



## **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, 2019

Re: CUP #408  
Darin Henley, applicant  
Parcel ID# 59082, 78670 and 81545

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 5, 2019.*

### **REQUEST**

The applicant is requesting a conditional use permit to host weddings and other events in the R-T (Transitional Residential) district. A site plan has been submitted as part of the application. An existing horse barn would be used to host events, with a parking area on an adjoining tract. 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 request involves a 7.1-acre site consisting of three parcels located at 4405-4416 Henry Dellinger Road, on the west side of Henry Dellinger Road about 250-850 south of N.C. 150 in Ironton Township. The subject property is adjoined by properties zoned R-T, I-G (General Industrial) and B-G (General Business). Land uses in this area include residential, industrial, business and agricultural. The site of the barn is part of an area designated by the Lincoln County Land Use Plan as an Industrial Center. The proposed parking area is part of an area designated by the 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 **Darin Henley**

Application No. **CUP #408**

Parcel ID# **59082, 78670 and 81545**

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:

\_\_\_\_\_

\_\_\_\_\_

Todd Burgin, Chair ♦ Floyd Dean, Vice Chair ♦ Jamie Houser, Secretary

302 North Academy Street, Suite A, Lincolnton, North Carolina 28092 • Telephone (704)736-8440 • Fax (704)732-9010



## 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 Darin Henley  
Applicant Address 4405 Henry Dellinger Road  
Applicant Phone Number 704-530-2850 Maiden NC 28650  
Property Owner Name Vanessa F Henley / Darin Page Henley  
Property Owner Address 6900 E NC 150 Hwy Life estate  
Property Owner Phone Number 704-651-2744

### PART II

Property Location 4461 Henry Dellinger Road  
maiden NC 28650  
Property ID (10 digits) 3686018135 Property size 1.06 acres  
3686008875 1.1 acres  
Parcel # (5 digits) 59082 Deed Book(s) 2809 Page(s) 145  
81545 1458 479

### PART III

Existing Zoning District RT

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

2 BARNs - 1 is Living quarters where  
Vanessa Henley lives  
2nd Barn consists of 13 stalls - 2 of which  
are used to stall horses

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

use existing barn to host Weddings  
and other events

**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

6-11-19

Date

# **Proposal**

## **Mountain View Stables as an Event Venue**

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### **Outline**

1. Parking
2. Shuttle
3. Guest Number
4. Vendors
5. End Time

#### **1. Parking**

Parking on land behide the home of Darin Henley for around 75 cars.

#### **2. Shuttle**

Shuttling people from parking area to Mountain Stables by golf cart. They will also have an option to use horse and wagon. If they wish to book that option.

#### **3. Guest Number**

Putting a max number guest at 150.

#### **4. Vendors**

We will have vendors list for people to choose from. Caters, Rentals, Restroom facilities and other needs.

#### **5. End Time**

Stop time of event, music down at 9:30pm done at 10:00pm  
Clean up til 11:00pm

Darin has worked in the Event planning industry for over 20 years.  
Weddings, Business events, Agent booking artists

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

Application No. **CUP #408**

Applicant **Darin Henley**

Property location **Henry Dellinger Road**      Parcel# **59082, 78670 and 81545**

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. The facility (an existing horse barn) will be inspected by the fire marshal's office for use as an event venue.**

2. The use meets all required conditions and specifications.

**A private recreation facility, a classification that includes a venue for weddings and other events, is a conditional 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.

**Adjoining land uses include industrial and business. The event venue will be limited to a maximum of 150 guests, with events ending by 10 p.m.**

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 an existing business area. The subject property is partially located in and adjoins 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.**



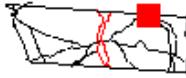
## Lincoln County, NC

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 27.

Date: 6/24/2019 Scale: 1 Inch = 200 Feet

Date: 6/24/2019 Scale: 1 inch = 200 feet



<b>Parcel ID</b>	59082	<b>Owner</b>	HENLEY VANESSA F LIFE ESTATE HENLEY DARIN PAGE LIFE ESTATE	
<b>Map</b>	3686	<b>Mailing</b>	6900 E NC 150 HWY	
<b>Account</b>	0271006	<b>Address</b>	MAIDEN, NC 28650	
<b>Deed</b>	2809 145	<b>Last Transaction Date</b>	04/12/2019	<b>Sale Price</b> \$0
<b>Plat</b>		<b>Subdivision</b>	Lot	
<b>Land Value</b>	\$33,450	<b>Improvement Value</b>	\$90,777	<b>Total Value</b> \$124,227
<b>Previous Parcel</b>				
<b>-----All values for Tax Year 2019 -----</b>				
<b>Description</b>	B HENLEY LAND 2 BARNs			<b>Deed Acres</b> 0
<b>Address</b>	4461 HENRY DELLINGER RD			<b>Tax Acres</b> 1.06
<b>Township</b>	IRONTON			<b>Tax/Fire District</b> DENVER
<b>Main Improvement</b>				
<b>Main Sq Feet</b>		<b>Stories</b>	<b>Value</b>	
<b>Zoning District</b>	<b>Calc Acres</b>		<b>Voting Precinct</b>	<b>Calc Acres</b>
R-T	1.06		DW28	0.08
			PC22	0.98
<b>Watershed</b>				
	1.06		<b>Sewer District</b>	
			1.06	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>	
109		070902	2000	0.98
109		070902	2019	0.08
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>	
X	NO FLOOD HAZARD		3710368600	1.06





