



PLANNING & INSPECTIONS DEPARTMENT  
Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: September 8, 2023

Re: SUP #493  
Rosa Zambrano, applicant  
Parcel ID# 57471

*The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on October 2, 2023.*

### Request

The applicant is requesting a special use permit to construct an event venue in the R-R (Rural Residential) district.

### Site Area and Description

The request involves a 7.8-acre parcel located on Ralph Parker Trail on the west side of Ed Craig Road in North Brook Township. The subject property is adjoined on all sides by property zoned R-R. Land uses in this area include residential and agricultural uses. This property is located in an area designated by the Lincoln County Land Use Plan as Rural Living, characterized by large lots, abundant open space and a high degree of separation between buildings.

2012-22-40153

### Special 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 Rosa Zambrano

Applicant Address 676 Hatchett Rd., Lincolnton, NC 28092

Applicant Phone Number (900) 429-0714

Property Owner Name (same as above)

Property Owner Address \_\_\_\_\_

Property Owner Phone Number \_\_\_\_\_

#### PART II

Property Location Ed Craig Road, Vale, NC

Property ID (10 digits) 2656956573 Property size 7.802 AC.

Parcel # (5 digits) 57471 Deed Book(s) 3248 Page(s) 169

#### PART III

Existing Zoning District R-R

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

Site is vacant and fully wooded.

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

The proposed Event Venue requires a Special Use Permit in a R-R Zoning District. I will be used for private wedding, parties and etc.

**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.

Rosa Zambrano  
Applicant's Signature

8-8-2023  
Date

Application # \_\_\_\_\_ Date \_\_\_\_\_

Applicant's Name Rosa Zambrano

Applicant's Address 676 Hatchett Rd., Lincolnton, NC 28092

Property Location Ed Craig Road Existing Zoning R-12

Proposed Special Use Event Venue - Special Use Permit

**PROPOSED 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: The site has been designed to meet all federal, state, and local guidelines to ensure public health and safety.

2. The use meets all required conditions and specifications. YES ☒ NO ☐

FACTUAL REASONS CITED: The event venue use meets all Lincoln County UDO conditions and specifications.

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: The event venue is similar to other facilities in other parts of the County and should not substantially injure the value of adjoining or abutting property.

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: With the event building being off the road screened by natural vegetation and having a modern barn style construction, the project will be in harmony with the rural setting and complies with the general conformity of the Land Use Plan of the area.





