



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) 3682-52-9289 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

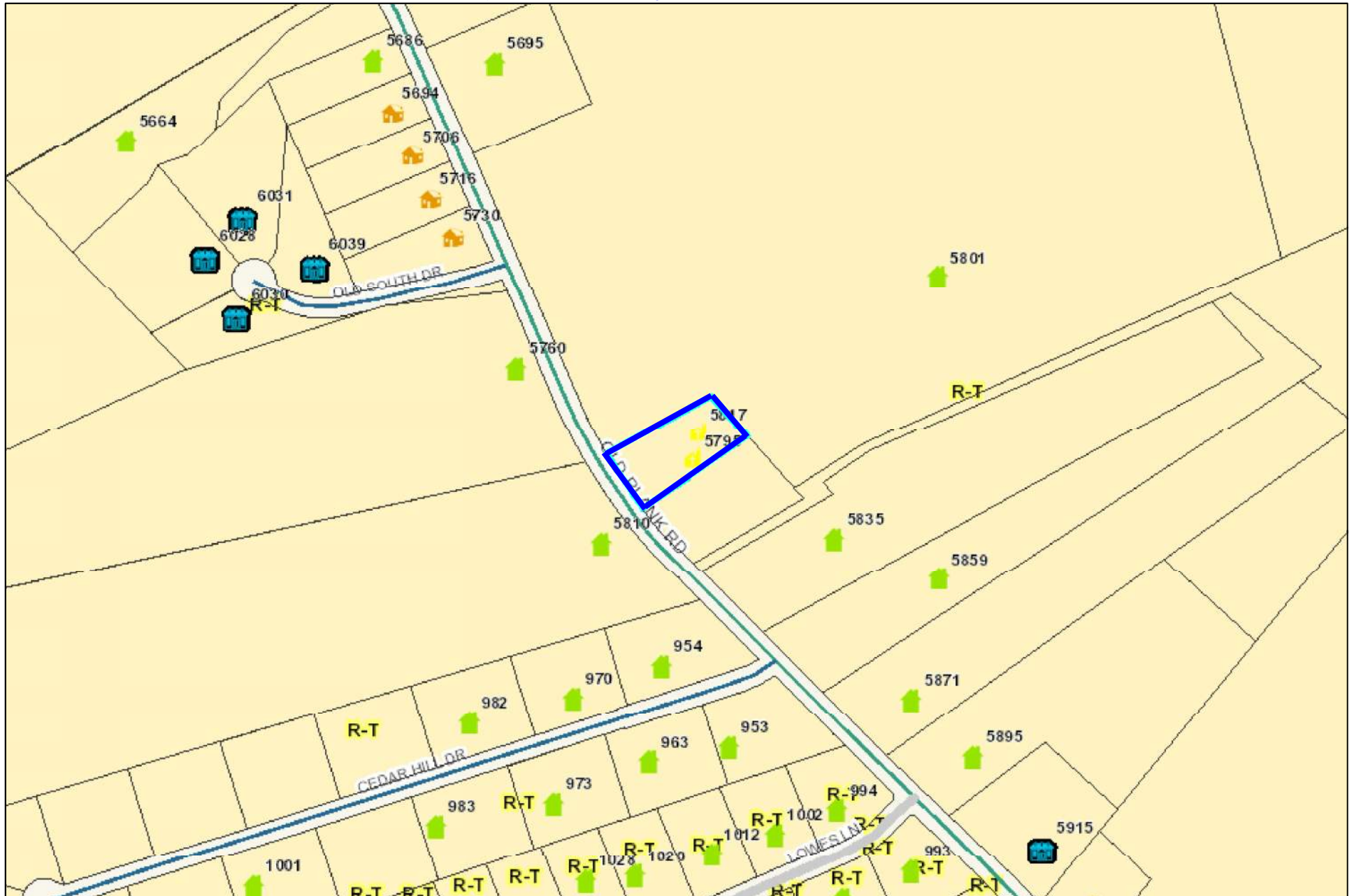
Office of the Tax Administrator, GIS Mapping Division

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 | Last Transaction | 10/15/2019 | Sale Price | \$128,000 |
| | 968 | Date | | | |
| 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 | 1 | Year Built | 1965 |
| Zoning District | Calc Acres | Voting Precinct | | Calc Acres | |
| R-T | 0.85 | LW18 | | 0.85 | |
| Watershed | Sewer District | | | | |
| | 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

