



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: April 11, 2014

Re: CUP #337
Marni Carpenter, applicant
Parcel ID# 74138, 74799 and 74798

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 5, 2014.

REQUEST

The applicant is requesting a conditional use permit to operate a bed and breakfast in the R-SF (Residential Single-Family) district. Under the Unified Development Ordinance, a bed and breakfast is a conditional use in the R-SF district, subject to certain standards.

SITE AREA AND DESCRIPTION

The 9.6-acre site is located at 2800 Laboratory Road, on the west side of Laboratory Road at South Fork Road, in Lincolnton Township. This property is adjoined by property zoned R-SF and I-G (General Industrial). Land uses in this area are primarily residential. Across the road from this property, an old mill has been converted into an event center. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

BED AND BREAKFAST STANDARDS

The Unified Development Ordinance establishes the following standards for a bed and breakfast:

§4.4.3 Bed & Breakfast

Single-family detached dwellings may be used as bed and breakfasts in accordance with the following requirements:

- A.** One or more bedrooms may be rented on a daily basis to tourists, vacationers and similar transients;
- B.** Where the provision of meals is provided, such provision is limited to the breakfast meal, available only to guests and employees;
- C.** Individual rooms shall not be equipped with cooking facilities;
- D.** There shall be no substantial modifications to the exterior appearance of the structure; however, fire escapes, handicapped entrances and other features may be added to protect public safety;
- E.** Such operations shall be conducted primarily by persons who reside in the dwelling unit, with the assistance of not more than the equivalent of two full-time employees; and
- F.** An owner of the use shall reside on site.



County Of Lincoln, North Carolina

Planning Board

Applicant **Marni Carpenter**

Application No. **CUP #337**

Property Location **2800 Laboratory Road**

Zoning District **R-SF**

Proposed Conditional Use **bed and breakfast**

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 MARNI SUTTLE CARPENTER

Applicant Address 1800 LABORATORY ROAD, LINCOLNTON, N.C. 28092

Applicant Phone Number 704-732-2692

Property Owner Name MARNI S. & E. SCOTT CARPENTER

Property Owner Address 1800 LABORATORY ROAD, LINCOLNTON, N.C. 28092

Property Owner Phone Number 704-732-2692

PART II

Property Location 1800 LABORATORY ROAD, LINCOLNTON, N.C. 28092

Property ID (10 digits) 3622-72-5428 Property size 4.72 ACRES *TOTAL - 10.745 ACRES
Z-3622-72-2401 3-3622-72-2626 3-5.914 "
Parcel # (5 digits) 71438 Deed Book(s) 1814 Page(s) 276

Z-74799

PART III 3-74799
Existing Zoning District R-SF

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

THE HOUSE IS A SINGLE FAMILY HOME. IT IS USED FOR FAMILY LIVING, AND THE STABLE HOUSES A VARIED GROUP OF DOMESTIC ANIMALS. THERE IS ALSO A CORN CRIB, CHICKEN HOUSE, & 2 CAR GARAGE.

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

PLEASE SEE ATTACHED PROPOSAL.

\$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.

Applicant's Signature Marni Suttle Carpenter

Date March 18, 2014

Peacock Hill Farm B&B Proposal

We are Marni and Scott Carpenter and we hope to open our home to the public as a guest house. We live in an historic property in the Laboratory area, directly across the street from the restored Laboratory Mill-which is an events venue. The Mill owners, Cyndi and John Dellinger, are presently booked for most weeks of 2014, and have encouraged us to offer our home to their clients. Many of the visitors to the Mill have expressed interest in our home and have inquired about the possibility of staying here. We are on the register of historic properties, as is the Mill, the old water building adjoining our property, and the Hoke home across the street. We would offer only 3 rooms for rent as we also live in this grand old house.

