



## 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: July 18, 2012

Re: CUP #307

Todd Black, applicant

Parcel ID# 10948 (17-acre portion)

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 6, 2012.*

### REQUEST

The applicant is requesting a conditional use permit to operate a campground in the R-R (Rural Residential) district. Under the Use Table of the Unified Development Ordinance, a campground is a conditional use in the R-R district. The applicant is proposing to develop the project in phases (see site plan and report submitted as part of the application), with up to 88 spaces for recreational vehicles and 35 sites for tents at build-out. (Under the proposal, some of the RV spaces could serve as sites for cabins.) The plan also includes amenities such as a picnic shelter and amphitheater.

### SITE AREA AND DESCRIPTION

The proposed 17-acre site is located at 3458 Zion Hill Road, at the end of Zion Hill Road, about 1,000 feet north of the Gaston County line, in North Brook Township. The applicant resides on this property. Zion Hill Road changes from a state-maintained road to a private road about 700 feet from this property. The private section of the road provides access to one other home.

This property is surrounded by property zoned R-R. Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses and limited small-scale commercial uses that are suited for and blend in well with rural environments.

## ADDITIONAL INFORMATION

### **Adjoining zoning and uses**

East: Zoned R-R, undeveloped tract.

South: Zoned R-R, residence and undeveloped tract.

West: Zoned R-R, undeveloped tract.

North: Zoned R-R, undeveloped tract.

### **Environmental**

This property is located in a WS-II Protected Area watershed district, which limits the impervious area of a commercial development to 12 percent of the acreage. The primary soil classifications are:

PeB2 (Pacolet sandy clay loam, 2-8% slopes), well suited for building site development, moderately suited for sanitary facilities.

PeC2 (Pacolet sandy clay loam, 8-15% slopes), moderately suited for building site development, moderately suited for sanitary facilities.

PaD (Pacolet sandy loam, 15-25% slopes), poorly suited for building site development, poorly suited for sanitary facilities.

### **Utilities**

No public water or public sewer is available in this area. The campground would be served by private facilities.

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

Application # **CUP #307** Date **August 6, 2012**  
Applicant Name **Todd Black**  
Applicant **3458 Zion Hill Rd., Cherryville, NC 28021**  
Property Location **3458 Zion Hill Rd.** Zoning District **R-R**  
Proposed Conditional Use **campground**

**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:

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In recommending such Conditional Use Permit, the following conditions were recommended by the Lincoln County Planning Board:

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## 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 Richard Todd Black

Applicant Address 3458 Zion Hill Rd, Cherryville, NC 28021

Applicant Phone Number 704-435-0938 - cell.

Property Owner Name Richard Todd Black

Property Owner Address 3458 Zion Hill Rd, Cherryville, NC 28021

Property Owner Phone Number 704-435-0938

### PART II

Property Location 3458 Zion Hill Rd Cherryville, NC 28021

Property ID (10 digits) 2681-67-1486 Property size 33 Acres

Parcel # (5 digits) 10948 Deed Book(s) 737- Page(s) 48

### PART III

Existing Zoning District R-R

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

Home and existing out buildings

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

Private Campground for RV Campsites AND Buildings  
To support Campground.

**\$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.*

Richard Todd Black  
Applicant's Signature

1-19-2012  
Date

# Scenic Ridge Country Campground

## Proposal

2-01-2012

**Objective:** Operate a family campground located in the southwest corner of Lincoln County.

**Attributes:** We believe that Western Lincoln County needs attractions like this for the enrichment of the area residents. It enhances the natural beauty of this rural area and shows off the landscape and terrain that can only be found in this part of the Carolinas, especially being located only minutes from downtown Charlotte.

The campground will provide well needed jobs and extra business for other local businesses, like restaurants, retail establishments, farms, and also will support local functions like the Lincoln County Apple Festival and others.

The campground will be a “country” campground, which means it will have some modern amenities but still retain the country feel and look which is more in line with the local area.

**Physical description:** The campground will consist of several campsites with power and water, some sites with sewer hook-up, and several tent or primitive sites. There will be at least one handicapped site per phase. The campground will have a picnic shelter, mini-golf, common area for entertainment, youth center, and store with office area. Eventually there will be an amphitheater, water feature and possibly a fish pond.

Phase I: will consist of 29 RV sites and 15 tent sites.

