



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 Mill - 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.

[Signature]
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.

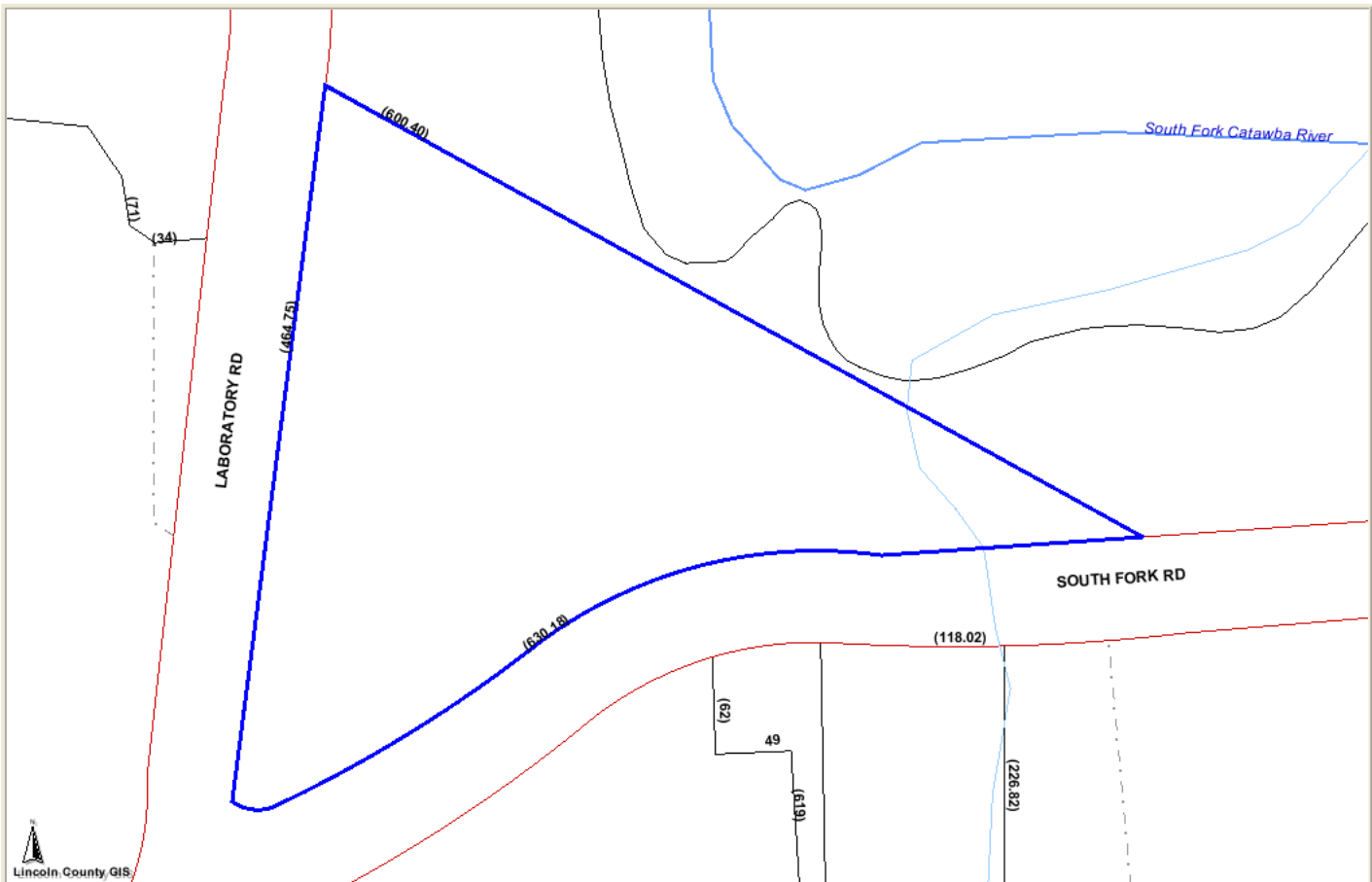
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

