



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.

ZONE 12-00153

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 (980) 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) 3240 Page(s) 169

PART III

Existing Zoning District 12-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 12-R Zoning District. It 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 Zambreno

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

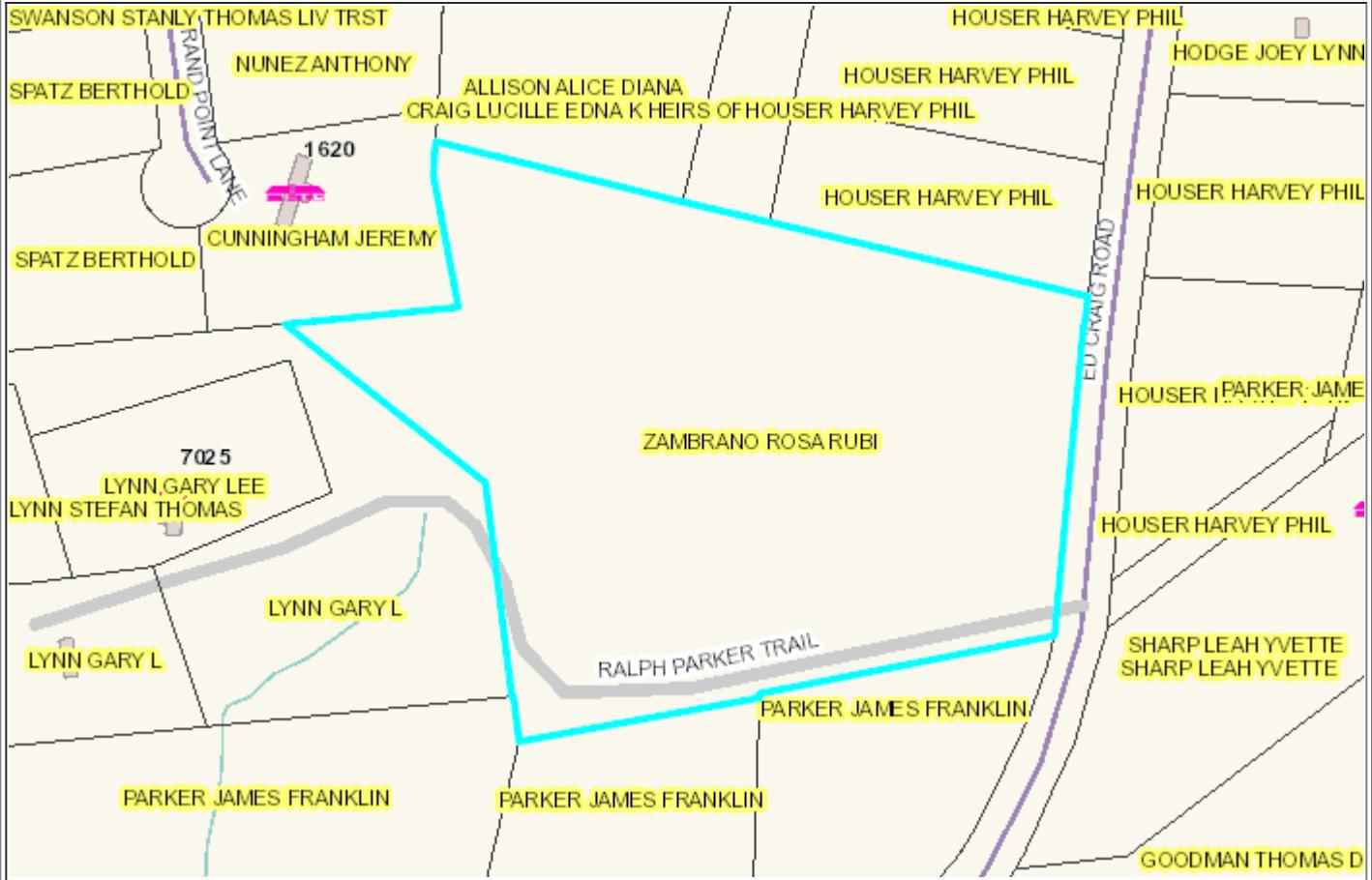
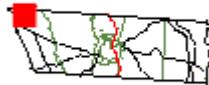
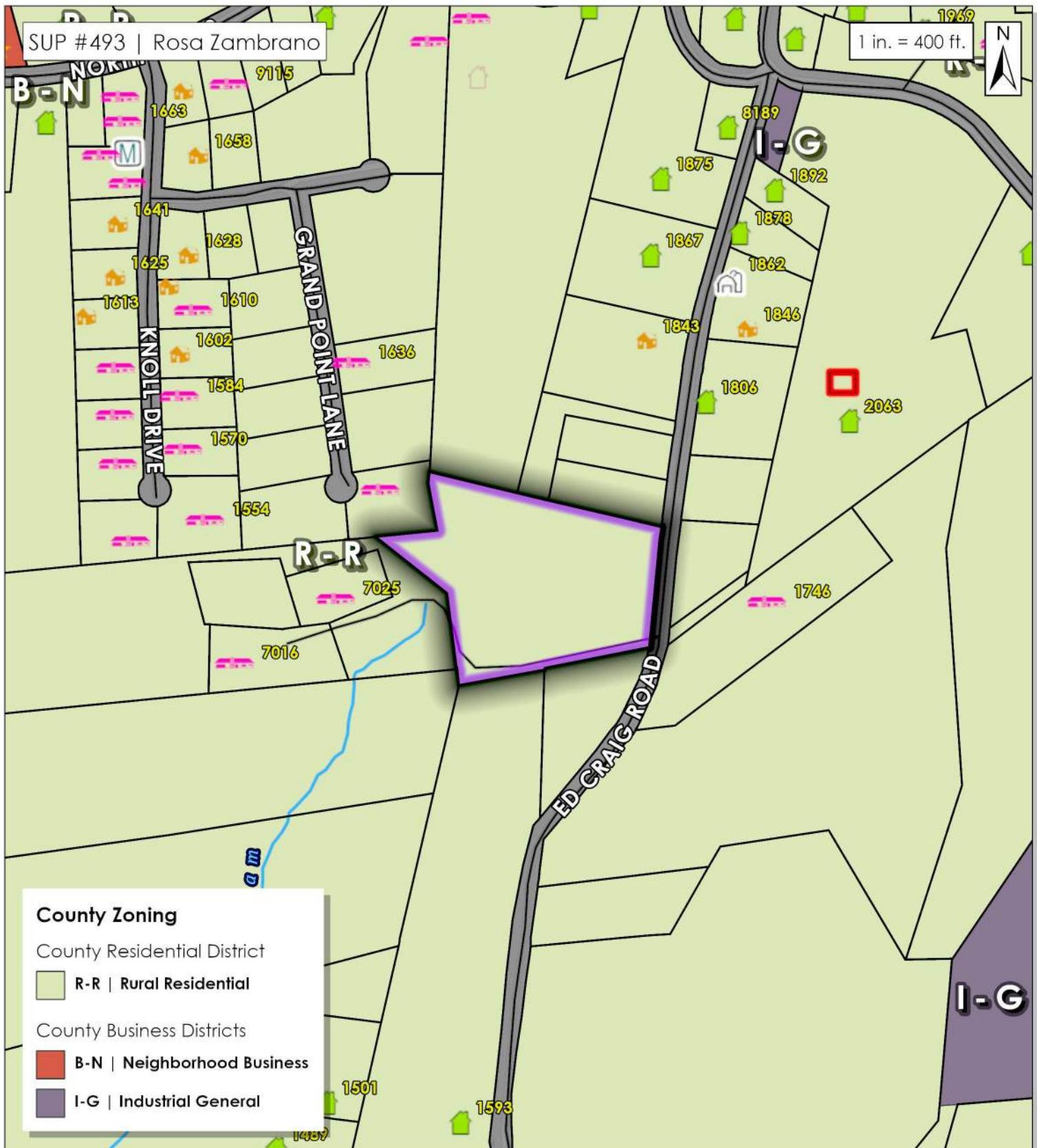


