



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: May 13, 2019

Re: CUP #404
Brandy Hayes, applicant
Parcel ID# 24244

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 3, 2019.

REQUEST

The applicant is requesting a conditional use permit to build a facility to host weddings and other events in the R-T (Transitional Residential) district. A site plan has been submitted as part of the application. A 10,000-square-foot event center is proposed. The plan shows a proposed pond nearby and a proposed home in another location on the property. An event center is classified under recreation. Under the Unified Development Ordinance, private recreation facilities are permitted in the R-T district where approved by the Board of Commissioners through the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The 135-acre parcel is located on the north side of N.C. 73 about 2,200 feet east of Amity Church Road in Ironton Township. It is surrounded by property zoned R-T. Land uses in this area include residential, civic (school), agricultural and business. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-detached detached homes with the following listed as secondary uses: church, community center, pool and amenities, natural areas and horse stables.



County Of Lincoln, North Carolina

Planning Board

Applicant **Brandy Hayes**

Application No. **CUP #404**

Parcel ID# **24244**

Zoning District **R-T**

Proposed Conditional Use **private recreation facility (for hosting weddings and other events)**

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 Broke Sherpa, LLC Brandy Hayes
Applicant Address 20625 Bethel Church Rd. Cornelius, NC.
Applicant Phone Number 704-962-0294
Property Owner Name Edwards Hasket Heirs of WS Edwards, LLC
Property Owner Address 1801 Earb Blvd, Charlotte, NC 28203
Property Owner Phone Number 704-473-7746

PART II

Property Location 3887 NC-73, Iron Station, NC
Property ID (10 digits) 3673661697 Property size 134.85
Parcel # (5 digits) 24244 Deed Book(s) 1858 Page(s) 26

PART III

Existing Zoning District R-T

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

Vacant Wooded Site

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

Residential & Event Center (Weddings)

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.

Applicant's Signature

Brandy N. G.

Date

4.10.19

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

Application No. **CUP #404**

Applicants **Brandy Hayes**

Property location **N.C. 73**

Parcel# **24244**

Zoning District **R-T**

Proposed Conditional Use **private recreation facility for hosting weddings and other events**

PROPOSED FINDINGS

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

A driveway permit will be obtained from NCDOT. An adequate area for parking will be provided on-site. A septic system permit will be obtained from Lincoln County Environmental Health. The event center will be built to meet the State Building Code.

2. The use meets all required conditions and specifications.

Private recreation facilities, a classification that includes a venue for weddings and other events, is a conditional use in the R-T district. The location of the proposed facility meets the minimum setbacks for a nonresidential use in the R-T district.

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

The proposed site is located on a 135-acre tract and is well-buffered from adjoining properties.

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 property is adjoined by a middle school that includes facilities for indoor and outdoor events. This property is located in an area designated by the Lincoln County Land Use Plan as Large Lot Residential, a classification that lists a community center as a secondary use.



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: 5/9/2019 Scale: 1 Inch = 1000 Feet



Photo Not
Available

Parcel ID	24244	Owner	EDWARDS HASKEL HEIRS OF WS EDWARDS LLC	
Map	3673	Mailing	DILWORTH PROFESSIONAL BLDG 1801 EAST BLVD	
Account	0197437	Address	CHARLOTTE, NC 28203	
Deed	1858 26	Last Transaction Date	09/28/2006	Sale Price \$818,500
Plat		Subdivision		Lot
Land Value	\$1,139,388	Improvement Value	\$0	Total Value \$1,139,388
Previous Parcel	24243			

-----All values for Tax Year 2019 -----

Description	EDWARDS LAND/73	Deed Acres	284.61
Address	VESUVIUS FURNACE RD	Tax Acres	134.847
Township	IRONTON	Tax/Fire District	PUMPKIN CENTER
Main Improvement		Value	
Main Sq Feet		Stories	Year Built

