INFORMATION FOR 3685-56-9544			
 Photo Not Available	Parcel ID	91735	Owner	LUSK DOUGLAS E
	Map	3685-00	Mailing Address	6656 HARBOR OAKS DR
	Account	0229574	Address	DENVER NC 28037
	Deed	2502-0385	Recorded	2/10/2015
	Land Value	\$211,703	Total Value	\$211,703
	----- All values are for tax year 2016. -----			
	Description	THOMPSON LD RD 1349	Deed Acres	17.44
	Address	BETH HAVEN CHURCH RD	Tax Acres	17.4
	Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
	Improvement	No Improvements		
Zoning District	R-T	Calculated Acres	17.41	
Watershed Class	Not in a watershed	Calculated Acres	17.41	
2000 Census County	37109	Voting Precinct	DENVER WEST (DW28)	Calculated Acres
Flood	X	Zone Description	NO FLOOD HAZARD	
Panel	3710368500	Sewer District	Not in the sewer district	Calculated Acres
Tract	070900	Block	3000	Calculated Acres
Block	3000	Calculated Acres	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 ±17.4 ACRES.
LOT IS ZONED R-T
5. LOT DOES NOT LIE WITHIN A FLOOD PLAIN.
LOT IS ABOVE FEMA 100 YEAR FLOOD
ELEVATION. FEMA PANEL 3710368500J, DATED
AUGUST 16, 2007.
6. 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.
7. 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:

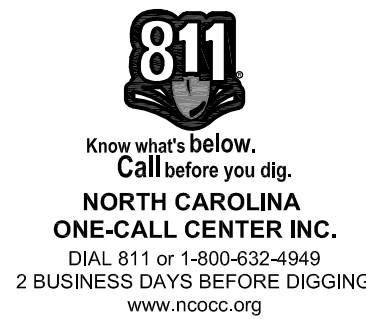
RETAIL: 1 SPACE / 500 SF
APPROXIMATE TOTAL BUILDING SF: 4,500 SF
4,500 SF / 500 = 9 SPACES
200 VENUE GUESTS / 1 SPACE FOR EVERY 3 GUESTS = 67 SPACES
+ 10 EMPLOYEES
= 77 SPACES
TOTAL REQUIRED SPACES: 9+77= 86 SPACES

