



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:

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 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 Horseshoe
Storage shed, chicken coop, house

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

To accomodate 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.

Kesler
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.

[illegible]

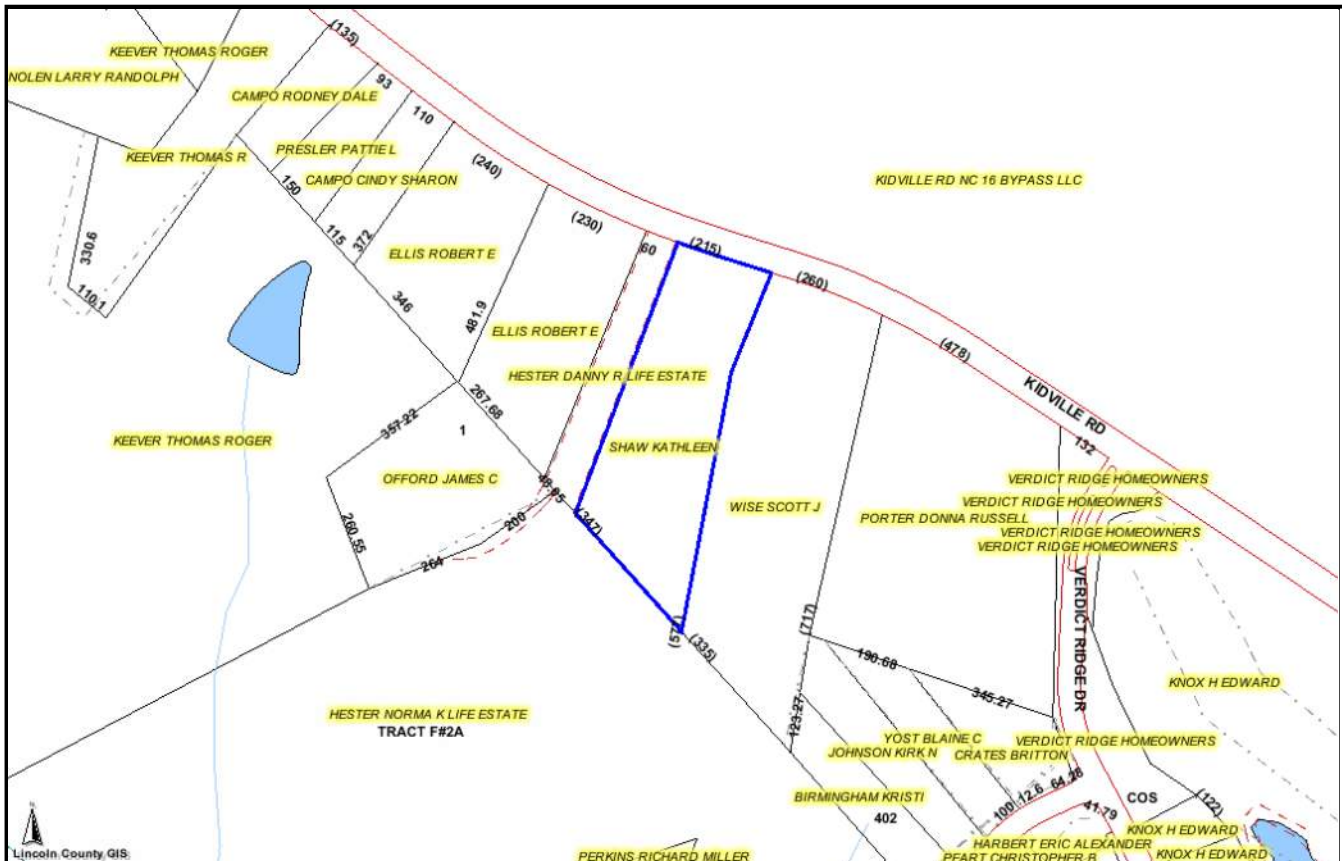
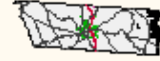


Lincoln County, NC

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



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	BLOXSOM LAND	Deed Acres	4.03
Address	7138 KIDVILLE RD	Tax Acres	3.92
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	RANCH	Value	\$177,259
Main Sq Feet	2360	Stories	1
Year Built	1993		
Zoning District	R-T	Calculated Acres	3.93
Watershed Class	Not in a watershed	Sewer District	Not in the sewer district
2000 Census County	37109	Tract	070900
Flood	X	Block	3010
Zone Description	NO FLOOD HAZARD	Panel	3710369400
			3.93



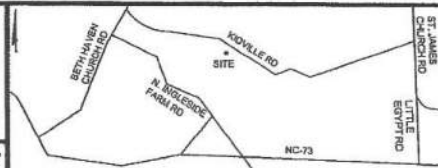
EMH&T

Evans, Mechwart, Hamblen & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
301 McCullough Dr., Ste. 109, Charlotte, NC 28262
Phone: 704.548.0333 Toll Free: 888.775.3448

