



**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 19, 2018

Re: CUP #388  
Tracy Godfrey, applicant  
Parcel ID# 23332

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on November 5, 2018.*

**REQUEST**

The applicant is requesting a conditional use permit to add a guest house to serve as an accessory use to a single-family dwelling. Under the Unified Development Ordinance, a guest house may be permitted as a conditional use in any residential district, subject to certain requirements. In this case, the applicant is proposing a 960-square-foot guest house to go along with an existing 2,083-square-foot house.

**SITE AREA AND DESCRIPTION**

The request involves a 22-acre parcel located at 4242 John Ritchie Road, on the south side of John Ritchie Road about 1,800 feet east of Brevard Road, in Ironton Township. The property is zoned R-SF (Residential Single Family) and R-T (Transitional Residential) and is adjoined by property zoned R-SF and R-T. Land uses in this area are primarily residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential.

**ORDINANCE STANDARDS**

Under the UDO, the term used for a guest house is "private residential quarters." The following standards are set:

## **§4.6.5. Residential Accessory Use Standards**

### **K. Private Residential Quarters**

Private residential quarters may be permitted by conditional use permit (See §9.11) as an accessory use to a detached single-family dwelling, subject to the following requirements:

1. Private residential quarters approved as a conditional use shall be subject to annual review for continued compliance in accordance with the requirements of §9.11.
2. Private residential quarters may be attached to or detached from the principal dwelling in the form of a guest house or garage apartment.
3. Private residential quarters shall not be rented or occupied for gain.
4. The area of private residential quarters shall not exceed 1000 square feet or half the size of the principal dwelling, whichever is less.
5. Private residential quarters shall not have a separate electrical meter.
6. The owner of the property shall occupy either the primary structure or the private residential quarters.
7. One additional parking space on the same premises shall be required for the private residential quarters.
8. Private residential quarters shall be architecturally consistent with the principal structure.
9. Manufactured homes may not be used as private residential quarters.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Tracy Godfrey**

Application No. **CUP #388**

Property Location **4242 John Ritchie Road**

Parcel ID# **23332**

Zoning District **R-SF**

Proposed Conditional Use **guest house**

### **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 Tracy Godfrey

Applicant Address 4242 John Ritchie Road

Applicant Phone Number 704 507-2747

Property Owner Name Tracy Godfrey

Property Owner Address 4242 John Ritchie Road

Property Owner Phone Number 704 507-2747

### **PART II**

Property Location 4242 John Ritchie Rd Iron Station

Property ID (10 digits) 3661-94-4269 Property size 22.217 acres

Parcel # (5 digits) 23332 Deed Book(s) 1161 Page(s) 149

### **PART III**

Existing Zoning District R-SF

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

Family home with barn for horses

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

Add guest house for elderly parent

**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.

Tracy A. Godfrey 9-20-18  
Applicant's Signature Date

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Application No. **CUP #388**

Applicant **Tracy Godfrey**

Property Location **4242 John Ritchie Road** Parcel ID# **23332**

Existing District **R-SF**

Proposed Conditional Use **guest house**

### **PROPOSED FINDINGS**

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

**A septic permit must be obtained for the guest house. The guest house will meet the state building code.**

2. The use meets all required conditions and specifications.

**A guest house is a conditional use as an accessory use to a single-family dwelling in the R-SF district. The plan meets the Unified Development Ordinance's requirements for a guest house and for an accessory structure, including the size limit for a guest house and the setback for an accessory structure that's located in front of the front building line of the principal structure.**

