



**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: Jeremiah Combs, Planner I

Date: July 15, 2016

Re: CUP #357  
Carol and José Mejia, applicants  
Parcel ID# 26700

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 1, 2016.*

REQUEST

The applicants are requesting a conditional use permit to operate a riding stable in the R-T (Transitional Residential) district. Under the Unified Development Ordinance, a commercial riding stable is a conditional use in the R-T district, subject to certain standards.

SITE AREA AND DESCRIPTION

The 26-acre site is located at 1966 Magnolia Grove Road, on the east side of Magnolia Grove Road about 4,000 feet south of N.C. 27 in Ironton Township. The property is adjoined by property zoned R-T (Transitional Residential). Land uses in this area include residential and agricultural. This property is part of an area that is designated by the Lincoln County Land Use Plan as suburban residential, suitable for primarily single-family housing.

OTHER INFORMATION

See following page for UDO standards for riding stables.



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**§4.4.18 Riding Stable**

- A. Minimum Lot Area: 5 acres
- B. All stalls or designated riding areas must be located at least 200 feet from any lot line.
- C. All manure piles shall be located at least 200 feet from any lot line and shall be disposed of on a daily basis.
- D. Adequate fencing must be placed on the lot to ensure that horses are prevented from roaming onto adjacent roads or lots.
- E. Notwithstanding any other provision of this UDO, a riding stable may be located on a lot which also contains a principal single-family residential use.
- F. A Class C buffer shall be established along any side of the property where the riding stable abuts a residential use, provided such buffer shall not restrict clear sight at any intersection or driveway.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Carol and José Mejia**

Application No. **CUP #357**

Parcel ID# **26700**

Zoning District **R-T**

Proposed Conditional Use **riding stable**

### **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 Carol and José Mejia

Applicant Address 21037 Norman Shores Drive, Cornelius, NC 28031

Applicant Phone Number 843-814-1211

Property Owner Name Mike and Ruth Hipp (the property is currently under contract for Carol and José Mejia to buy)

Property Owner Address 1966 Magnolia Grove Road, Iron Station, NC 28080

Property Owner Phone Number 704-732-2901

### **PART II**

Property Location 1966 Magnolia Grove Road, Iron Station, NC 28080

Property ID (10 digits) I do not know Property size 26 acres

Parcel # (5 digits) 26700 Deed Book(s) 0781 Page(s) 828

### **PART III**

Existing Zoning District R-T

Briefly describe how the property is being used and any existing structures. There is a seven stall barn with a tack room, feed room and shop area. There is also a large open storage shed. There are two riding areas. A small oval fenced area and a large dressage area. The new owners would like the option of possibly boarding horses and giving a few riding lessons.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit. The barn may at some point be used to board horses and the riding arenas used to give riding lessons.

**APPLICATION FEE (less than 2 acres \$500, 2+ acres \$1,000)**  
**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.*

Carol A. Mejia  
Applicant's Signature

6/6/16  
Date

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

Application No. **CUP #357**

Applicant **Carol and José Mejia**

Property Location **1966 Magnolia Grove Rd**

Zoning District **R-T**

Parcel ID No. **26700**

Proposed Use **riding stable**

**PROPOSED FINDINGS**

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

**The property is located in a rural area. It has been designed and used for horse riding for many years. The fencing currently in place is adequate to ensure public health and safety.**

2. The use meets all required conditions and specifications.

**This parcel contains more than 25 acres. The existing barns and riding areas are more than 200 feet from all property lines. Manure piles will be maintained more than 200 feet from all property lines. Existing trees and shrubs provide a sufficient buffer.**

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

**The property owner's home is located on this same property. Other properties in the area are used for ranching and horse riding.**

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.

**A riding stable would be in harmony with the surrounding rural community where other properties are used for ranching and horse riding. A riding stable is a conditional use in the R-T zoning district. This riding stable will be required to meet all of the standards established in the Unified Development Ordinance.**



