



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 704-666-1086 / 704-577-0503

Property Owner Name Jackie McCord

Property Owner Address 1229 Hill Rd, Lincolnton, NC, 28092

Property Owner Phone Number 704-666-1086

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-TCU

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 and Nick 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.

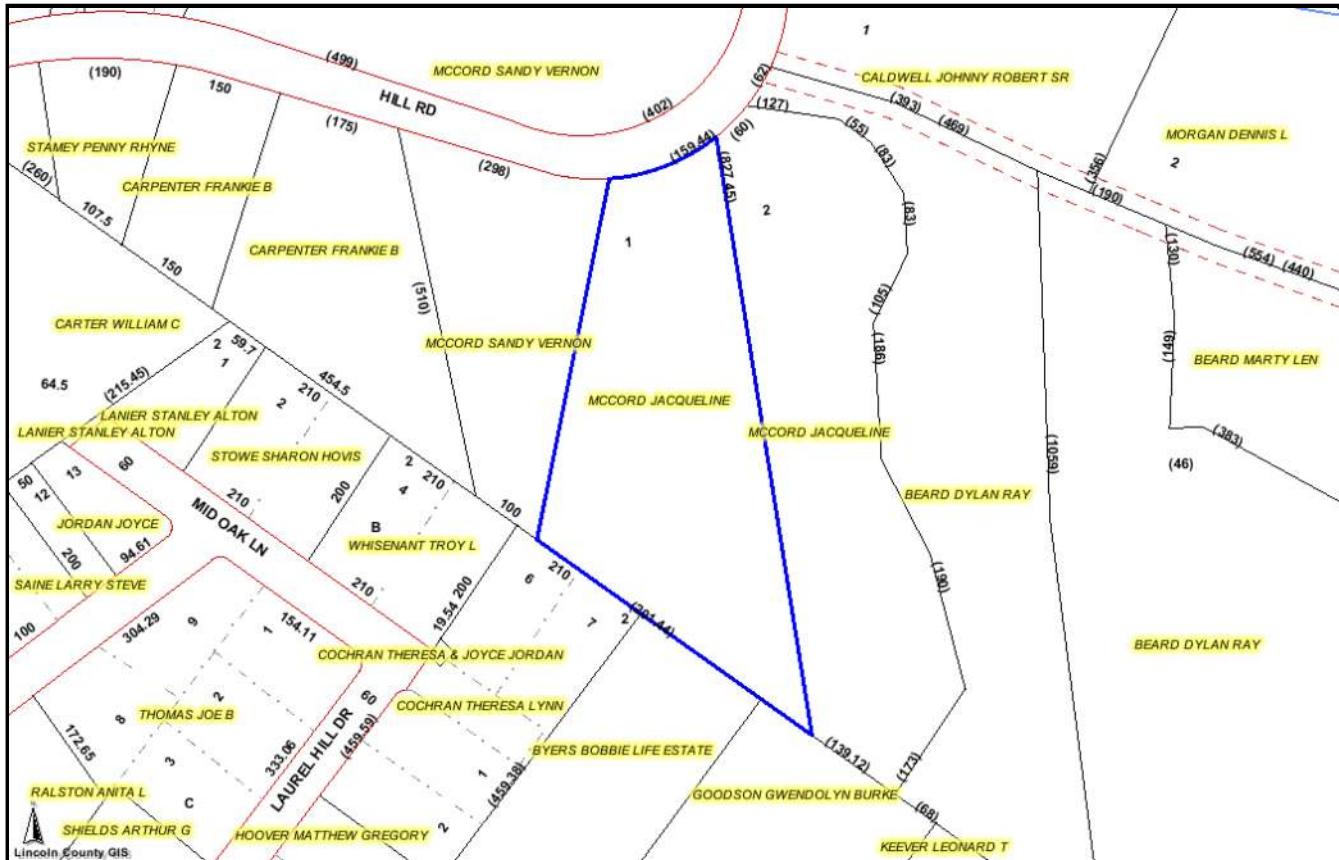


Lincoln County, NC

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

PARCEL INFORMATION FOR 3642-76-7133

 70258	Parcel ID	70258	Owner	MCCORD JACQUELINE MCCORD NICHOLAS		
	Map	3642-02	Mailing Address	1229 HILL RD LINCOLNTON NC 28092		
	Account	0251971				
	Deed	2461-205	Recorded	6/13/2014	Sale Price	\$99,900
	Land Value	\$28,147	Total Value	\$92,299	Previous Parcel	28396
----- All values are for tax year 2016. -----						
	Subdivision	Lot 1 HELEN C SAIN		Plat	9-183	
	Description	PT#4 ODESSA CARPENTER		Deed Acres	3.76	
	Address	HILL RD		Tax Acres	3.85	
	Township	IRONTON		Tax/Fire District		BOGER CITY
	Main Improvement		STABLE/HORSE BARN 50 X 13		Value	\$64,152
	Main Sq Feet	6600	Stories	0 Year Built		2004
	Zoning	Calculated		Voting Precinct	Calculated Acres	
	District	Acres		SALEM (SL24)	3.86	
	R-T CU	3.86				
	Watershed Class			Sewer District		
	WS-IVP	3.86		Not in the sewer district	3.86	
	2000 Census County			Tract	Block	
	37109	071000		4003	3.65	
	37109	071000		4005	0.21	
	Flood	Zone Description		Panel		
	X	NO FLOOD HAZARD		3710364200	3.86	