Phase II: will consist of 23 RV sites.

Phase III: Will consist of 36 RV sites and 20 tent sites. Several cabins and/or park models may be incorporated into each phase.

The total RV spaces will not exceed 88.

The timetable for the completion of all phases is from 2 to 10 years.

## **Provisions:**

1. We are a family oriented-facility and no rowdiness or unlawful activity will be tolerated.
2. We do not allow anyone to have permanent residence at the campground. With the exception of the occasionally family members, extended stays are not allowed.

3. We are a seasonal campground. We are only open from April 1 until Nov. 1, with the last day for any seasonable camper to be Nov. 15.

**CUP #307**  
**Todd Black, applicant**

**Applicant's proposed conditions:**

- 1) All campground facilities shall be properly permitted, inspected and approved by the Lincoln County Planning and Inspections Department, the Lincoln County Environmental Health Division and/or appropriate state agencies.
- 2) The operation of the campground shall be limited to the period from April 1 through November 15. No campsites shall be occupied at other times.

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Applicant **Todd Black**

Applicant's Address **3458 Zion Hill Road, Cherryville, NC 28021**

Property Location **3458 Zion Hill Road**

Zoning District **R-R**

Proposed Conditional Use **campground**

### **PROPOSED FINDINGS**

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

**The campground facilities will be properly permitted, inspected and approved by the Lincoln County Planning and Inspections Department, the Lincoln County Environmental Health Division and/or appropriate state agencies.**

2. The use meets all required conditions and specifications.

**A campground is a conditional use in the R-R district. The campground facilities will meet the requirements of the state building code and environmental health regulations.**

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

**This is a 17-acre site that is largely wooded. The campsites will be located at least 300 feet from the nearest home on another property.**

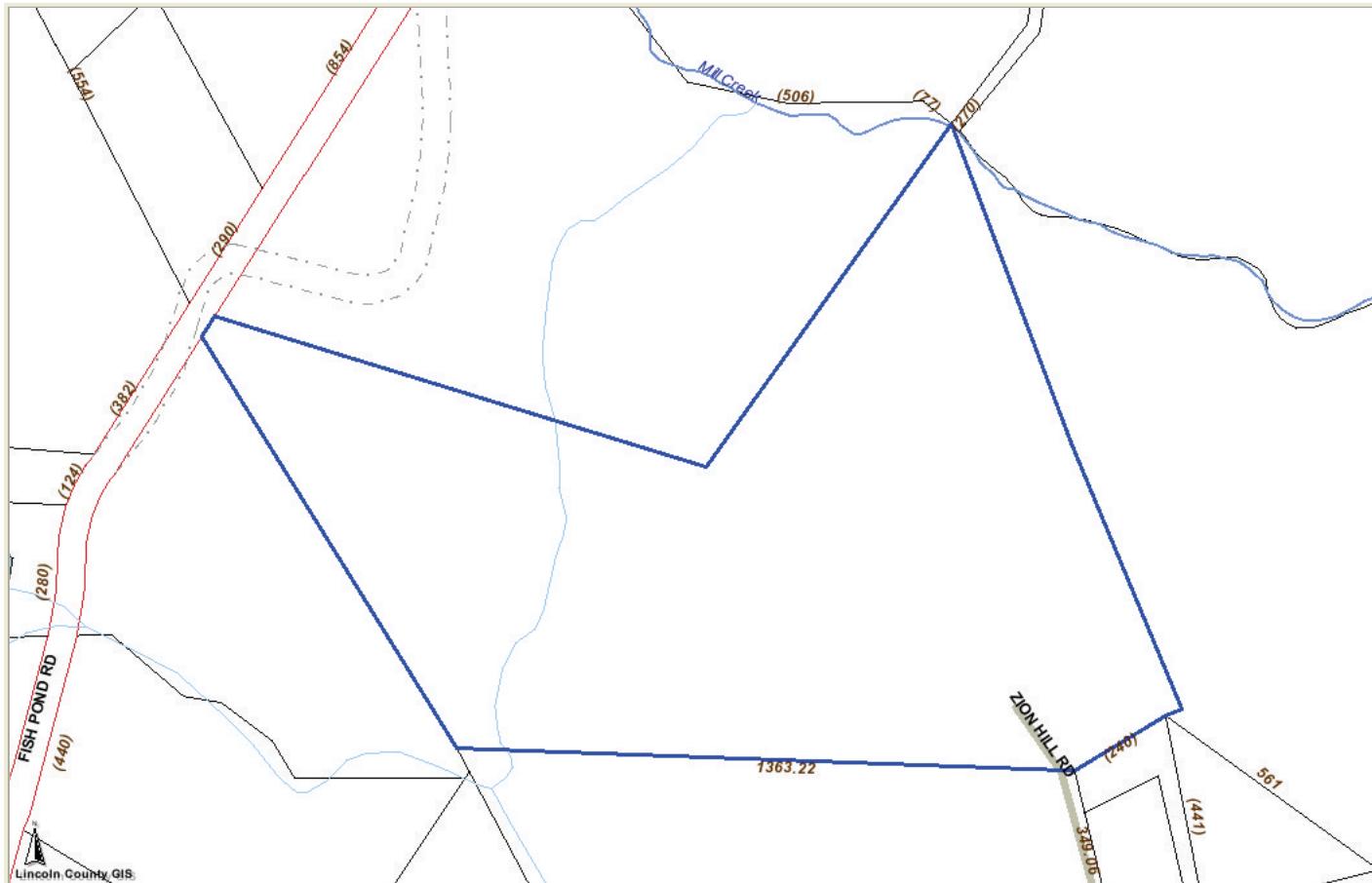
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**This is a rural area, largely comprised of woodlands and farmland. The campground will be located in a wooded area. The Land Use Plan designates this area as Rural Preservation and encourages small-scale commercial uses that are suited for and blend in well with rural environments.**



