



**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: October 20, 2017

Re: CUP #370  
Kathleen Shaw, applicant  
Parcel ID# 58860

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 6, 2017.*

**REQUEST**

The applicant is requesting a conditional use permit to host weddings and other events in the R-T (Transitional Residential) district. She is proposing to host 10-15 special events a year with no more than 150 guests per event. An existing horse barn would serve as an event center. 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 4.0-acre parcel is located at 7138 Kidville Road, on the south side of Kidville Road about 1,000 feet west of Verdict Ridge Drive, in Catawba Springs Township. The applicant resides on this property. It is surrounded by property zoned R-T. Land uses in this area include residential, recreational and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Kathleen Shaw**

Application No. **CUP #370**

Parcel ID# **58660**

Zoning District **R-T**

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

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In recommending such Conditional Use, 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 Kathleen M Shaw

Applicant Address 7138 Kidville Rd, Denver, NC 28037

Applicant Phone Number 315-380-5280

Property Owner Name Kathleen M Shaw

Property Owner Address 7138 Kidville Rd, Denver, NC 28037

Property Owner Phone Number 315-380-5280

### PART II

Property Location 7138 Kidville Rd Denver, NC 28037

Property ID (10 digits) 3694-30-1593 Property size 4.03

Parcel # (5 digits) 58860 Deed Book(s) 2685 Page(s) 643

### PART III

Existing Zoning District R-T

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

72.8 x 40.5 Horse barn  
Storage shed, chicken coop, house

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

To accommodate 10-15 special occasions / weddings  
annually w/ maximum of 150 guests

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)**  
**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.

Kathleen  
Applicant's Signature

8-28-17  
Date

**Kathleen Shaw, applicant**  
**CUP #370**

The Emerald Farm was built in 1993. The barn was built as a horse barn, and is in wonderful condition. I have two acres of parking, as well as overflow parking, and a well-marked driveway off Kidville Road. I will be managing all of the events from start to finish. The barn is 70 x 40, so the seating areas and music will be hosted inside the barn.

The property is privately owned by myself, Katie Shaw, and I will be offering the barn to people who are nature lovers and want to enjoy the view. Events that have over 100 people will require a small shuttle to ensure ample parking. The barn is behind the house, so the venue is completely secluded from the main road. In consideration for my neighbors, I have barrier trees separating our property.

As proposed rules, we will end all music by 11 p.m., and events will only be hosted on weekends.

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

Application No. **CUP #370**

Applicants **Kathleen Shaw**

Property location **7138 Kidville Road**

Parcel# **55125**

Zoning District **R-T**

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

**PROPOSED FINDINGS**

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

**A driveway permit will be obtained from NCDOT. There are adequate areas for parking on-site for most events. Shuttle arrangements will be made for larger events. The horse barn that will be used for the event center has large exit ways on each end.**