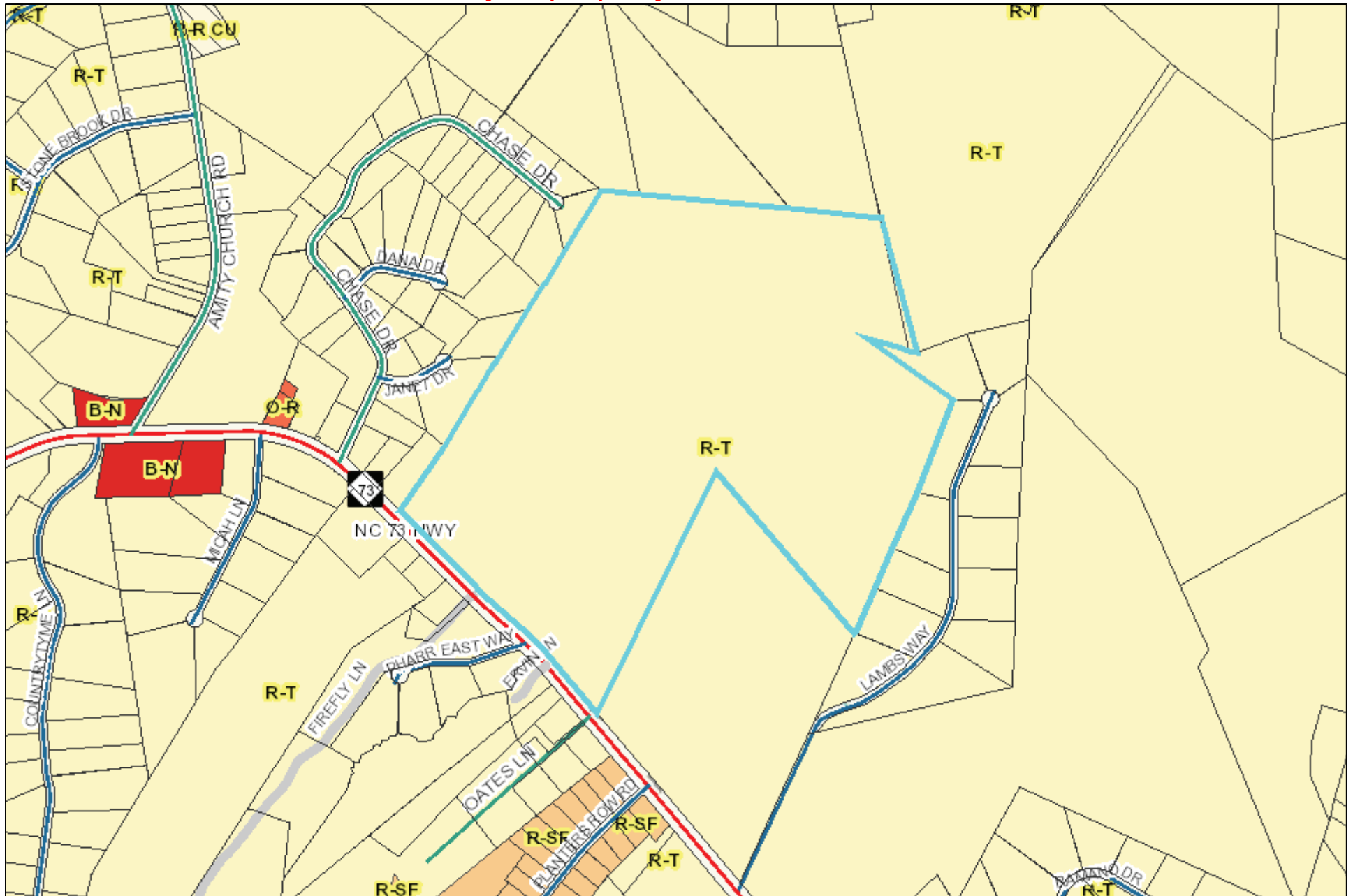
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-T	134.85	OB21	134.85

Watershed	134.85	Sewer District	134.85
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Census County	Tract	Block
109	070902	1011
		134.85

Flood Zone Description	Panel
X NO FLOOD HAZARD	3710366200 131.77
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3710366200 3.08