Our home is on a hill at 2800 Laboratory Road, Lincolnton, and overlooks the Mill and the South Fork River in front, and has a wonderful view of the river and a pond out back. We own 11+ acres and are surrounded by the Paul and Agnes Rhyne land trust. We will never lose our views or be encroached upon by construction of any sort. We are lucky to own such a lovely and scenic property and feel that opening a B&B here will enhance the Mill operation and the attractiveness of Lincoln County to potential visitors. Our dream is to continue to improve our home and property, always with proper historical methods in mind, and to strive for excellence in entertaining. Our four children no longer live here as a primary residence, though 2 are still in college, and we have the skill and experience necessary to run a successful guest house. Marni formerly lived in, and helped run, an inn on Cumberland Island, Georgia, and has extensive design and cooking skills. Scott is a local pharmacist but is also quite a handyman and has spent years restoring and improving old properties-a daunting task at times.

We feel we will be able to offer a completely unique experience in the only historic B&B in Lincoln County, and will be able to enhance the one of a kind venue that is the Laboratory Mill. Our area does not require a change in zoning and we would not have signs or any kind of advertising on our property, so our neighbors would see no difference outside of our home. The popularity of the Mill will virtually ensure business for us, and we would in turn enhance the Mill. It would be a win/win for us all, and especially for Lincoln County.

We plan to treat our guests as friends and hope to learn and share the niceties of life. As Emerson said "The ornament of a house is the friends who frequent it. There is no event greater in life than the appearance of new persons about our hearth."

Marni Suttle Carpenter
S. Scott Carpenter

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

Application No. **CUP #337**

Applicant **Marni Carpenter**

Property location **2800 Laboratory Road**

Parcel ID# **71438, 74799 and 74798**

Zoning District **R-SF**

Proposed Conditional Use **bed and breakfast**

PROPOSED FINDINGS

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

No new facilities are proposed. The use will generate minimal traffic.

2. The use meets all required conditions and specifications.

A bed and breakfast is a conditional use in the R-SF district. The owners will reside in the house.

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

The house is located on 10 acres. No changes in the appearance of the property are proposed. The number of guest rooms will be limited to three.

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 property is located across the road from a facility where weddings and other events attract guests. The use will not change the residential nature of this property.