Lincoln County, NC  
**Office of the Tax Administrator, GIS Mapping Division**

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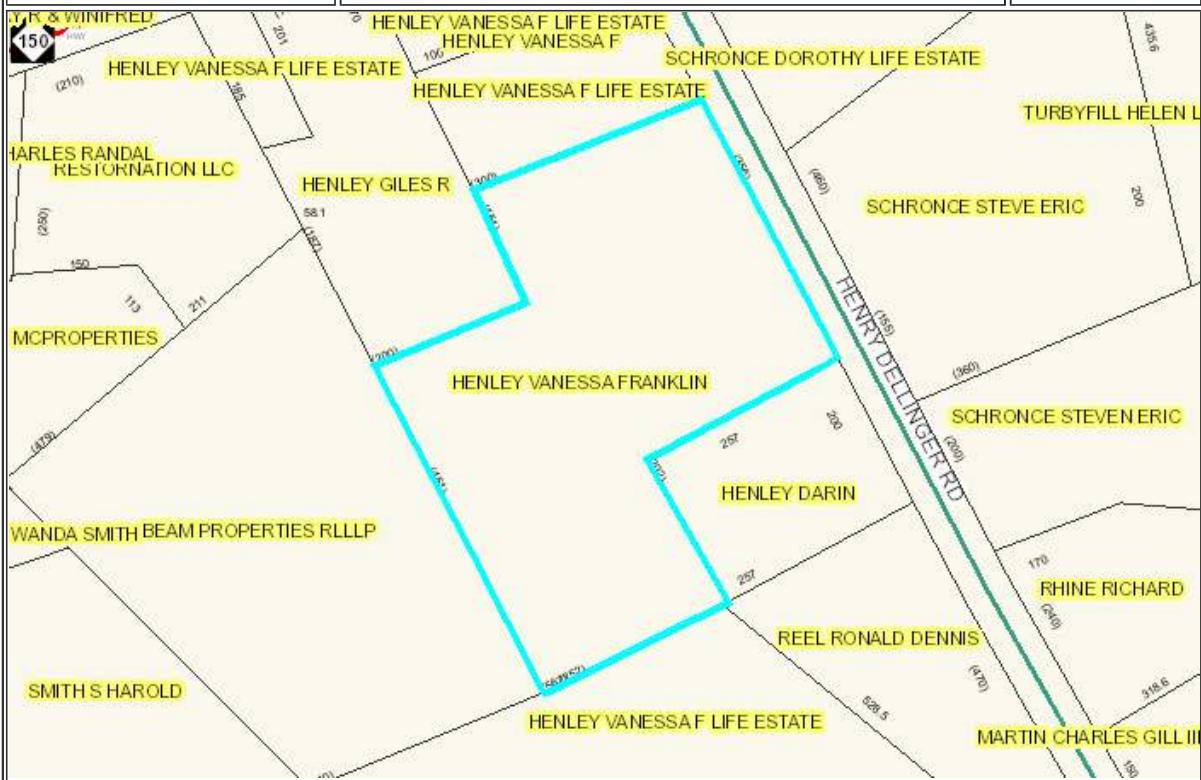
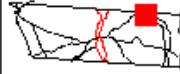
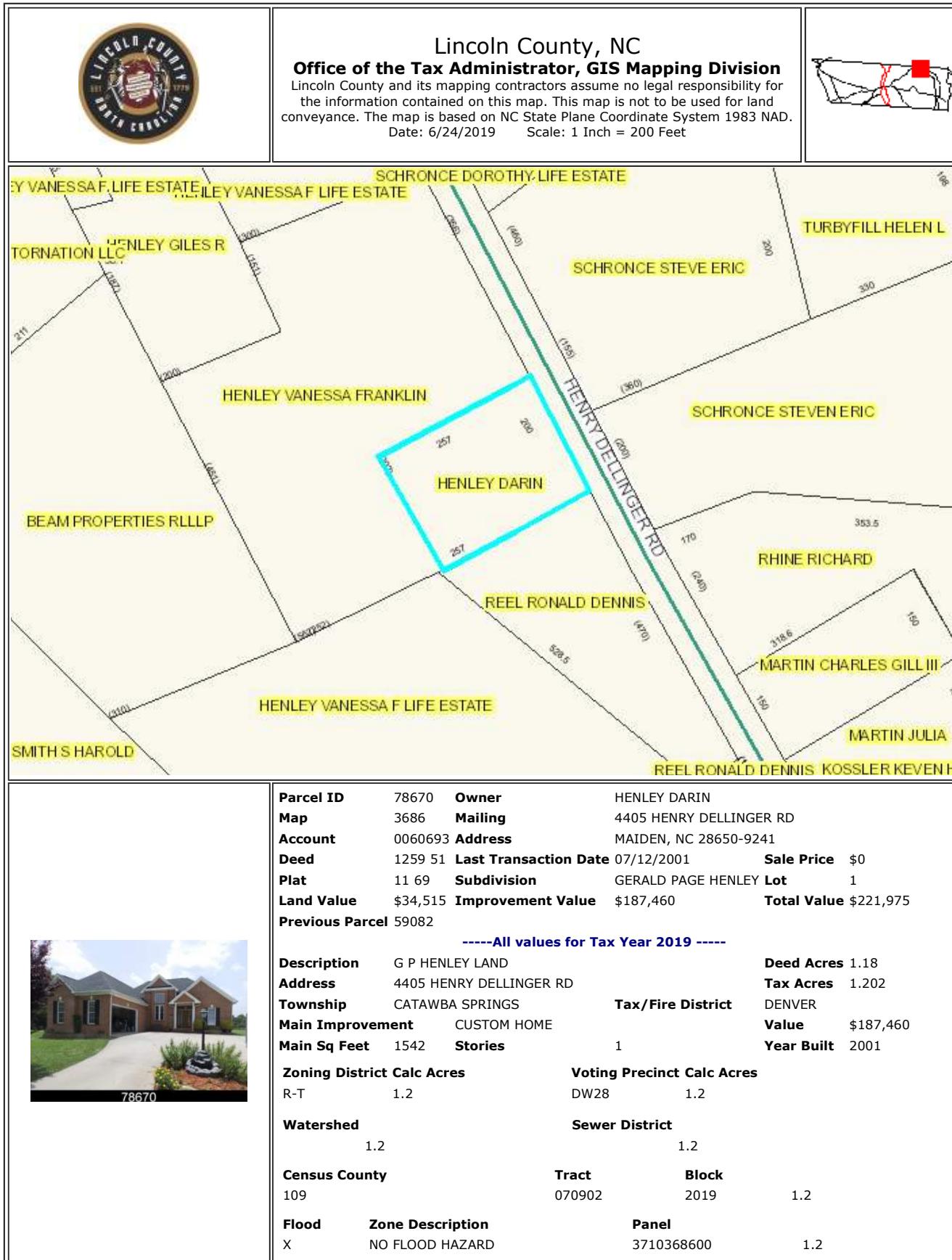