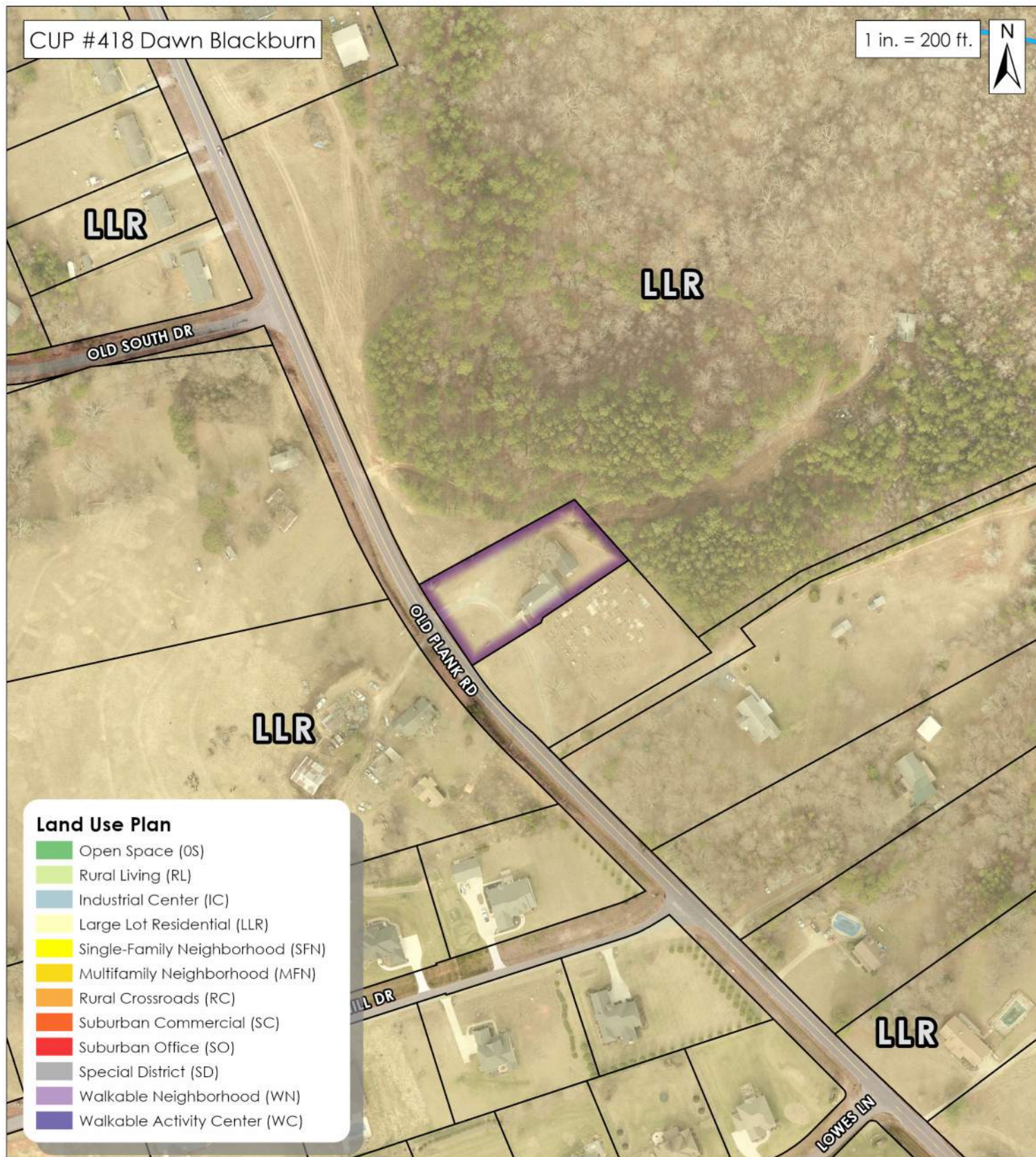
Esri, Inc., Lincoln County, NC

0 100 200 Feet
| | |

1 inch = 300 feet

CUP #418 Dawn Blackburn

1 in. = 200 ft.



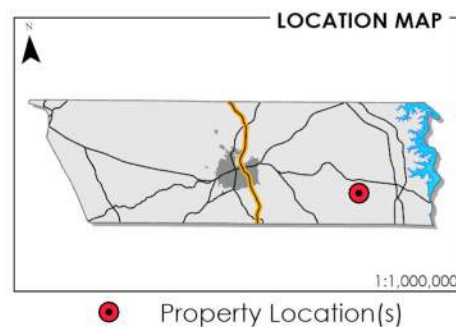
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 02782




 - Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



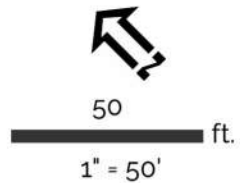
CUP #418 Site Plan

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

Parking Info.

Space Dimensions: 9' x 19'
Spaces: 32

Maximum Attendees: 96



Map produced by Lincoln County Planning (02/24/20)



Applicant's Proposed Conditions:

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