Photo Not Available

Parcel ID	57471	Owner	ZAMBRANO ROSA RUBI
Map	2656	Mailing	676 HATCHETT ROAD
Account	0296926	Address	LINCOLNTON, NC 28092
Deed	3248 169	Last Transaction Date	05/11/2023
Plat		Subdivision	
Land Value	\$70,974	Improvement Value	\$0
Previous Parcel			Total Value \$70,974
-----All values for Tax Year 2023-----			
Description	SAIN & PARKER	Deed Acres	8.677
Address	RALPH PARKER TR	Tax Acres	7.802
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-R	7.8	NB35	7.8
Watershed		Sewer District	
	7.8		7.8
Census County		Tract	Block
109		070600	3011
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710266600	0.82
X	NO FLOOD HAZARD	3710264600	6.98



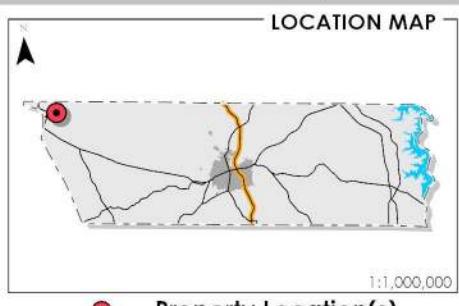
Parcel ID # 57471

- Property Location(s)