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

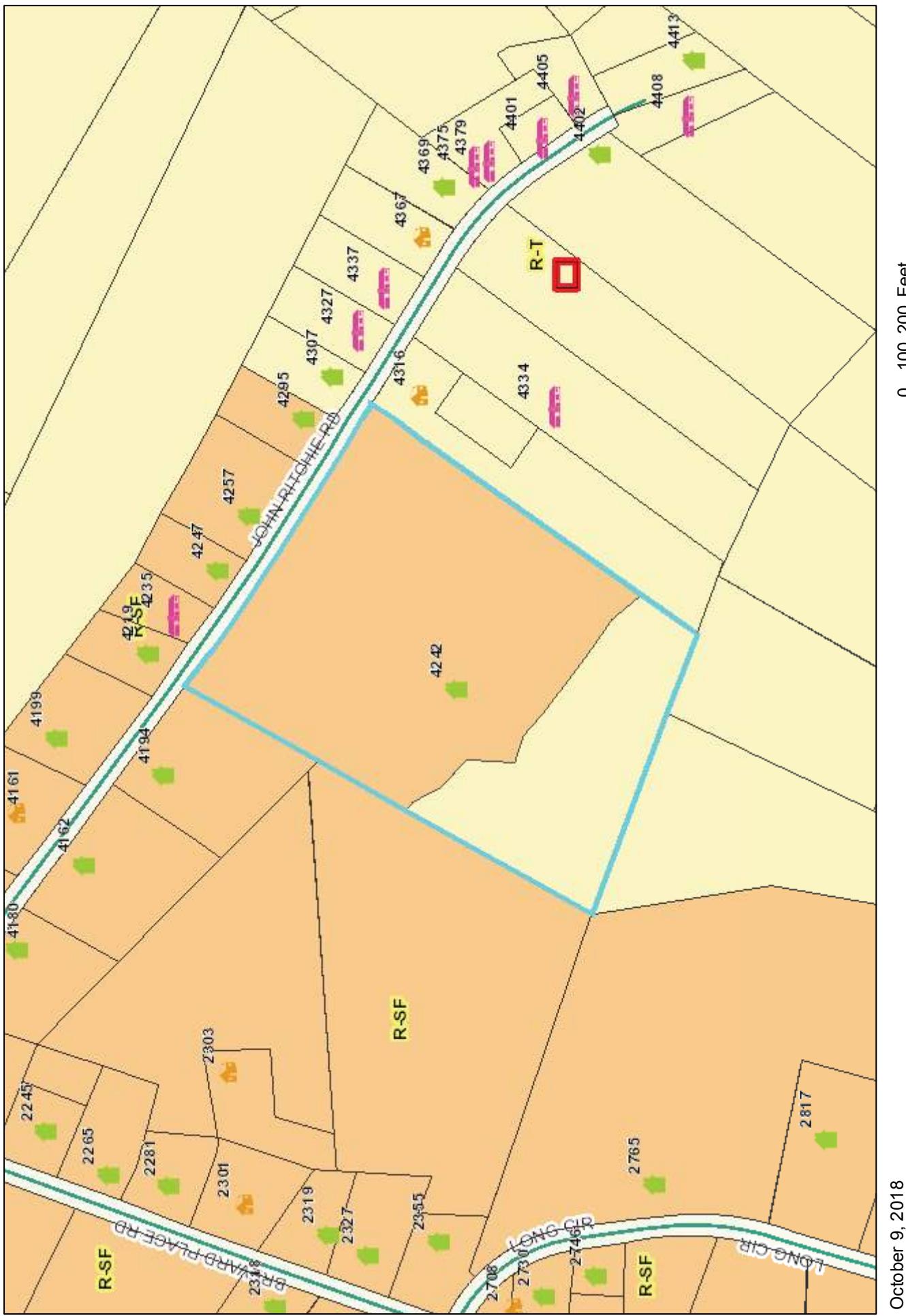
**The guest house will be located on a 20-acre tract in a largely rural area.**

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.

**Land uses in this area are primarily residential. This property is part of an area designated by the Land Use Plan as Large Lot Residential.**



Conditional Use Permit #388  
subject property is outlined in blue



October 9, 2018



October 9, 2018

0 1000 feet

1 inch = 500 feet

Conditional Use Permit #388  
site plan