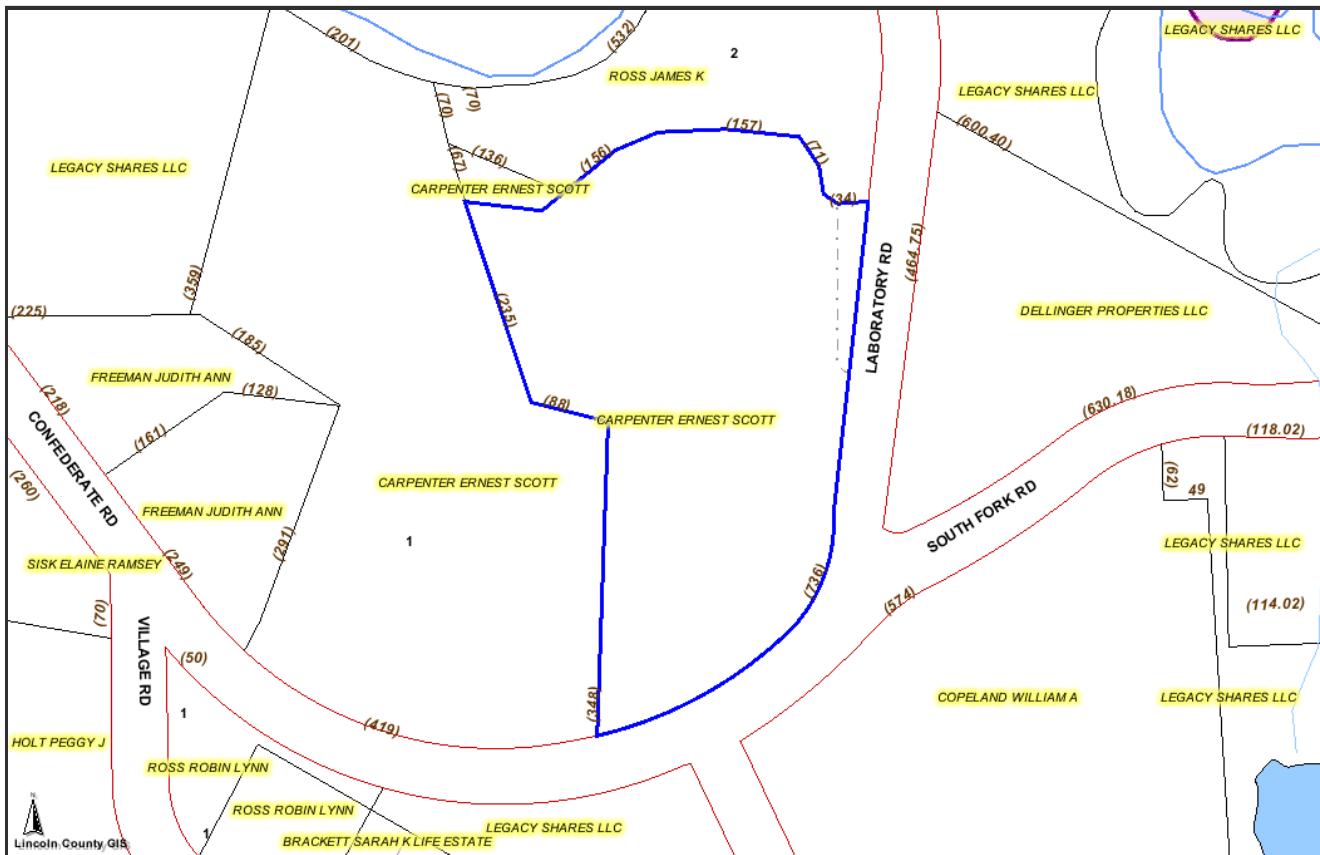


Lincoln County, NC

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: 3/19/2014 Scale: 1 Inch = 200 Feet



PHOTOS



PARCEL INFORMATION FOR 3622-72-5428

Parcel ID	71438	Owner	CARPENTER ERNEST SCOTT CARPENTER MARY SUTTLE REVOCABLE LIVING TRUST				
Map Account	3622-04 0193625	Mailing Address	2800 LABORATORY RD LINCOLNTON NC 28092				
Deed Land Value	1814-276 \$47,524	Recorded Total Value	5/12/2006 \$219,906	Sale Price	0		
----- All values are for tax year 2014. -----							
Description Address Township	RHYNE LAND & HOUSE 2800 LABORATORY RD LINCOLNTON	Deed Acres Tax Acres	4.71 4.25	Tax/Fire District	SOUTH FORK		
Main Improvement Main Sq Feet	COLONIAL 2878	Stories	1.68	Year Built	1885		
				Value	\$169,352		
Zoning District	Calculated Acres	Voting Precinct		Calculated Acres			
R-SF	4.25	LONG SHOALS (LS15) LOVE MEMORIAL (LM16)		0.62 3.64			
Watershed Class	Sewer District						
WS-IVP	4.25	Not in the sewer district		4.25			
2000 Census County		Tract	Block				
37109		070400	3001				
Flood	Zone Description		Panel				
SHADED X	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD		3710362200				
X	NO FLOOD HAZARD		3710362200				
			3.95				