2. The use meets all required conditions and specifications.

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

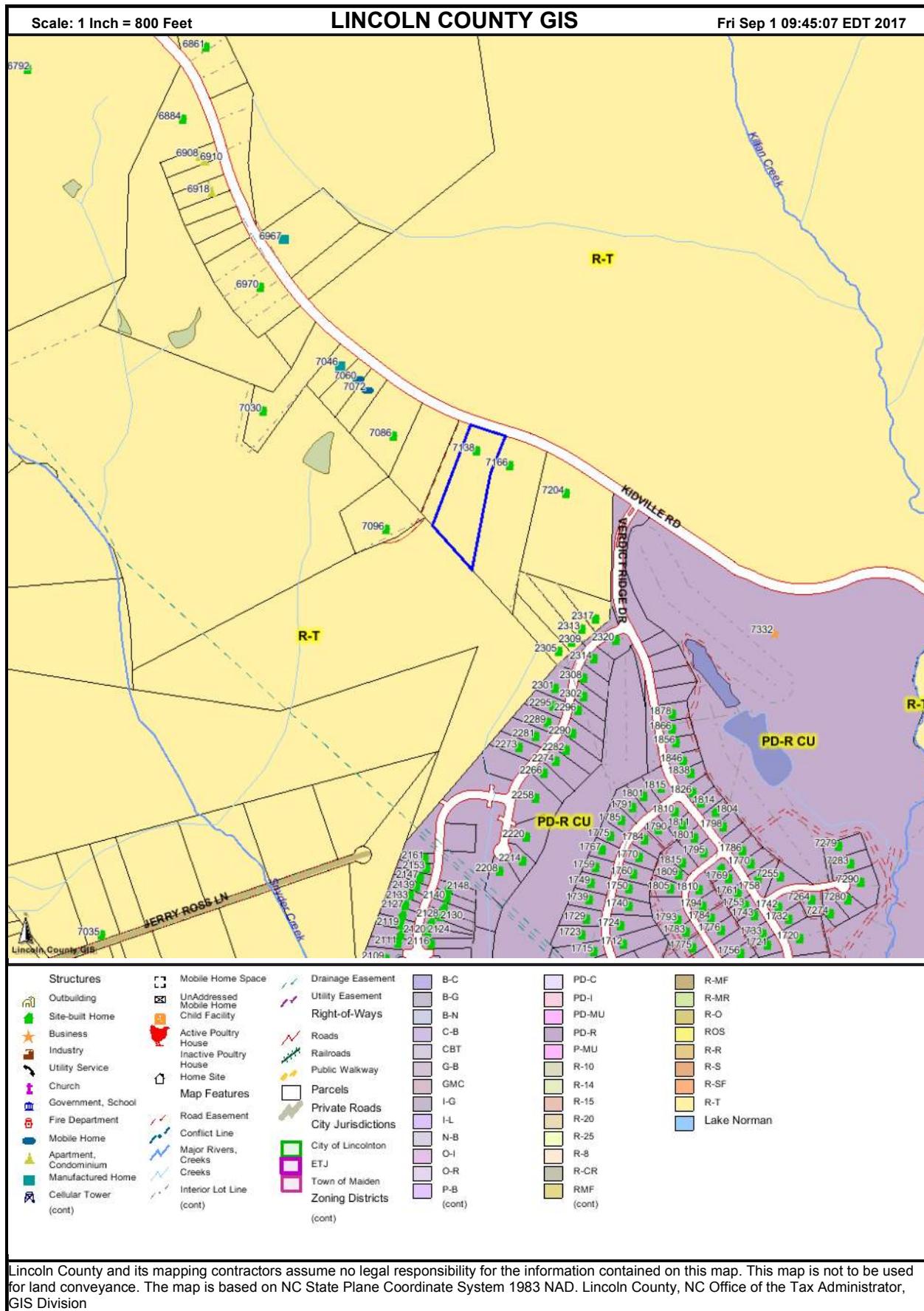
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

**This property is located in an area that is not densely populated. The number and size of events will be limited.**

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. Other recreational uses are located in this area.**