Photo Not Available

<b>Parcel ID</b>	81545	<b>Owner</b>	HENLEY VANESSA FRANKLIN		
<b>Map</b>	3686	<b>Mailing</b>	6900 E NC 150 HWY		
<b>Account</b>	0120958	<b>Address</b>	MAIDEN, NC 28650-9289		
<b>Deed</b>	18E 487	<b>Last Transaction Date</b>	08/26/2018	<b>Sale Price</b>	\$0
<b>Plat</b>	12 164	<b>Subdivision</b>	GERALD P HENLEY PROPERTY		
<b>Land Value</b>	\$108,760	<b>Improvement Value</b>	\$358,277	<b>Total Value</b>	\$467,037
<b>Previous Parcel</b>	59082				
-----All values for Tax Year 2019 -----					
<b>Description</b>	B HENLEY LAND 1 BARN			<b>Deed Acres</b>	5.03
<b>Address</b>	4443 HENRY DELLINGER RD			<b>Tax Acres</b>	4.876
<b>Township</b>	IRONTON				DENVER
<b>Main Improvement</b>					<b>Value</b>
<b>Main Sq Feet</b>					<b>Year Built</b>
<b>Zoning District</b>	<b>Calc Acres</b>		<b>Voting Precinct</b>	<b>Calc Acres</b>	
I-G	3.75		DW28	1.6	
R-T	1.12		PC22	3.28	
<b>Watershed</b>				<b>Sewer District</b>	
				4.88	
<b>Census County</b>		<b>Tract</b>	<b>Block</b>		
109		070902	2000	3.28	
109		070902	2019	1.6	
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>		
X	NO FLOOD HAZARD		3710368600	4.88	