**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: 9/8/2023 Scale: 1 Inch = 200 Feet

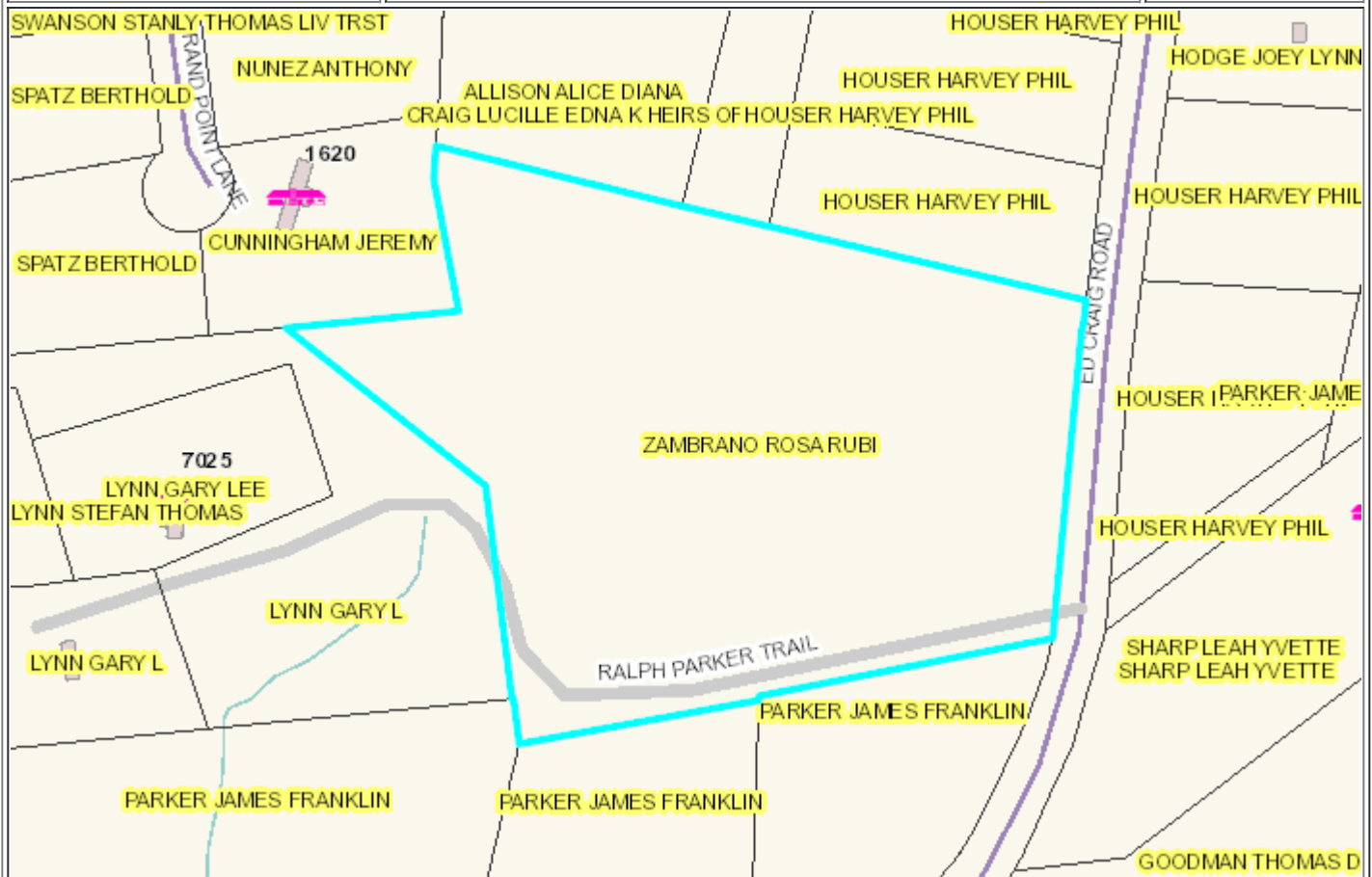


Photo Not  
Available

<b>Parcel ID</b>	57471	<b>Owner</b>	ZAMBRANO ROSA RUBI
<b>Map</b>	2656	<b>Mailing</b>	676 HATCHETT ROAD
<b>Account</b>	0296926	<b>Address</b>	LINCOLNTON, NC 28092
<b>Deed</b>	3248 169	<b>Last Transaction Date</b>	05/11/2023
<b>Plat</b>		<b>Subdivision</b>	
<b>Land Value</b>	\$70,974	<b>Improvement Value</b>	\$0
<b>Previous Parcel</b>		<b>Total Value</b>	\$70,974

