



**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: August 26, 2016

Re: PCUR #88A  
Jackie and Nick McCord, applicants  
Parcel ID# 70258 and 74411

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 12, 2016.*

## REQUEST

The applicants are requesting a conditional use permit to operate a venue for hosting weddings, receptions, reunions and other events, utilizing a portion of an existing barn. The proposed 7.8-acre site was rezoned in a parallel conditional use rezoning in 2002 from R-S (Residential Suburban) to CU R-T (Conditional Use Transitional Residential) to permit a riding stable. Approval of the current request would amend this CU R-T district to permit an events venue as a second conditional use. Under the Unified Development Ordinance, an events venue (classified under civic uses as a private recreation facility) is a conditional use in an R-T district. As part of this application, a site plan and proposed conditions have been submitted.

## SITE AREA AND DESCRIPTION

The subject property is located at 1129 Hill Road, on the south side of Hill Road about 2,200 feet east of Salem Church Road, in Lincolnton Township. It is adjoined by property zoned R-S, 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.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Jackie and Nick McCord**

Application No. **PCUR #88A**

Parcel ID# **70258 and 74411**

Zoning District **CU R-T**

Proposed Conditional Use **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 Jackie and Nick McCord  
Applicant Address 1229 Hill Rd, Lincolnton, NC, 28092  
Applicant Phone Number 704-661-1086 / 704-577-0503  
Property Owner Name Jackie McCord  
Property Owner Address 1229 Hill Rd, Lincolnton, NC, 28092  
Property Owner Phone Number 704-661-1086

### **PART II**

Property Location 1229 Hill Rd, Lincolnton, NC, 28092  
Property ID (10 digits) 3642-76-7133 Property size 7.82  
3642-76-9143  
Parcel # (5 digits) 70258 Deed Book(s) \_\_\_\_\_ Page(s) \_\_\_\_\_  
74411

### **PART III**

Existing Zoning District R-T CU

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

The property is currently being used for agricultural purposes. There is a 6,600 square foot barn on the property, half of which is used to stable horses. The property owner's home also exists on one of the two adjoining parcels.

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

We are requesting to use roughly half of the 6,600 square foot barn to host weddings, receptions, reunions, corporate events, and other events.

**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.

Jackie McCord  
Applicant's Signature

7/27/16  
Date

## **PCUR #88A**

### **Applicants' proposed conditions**

- 1) No amplified music shall be permitted after 10 p.m.**
- 2) All events shall end by 11 p.m.**

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

Application No. **PCUR #88A**

Applicants **Jackie and Nick McCord**

Property Location **Hill Road**

Zoning District **CU R-T**

Parcel ID# **70258 and 74411**

Proposed Use **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.

**The portion of the barn that's used for the events venue will be redesigned to meet the state building code for such uses. A permit for a septic system for restrooms will be obtained from Environmental Health. A driveway permit will be obtained from NCDOT.**

2. The use meets all required conditions and specifications.

**A private recreational facility, a classification that includes a venue for weddings and other events, is a conditional use in the R-T district. The plan includes a sizeable area for parking, including areas for overflow parking if needed.**

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

**The applicants reside on this property. Hours of operation will be limited. A buffer of trees will be left along the rear of the property, and the events venue will be located well off the road.**

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 low-density, rural area. This is a 7.8-acre site with a home and a barn. The events venue will be located in a portion of the barn and will be limited to a 3,600-square-foot area. An events venue is a conditional use in the R-T district.**

