



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman
George Wood, County Manager
Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: March 16, 2012

Re: CUP #308
Rose Gibson, applicant
Parcel ID# 12102, 12103, 74420 and 74421

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 2, 2012.

REQUEST

The applicant is requesting a conditional use permit to provide equine-assisted therapy in the R-R (Rural Residential) district. In equine-assisted therapy, individuals interact with horses in a variety of activities, including grooming, feeding and walking, with the aim of improving psychological health. In regard to zoning, the proposed use has been classified as recreational. Under the Civic Uses section of the Unified Development Ordinance's Use Table, the operation of private recreational facilities is a conditional use in the R-R district.

SITE AREA AND DESCRIPTION

The proposed 53-acre site is located at 3525 Horseshoe Bend Trail, at the end of Horseshoe Bend Trail about a half mile south of Hwy. 182, in North Brook Township. The applicant resides on this property, which includes an existing horse farm. Horseshoe Bend Trail is a private road.

This property is adjoined by property zoned R-R and R-SF (Residential Single-Family). Land uses in this area are primarily residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Preservation, suitable for low-density residential uses and limited small-scale commercial uses that are suited for and blend in well with rural environments.

LINCOLN COUNTY PLANNING BOARD'S
RECOMMENDATIONS ON FINDINGS OF
FACT FOR A CONDITIONAL USE PERMIT

Application # **CUP #308** Date **April 2, 2012**

Applicant Name **Rose Gibson**

Applicant **3525 Horseshoe Bend Trail, Cherryville, NC 28021**

Property Location **3525 Horseshoe Bend Trail** Zoning District **R-R**

Proposed Conditional Use **equine-assisted therapy (private recreational facilities)**

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 REASON CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASON 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 REASON 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 REASON 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 Permit, 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 Rose Gibson

Applicant Address 3525 Horseshoe Bend Trail; Cherryville, N.C. 28021

Applicant Phone Number 704-435-1255

Property Owner Name Terry B. Gibson, Rose A. Gibson

Property Owner Address 3525 Horseshoe Bend Trail; Cherryville, N.C. 28021

Property Owner Phone Number 704-435-1255

PART II

Property Location 3525 Horseshoe Bend Trail; off Hwy 182

Property ID (10 digits) see attachment Property size 52 acres

Parcel # (5 digits) _____ Deed Book(s) _____ Page(s) _____

PART III

Existing Zoning District R-R

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

Property is currently residential - 52 acres; 2 homes, barn, run in shed; Shop-garage;

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

Property would be used to provide Christian and Secular equine assisted therapy to youth, and their families.

\$750 APPLICATION FEE 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.

Rose A. Gibson
Applicant's Signature

Feb. 16, 2012
Date

PART II

Property ID#	Parcel #	Deed Book, Page	Property Size
2671-88-9987	12102	770-443	24.37 acres
2671-87-7608	12103	2087-175	24.24
2671-98-5604	74421	1730-856	2.38
2671-88-5265	74420	1067-399	<u>2.4</u>
			53.39 acres

Second Chance Ranch would be a 501(c)(3) nonprofit organization which would provide Christian and secular equine-assisted therapy, skill building and life-changing insights. This would provide a safe environment where neglected and hurting children and horses would interact with each other, receiving hope, unconditional love, trust and self-discovery.

I have had over five years' experience as an equine specialist, certified through EAGALA (Equine Assisted Growth and Learning Association), working for Shepherd Equine Assisted Therapy and Youth Ranch, which was located in Lincoln County, and worked closely with Juvenile Crime Prevention Council, DSS, and Lincoln County Schools.

Activities would be conducted approximately 500 feet from closest residence, 3 to 5 days per week, and approximately 3 to 4 hours per day. Sessions would last one hour per individual, family, or group of 10 or less.

The facility would be located approximately ½ mile down Horseshoe Bend Trail, off Hwy. 182. There are 5 homes, one of which is unoccupied, on Horseshoe Bend Trail, before reaching my property, no other homes behind us.

The existing road would be maintained by my husband, Terry Gibson, with our own equipment.

Rose Gibson

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #308**

Applicant **Rose Gibson**

Applicant's Address **3525 Horseshoe Bend Trail, Cherryville, NC 28021**

Property Location **3525 Horseshoe Bend Trail**

Zoning District **R-R**

Proposed Conditional Use **equine-assisted therapy (private recreational facilities)**

PROPOSED FINDINGS

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

This involves an existing horse farm on 52 acres with well-maintained fencing.