-----All values for Tax Year 2023 -----

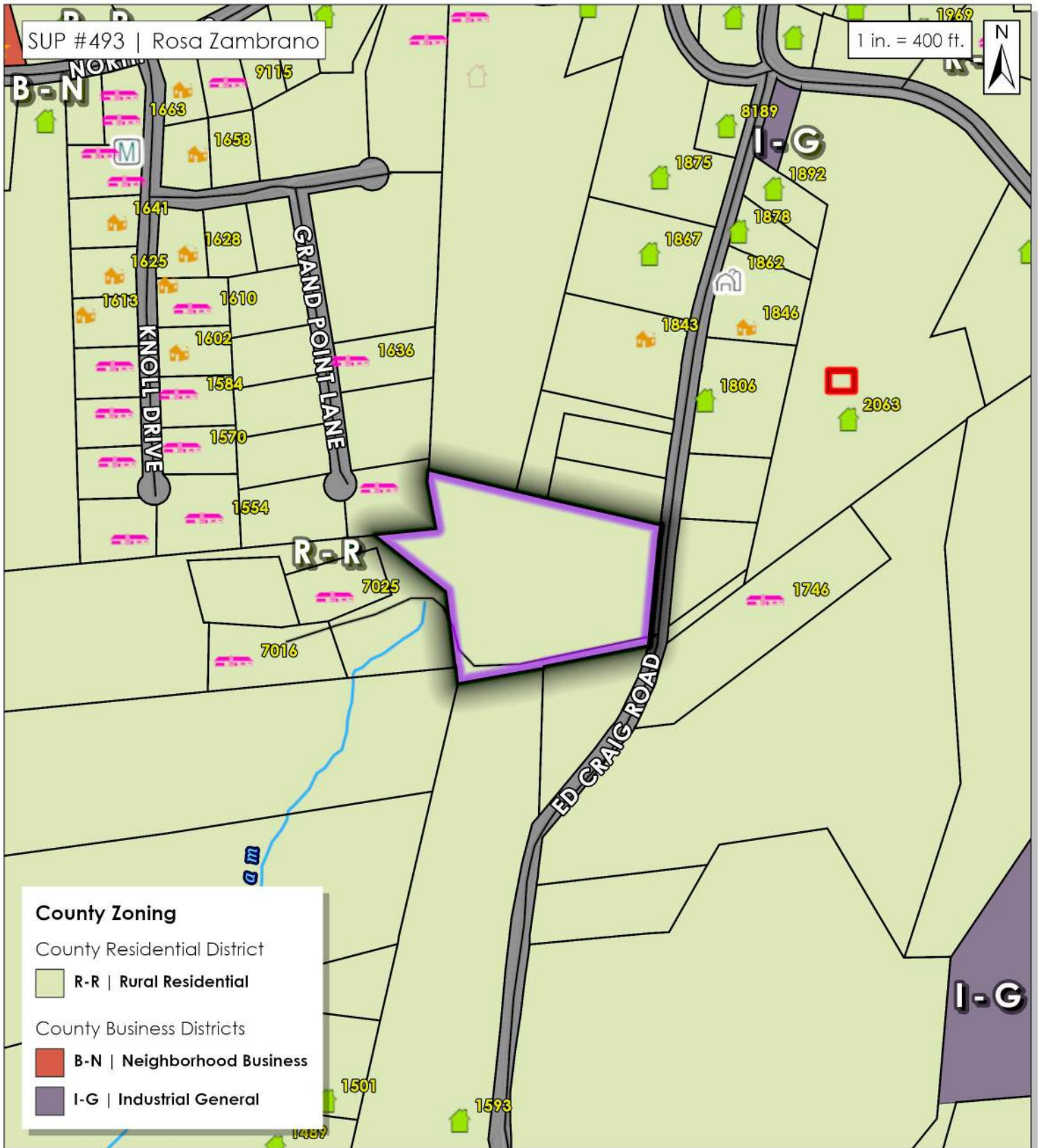
<b>Description</b>	SAIN & PARKER	<b>Deed Acres</b>	8.677
<b>Address</b>	RALPH PARKER TR	<b>Tax Acres</b>	7.802
<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	NORTH BROOK
<b>Main Improvement</b>		<b>Value</b>	
<b>Main Sq Feet</b>		<b>Year Built</b>	

<b>Zoning District</b>	Calc Acres	<b>Voting Precinct</b>	Calc Acres
R-R	7.8	NB35	7.8

<b>Watershed</b>	7.8	<b>Sewer District</b>	7.8
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<b>Census County</b>	109	<b>Tract</b>	070600	<b>Block</b>	3011	7.8
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<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710266600	0.82
X	NO FLOOD HAZARD	3710264600	6.98