See Attached Application for Parcel Information



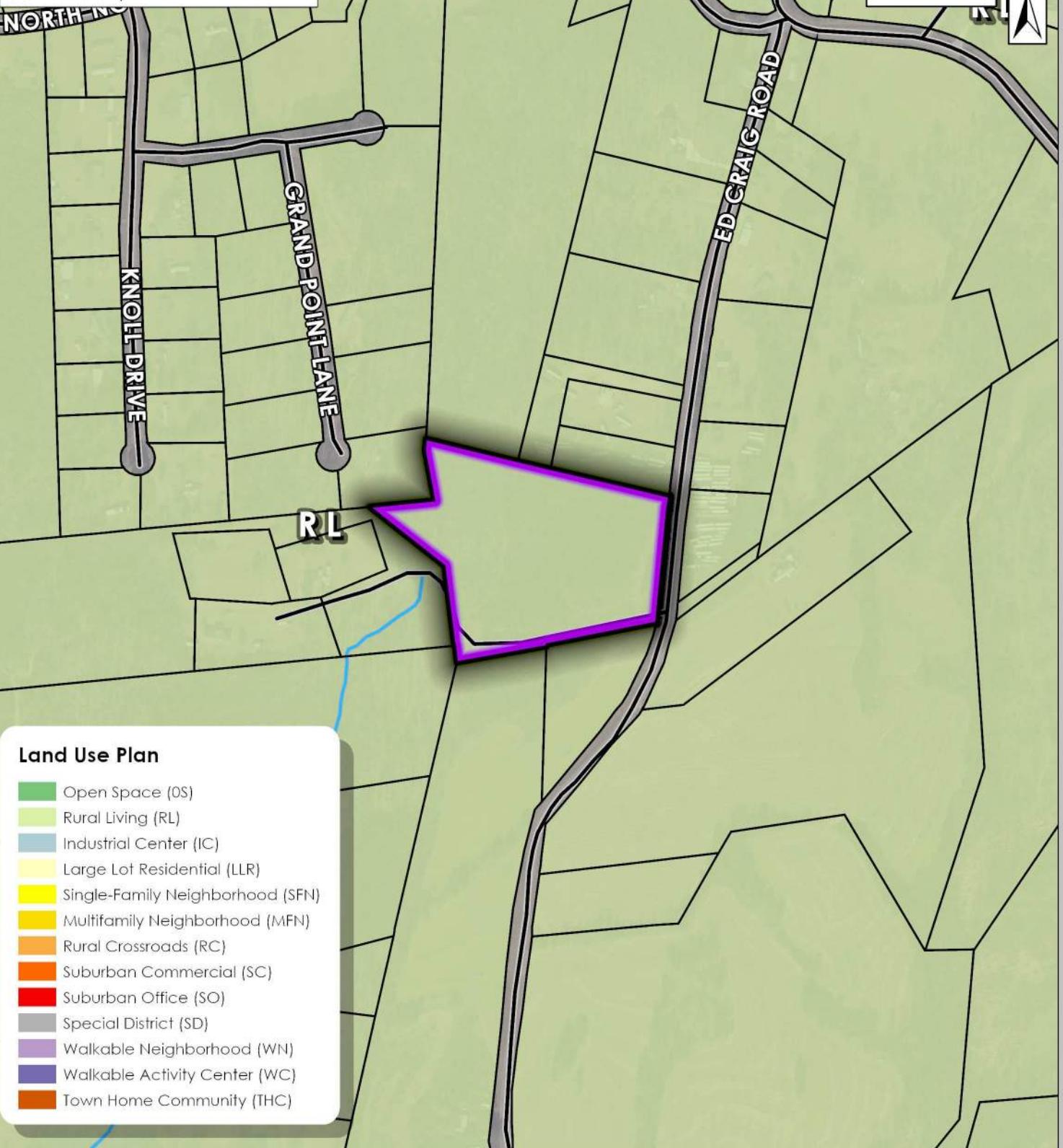
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092



SUP #493 | Rosa Zambrano

1 in. = 400 ft.

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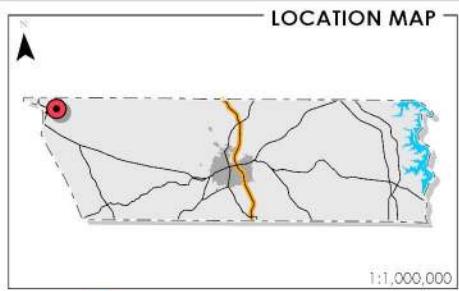


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 57471

 - Property Location(s)

See Attached Application for Parcel Information



 Property Location(s)



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	DUUE 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	
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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	
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Notes:

6/19/2023	6/20/2023	6/23/2023	NATURAL RESOURCES PRE-APPLICATION	Danielle Rudisill	COMPLETE	See Notes
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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 forseen issues with this parcel.