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

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



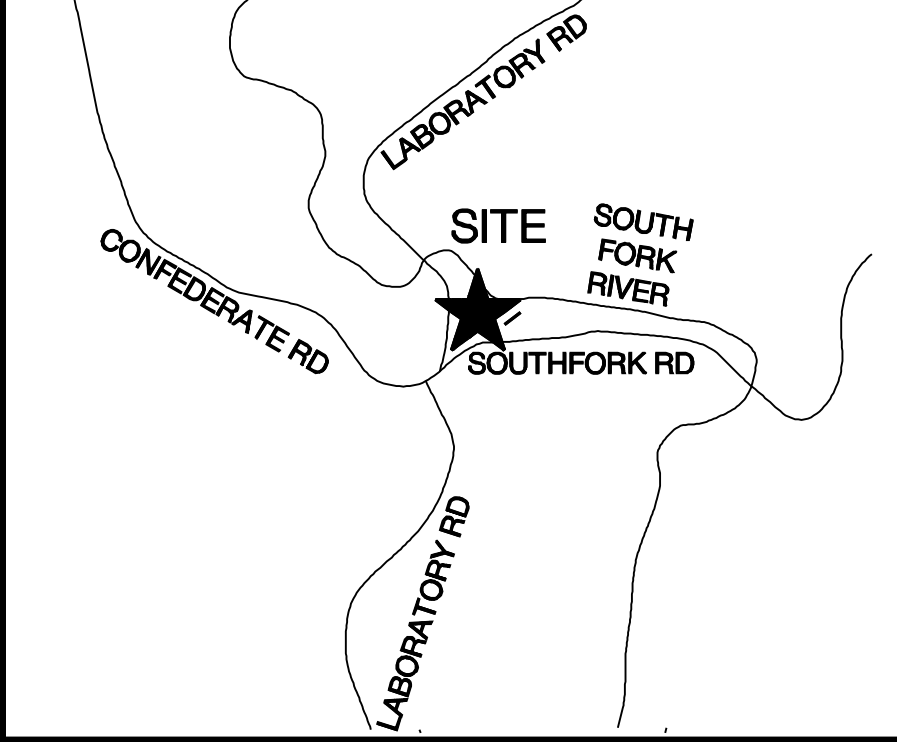
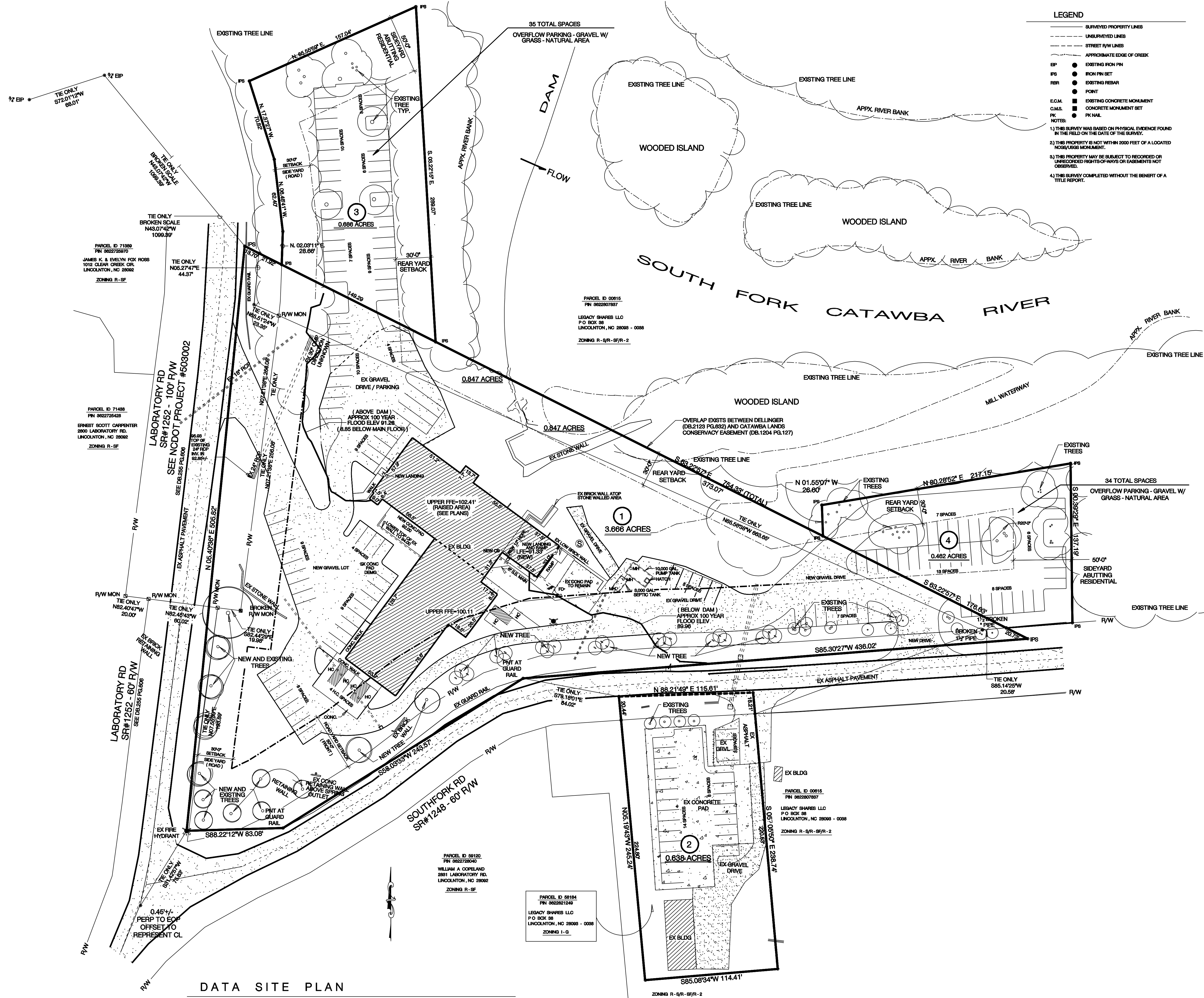
PHOTOS