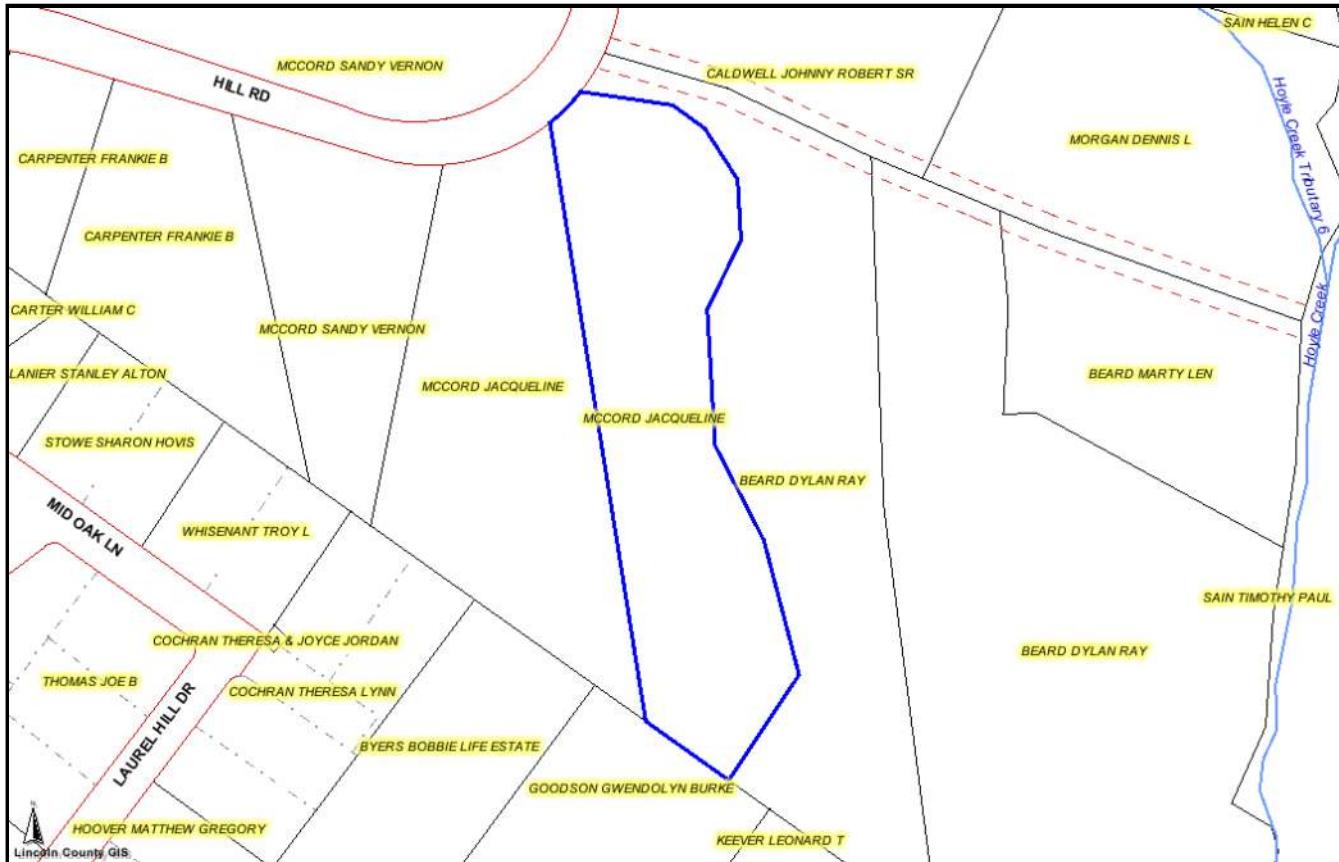
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Date: 8/12/2016 Scale: 1 Inch = 250 Feet



PHOTOS		PARCEL INFORMATION FOR 3642-76-9143						
		<p>Parcel ID 74411 Owner MCCORD JACQUELINE MCCORD NICHOLAS</p> <p>Map 3642-02 Mailing Address 1229 HILL RD LINCOLNTON NC 28092</p> <p>Account 0251971 Recorded 6/13/2014 Sale Price \$99,900 Deed 2461-205 Total Value \$203,042 Previous Parcel 70258</p> <p>Land Value \$38,288</p> <p>----- All values are for tax year 2016. -----</p> <p>Subdivision Lot 2 HELEN C SAIN Plat 9-183 Description #2 HELEN C SAIN SUB Deed Acres 4.47 Address 1229 HILL RD Tax Acres 3.97 Township IRONTON BOGER CITY</p> <p>Main Improvement CUSTOM HOME Main Sq Feet 1901 Stories 1.76 Year Built 2014 Value \$164,754</p> <p>Zoning District R-T CU Calculated Acres 3.98 Voting Precinct SALEM (SL24) Calculated Acres 3.98</p> <p>Watershed Class WS-IVP 3.98</p> <p>Sewer District Not in the sewer district</p> <p>2000 Census County Tract 071000 Block 4003 3.96 37109 37109 Tract 071000 Block 4005 0.02</p> <p>Flood Zone Description NO FLOOD HAZARD Panel 3710364200 3.98</p>						