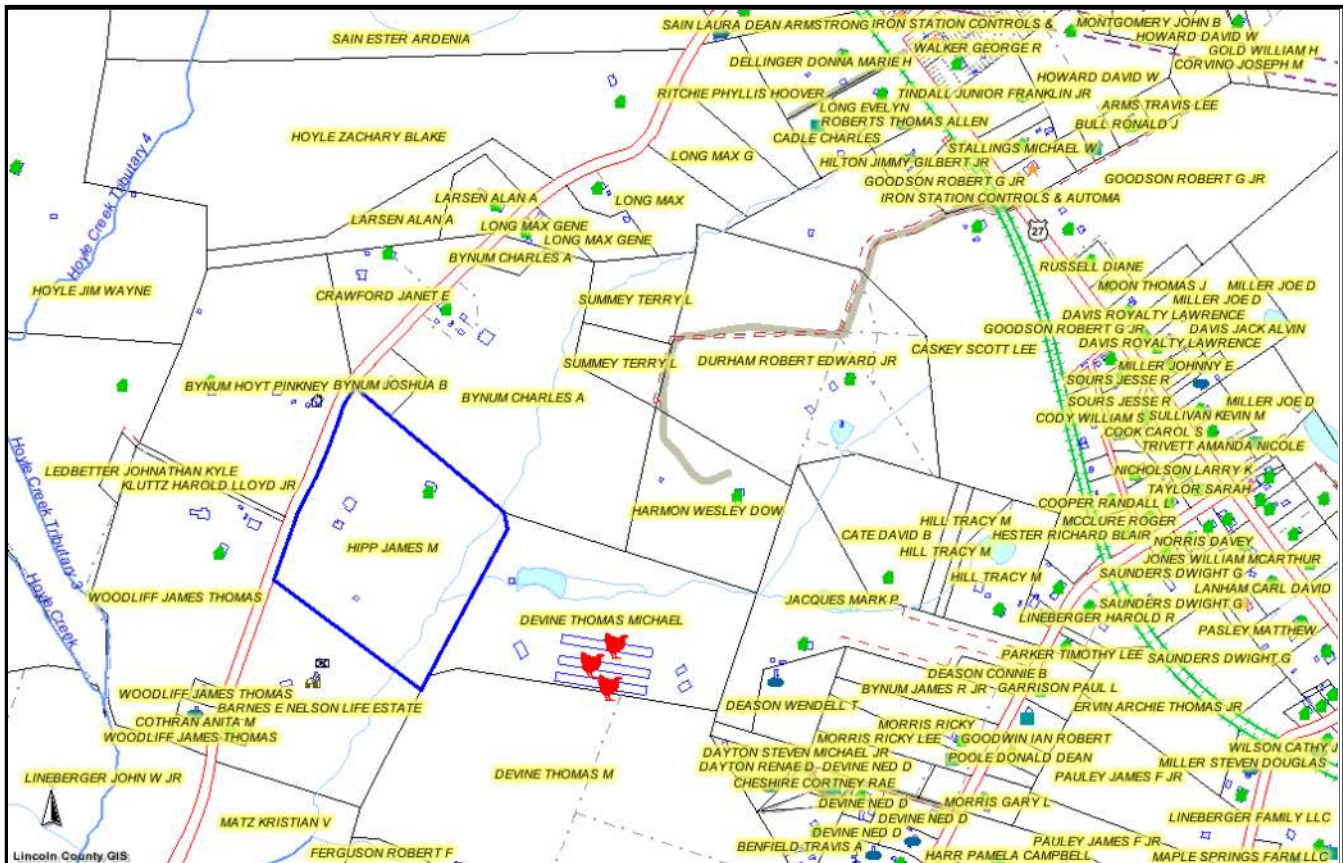


## Lincoln County, NC

### 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: 7/7/2016 Scale: 1 Inch = 1000 Feet



#### PHOTOS



26700

#### PARCEL INFORMATION FOR 3651-67-0858

Parcel ID	26700	Owner	KISS#DP HV#P KISS#JXWK#K			
Map Account	3651-02 488;9	Mailing Address	4<99#P DJJ QROID#J UY#JG SR#R [ #4 DOH [ IV#Q F#5 ; 33903344			
Deed	98605:7	Recorded				
Land Value	'5;;/439	Total Value	'844/436		Sale Price Previous Parcel	3
----- All values are for tax year 2016. -----						
Description	GS#Q\QXP#OG#JG#63<			Deed Acres	5:16	
Address	4<99#P DJJ QROID#J UR YH#JG			Tax Acres	5916:	
Township	IUR QWR Q			Tax/Fire District	DOH [ IV	
Main Improvement	FXVWR P#K R P H			Value	'548/44;	
Main Sq Feet	559;	Stories	418	Year Built	4<<6	
UF Basement	:89	Finished	:89			
Zoning District	Calculated Acres		Voting Precinct		Calculated Acres	
UOW	5916:		IUR Q#W DWR Q#R XWK#IV53,		5916:	
Watershed Class			Sewer District			
Z VOIYS	5916:		Qrw#Q#Kch#h#z h#JG#Jw#W		5916:	
2000 Census County			Tract		Block	
6:43<			3:4333		7333	
6:43<			3:4333		7334	
Flood	Zone Description		Panel			
[	QR#IORRG#KDJ DUG		6:43698433		5916:	