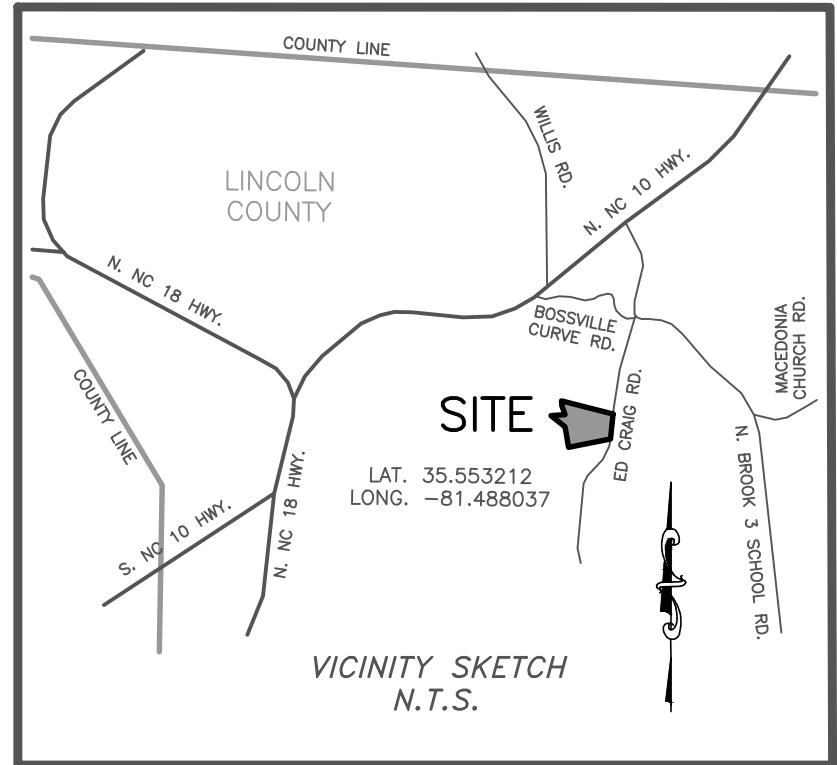


Lincoln County Project Reviews

6/19/2023	6/23/2023	6/23/2023	NCDOT PRE-APPLICATION	Michael Watson	COMPLETE	
Notes: 1) A commercial driveway permit will be required. The first 50 feet of the driveway will need to be paved. 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. 3) The driveway apron shall be 20ft in width with appropriate radius per NCDOT standards. 4) The volume of traffic at this location does not necessitate the need for a Traffic Impact Analysis to be completed						
6/19/2023	6/20/2023	6/23/2023	PUBLIC WORKS - COUNTY PRE-APPLICATION	Jonathan Drazenovich	COMPLETE	
Notes: County water and sewer is not available to this parcel.						
9/6/2023	9/7/2023	9/13/2023	ENVIRONMENTAL HEALTH ON - SITE	Jonathan Harris	COMPLETE	
Notes: See previous comments						
Review Group: TRC						
9/6/2023	9/7/2023	9/13/2023	NATURAL RESOURCES	Danielle Rudisill	COMPLETE	See Notes
Notes: 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 easement ROW from the Utility company.						
9/6/2023	9/7/2023	9/13/2023	FIRE MARSHAL - COUNTY	Burl Shrum	COMPLETE	
Notes: 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						
9/6/2023	9/7/2023	9/13/2023	NCDOT	Michael Watson	COMPLETE	



Know what's below.
Call before you dig.



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

HARVEY P. & MILDRED C. HOUSER
PARCEL ID: 2656957952
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

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



NOT TO SCALE

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-IIIP

(24% MAX. IMPERVIOUS AREA)

IMPERVIOUS COVERAGE:

PROPOSED IMPERVIOUS AREA 27,833 S.F.

TOTAL SITE AREA (7.802 AC.): 339,855 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

40 0 40 80 120
GRAPHIC SCALE 1" = 40'

JAMES F. PARKER
PARCEL ID: 2656944368
DEED BOOK/PAGE: 549/162
ZONING: R-R
CURRENT USE: VACANT

JAMES F. PARKER
PARCEL ID: 2656944368
DEED BOOK/PAGE: 549/162
ZONING: R-R
CURRENT USE: VACANT

JAMES F. PARKER
PARCEL ID: 2656958195
DEED BOOK/PAGE: CLEV-CO DC
ZONING: R-R
CURRENT USE: RESIDENTIAL

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

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

J.DAVIDLEDFORD, RLA
LANDSCAPE ARCHITECTURE, LAND PLANNING, SEDIMENT BOSION CONTROL, STORMWATER PLANNING
2730 Maiden Highway
Lincolnton, NC 28092
CELL (704) 530-7880
jdavidledford@yahoo.com

S1
DRAWING NUMBER:
811