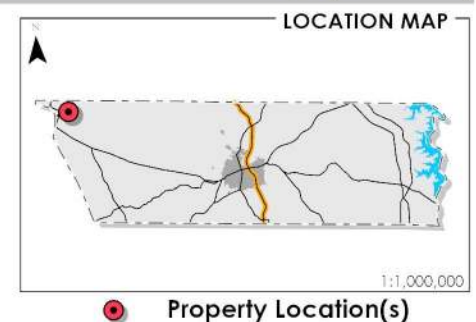


Lincoln County  
Planning & Inspections  
115 W. Main St  
3rd Floor  
Lincolnton, NC 28092

Parcel ID # 57471

- Property Location(s)

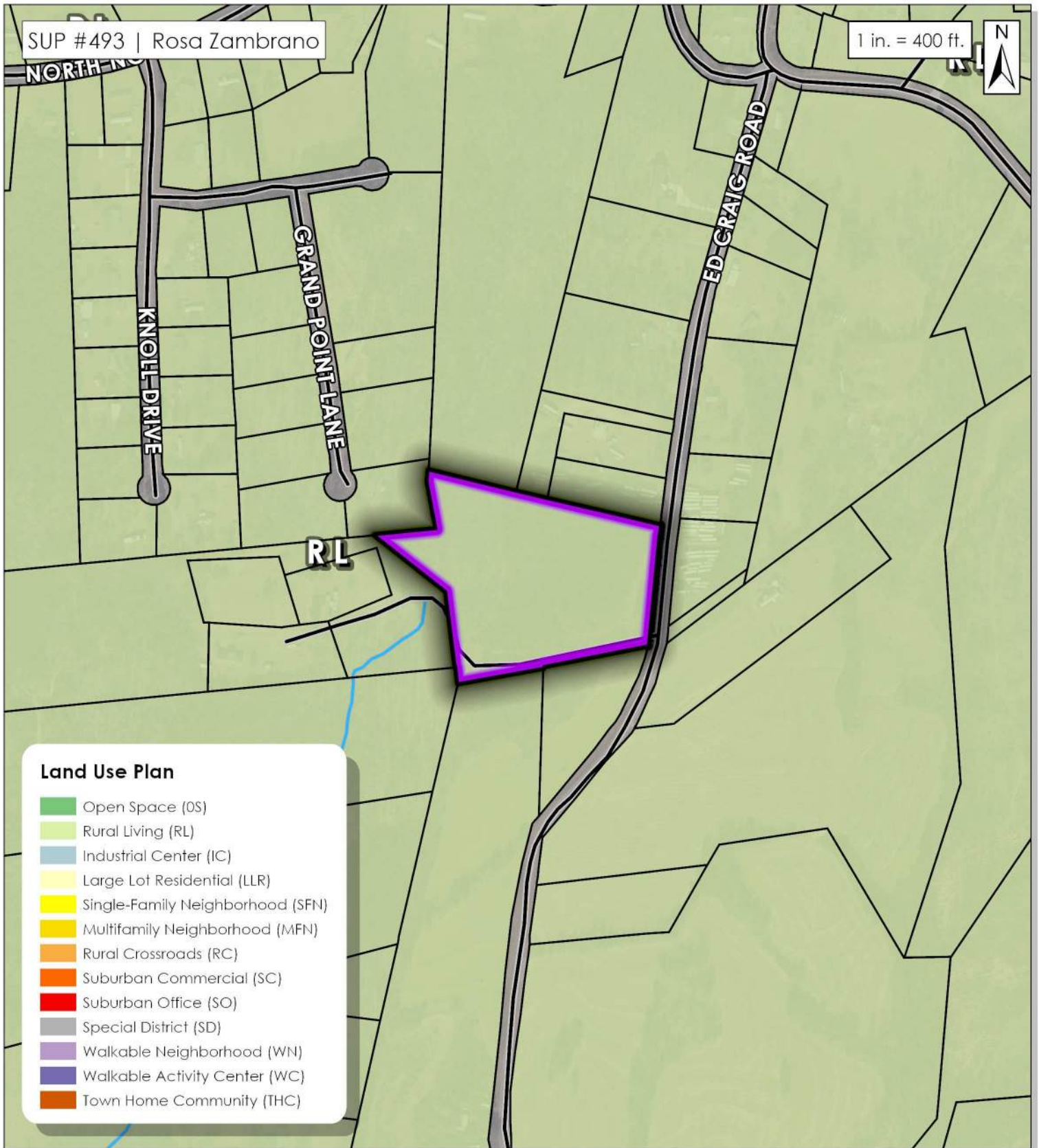
See Attached Application for Parcel Information





