



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE \

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: March 13, 2020

Re: CUP #418
Dawn Blackburn, applicant
Parcel ID# 02782

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 6, 2020.

REQUEST

The applicant is requesting a conditional use permit to allow a former church to be used to host wedding and other events in the R-T (Transitional Residential) district. An event venue 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.

A site plan has been submitted as part of the application. The applicant is proposing the following conditions:

- 1) The maximum number of attendees at any event shall be 96.
- 2) No parking shall be allowed along Old Plank Road.
- 3) A driveway permit shall be obtained from NCDOT.

The 2,112-square-foot church building previously served as a place of worship for New Hope United Methodist Church, which closed in 2018. The applicant and her husband purchased the property from the Western North Carolina Conference of the United Methodist Church.

SITE AREA AND DESCRIPTION

The 0.85-acre parcel is located at 5795 Old Plank Road, on the east side of Old Plank Road about 2,400 feet north of Ingleside Farm Road in Catawba Springs Township. It is surrounded by property zoned R-T. Land uses in this area are primarily residential. The subject property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for primarily single-detached detached homes, with a church, community center, and a pool and amenities listed among secondary land uses.



County Of Lincoln, North Carolina

Planning Board

Applicant **Dawn Blackburn**

Application No. **CUP #418**

Location **5795 Old Plank Road**

Parcel # **02782**

Zoning District **R-T**

Proposed Use **private recreational facility
(event 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
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name Dawn Blackburn

Applicant Address 5795 Old Plank Rd

Applicant Phone Number 704-307-9681

Property Owner Name Barrett & Dawn Blackburn

Property Owner Address 5795 Old Plank Rd

Property Owner Phone Number 704-307-9681

PART II

Property Location 5795 Old Plank Rd, Iron Station, NC 28080

Property ID (10 digits) 36082-52-9289 Property size 0.85 acres

Parcel # (5 digits) 02782 Deed Book(s) 2853 Page(s) 968

PART III

Existing Zoning District R-T

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

A church Chapel and fellowship hall

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

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.

Dawn Blackburn
Applicant's Signature

2-20-2020
Date

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

Application No. **CUP #418**

Applicant **Dawn Blackburn**

Property location **5795 Old Plank Road**

Parcel# **02782**

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.

No changes to the property are proposed. A building that formerly served as a church will be used to host events. Attendance will be limited to a maximum of 96 people. Adequate parking areas are available on-site. No parking will be allowed along Old Plank Road. A driveway permit will be obtained from NCDOT.

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.

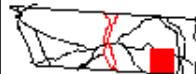
No major changes to this property are proposed. The church building will be preserved and continue to serve the community.

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.

The church building has been a part of this area for decades. 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.