2. The use meets all required conditions and specifications.

A private recreational facility is a conditional use in the R-R district. This is an existing horse farm.

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

Activities would be conducted approximately 500 feet from the nearest home on another property. The applicant's home is located on this property.

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.

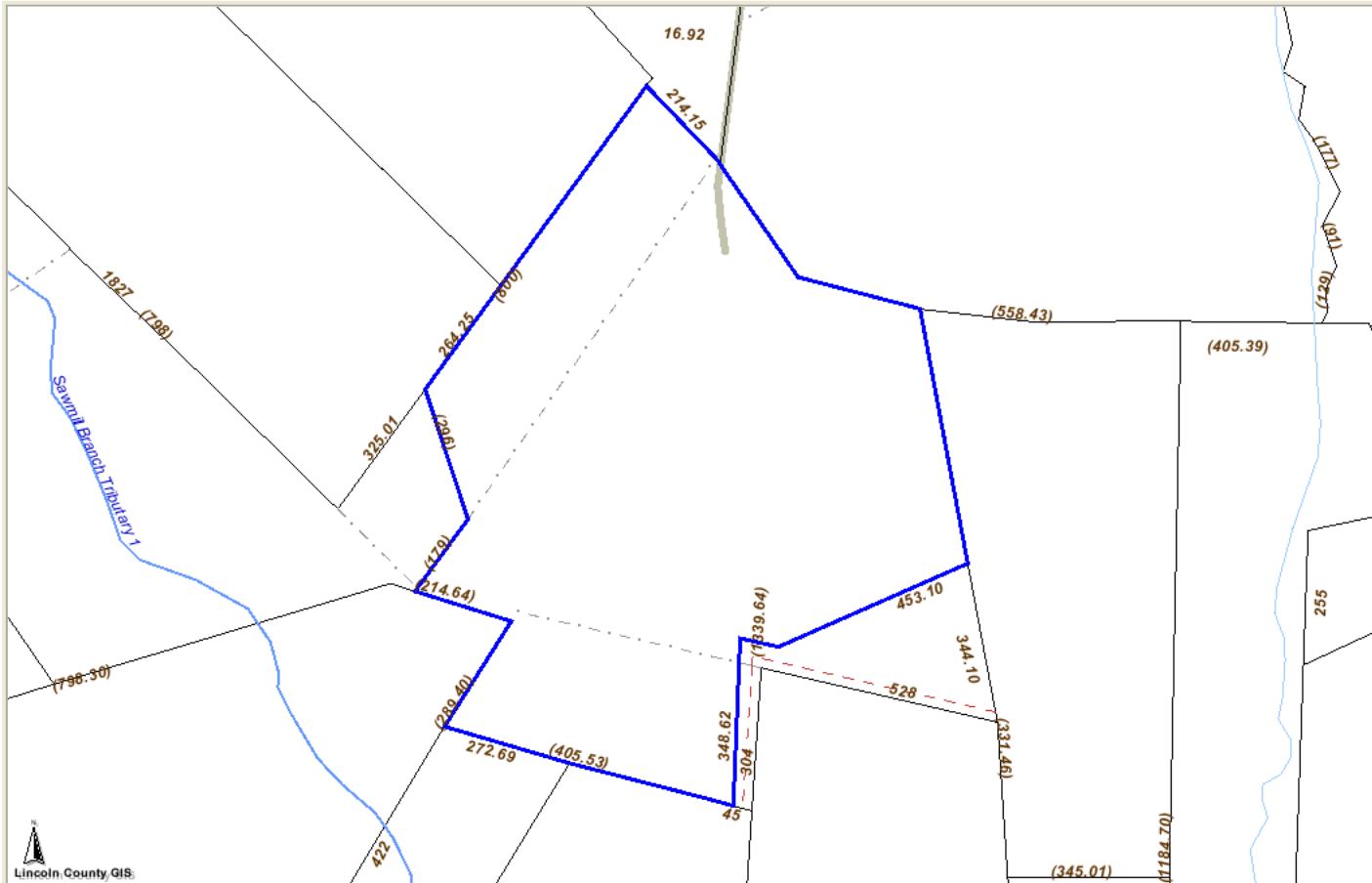
This is a rural area with farmland and timber land. The proposed use is suited for and will blend in well with the rural environment.