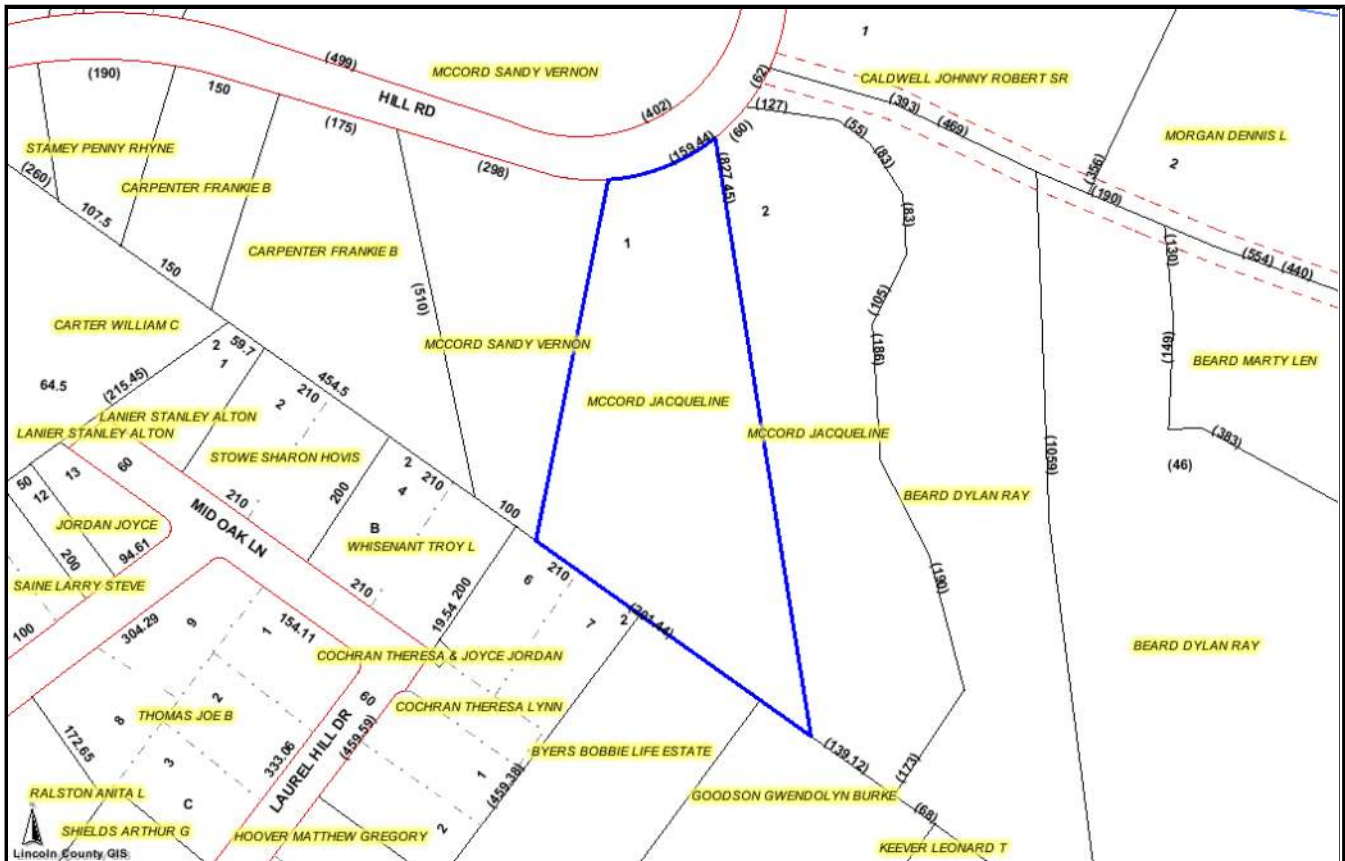


## Lincoln County, NC

### 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: 8/5/2016 Scale: 1 Inch = 250 Feet



#### PHOTOS



70258

#### PARCEL INFORMATION FOR 3642-76-7133

<b>Parcel ID</b>	70258	<b>Owner</b>	MCCORD JACQUELINE MCCORD NICHOLAS
<b>Map</b>	3642-02	<b>Mailing</b>	1229 HILL RD
<b>Account</b>	0251971	<b>Address</b>	LINCOLNTON NC 28092
<b>Deed</b>	2461-205	<b>Recorded</b>	6/13/2014
<b>Land Value</b>	\$28,147	<b>Total Value</b>	\$92,299
----- All values are for tax year 2016. -----			
<b>Subdivision</b>	Lot 1 HELEN C SAIN	<b>Plat</b>	9-183
<b>Description</b>	PT#4 ODESSA CARPENTER	<b>Deed Acres</b>	3.76
<b>Address</b>	HILL RD	<b>Tax Acres</b>	3.85
<b>Township</b>	IRONTON	<b>Tax/Fire District</b>	BOGER CITY
<b>Main Improvement</b>	STABLE/HORSE BARN 50 X 13	<b>Value</b>	\$64,152
<b>Main Sq Feet</b>	6600	<b>Stories</b>	0
		<b>Year Built</b>	2004
<b>Zoning</b>	Calculated	<b>Voting Precinct</b>	Calculated Acres
<b>District</b>	R-T CU	SALEM (SL24)	3.86
<b>Watershed Class</b>	WS-IVP	<b>Sewer District</b>	Not in the sewer district
<b>2000 Census County</b>	37109	<b>Tract</b>	071000
	37109	<b>Block</b>	4003
<b>Flood</b>	X	<b>Panel</b>	3710364200
<b>Zone Description</b>	NO FLOOD HAZARD		3.86

