



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: January 17, 2014

Re: CUP #332
Kenneth and Ginger Dodgin, applicants
Parcel ID# 55125

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 3, 2014.

REQUEST

The applicants are requesting a conditional use permit to host weddings and other special events in the R-T (Transitional Residential) district. They are proposing to host 10-15 gatherings a year with no more than 175 guests per event. The proposed use is classified as recreation. Under the Unified Development Ordinance, private recreation facilities are permitted in the R-T district where approved by the Board of Commissioners through the issuance of a conditional use permit.

SITE AREA AND DESCRIPTION

The 16.7-acre parcel is located on the south side of Asbury Church Road about 300 feet west of Old Mill Road in Ironton Township. A portion of this parcel is zoned I-G (General Industrial). This parcel is adjoined by property zoned R-T and I-G. It is adjacent to a lot where the applicants reside and to the Lincolnton-Lincoln County Regional Airport. Land uses in this area include residential and agricultural. The main portion of this parcel is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.



County Of Lincoln, North Carolina

Planning Board

Applicant **Kenneth and Ginger Dodgin**

Application No. **CUP #332**

Property Location **Asbury Church Road**

Zoning District **R-T**

Proposed Conditional Use **private recreation facilities for hosting weddings and other special events**

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: _____

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

FACTUAL REASONS 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 REASONS 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 REASONS 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, 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 Kenneth R. + Ginger L. Dodgin, Jr.
Applicant Address 3946 Asbury Church Road, Lincolnton NC
Applicant Phone Number 704-778-5555
Property Owner Name Kenneth Ray Dodgin, Jr.
Property Owner Address 3946 Asbury Church Road, Linc. NC
Property Owner Phone Number 704-778-5555 + 735-2644

PART II

Property Location Road 1354
Property ID (10 digits) 3654700407 Property size 16.705
Parcel # (5 digits) 55125 Deed Book(s) 1929 Page(s) 64

PART III

Existing Zoning District IG + RT

Briefly describe how the property is being used and any existing structures.
50x50 Metal Garage, 32x30 Canopy Personal
36x44 Storage Barn
10x18 Barnhouse

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
To accommodate 10-15 special occasions/weddings annually
with a maximum of 175 guest during the months of
April - November.

\$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.

Applicant's Signature Kenneth Ray Dodgin, Jr. Date 12/20/2013
Ginger L. Dodgin

Dodgin's Barn (the "Barn") was built in the 1940's by R.B. Cronland Sr. and served as a livestock and hay barn on the Cronland Homestead. Located in the beautiful rolling hills of central Lincoln County, the Barn offers the essence of the County with a unique, authentic experience. The Barn's now rustic elegance is a perfect backdrop for events seeking a southern, natural charm. This elegance, coupled with the Barn's other attributes, creates a highly sought-after venue for weddings and other events. The Barn compliments the very ideals and southern hospitality known in Lincoln County.

Dodgin's Barn is privately owned and operated by Kenneth and Ginger Dodgin, Jr. We oversee and attend each event. Our mission statement is "To represent Lincoln County and her heritage in a dignified manner by offering and sharing yet another option for a beautiful, natural setting that presents a unique, authentic experience for special occasions."

In addition to having professional full time careers, it is our desire to hold ten to fifteen gatherings annually during traditional wedding season (April through the first of November). The average attendance is 125 guests, and never to exceed 175 guests. In consideration of those around us, we have planted 152 Leland Cypress trees along the Asbury Church Road frontage to ensure privacy. Our plan is to plant more Leland Cypress and natural barriers, particularly along the northeast perimeter. The southwest borders of the property already have natural wooded areas that encompass up to twenty acres. The Lincoln County Airport borders the entire southern rear side of the property, and that portion is already zoned as commercial. We require all events to strictly adhere to closing hours of 11:00 p.m. in accordance with the Barn's operating hours and the county's noise ordinance.

The site offers a little more than 4 acres of parking, which is managed during events. We have constructed a very safe entrance/exit onto Asbury Church Road that is secured between events.

The property is very well manicured and constantly maintained. Our plans are to continue creating an environment natural beauty and tranquility.

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

Application No. **CUP #332**

Applicants **Kenneth and Ginger Dodgin**

Property location **Asbury Church Road** Parcel# **55125** Zoning District **R-T**

Proposed Conditional Use **private recreation facilities for hosting weddings and other special events**

PROPOSED FINDINGS

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

With the limit on attendance, there's an adequate area for parking on-site. Any buildings that are used for events will meet the building code for such use.

2. The use meets all required conditions and specifications.

Private outdoor recreation, a classification that includes a venue for weddings and other special events, is a conditional use in the R-T district.