SUP #493 | Rosa Zambrano

1 in. = 400 ft.



Parcel ID # 57471

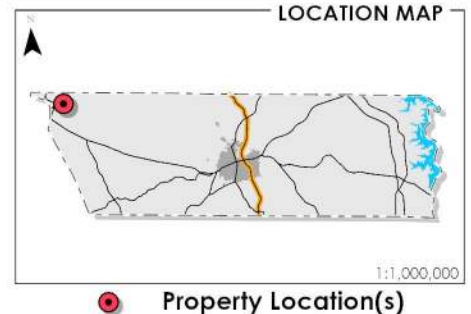
 - Property Location(s)

See Attached Application for Parcel Information



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

LOCATION MAP





# Lincoln County Project Reviews

Project Number: **ZONE23-00153**

Description: **SUP #493 Rosa Zambrano**

Project Type: **ZONING CASE**

Parcel ID: **57471**

Sub Type: **SPECIAL USE PERMIT**

Applicant: **ZAMBRANO ROSA RUBI**

Applied: **6/19/2023**

Approved:

Owner: **ZAMBRANO ROSA RUBI**

Status: **UNDER REVIEW**

Balance: **\$ 0.00**

Surveyor: **<NONE>**

Details:

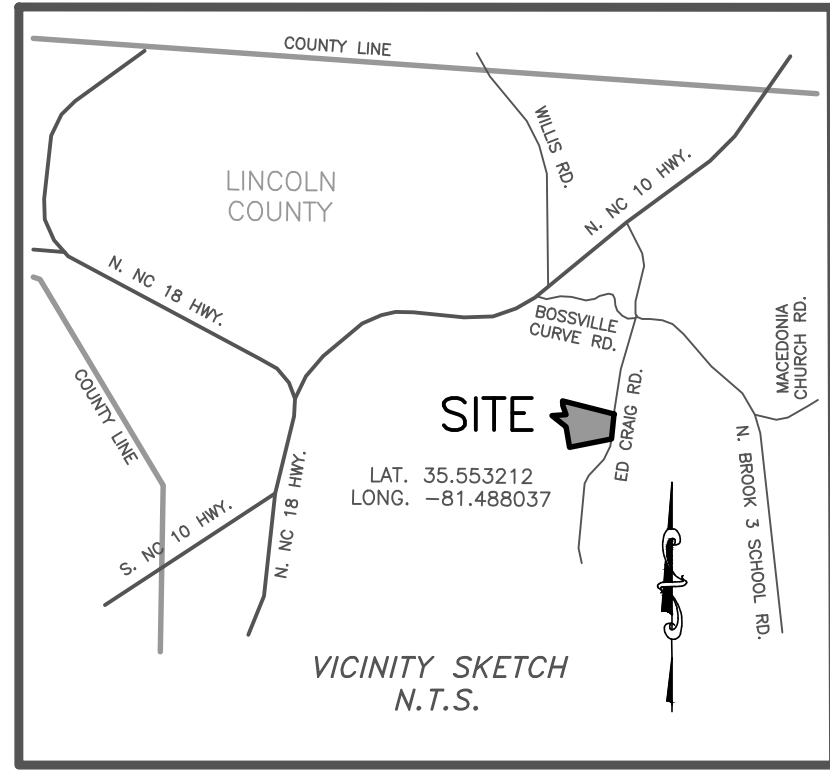
LIST OF REVIEWS						
SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/19/2023	9/6/2023	6/23/2023	ENVIRONMENTAL HEALTH ON-SITE PRE-APPLICATION	Jonathan Harris	COMPLETE	No septic application
Notes: 1) The acreage and space available for septic on the parcel seems adequate, although additional clearing / grading may be necessary. 2) The maximum occupancy of the venue is needed to determine septic size. 3) Hours of operation are needed. 4) Number of flow fixtures that the structure will have and total number of fixtures on the site.						
6/19/2023	9/6/2023	6/23/2023	FIRE MARSHAL - COUNTY PRE-APPLICATION	Burl Shrum	COMPLETE	
Notes: Not enough information to make comments Gravel area shall be maintained at all times and seasons and be an approved year round surface to accept a 70,000 lb. vehicle. Dimensions on concept drawing are acceptable. Hammerhead turn around shall meet standards in Appendix "D" of the fire code.						
6/19/2023	8/15/2023	6/23/2023	INSPECTIONS PRE-APPLICATION	Jeff Wesdyk	COMPLETE	
Notes:						
6/19/2023	6/20/2023	6/23/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
Notes: Land disturbance of 20k square feet or more will be required to have an erosion control plan drawn and submitted for review and approval prior to land disturbance taking place. Any land disturbance less than 20k square feet would be required to get a single lot EC permit. Any land disturbance taking place PRIOR to permitting could result in possible civil penalties. No other foreseen issues with this parcel.						