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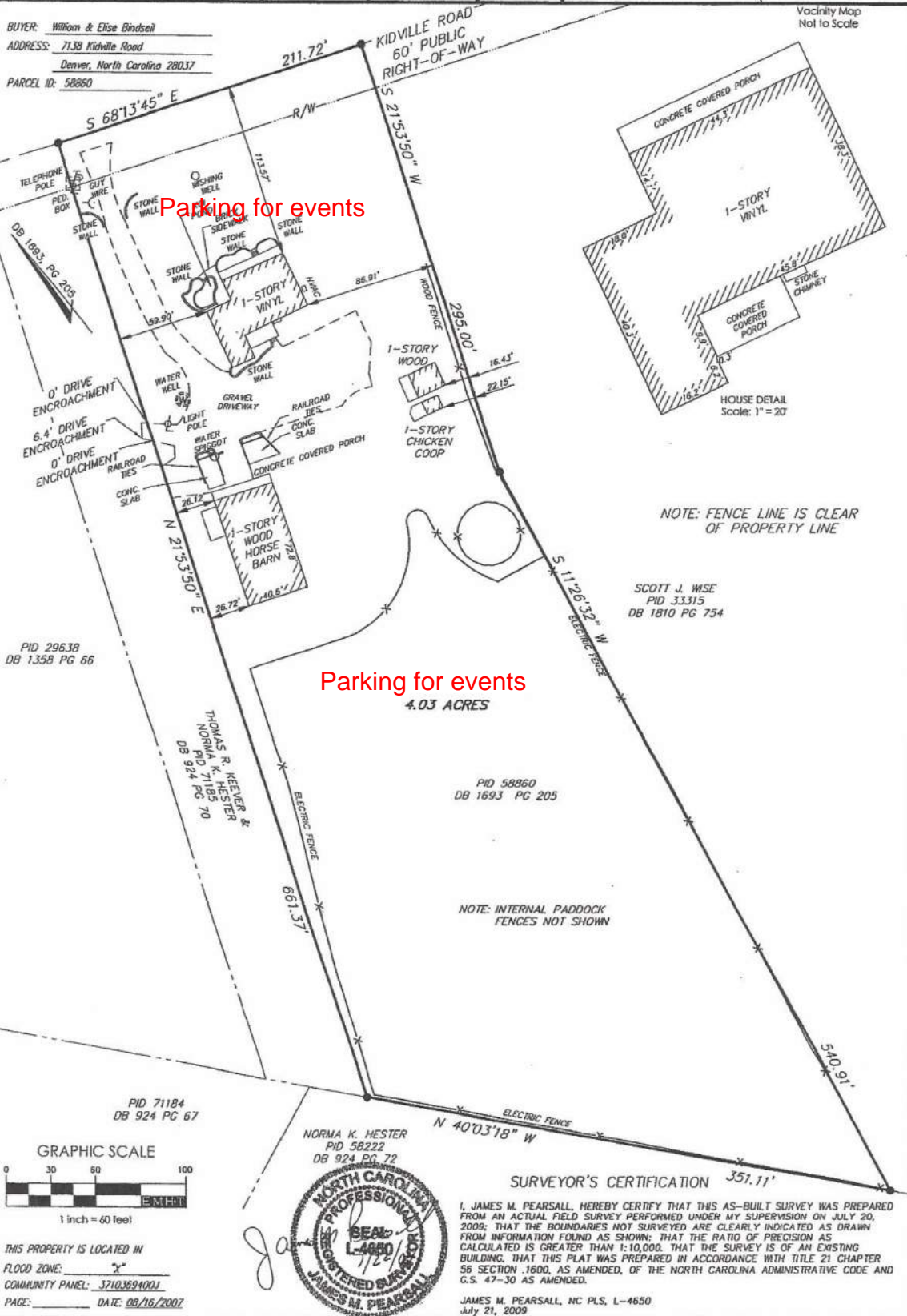
DENVER, LINCOLN CO., NC
7138 Kidville Road
DB 1693, PG 206
MORTGAGE LOCATION SURVEY

Date: 07/21/2009 Job No. 2009-0195 Scale: 1" = 60'



BUYER: Wilton & Elise Bindseil
ADDRESS: 7138 Kidville Road
Denver, North Carolina 28037
PARCEL ID: 58860

1:\Cl\Draw\1\CL\PROJECT\20090195\McMillan & Terra\7138 Kidville - Bindseil.dwg - Layout1.dwg - No Images - SavedBy: PEARNSALL [7/22/2009 5:07:23 PM] - Plot1c.dwg - PEARNSALL [7/22/2009 5:07:17 PM] - No Xrefs - No Images - SavedBy: Bindseil.dwg - Layout1.dwg - No Images - SavedBy: PEARNSALL [7/22/2009 5:07:17 PM] - Plot1c.dwg - PEARNSALL [7/22/2009 5:07:23 PM]



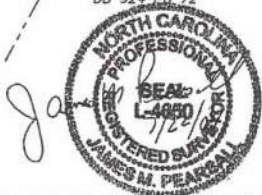
Parking for events

Parking for events
4.03 ACRES

PID 71184
DB 924 PG 67

GRAPHIC SCALE
0 30 60 100
1 inch = 60 feet

THIS PROPERTY IS LOCATED IN
FLOOD ZONE: 2"
COMMUNITY PANEL: 37103694001
PAGE: 1 DATE: 08/16/2007



SURVEYOR'S CERTIFICATION
I, JAMES M. PEARNSALL, HEREBY CERTIFY THAT THIS AS-BUILT SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION ON JULY 20, 2009; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000. THAT THE SURVEY IS OF AN EXISTING BUILDING. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH TITLE 21 CHAPTER 56 SECTION .1600, AS AMENDED, OF THE NORTH CAROLINA ADMINISTRATIVE CODE AND G.S. 47-30 AS AMENDED.
JAMES M. PEARNSALL, NC PLS. L-4650
July 21, 2009