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 | Sale Price 0 |
| Land Value | \$46,563 | Total Value | \$138,676 | Previous Parcel |
| ----- 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 | \$90,391 |
| 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 | Calculated Acres | Sewer District | Calculated Acres | |
| WS-IVP | 2.58 | Not in the sewer district | 2.58 | |
| 2000 Census County | | Tract | Block | |
| 37109 | | 070400 | 3000 | 2.25 |
| 37109 | | 070400 | 3001 | 0.33 |
| 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 | OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD | 37103622000.13 | | |
| X | NO FLOOD HAZARD | 37103622001.74 | | |





LOCATION MAP

SITE DATA:

OWNER:
DELLINGER PROPERTIES, LLC
3341 GASTON WEBBS CHAPEL RD.
LINCOLNTON, NC, 28092

ADDRESS:
LABORATORY MILL
848 SOUTH FORK RD.
LINCOLNTON, NC, 28092

ZONE: I-G

PIN# 3622728585 **PARCEL ID #** 58182

AREA:

| | |
|-------------------|---------------------|
| 1 | 3.686 ACRES @ 58182 |
| 2 | 0.638 ACRES |
| 3 | 0.888 ACRES |
| 4 | 0.482 ACRES |
| 5.452 ACRES TOTAL | |

BUILDING:

| |
|-------------------------------|
| 14,727 SQ. FT. MAIN LEVEL |
| 8,721 SQ. FT. LOWER LEVEL |
| 23,448 SQ. FT. TOTAL EXISTING |

USE:

* CONDITIONAL USE PERMIT REQUIRED

YARD REQUIREMENTS:
2.4.8. NONRESIDENTIAL DISTRICT STANDARDS FOR ZONE I-G

| PARCEL (MIN.) | REQUIRED | SHOWN |
|-----------------------|----------|-------------|
| PARCEL AREA (SQ. FT.) | 1 ACRE | 5,452 ACRES |
| PARCEL WIDTH (FT.) | 100 | 782.67' |

WATER / SEWER (REQUIRED WHERE SERVICES AVAILABLE)
WATER - YES SEWER (NOT AVAILABLE)

| YARDS (MIN. FT.) | REQUIRED | SHOWN |
|---|----------|-------|
| ROAD YARD (MIN.) | 50' | 50' |
| ROAD YARD (MAX.) | N/A | |
| SIDE YARD (INTERIOR) | 20' | N/A |
| ABUTTING RESIDENTIAL DISTRICT | 50' | N/A |
| SIDE YARD (ROAD) | 30' | 30' |
| REAR YARD | 30' | N/A |
| REAR YARD ABUTTING A RESIDENTIAL DISTRICT | 50' | 50' |
| BUILDING SEPARATION | 20' | |
| BULK (MAX.) | | |
| HEIGHT (FT.) | 50' | |
| GROSS FLOOR AREA (SQ. FT.) | N/A | |
| BUILDING COVERAGE | 50% | |
| IMPERVIOUS COVERAGE | 75% | |

| PARKING: | REQUIRED | SHOWN |
|--|----------------------------------|-------|
| 1 | 71 SPACES | |
| 2 | 25 SPACES | |
| 3 | 35 SPACES - GRASSED OVERFLOW LOT | |
| 4 | 34 SPACES - GRASSED OVERFLOW LOT | |
| 166 TOTAL SPACES INC. H.C. SPACES | | |
| 6 H.C. SPACES REQUIRED (FOR 161 TO 200 TOTAL SPACES) | | |
| 6 H.C. SPACES AS SHOWN | | |

SCREENING & LANDSCAPING:

ALL SCREENING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 3.4 OF THE LINCOLN COUNTY UNIFIED DEVELOPMENT ORDINANCE.

WATERSHEAD: WS - MP

FLOOD ZONE:

A WATERCOURSE OR 100-YEAR FLOOD PLAN AS MAPPED BY F.E.M.A. OR AS DEFINED BY ANY FEDERAL, STATE, OR LOCAL AUTHORITY IS LOCATED ON THIS PROPERTY.

DATE: 04/18/2012
COM. NO.: 100917
DRAWN BY: STONE
CHECKED BY: WILLIAMS

NOTES:
THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
NO REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS IS PERMITTED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

WILLIAMS
DESIGN, P.A.
ARCHITECTS • PLANNERS
704/732-4515
P.O. DRAWER 1159 LINCOLNTON, N.C. 28092
126 E. STAMORE

MODIFICATIONS TO REGISTERED HISTORIC PROPERTY:

LABORATORY MILL
848 SOUTH FORK ROAD
LINCOLNTON, N.C.

SHEET NO. 001
SITE PLAN
SP-1.0
100917DATA1