## Lincoln County Project Reviews

6/19/2023	6/23/2023	6/23/2023	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
<p>Notes:</p> <p>1) A commercial driveway permit will be required. The first 50 feet of the driveway will need to be paved.</p> <p>2) To ensure proper site distance at the apron of the roadway, certain vegetation including trees, shrubs, or underbrush may need to be cleared/removed from the Right-of-Way or from private property.</p> <p>3) The driveway apron shall be 20ft in width with appropriate radius per NCDOT standards.</p> <p>4) The volume of traffic at this location does not necessitate the need for a Traffic Impact Analysis to be completed</p>						
6/19/2023	6/20/2023	6/23/2023	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	
<p>Notes:</p> <p>County water and sewer is not available to this parcel.</p>						
9/6/2023	9/7/2023	9/13/2023	ENVIRONMENTAL HEALTH ON - SITE	Jonathan Harris	COMPLETE	
<p>Notes:</p> <p>See previous comments</p>						
Review Group: TRC						
9/6/2023	9/7/2023	9/13/2023	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	See Notes
<p>Notes:</p> <p>When submitting plans make sure to include a copy of the NCDOT driveway permit approval as well a permission to grade and construct within the utility easment ROW from the Utility company.</p>						
9/6/2023	9/7/2023	9/13/2023	FIRE MARSHAL - COUNTY	Burl Shrum	COMPLETE	
<p>Notes:</p>						
9/6/2023	9/7/2023	9/13/2023	NCDOT	Michael Watson	COMPLETE	
<p>Notes:</p> <p>To ensure proper site distance at the apron of the roadway, certain vegetation including trees, shrubs, or underbrush may need to be cleared/removed from the Right-of-Way or from private property</p>						