Lincoln County, NC

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Date: 2/17/2012 Scale: 1 Inch = 400 Feet



PHOTOS



12102



12102

PARCEL INFORMATION FOR 2671-88-9987

Parcel ID	12102	Owner	GIBSON ROSE A GIBSON TERRY B		
Map	2671-00	Mailing Address	3525 HORSESHOE BEND TRL CHERRYVILLE NC 28021		
Account	0061879	Recorded			
Deed	770-443	Total Value	Sale Price	0	
Land Value	\$100,089		\$224,770	Previous Parcel	
----- All values are for tax year 2012. -----					
Description	HOMESITE OFF HWY 182			Deed Acres	0
Address	3525 HORSESHOE BEND TR			Tax Acres	24.37
Township	NORTH BROOK			Tax/Fire District	
Main Improvement	MANUFACTURED HOME			Value	\$80,162
Main Sq Feet	1782	Stories	1 Year Built	2002	
Zoning	Calculated Acres			Calculated Acres	
District					24.37
R-SF		24.37			
Watershed Class				Sewer District	
WS-IIP	24.37			Not in the sewer district	24.37
2000 Census County				Tract	Block
37109				070500	3040
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710266000	24.37

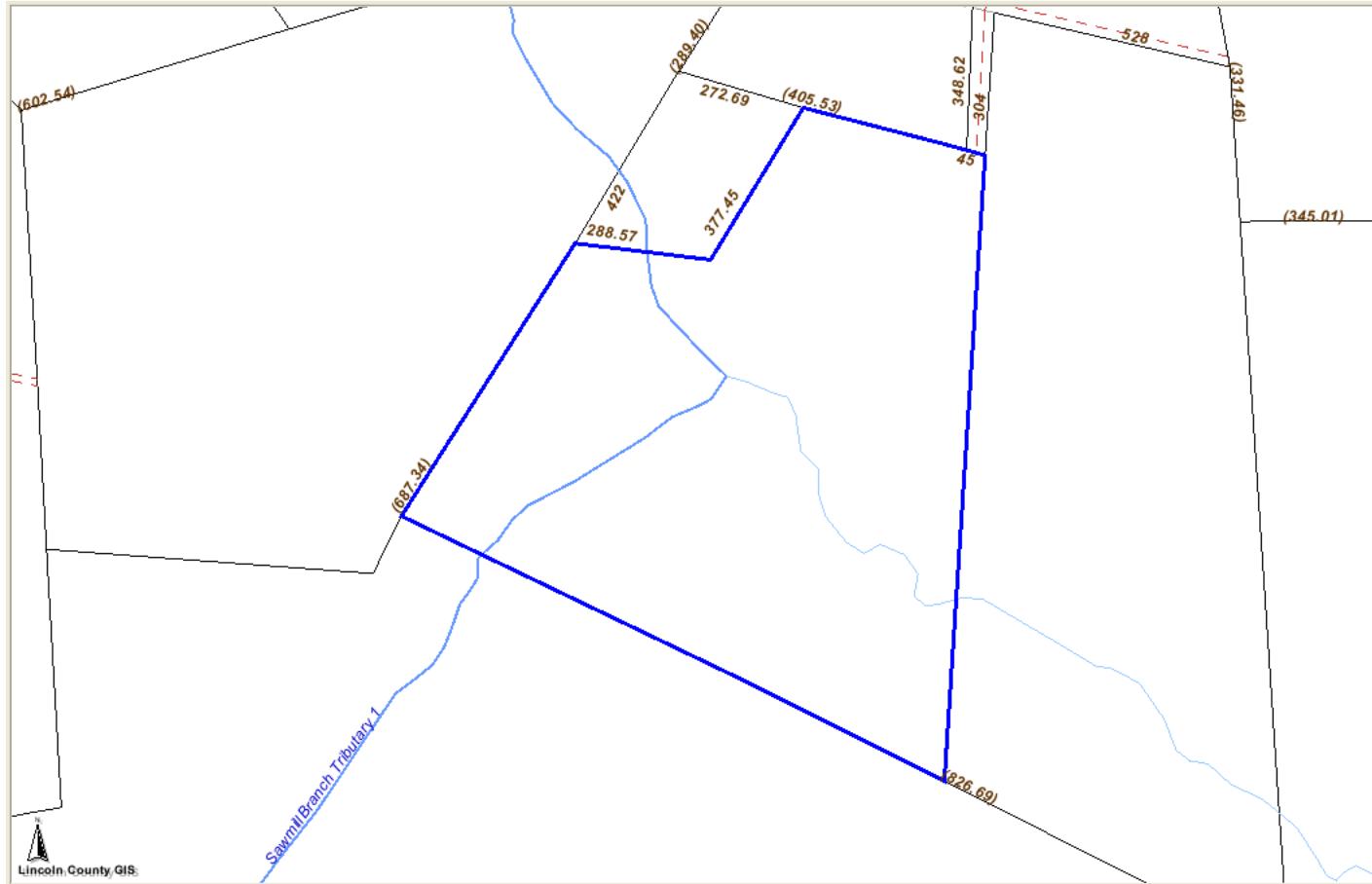




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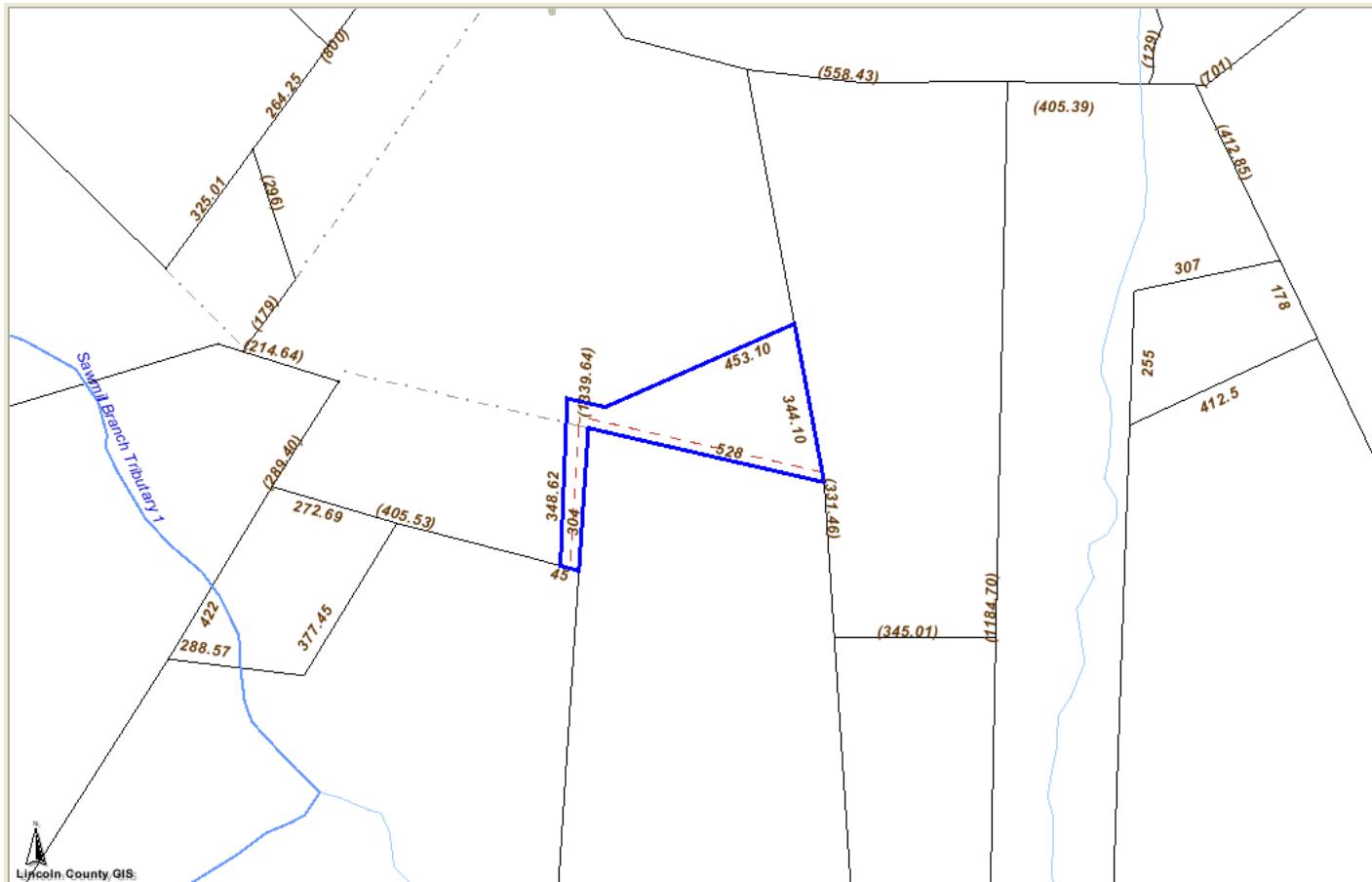
PARCEL INFORMATION FOR 2671-87-7608