Conditional Use Permit #370  
Subject property is outlined in blue





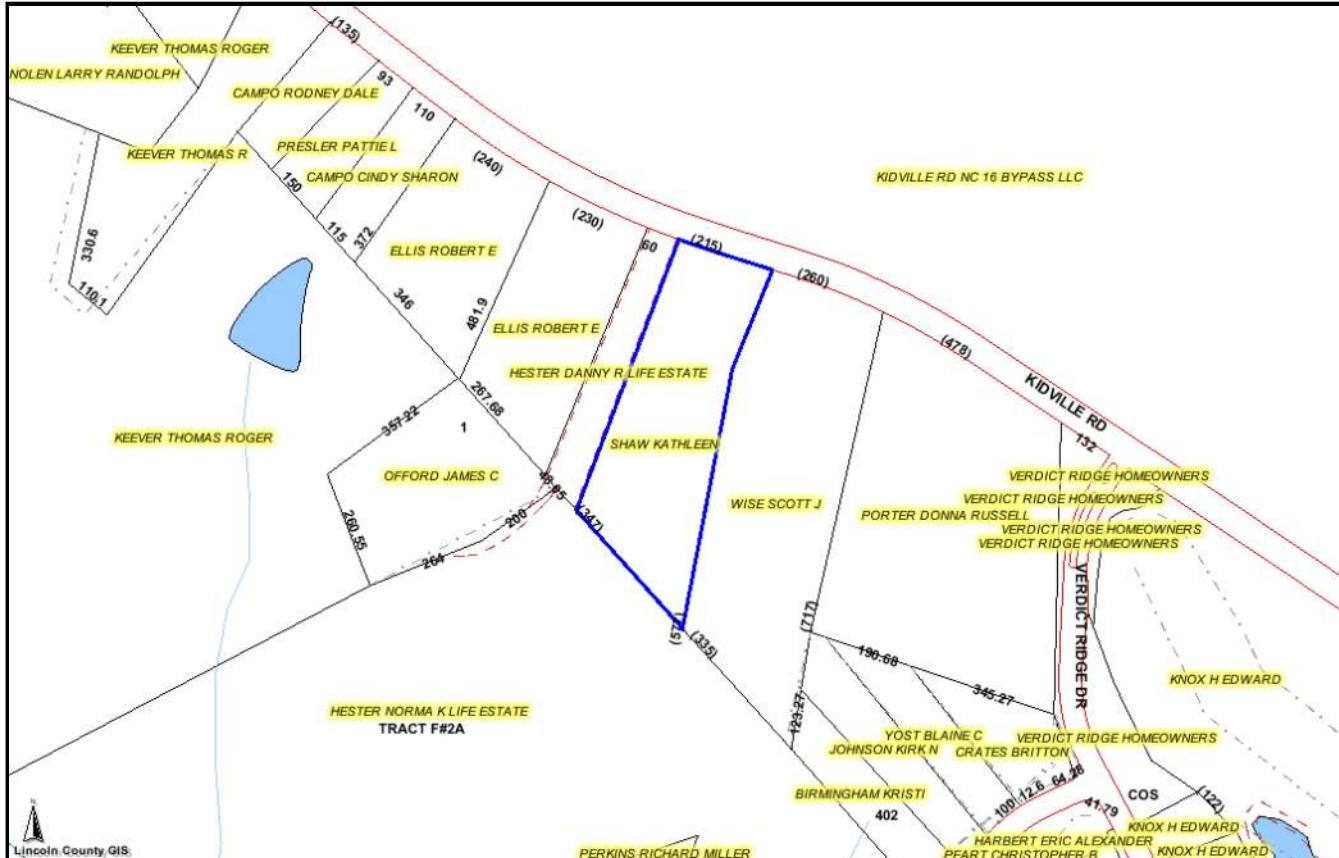
## Lincoln County, NC

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: 9/1/2017 Scale: 1 Inch = 400 Feet



Lincoln County GIS:

### PHOTOS



### PARCEL INFORMATION FOR 3694-30-1593

Parcel ID	58860	Owner	SHAW KATHLEEN
Map	3694-00	Mailing	7138 KIDVILLE ROAD
Account	0263646	Address	DENVER NC 28037
Deed	2685-643	Last Transaction Date	8/15/2017
Land Value	\$62,160	Total Value	\$266,696
----- All values are for tax year 2017. -----			
Description	BLOXSON LAND	Deed Acres	4.03
Address	7138 KIDVILLE RD	Tax Acres	3.92
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	\$177,259
Main Sq Feet	2360	RANCH Stories	
1 Year Built	1993		
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-T	3.93	DENVER WEST (DW28)	3.93
Watershed Class		Sewer District	
Not in a watershed	3.93	Not in the sewer district	3.93
2000 Census County		Tract	Block
37109		070900	3010
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710369400	3.93