## 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: 7/12/2012 Scale: 1 Inch = 400 Feet**



### PHOTOS



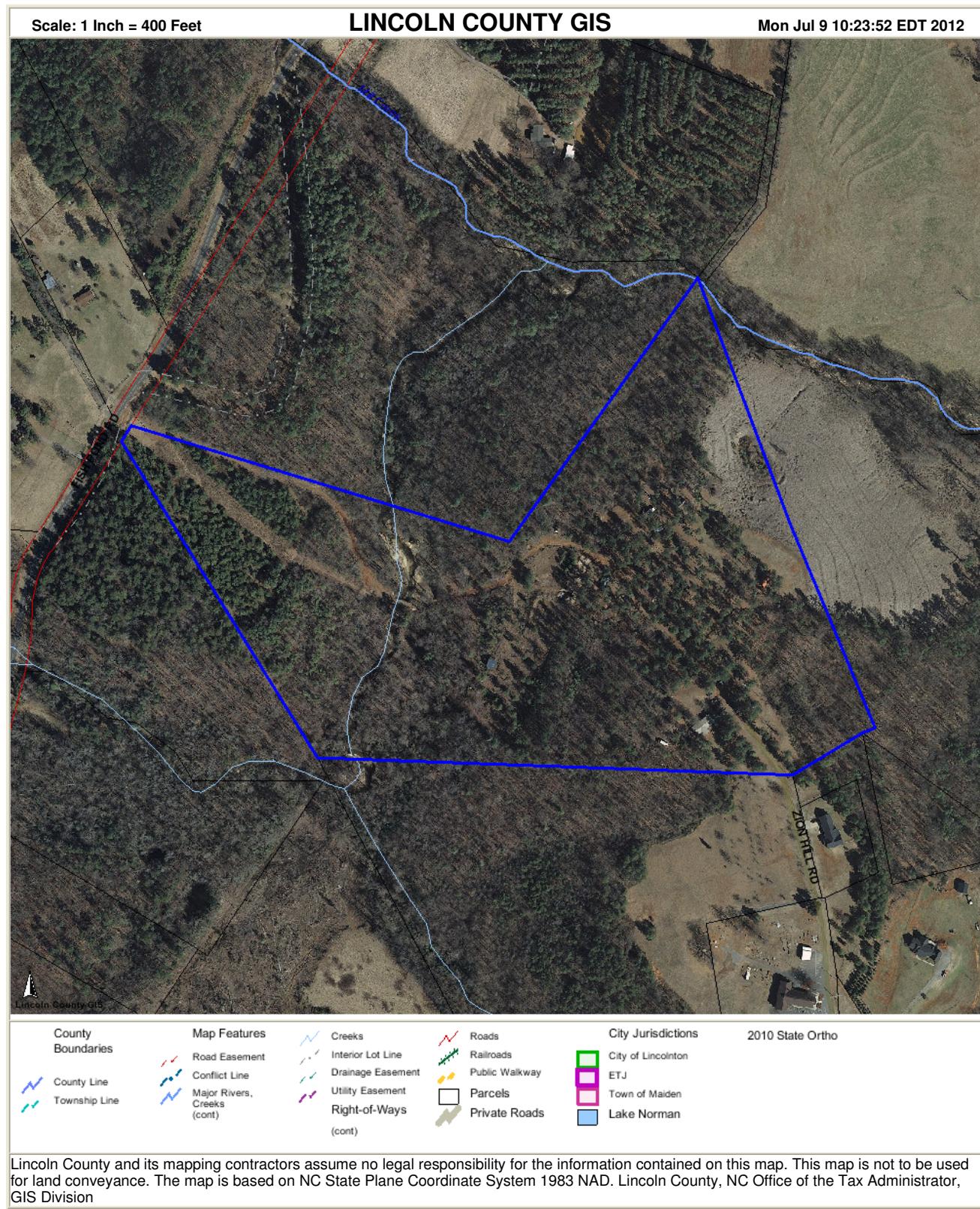
10948



10948

### PARCEL INFORMATION FOR 2681-67-1486

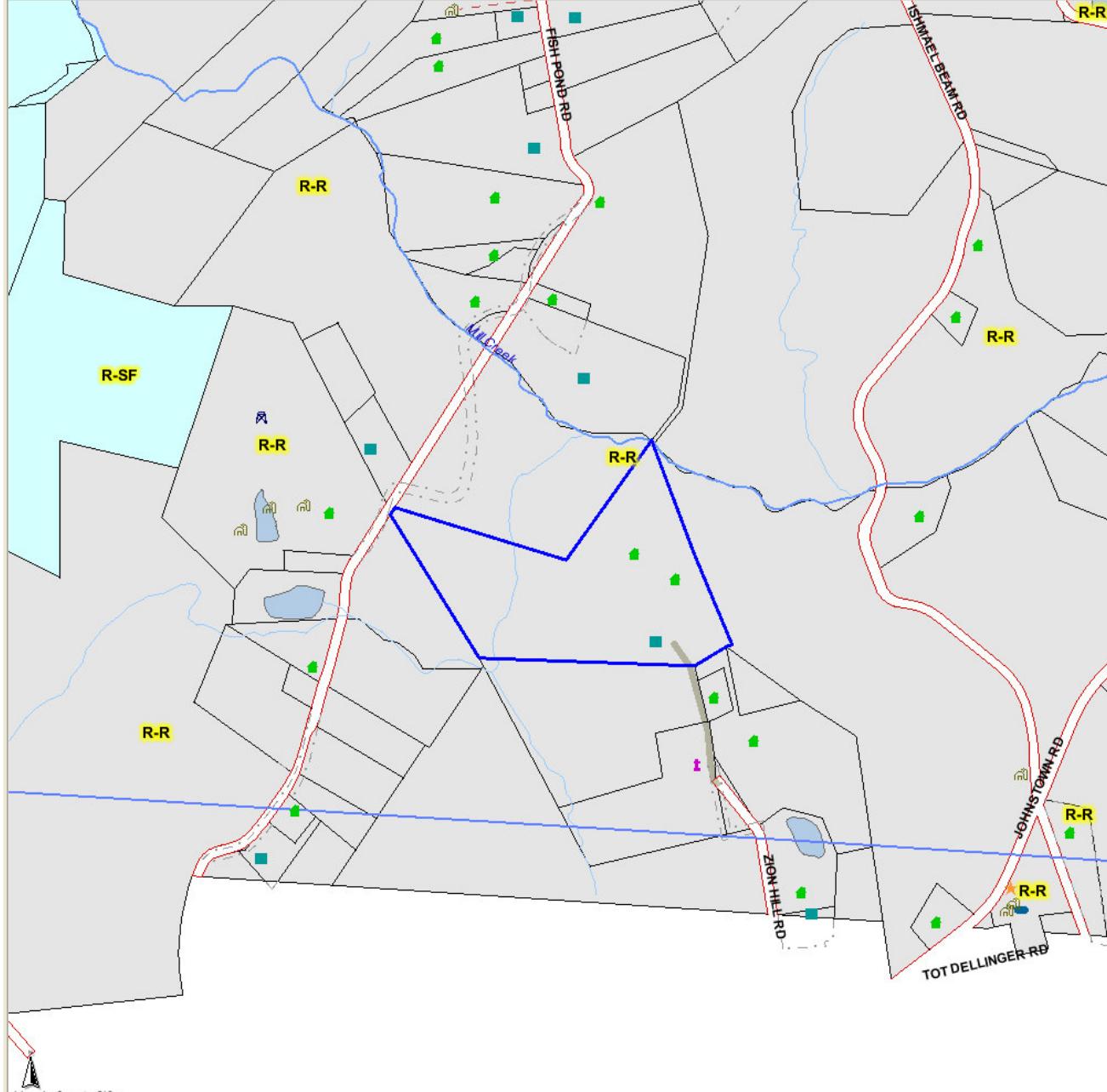
<b>Parcel ID</b>	<b>10948</b>	<b>Owner</b>	BLACK RICHARD TODD BLACK DONALD W HEIRS OF
<b>Map</b>	<b>2681-00</b>	<b>Mailing Address</b>	3458 ZION HILL RD CHERRYVILLE NC 28021
<b>Account</b>	0240097	<b>Deed</b>	LC84-154
<b>Land Value</b>	\$130,149	<b>Recorded</b>	5/21/1998
----- All values are for tax year 2012. -----			
<b>Description</b>	BLACK LD&DW/RD 1168	<b>Sale Price</b>	0
<b>Address</b>	3458 ZION HILL RD	<b>Previous Parcel</b>	
<b>Township</b>	NORTH BROOK	<b>Tax/Fire District</b>	HOWARDS CREEK
<b>Main Improvement</b>		<b>CAMPGROUND/RV SITES</b>	<b>Value</b>
<b>Main Sq Feet</b>	63	<b>Stories</b>	\$70,847
<b>Year Built</b>	2010		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-R	33.44	NORTH BROOK (NB09)	33.44
<b>Watershed Class</b>		<b>Sewer District</b>	
WS-IIP	33.44	Not in the sewer district	33.44
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070500	2023
37109		070500	2029
37109		070500	2030
<b>FloodZone Description</b>			
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED -		
100 YEAR			
X	NO FLOOD HAZARD		
		<b>Panel</b>	
		3710268100	0.07
		371026810033	36