	Parcel ID	12103	Owner	GIBSON TERRY BOYD
	Map	2671-00	Mailing Address	3525 HORSESHOE BND TRL CHERRYVILLE NC 28021-9514
	Account	0072465	Recorded	1/14/2009
	Deed	2087-175	Total Value	Sale Price 0
	Land Value	\$84,540		Previous Parcel
	----- All values are for tax year 2012. -----			
	Description	JL FISHER LD RD 1157		Deed Acres 0
	Address	HORSESHOE BEND TR		Tax Acres 24.24
	Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Improvement		No Improvements		
Zoning District		Calculated Acres	Voting Precinct	Calculated Acres
R-R		14.16	NORTH BROOK (NB01)	24.1
R-SF		9.94		
Watershed Class			Sewer District	
WS-IIP		24.1	Not in the sewer district	24.1
2000 Census County			Tract	Block
37109			070500	3040
Flood	Zone Description		Panel	
X	NO FLOOD HAZARD		3710266000	24.1



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PHOTOS



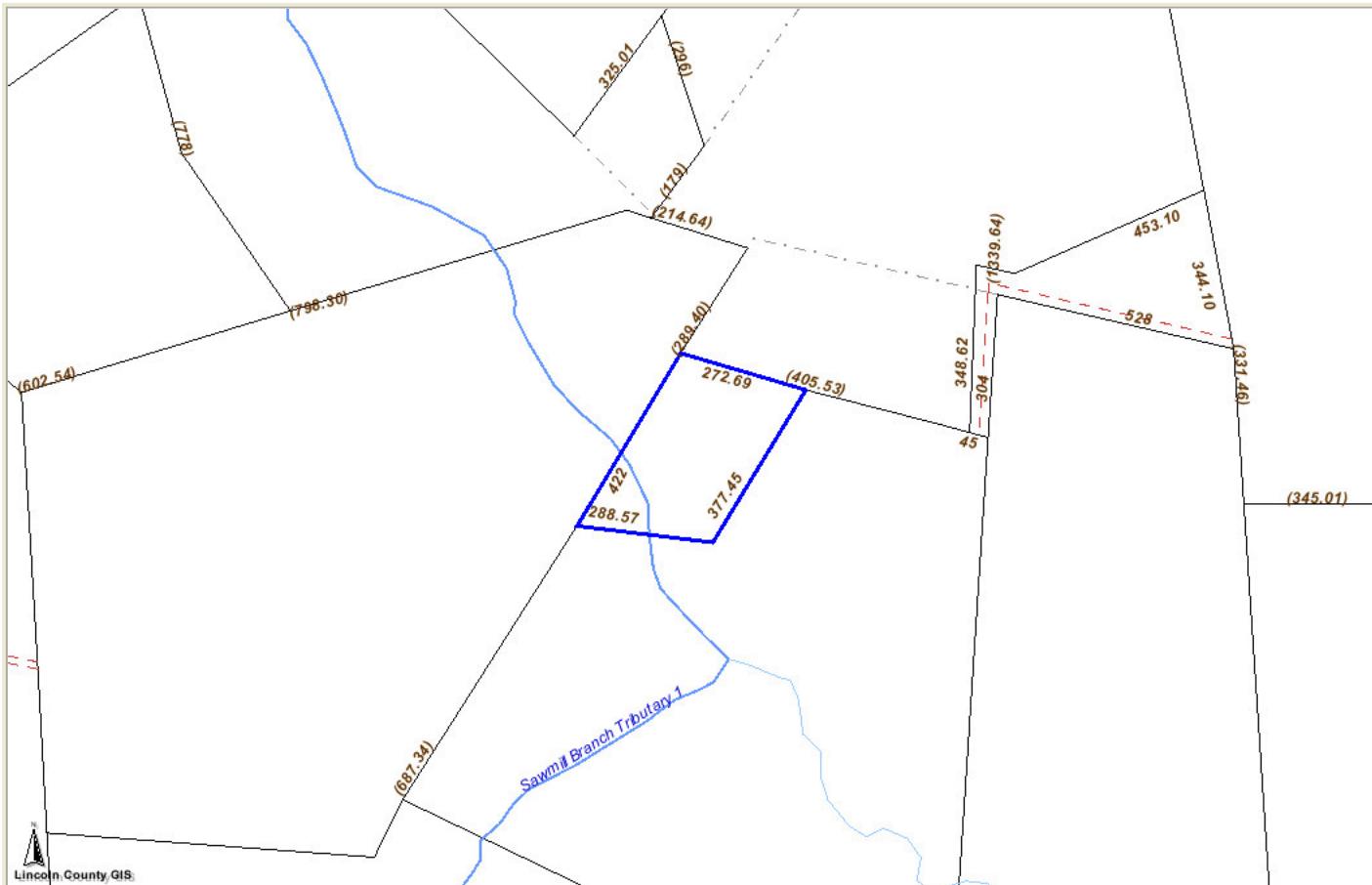
PARCEL INFORMATION FOR 2671-98-5604

Parcel ID	74421	Owner	BOYD GIBSON FAMILY TRUST	
Map	2671-00	Mailing Address	3527 HORSESHOE BEND TRAIL CHERRYVILLE NC 28021	
Account	0186803	Recorded	8/17/2005	
Deed	1730-856	Total Value	\$122,642	
Land Value	\$22,708	----- All values are for tax year 2012. -----		
Description	VACANT LAND OFF HWY 182			
Address	3527 HORSESHOE BEND TR			
Township	NORTH BROOK			