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

This is a relatively large tract of land located in an area that is not densely populated. The number, size and duration of events will be limited. A portion of this property is zoned industrial. This parcel and adjoining properties abut an airport.

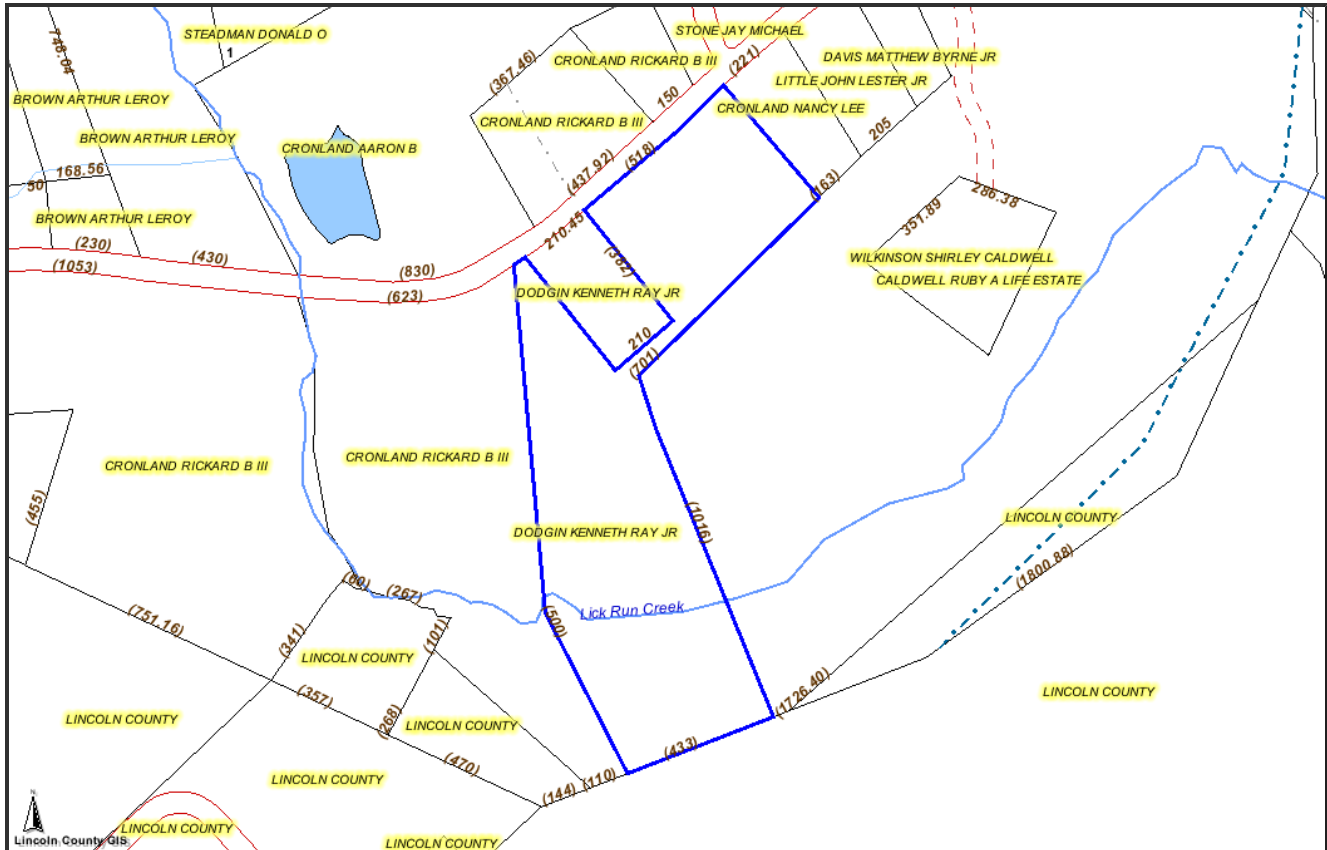
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The limited use will not alter the rural nature of this area. Recreation uses are common in residential areas.