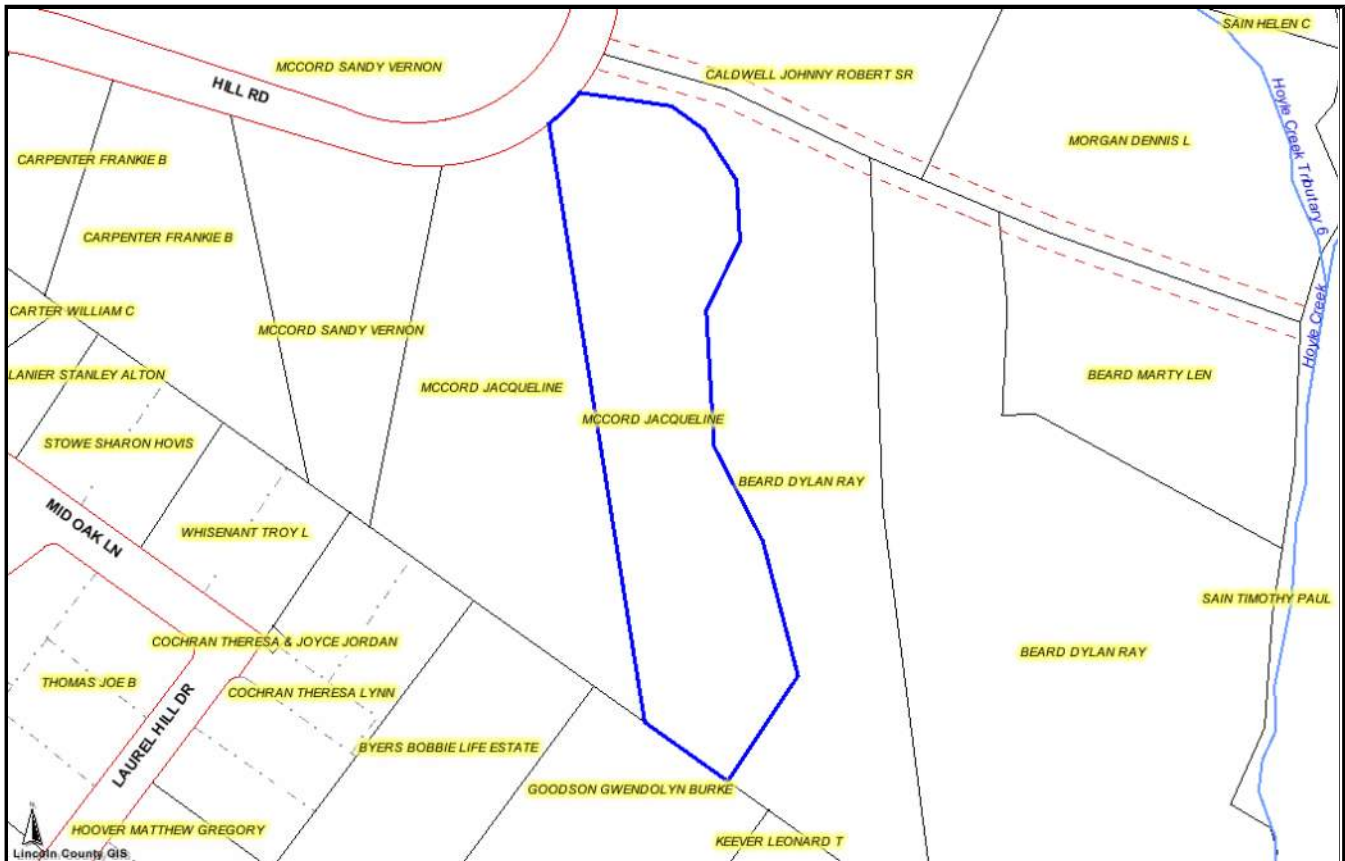


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Date: 8/12/2016 Scale: 1 Inch = 250 Feet



#### PHOTOS



74411

#### PARCEL INFORMATION FOR 3642-76-9143

<b>Parcel ID</b>	<b>74411</b>	<b>Owner</b>	MCCORD JACQUELINE MCCORD NICHOLAS
<b>Map</b>	<b>3642-02</b>	<b>Mailing</b>	1229 HILL RD
<b>Account</b>	0251971	<b>Address</b>	LINCOLNTON NC 28092
<b>Deed</b>	2461-205	<b>Recorded</b>	6/13/2014
<b>Land Value</b>	\$38,288	<b>Total Value</b>	\$203,042
----- All values are for tax year 2016. -----			
<b>Subdivision</b>	Lot 2 HELEN C SAIN		
<b>Description</b>	#2 HELEN C SAIN SUB		
<b>Address</b>	1229 HILL RD		
<b>Township</b>	IRONTON		
<b>Main Improvement</b>	CUSTOM HOME		
<b>Main Sq Feet</b>	1901	<b>Stories</b>	1.76
<b>Year Built</b>	2014		
<b>Value</b>	\$164,754		
<b>Zoning District</b>	R-T CU		
<b>Calculated Acres</b>	3.98		
<b>Watershed Class</b>	WS-IVP		
<b>Calculated Acres</b>	3.98		
<b>2000 Census County</b>	37109		
<b>Tract</b>	071000		
<b>Block</b>	4003		
<b>Calculated Acres</b>	3.96		
<b>Flood</b>	X		
<b>Zone Description</b>	NO FLOOD HAZARD		
<b>Panel</b>	3710364200		
<b>Calculated Acres</b>	3.98		