GARY J. & MICHELLE CUNNINGHAM  
PARCEL ID: 2656952776  
DEED BOOK/PAGE: 3056/28  
ZONING: R-R  
CURRENT USE: RESIDENTIAL

**OWNER INFORMATION:**  
ROSA RUBI ZAMBRANO  
676 HATCHETT ROAD  
LINCOLNTON, NC 28092

CONTACT: ROSA ZAMBRANO  
(980) 429-0714

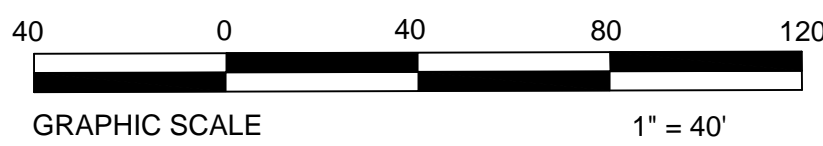
**PARCEL INFORMATION:**

PARCEL ID #: 57471  
PARCEL PIN #: 2656956573  
ADDRESS: ED CRAIG ROAD  
VALE, NC  
LINCOLN COUNTY

TOTAL ACREAGE: 7.802 AC.  
TOTAL ACREAGE FOR REZONING: 7.802 AC.  
DEED BOOK: 3248 DEED PAGE: 169  
EXISTING ZONING: R-R  
"SPECIAL USE PERMIT" FOR EVENT VENUE  
PROPOSED USE: EVENT VENUE  
PROPOSED BUILDING OCCUPANCY: +/- 150 PEOPLE  
MINIMUM SETBACKS (R-R / NON-RESIDENTIAL):  
FRONT YARD SETBACK 30' MIN.  
SIDE YARD SETBACK 25' MIN.  
SIDE STREET SETBACK 40' MIN.  
REAR YARD SETBACK 40' MIN.  
PROPOSED BUILDING / STRUCTURE TYPE:  
MODERN BARN STYLE BUILDING  
PROPOSED BUILDING COVERAGE: 1.2%  
(35% COVERAGE MAX.)  
PROPOSED BUILDING HEIGHT: +/-25' HEIGHT  
(35' HEIGHT MAX.)  
REQUIRED PARKING:  
NOT LISTED (PER ZONING DIRECTOR)  
PROPOSED PARKING SPACES 48 SPACES  
WATERSHED DISTRICT: WS-IIIIP  
(24% MAX. IMPERVIOUS AREA)  
IMPERVIOUS COVERAGE:  
PROPOSED IMPERVIOUS AREA 27,833 S.F.  
TOTAL SITE ARE (7.802 AC.): 339,856 S.F.  
% PROPOSED IMPERVIOUS 0.82%  
BUFFER / LANDSCAPING:  
20' CLASS "B" ADJOINING RESIDENTIAL ZONING  
BUILDING FOUNDATION PLANTINGS  
PARKING AREA PERIMETER SCREENING &  
INTERIOR ISLAND LANDSCAPING

**PLAN DESIGN INFORMATION:**

SITE DEVELOPMENT:  
J. DAVID LEDFORD, RLA  
2730 MAIDEN HIGHWAY  
LINCOLNTON, NC 28092  
CONTACT: DAVID LEDFORD, RLA  
(704) 530-7880



HEIRS OF LUCILLE EDNA K. CRAIG  
PARCEL ID: 2656966449  
DEED BOOK/PAGE: CLEY-CO DC  
ZONING: R-R  
CURRENT USE: RESIDENTIAL