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: 12/20/2013 Scale: 1 Inch = 500 Feet



PHOTOS



55125

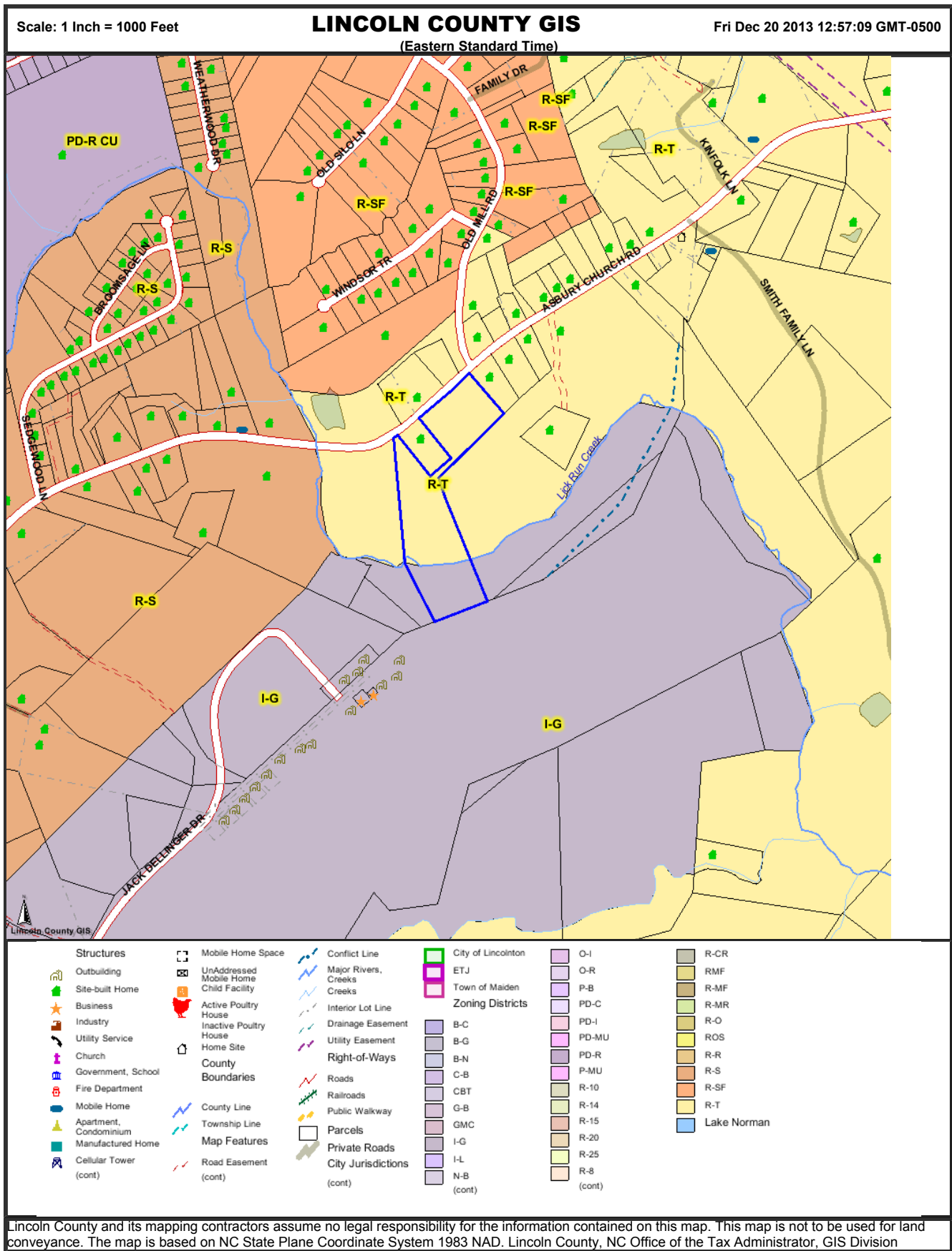


55125

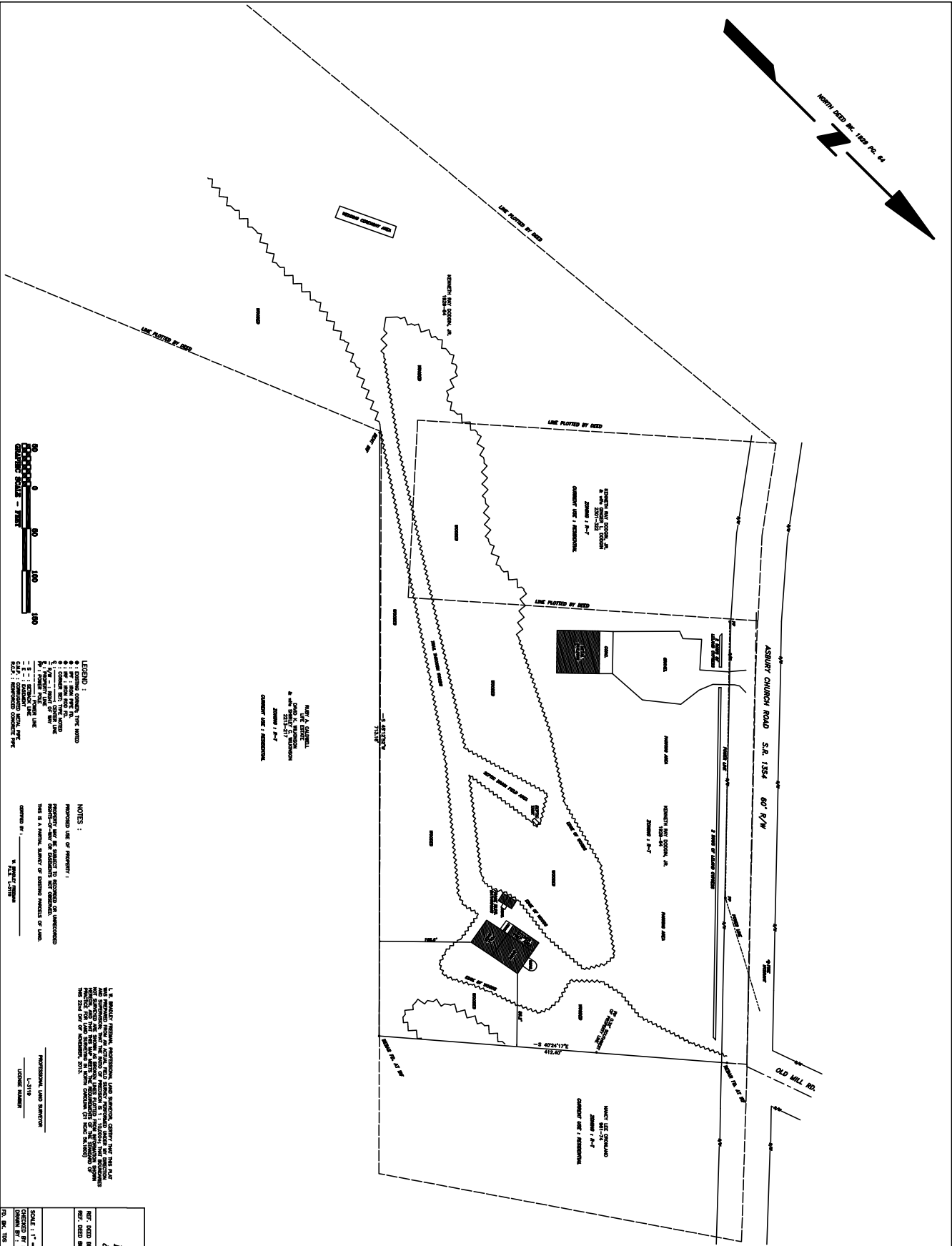
PARCEL INFORMATION FOR 3654-70-0407

Parcel ID	55125	Owner	DODGIN KENNETH RAY JR	
Map	3654-04	Mailing	3946 ASHBURY CHURCH RD	
Account	0152341	Address	LINCOLNTON NC 28092-9495	
Deed	1929-64	Recorded	5/17/2007	Sale Price 0
Value	Property Values Not Yet Determined			Previous Parcel
----- All values are for tax year 2013. -----				
Description	LAND RD 1354	Deed Acres	16.66	
Address	ASHBURY CHURCH RD	Tax Acres	16.7	
Township	IRONTON	Tax/Fire District	BOGER CITY	
Main Improvement	METAL GARAGE 50 X 50	Value	\$30,881	
Main Sq Feet	2500	Stories	0	Year Built 2005
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-T	12.54	IRON STATION (IS23)	16.71	
I-G	4.16			
Watershed Class	Not in a watershed	Sewer District	Not in the sewer district	
	16.71		16.71	
2000 Census County		Tract	Block	
		37109	070200	5000 0.09
		37109	070900	4002 12.02
		37109	070900	4003 4.59
FloodZone Description		Panel		
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		37103653003.84	
X	NO FLOOD HAZARD		37103644006.57	
X	NO FLOOD HAZARD		3710365300 6.3	





NORTH
 100' 0" = 1" 1/8" PG. 44



- LEGEND :
- 1 : PROPERTY BOUNDARY
 - 2 : EXISTING BUILDING
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NOTES :

1. THE PROPERTY IS SHOWN AS BOUNDARIED BY THE REED SURVEY.
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PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER
 1-5119

SITE PLAN	
Kenneth Ray Dodgin, Jr.	
& wife Ginger L. Dodgin	
REF. REED SURV. PG. 44	PROJECT# 01126, 20084
DATE: 11-1-07	
SCALE: 1" = 40'	
CHECKED BY: [Signature]	
DRAWN BY: [Signature]	
DATE OF SURVEY: NOVEMBER 20, 2013	
JOB NO. 1302	