Conditional Use Permit #404
subject property is outlined in blue



April 12, 2019

Esri, Inc., Lincoln County, NC

01000 Feet



1 inch = 800 feet

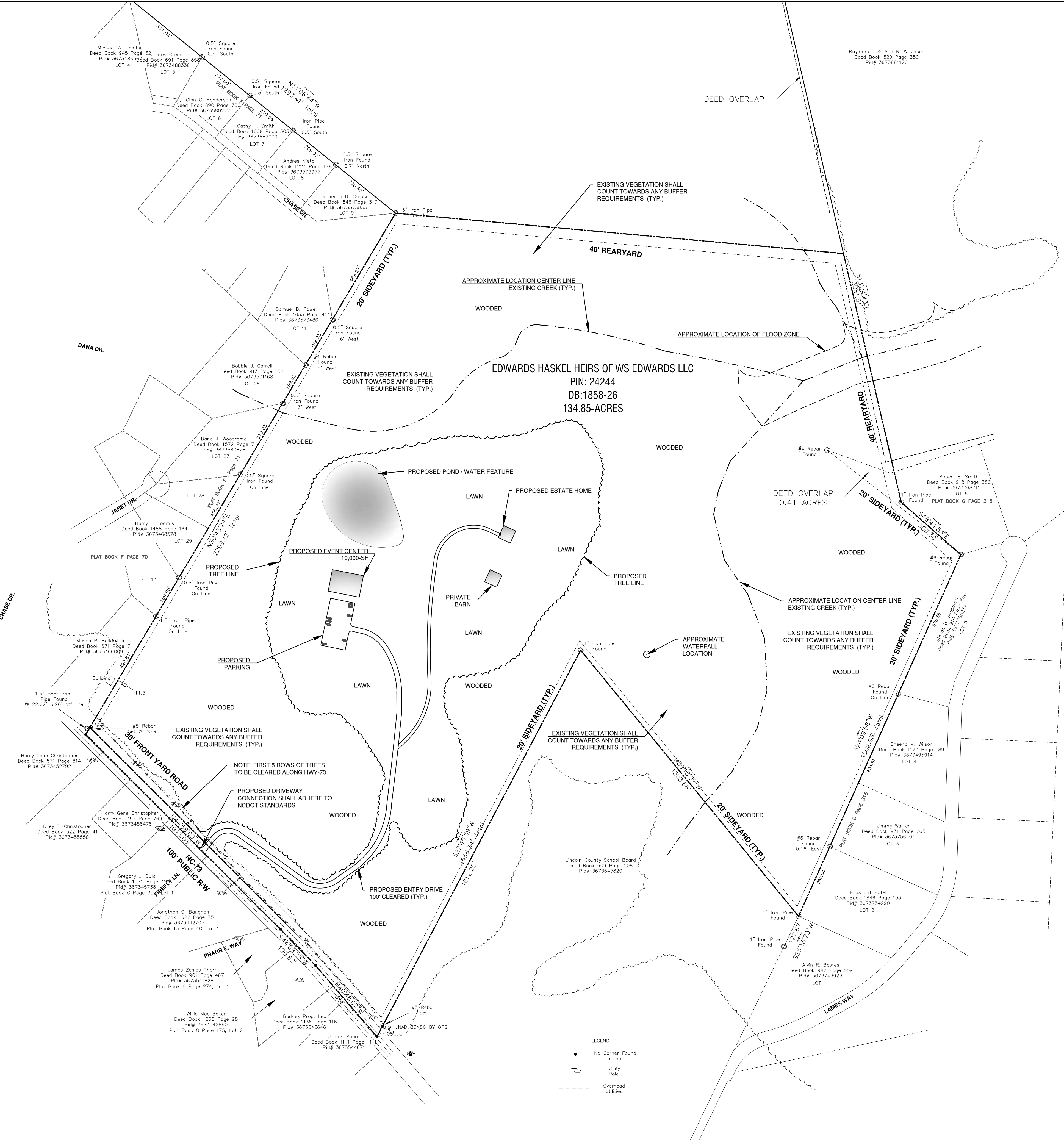


April 12, 2019

01000 Feet



1 inch = 800 feet



ZONING CODE SUMMARY

PROJECT NAME: STONE FALLS WEDDING AND EVENT CENTER

OWNER: EDWARDS HASKEL HEIRS OF WS EDWARDS LLC PHONE # 704-962-0294

PLANS PREPARED BY: Woodbine Design, PC PHONE # (980) 722-2669

ZONING: R-T RURAL TRANSITIONAL JURISDICTION: LINCOLN COUNTY

PROPOSED USE: RESIDENTIAL & WEDDING EVENT CENTER

BUILDING HEIGHT: - FEET STORIES: TBD

BUILDING COVERAGE: TO BE DETERMINED SQ. FT.

LOT SIZE: 134.85-ACRES SQ. FT./ACRES

TAX PARCEL ID: 24244 GROSS FLOOR AREA: TBD SQ. FT.

YARD REQUIREMENTS: NUMBER OF UNITS -

SETBACK (FRONT): 30 FT. FROM R/W,

SIDE YARD (R): 20-COMMERCIAL FT. SIDE YARD (L): 30 SIDE ROAD FT.

REAR YARD: 40 FT.

