



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman

George Wood, County Manager

Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: May 18, 2012

Re: CUP #315

Dellinger Properties, LLC, applicant

Parcel ID# 58182, 58184 and 00616

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 4, 2012.

REQUEST

The applicant is requesting a conditional use permit to operate a venue for weddings, reunions and other events in the I-G (General Industrial) district. An old textile mill is being renovated for this purpose. A site plan is included as part of the application. For zoning purposes, events such as weddings and reunions are classified as recreation. Under the Unified Development Ordinance, an indoor recreation facility is a conditional use in the I-G district.

SITE AREA AND DESCRIPTION

The proposed 5.5-acre site is located at 848 South Fork Rd., on the northeast corner of South Fork Road and Laboratory Road, in Lincolnton Township. It adjoins the South Fork River and is surrounded by property zoned R-SF (Residential Single-Family). It's part of the Laboratory Historic District. It's the site of the old Laboratory Cotton Mill and of a Confederate laboratory that produced medicines. Land uses in this area are residential, recreational (South Fork River Rail Trail) and land conservancy. This property is part of an area designated by the Lincoln County Land Use Plan as Recreation/Open Space.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # **CUP #315** Date **June 4, 2012**

Applicant Name **Dellinger Properties, LLC**

Applicant Address **3341 Gaston Webbs Chapel Rd., Lincolnton, NC 28092**

Property Location **848 South Fork Rd. (PID# 58182)** Zoning District **I-G**

Proposed Conditional Use **events venue (indoor recreation)**

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 REASON CITED: _____

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

FACTUAL REASON 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 REASON 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 REASON 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 Permit, the following conditions were recommended by the Lincoln County Planning Board:



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 Dellinger Properties, LLC

Applicant Address 3341 Gaston Webbs Chapel Rd Lincolnton NC

Applicant Phone Number 704-616-3801

Property Owner Name Dellinger Properties, LLC

Property Owner Address 3341 Gaston Webbs Chapel Rd Lincolnton NC

Property Owner Phone Number 704-616-3801

PART II

Property Location 848 Southfork Rd Lincolnton NC 28092

Property ID (10 digits) 3622728585 Property size 5.452 ACRES

Parcel # (5 digits) 58182 Deed Book(s) 1127 Page(s) P. 719
2123 932

PART III

Existing Zoning District I - G

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

Laboratory Hill - will be used as an events venue, currently unused

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

Property will be used as an events venue.

\$750 APPLICATION FEE 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.

John Dellinger

Applicant's Signature

4/20/12

Date

The Laboratory Mill is being renovated into an events venue. It will be used to host weddings, receptions, corporate functions, private parties, family reunions, high school proms, holiday themed parties, retreats and other such events. It will provide a unique location for parties of various sizes, offering a spacious, flexible, unobstructed area, capable of serving up to 500 people indoors in a climate controlled environment.

The mill, on approximately four (4) acres of land, is part of the Laboratory Historic District. It is adjacent to the Southfork of the Catawba River and the Catawba Lands Conservancy, which is a “nonprofit land trust that works with willing landowners to save land in North Carolina’s Southern Piedmont to preserve a healthy, natural environment for future generations.”

The Laboratory Mill will be committed to providing an unrivaled customer service experience to its customers, guests and community through its services, environmental sustainability of its historic facilities and focus on providing high quality, local goods. According to The Knot Wedding Network, the most important reception venue features were: a great space for dancing, a picturesque backdrop for photos, an outdoor area for cocktails, a breathtaking view, and a waterside location. The Laboratory Mill has all of these and its goal is to be the premier wedding destination in the Charlotte-Gastonia-Rock Hill and Hickory-Morganton-Lenoir economic centers.

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

Application No. **CUP #315**

Applicant **Dellinger Properties, LLC**

Applicant's Address **3341 Gaston Webbs Chapel Rd., Lincolnton, NC 28092**

Property Location **848 South Fork Rd. (Parcel ID# 58182)** Zoning District **I-G**

Proposed Conditional Use **events center (indoor recreation)**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The facility will be renovated in compliance with the state building code.

2. The use meets all required conditions and specifications.

An events center is a conditional use in the I-G district. The plans for the rehabilitation and redevelopment of this property are in compliance with the Lincoln County Unified Development Ordinance.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The use will enhance the appearance and safety of this 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.

The use will complement the historic area and is consistent with the area's designation by the Land Plan Use as Recreation/Open Space.