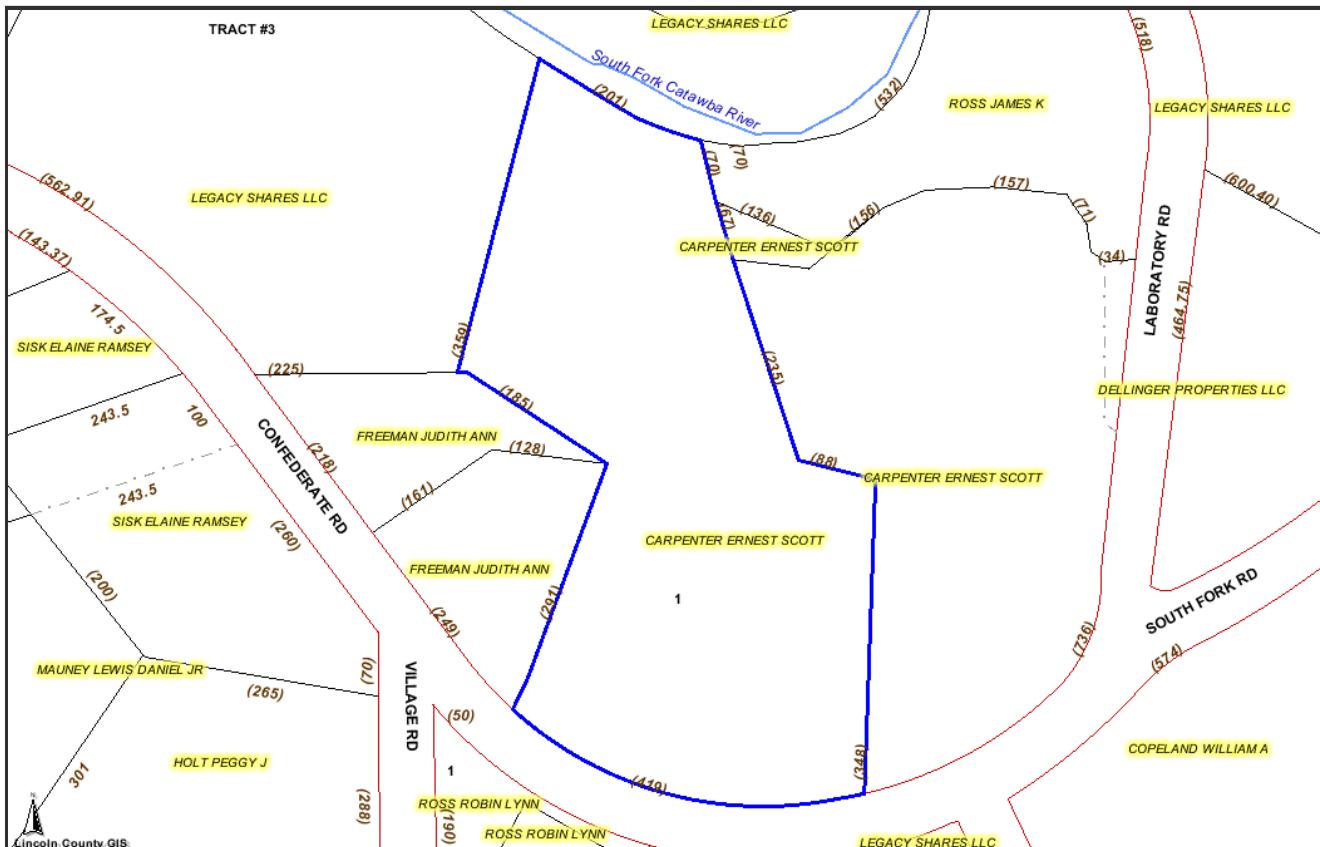


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PHOTOS		PARCEL INFORMATION FOR 3622-72-2401					
 Photo Not Available		Parcel ID 74798 Owner CARPENTER ERNEST SCOTT Map Account 3622-04 Mailing Address CARPENTER MARY SUTTLE Deed 0193625 Recorded REVOCABLE LIVING TRUST Land Value 1814-280 Total Value 2800 LABORATORY RD Subdivision Lot 1 VIRGINIA GREENE RHYNE Plat LINCOLNTON NC 28092 Description #1 LOT V G RHYNE SUB Deed Acres 5/12/2006 Address LABORATORY RD Tax Acres 0 Township LINCOLNTON Tax/Fire District SOUTH FORK Improvement Plat 9-236 Zoning District Calculated Acres Deed Acres 5.91 R-SF 5.29 Tax Acres 5.28 Watershed Class Not in the sewer district WS-IVP Tract 5.29 2000 Census County 070400 Block 3001 37109 Panel 5.29 Flood SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - AE 100 YEAR AEFW FLOODWAY AREA - 100 YEAR FLOOD HAZARD SHADED OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD X 37103622000.46 X 37103622000.01 X 37103622000.27 X 37103622004.55 NO FLOOD HAZARD					
----- All values are for tax year 2014. -----							