## LINCOLN COUNTY GIS

Mon Jul 9 09:35:15 EDT 2012

**Scale: 1 Inch = 1000 Feet**

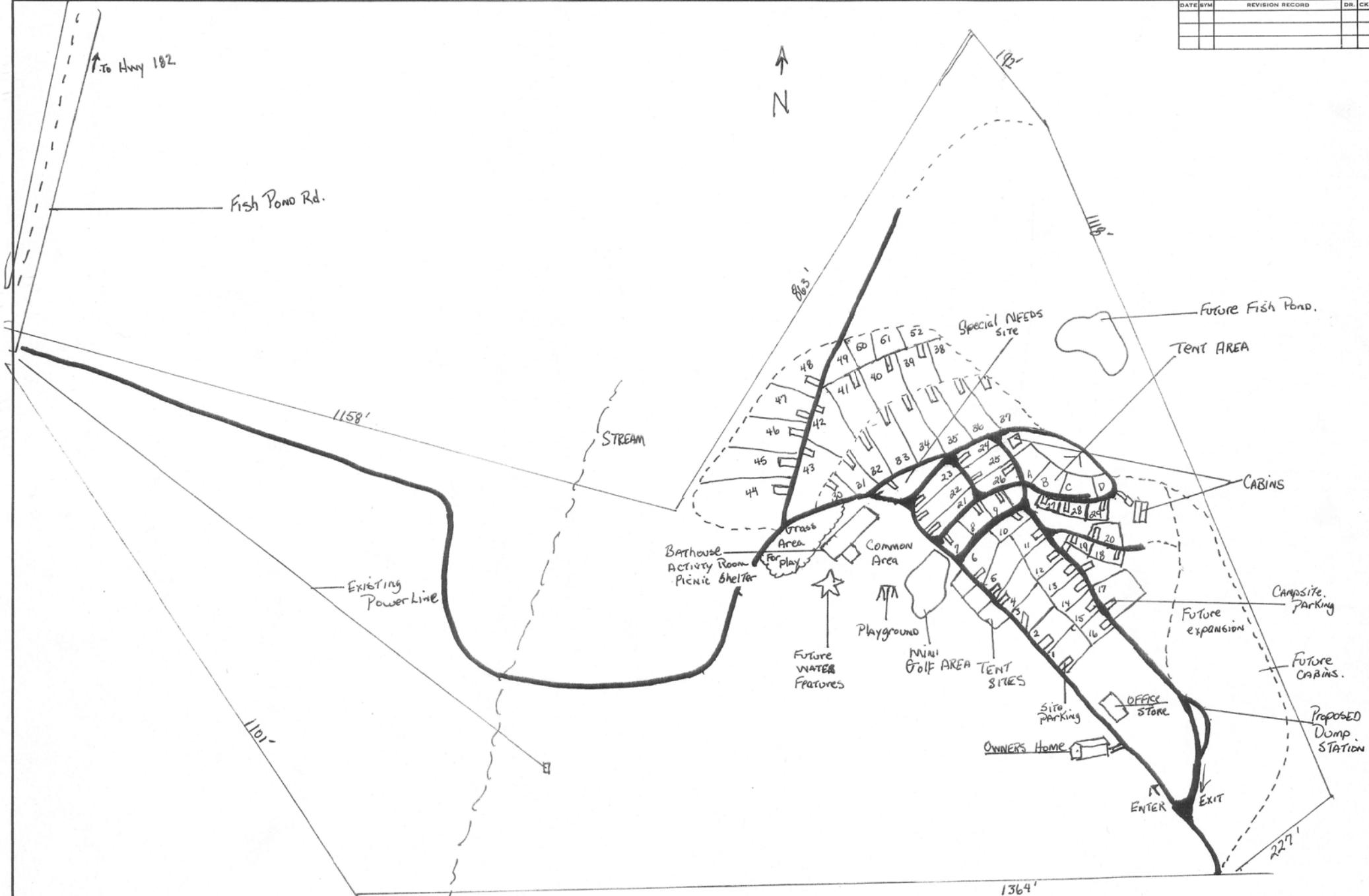


Lincoln County GIS

Structures	Mobile Home Space	Creeks	Town of Maiden	R-CR	O-I
Outbuilding	UnAddressed Mobile Home	Interior Lot Line	Zoning Districts	R-14	P-B
Site-built Home	Child Facility	Drainage Easement		R-20	R-10
Business	Home Site	Utility Easement	ELDD	R-MF	R-15
Industry	County	Right-of-Ways	B-G	R-MR	R-25
Utility Service	Boundaries	Roads	B-N	R-R	R-8
Church		Railroads	I-G	R-S	RMF
Government, School	County Line	Public Walkway	I-L	R-SF	R-O
Fire Department	Township Line		P-MU	R-T	O-R
Mobile Home	Map Features	Parcels	PD-C	C-B	ROS
Apartment, Condominium	Road Easement	Private Roads	PD-I	CBT	B-C
Manufactured Home	Conflict Line	City Jurisdictions	PD-MU		Lake Norman
Cellular Tower	Major Rivers, Creeks	City of Lincolnton	PD-R	G-B	
(cont)	(cont)	ETJ	P-R	GMC	
		(cont)	(cont)	N-B	
				(cont)	

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DATE	SYM	REVISION RECORD	DR.	CK.



Phase I  
Sites 1-29  
Tent sites  
mini golf  
playground  
Bathhouse

Phase II  
Sites 30-52  
OFFICE  
STORE  
WATER Features

**Key**  
 - - - Future Road  
 - - - EXISTING Road  
 [Site] CAMPsite AND  
 [Area] PARKing Area  
 ~~~ STREAM

| Scenic Ridge Campground    |                                                                |
|----------------------------|----------------------------------------------------------------|
| TOLERANCES<br>DECIMAL<br>± | SCALE<br>NOT TO SCALE<br>DRAWN BY<br>TODD BLACK<br>APPROVED BY |
| FRACTIONAL<br>±            | TITLE                                                          |
| ANGULAR<br>±               | DATE                                                           |
|                            | DRAWING NUMBER                                                 |