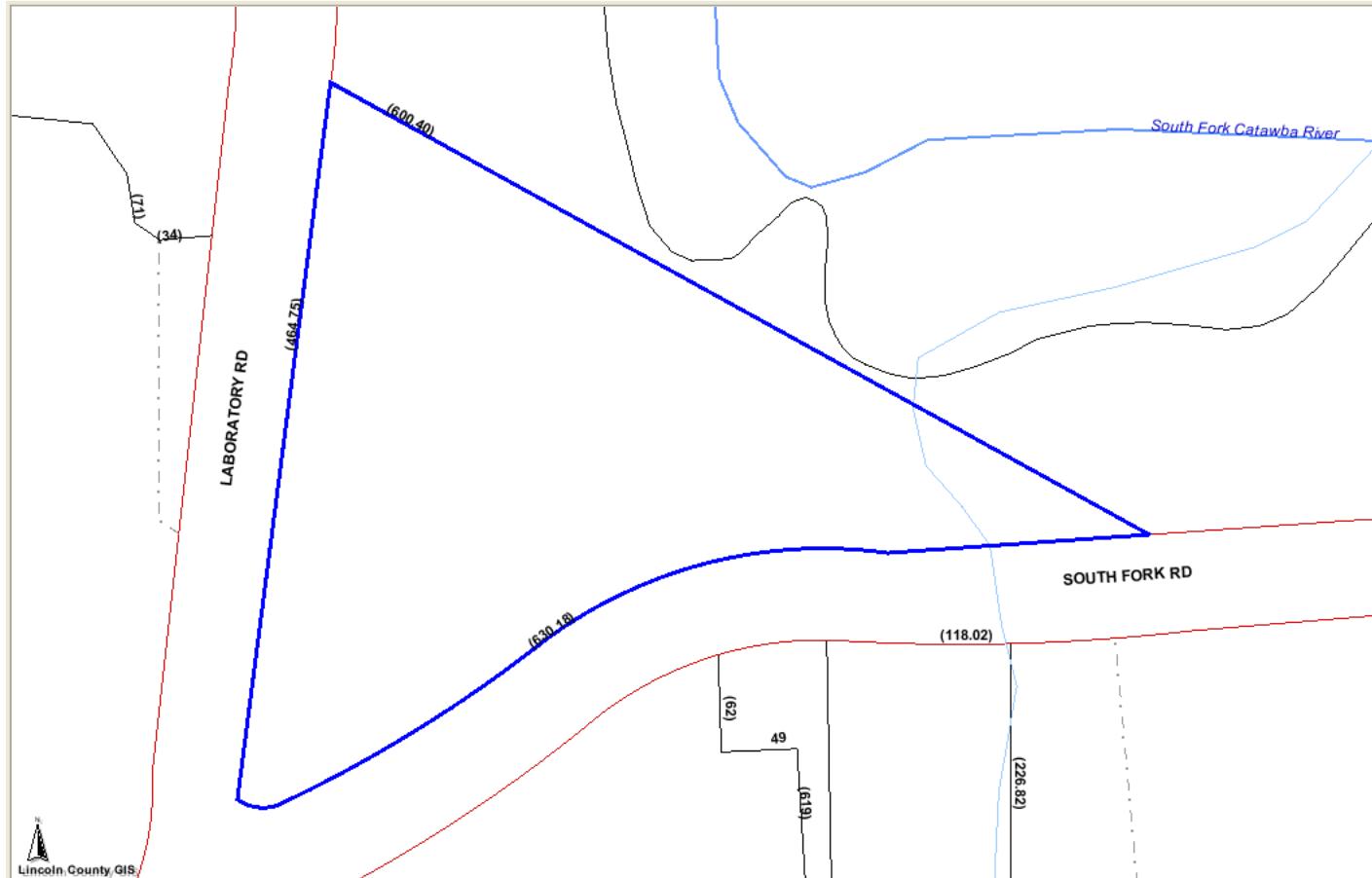


Lincoln County, NC

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conveyance. The map is based on NC State Plane Coordinate System 1983 NAD



Date: 4/25/2012 Scale: 1 Inch = 120 Feet



58182



58182

PHOTOS

PARCEL INFORMATION FOR 3622-72-8585

Parcel ID	58182	Owner	DELLINGER PROPERTIES LLC
Map	3622-04	Mailing	3341 GASTON WEBBS CHAPEL RD
Account	0219938	Address	LINCOLNTON NC 28092
Deed	2123-632	Recorded	6/1/2009
Land Value	\$46,563	Total Value	\$138,676
----- All values are for tax year 2012. -----			
Description	HEAVNER LAND	Deed Acres	3.66
Address	848 SOUTH FORK RD	Tax Acres	2.57
Township	LINCOLNTON	Tax/Fire District	SOUTH FORK
Main Improvement		MANUFACTURING	Value
Main Sq Feet	23724	Stories	1 Year Built
			1885
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
I-G	2.58	LONG SHOALS (LS15)	2.58
Watershed Class		Sewer District	
WS-IVP	2.58	Not in the sewer district	2.58
2000 Census County		Tract	Block
37109		070400	3000
37109		070400	3001
Flood	Zone Description		Panel
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		37103622000.66
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD		37103622000.04
SHADED X	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD		37103622000.13
X	NO FLOOD HAZARD		37103622001.74



Structures

- Outbuilding
- Site-built Home
- Business
- Industry
- Utility Service
- Church
- Government, School
- Fire Department
- Mobile Home
- Apartment, Condominium
- Manufactured Home
- Cellular Tower (cont)

Mobile Home Space

- UnAddressed Mobile Home
- Child Facility
- Home Site
- County Boundaries
- County Line
- Township Line
- Map Features
- Road Easement
- Conflict Line
- Major Rivers, Creeks, (cont)

Creeks

- Interior Lot Line
- Drainage Easement
- Utility Easement
- Right-of-Ways
- Roads
- Railroads
- Public Walkway
- Parcels
- Private Roads
- City Jurisdictions
- City of Lincolnton
- ETJ (cont)

Town of Maiden Zoning Districts

- ELDD
- B-G
- B-N
- I-G
- I-L
- P-MU
- PD-C
- PD-I
- PD-MU
- PD-R
- ETJ (cont)
- R-CR
- R-14
- R-20
- R-MF
- R-MR
- R-R
- R-S
- R-SF
- R-T
- C-B
- CBT
- G-B
- GMC
- P-R (cont)

O-I

- P-B
- R-10
- R-15
- R-25
- R-8
- RMF
- R-O
- O-R
- ROS
- B-C
- Lake Norman

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