Main Improvement	MANUFACTURED HOME			
Main Sq Feet	1950	Stories	1	
		Year Built	1992	
Value	\$83,538			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-SF	2.39	NORTH BROOK (NB01)	2.39	
Watershed Class	Calculated Acres	Sewer District	Calculated Acres	
WS-IIP	2.39	Not in the sewer district	2.39	
2000 Census County	Tract	Block		
37109	070500	3040	2.39	
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710266000	2.39	



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PHOTOS



Photo Not Available

PARCEL INFORMATION FOR 2671-88-5265

Parcel ID	74420	Owner	GIBSON ROSE A GIBSON TERRY B 3525 HORSESHOE BEND TRL CHERRYVILLE NC 28021
Map	2671-00	Mailing Address	
Account	0061879	Recorded	9/10/1998
Deed	1067-399	Total Value	\$9,007
Land Value		----- All values are for tax year 2012. -----	
Description	VACANT LAND OFF RD 1157	Sale Price	0
Address	HORSESHOE BEND TR	Previous Parcel	12103
Township	NORTH BROOK	Deed Acres	2.39
Improvement		Tax Acres	2.4
Zoning District		Tax/Fire District	NORTH BROOK
R-SF	2.14	No Improvements	
R-R	0.34		
Watershed Class		Voting Precinct	
WS-IIP	2.48	NORTH BROOK (NB01)	2.48
2000 Census County		Sewer District	
37109		Not in the sewer district	2.48
Flood		Tract	
X	Zone Description	070500	2.48
	NO FLOOD HAZARD	Block	
		Panel	
		3710266000	2.48