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

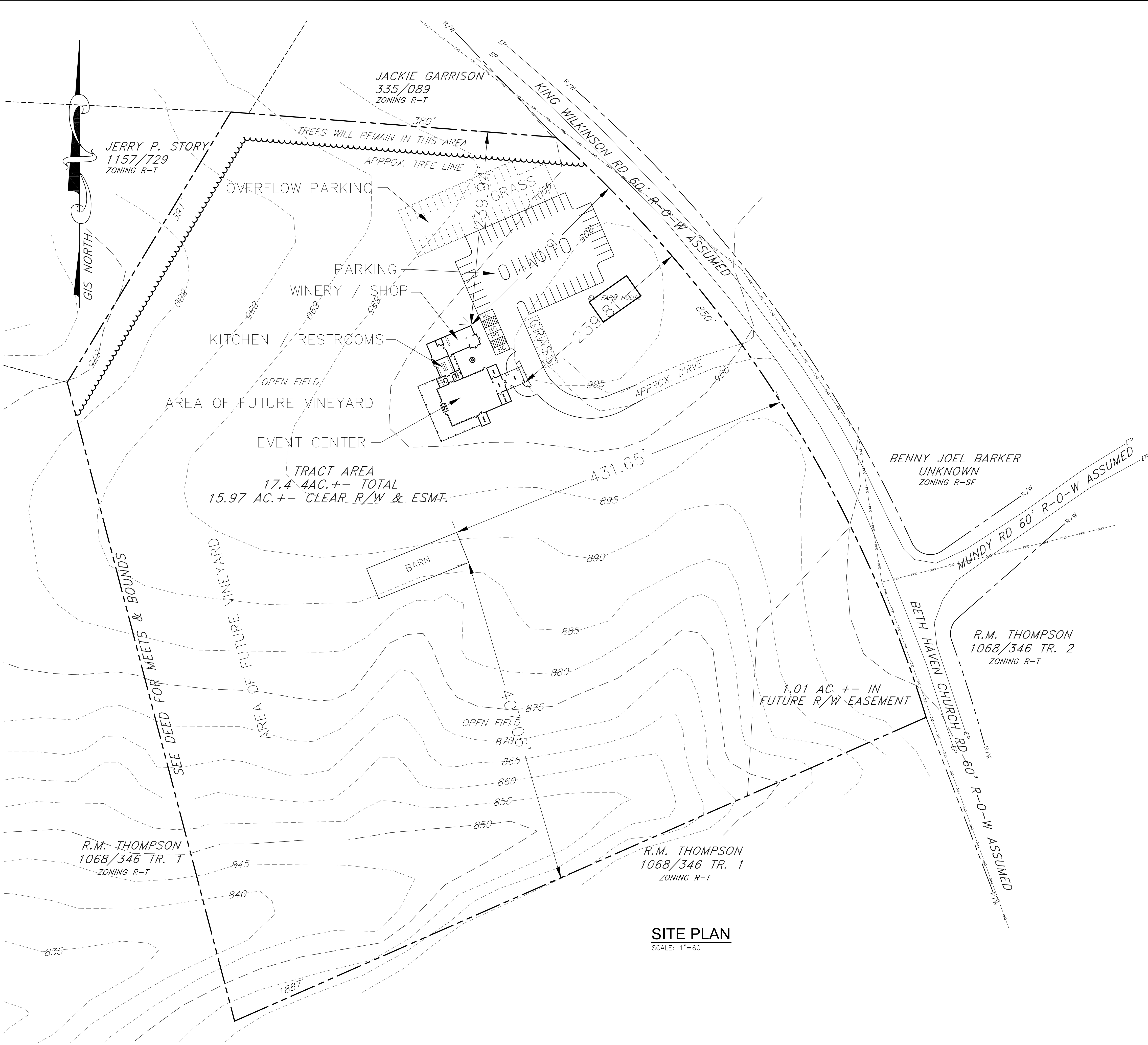
PROPOSED BUILDING SQUARE FOOTAGE:

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.



THIS PLAN SHOULD BE CONSIDERED A COPY UNLESS IT CONTAINS AN EMBOSSED SEAL. ORIGINAL PLAN ON FILE AT THE OFFICE OF JEFFREY J. SWARTZ, P.E., LEED AP.



SITE PLAN
SCALE: 1"=60'

SKETCH PLAN — DO NOT USE FOR CONSTRUCTION

MP1.0

SHEET NO.: 1 OF 1

PROJECT NO.: 2015-7

DATE: 06/15/2016

PROJECT MANAGER		DESIGN BY		DRAWN BY	
JEFFREY J. SWARTZ		JUS		JUS	

CLIENT/APPLICANT

DOUG LUSK
6656 HARBOR OAKS DRIVE
DENVER, NC 28037
PHONE: (704) 975-3780
FAX: (704) 975-3780
demon@accylated.com

PLANS PREPARED BY:

JEFFREY J. SWARTZ, P.E., LEED AP, BAE
NC LICENSE NO. 033411
TAXY 033411
PHONE: (828) 632-0499
FAX: (831) 604-5011
jjswart@bellouth.net

SEAL

033411

JEFFREY J. SWARTZ

REGISTERED PROFESSIONAL ENGINEER

STATE OF NORTH CAROLINA

CONCEPTUAL MASTER PLAN
FOR PROPOSED WINERY AT THE
LUSK PROPERTY
LINCOLN COUNTY, NORTH CAROLINA

SHEET TITLE

SITE PLAN

REVISIONS	
1	16/20/16 UPDATED MASTER PLAN