Conditional Use Permit #408  
subject property is outlined in blue

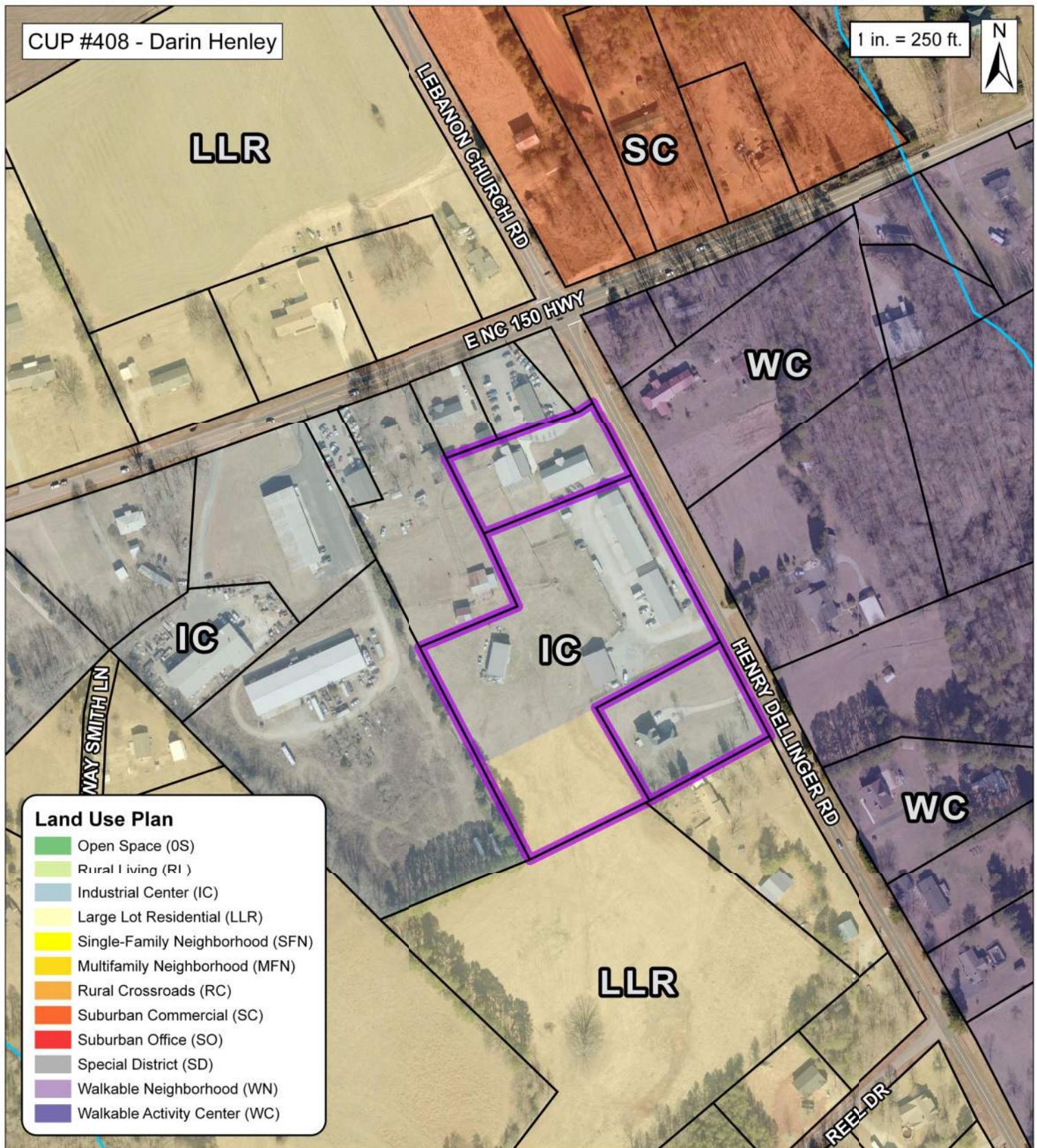


June 11, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet

1 inch = 200 feet



**Parcel ID# 59082, 81545 & 78670**



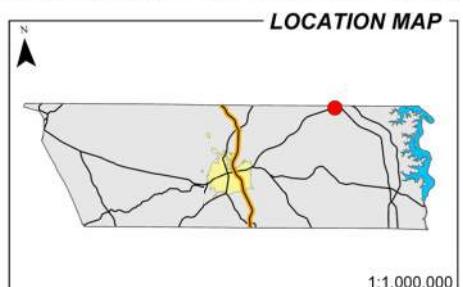
Lincoln County  
Planning & Inspections  
302 N. Academy St.  
Suite A  
Lincolnton, NC 28092

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple

- Property Location(s)

**LOCATION MAP**



Property Location(s)

1 in. = 150 ft.