CUP #308 Vicinity Map



Public Hearing
April 2, 2012

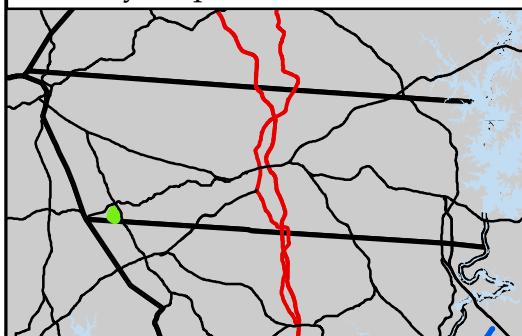
Legend

- Subject Parcel
- Parcels

N

0 250 500 1,000
Feet

Vicinity Map

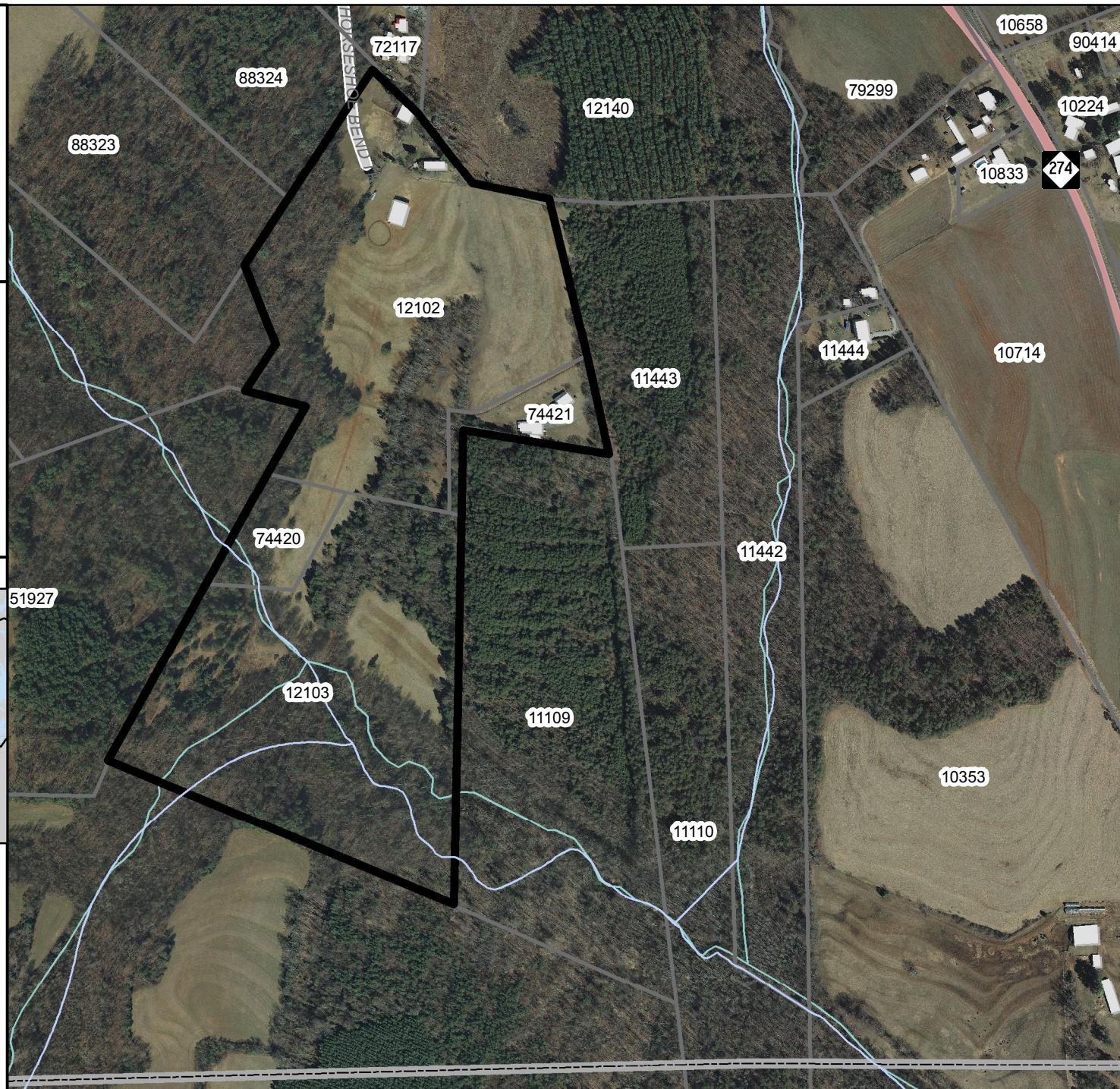


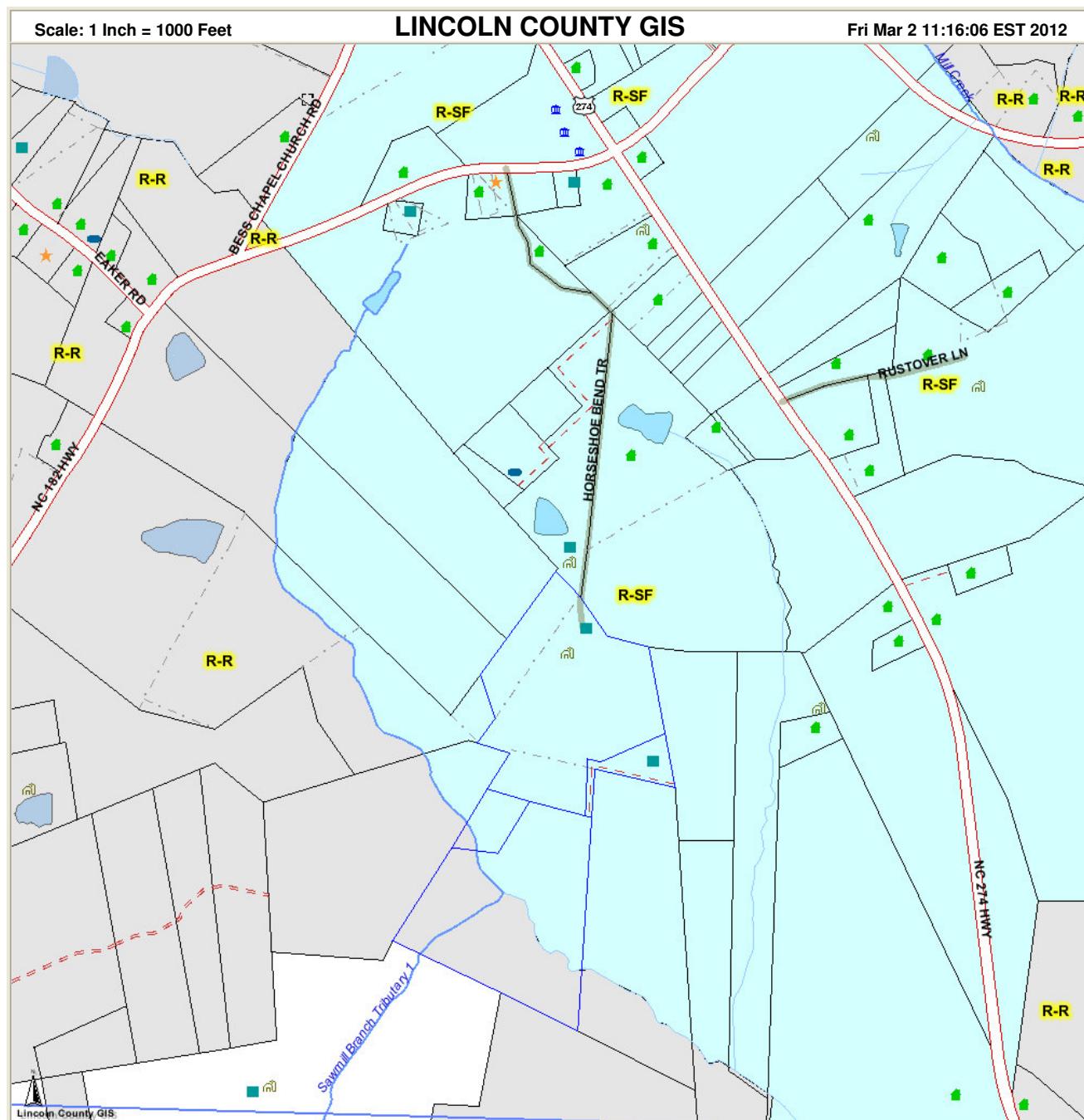
Map compiled by Lincoln County
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Date: February 21, 2012





Structures	Mobile Home Space	Creeks	Town of Maiden Zoning Districts	O-I
Outbuilding	UnAddressed Mobile Home	Interior Lot Line	R-CR	P-B
Site-built Home	Child Facility	Drainage Easement	ELDD	R-10
Business	Home Site	Utility Easement	B-G	R-15
Industry	County Boundaries	Right-of-Ways	B-N	R-25
Utility Service	County Line	Roads	I-G	R-8
Church	Township Line	Railroads	I-L	RMF
Government, School	Map Features	Public Walkway	P-MU	R-O
Fire Department	Road Easement	Parcels	PD-C	O-R
Mobile Home	Conflict Line	Private Roads	PD-I	ROS
Apartment, Condominium	Major Rivers, Creeks (cont)	City Jurisdictions	PD-MU	B-C
Manufactured Home		City of Lincolnton	PD-R	Lake Norman
Cellular Tower (cont)		ETJ (cont)	P-R (cont)	

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