WATERSHED: NOT IN A WATERSHED

- ### ZONING NOTES:

 - THIS SITE SHALL BE SUBJECT TO ALL APPLICABLE ORDINANCE REQUIREMENTS OF LINCOLN COUNTY WITH REGARDS TO PARKING LOT SCREENING AND SETBACKS.
 - ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE LINCOLN COUNTY ORDINANCES AND SHALL BE PREPARED AT TIME OF CONSTRUCTION DOCUMENT REVIEW AND APPROVAL.
 - ALL IMPROVEMENTS SHALL ADHERE TO LINCOLN COUNTY ZONING ORDINANCE.
 - A PORTION OF THE SITE CONTAINS A FLOODWAY ZONE, WE DO NOT ANTICIPATE ANY DEVELOPMENT WITHIN THE FLOODWAY ZONE.
 - SIGNAGE FOR THE ENTIRE PROPERTY SHALL CONFORM TO THE LAND DEVELOPMENT CODE. A UNIFORM SIGN PLAN SHALL BE DEVELOPED FOR THE SITE AND SUBMITTED FOR APPROVAL
 - CONSTRUCTION DOCUMENTS SHALL BE PREPARED AND SUBMITTED TO LINCOLN COUNTY FOR APPROVAL PRIOR TO ANY LAND DISTURBING ACTIVITY.
 - ALL PROPOSED STRUCTURES SHALL BE COMPLIANT WITH LOCAL BUILDING CODES, PERMITS SHALL BE OBTAINED FOR EACH STRUCTURE VIA LINCOLN COUNTY BUILDING STANDARDS.
 - SITE SHALL UTILIZE ONSITE DUMPSTER'S FOR TRASH COLLECTION DURING EVENTS, DUMPSTER'S SHALL BE SCREENED FROM PUBLIC VIEW
 - HOURS OF OPERATION SHALL BE MONDAY-SUNDAY 8AM TO 12PM
 - EVENTS CENTER SHALL ADHERE TO LOCAL NOISE ORDINANCE.
 - ALL PARKING SHALL CONFORM TO COUNTY STANDARDS 9-FT BY 18-FT, PARKING SHALL BE SCREENED IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE.

SITE LEGEND

PROPOSED CURB & GUTTER

REVERSED PITCH CURB & GUTTER

PROPERTY LINE

LOT LINES

DECORATIVE FENCING

TRAFFIC FLOW

AUTO AREA SECTION

VICINITY MAP (NOT DRAWN TO SCALE)

Project: **STONE FALLS WEDDING & EVENT CENTER**

Location: **3885 NC-73, IRON STATION LINCOLN, Co.**

Sheet Title: **SITE PLAN -CONDITIONAL USE PERMIT**

Developer/Owner: **BROKE SHERPA, LLC**

Designed By: **Woodbine Design**

Drawn By: **PW**

Date: **5/7/19**

Revisions:

Sheet **C1** of **1**

Project Number **19020**

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

PLOTTED: 5/7/2019
W:\19020-BRANDY HAYES WEDDING FACILITY_CADD\19A-BRANDYHAYES-19020.DWG

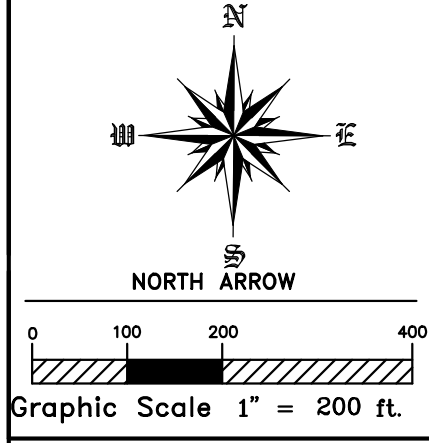
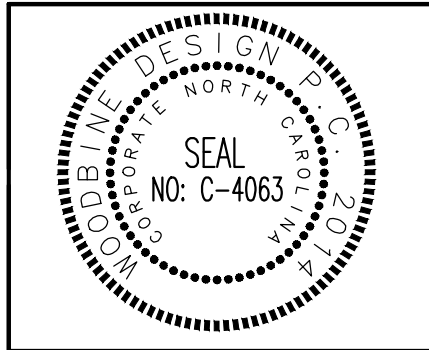
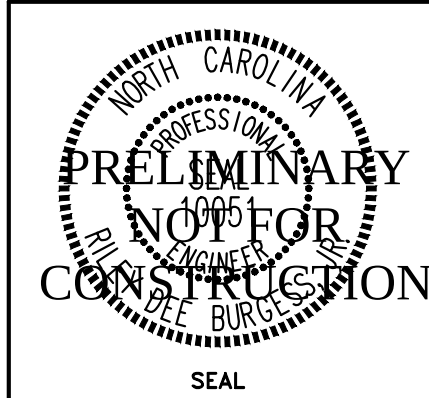
Woodbine Design, P.C.

Land planning & civil engineering

blending nature & man

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pwoddy@woodbinedesign.com

980.722.2669 20816 N. Main Street, Suite 204
704.315.8367 Cornelius, NC 28031



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Location: **3885 NC-73, IRON STATION LINCOLN, Co.**

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