HARVEY P. & MILDRED C. HOUSER  
PARCEL ID: 2656957832  
DEED BOOK/PAGE: 1051/226  
ZONING: R-R  
CURRENT USE: VACANT

HARVEY P. & MILDRED C. HOUSER  
PARCEL ID: 2656959850  
DEED BOOK/PAGE: 1051/226  
ZONING: R-R  
CURRENT USE: VACANT

HARVEY P. & MILDRED C. HOUSER  
PARCEL ID: 2666053800  
DEED BOOK/PAGE: 1051/226  
ZONING: R-R  
CURRENT USE: VACANT

HARVEY P. & MILDRED C. HOUSER  
PARCEL ID: 2666052569  
DEED BOOK/PAGE: 1051/226  
ZONING: R-R  
CURRENT USE: VACANT

HARVEY P. & MILDRED C. HOUSER  
PARCEL ID: 2666052425  
DEED BOOK/PAGE: 1051/226  
ZONING: R-R  
CURRENT USE: VACANT

LEAH Y. SHARP  
PARCEL ID: 2666054433  
DEED BOOK/PAGE: 3076/724  
ZONING: R-R  
CURRENT USE: RESIDENTIAL

JAMES F. PARKER  
PARCEL ID: 2656845986  
DEED BOOK/PAGE: 549/162  
ZONING: R-R  
CURRENT USE: VACANT

JAMES F. PARKER  
PARCEL ID: 2656944368  
DEED BOOK/PAGE: CC2012/1567  
ZONING: R-R  
CURRENT USE: RESIDENTIAL



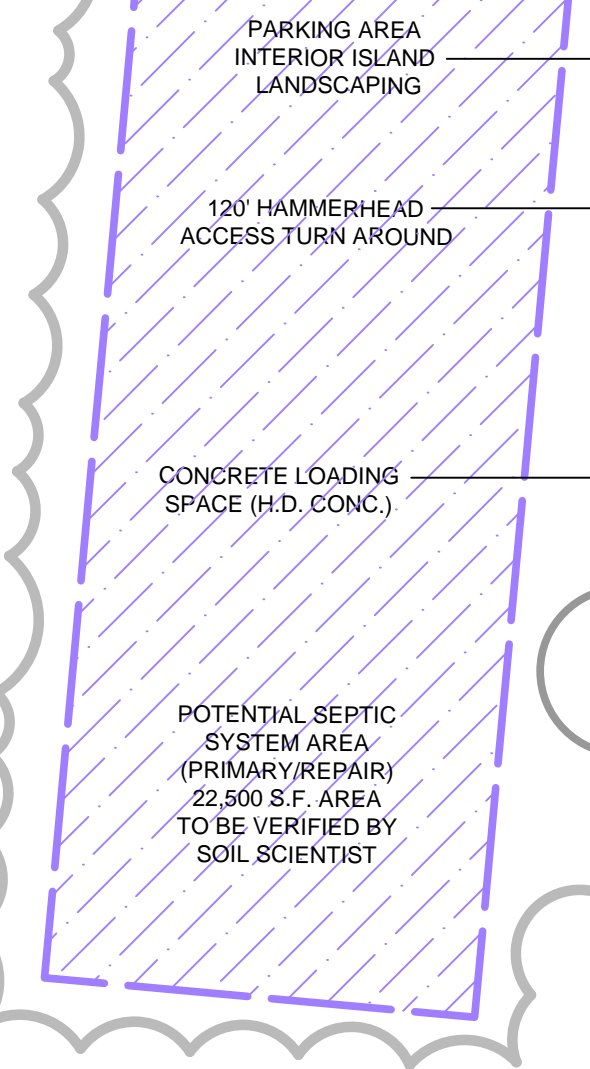
EXISTING NATURAL WOODED AREA  
(TO REMAIN)

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(TO REMAIN)

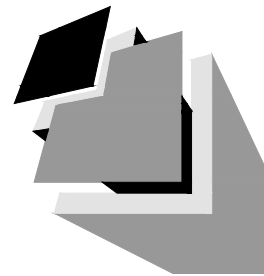
EXISTING NATURAL  
WOODED AREA  
(TO REMAIN)

RALPH PARKER TRAIL  
PRIVATE ROAD  
+/-40' EASEMENT



J.DAVIDLEDFORD, RLA

LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING  
2730 Maiden Highway  
Lincolnton, NC 28092  
jledfordd@yahoo.com  
CELL (704) 530-7880



PLAN DATE: 08/04/23

DRAWN BY: JDL

CHECKED BY: JDL

REVISIONS:

PROJECT DESCRIPTION:

PROPOSED SITE PLAN  
ZAMBRANO EVENT CENTER  
ED CRAIG ROAD, VALE, NC

DRAWING  
NUMBER:

S1