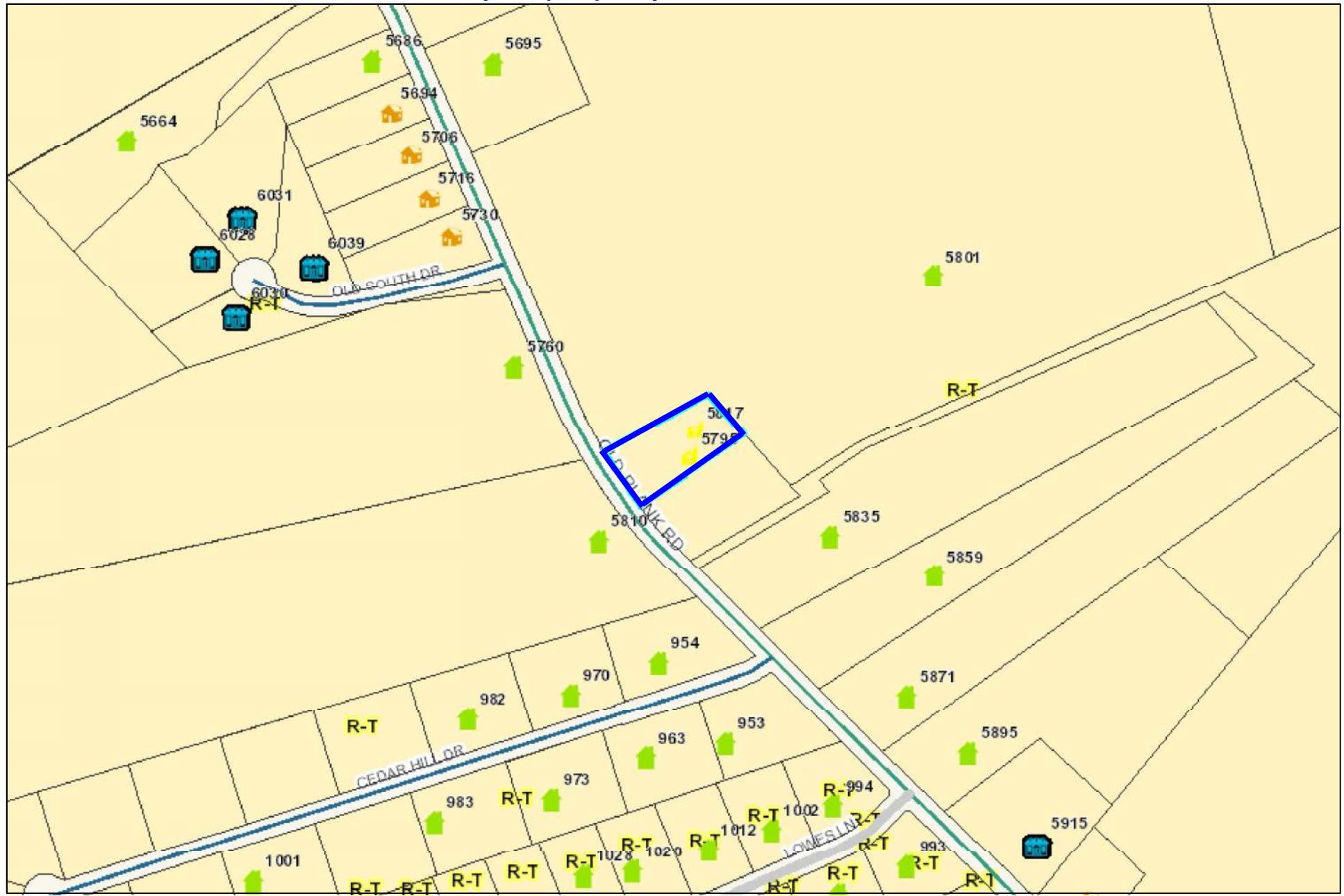


Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 2/27/2020 Scale: 1 Inch = 200 Feet



	Parcel ID	02782	Owner	BLACKBURN BARRETT M BLACKBURN DAWN M	
	Map	3682	Mailing	5795 OLD PLANK RD	
	Account	275080	Address	IRON STATION, NC 28080	
	Deed	2853 968	Last Transaction Date	10/15/2019	Sale Price \$128,000
	Plat	17 282	Subdivision	NEW HOPE METHODIST CHURCH	Lot 1
	Land Value	\$29,300	Improvement Value	\$272,891	Total Value \$302,191
	Previous Parcel				
	-----All values for Tax Year 2020 -----				
	Description	#1 LT NEW HOPE METHODIST		Deed Acres	0.946
	Address	5795 OLD PLANK RD		Tax Acres	0.848
	Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN	
	Main Improvement	EVENT VENUE		Value	\$210,045
	Main Sq Feet	2112	Stories	Year Built	1965
	Zoning District		Calc Acres	Voting Precinct	
	R-T		0.85	LW18	
	Watershed			Calc Acres	
	0.85			0.85	
	Census County		Tract	Block	
	109		071002	2002	0.85
	Flood	Zone Description		Panel	
	X	NO FLOOD HAZARD		3710368200	0.85

Conditional Use Permit #418
subject property is outlined in blue



February 27, 2020

Esri, Inc., Lincoln County, NC

0 100 200 Feet
1 inch = 300 feet

1 inch = 300 feet

CUP #418 Dawn Blackburn

1 in. = 200 ft.



LLR

OLD SOUTH DR

LLR

OLD PLANK RD

LLR

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



Parcel ID# 02782

- Property Location(s)

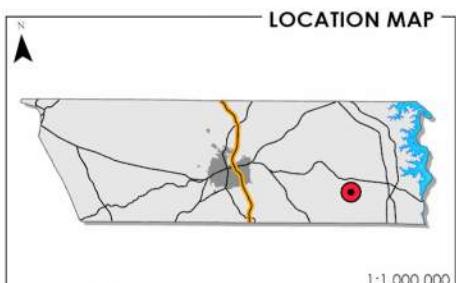
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

LOCATION MAP



1:1,000,000

Property Location(s)

CUP #418

Site Plan

- Parking Lines
- Site Boundary
- Proposed Driveway
- *To be Paved

Parking Info.

Space Dimensions: 9' x 19'
Spaces: 32

Maximum Attendees: 96

