



Lincoln County Planning & Zoning

PLANNING DEPARTMENT STAFF REPORT

FILE # BZA – 2021-SE01 SPECIAL EXCEPTION REQUEST

REPORT DATE: MARCH 19, 2021

MEETING DATE: THURS | APR. 29, 2021 | 5:00PM | COURTHOUSE BASEMENT CONFERENCE ROOM

REQUEST: WEDDING VENUE

SITE LOCATION: 105 BORDERLINE RD – PARCEL 162 047.01

OWNER: JOSH & SHANNA HYATT

APPLICANT: SAME

STAFF RECOMMENDATION: APPROVAL

OVERVIEW: The owner and applicant have requested Special Exception Approval for a proposed wedding venue, utilizing the buildings of an existing historical grist mill. Proposed Places of Assembly located within the A-1 zoning districts are permitted by approval of the Board of Zoning Appeals by granting Special Exception Approval.

Considerations for review are found in the Zoning Resolution, Section 7.060.

FINDINGS:

Natural Land Features The location of the existing buildings is level with a slight slope towards the rear.

Adjacent or Area Uses Adjacent properties on the TN side are zoned A-1, Agriculture-Forestry-Rural Residential. Adjacent property is currently large, vacant agricultural lands (15 +/- ac and 119 +/- ac), under one ownership. The property to the south is located within the state of Alabama.

Lot Size and Layout The parcel is 1.13 +/- acres, with an approximate 156.0 ft. frontage on Borderline Rd. Borderline Road dead-ends in front of the property..

Floodplain or Floodway Property contains a special hazard flood area identified as Zone A, as per FEMA. Panel 47103C0425E, dated November 18, 2016.

Rights-of-Way | Roads Located on a county maintained road.