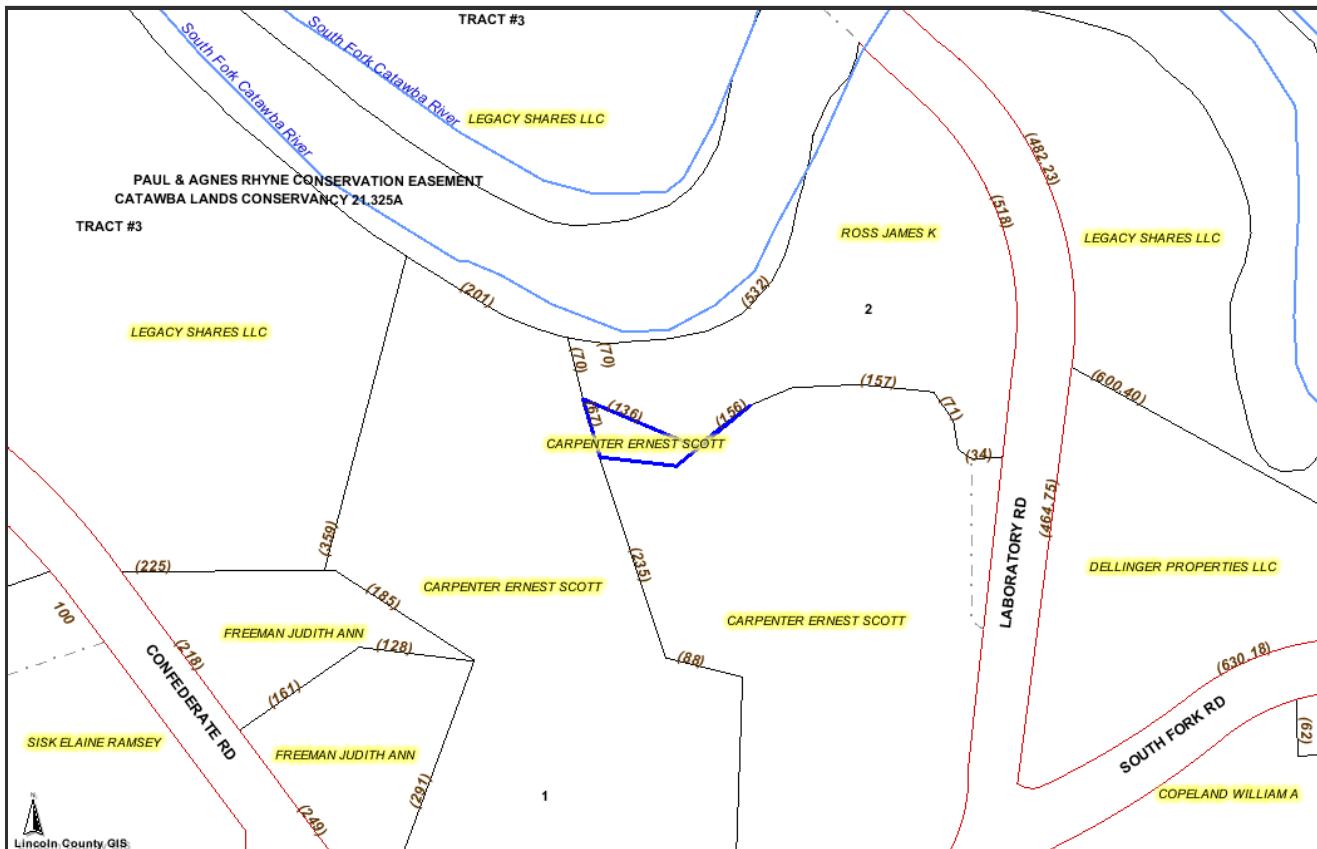


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Date: 3/19/2014 Scale: 1 Inch = 200 Feet



PHOTOS		PARCEL INFORMATION FOR 3622-72-2689					
 Photo Not Available		Parcel ID	74799	Owner	CARPENTER ERNEST SCOTT CARPENTER MARY SUTTLE REVOCABLE LIVING TRUST		
		Map Account	3622-04	Mailing Address	2800 LABORATORY RD LINCOLNTON NC 28092		
		Deed	0193625	Recorded	5/12/2006	Sale Price	0
		Land Value	1814-280	Total Value	\$263	Previous Parcel	
----- All values are for tax year 2014. -----							
		Subdivision	Lot 3 VIRGINIA GREENE RHYNE		Plat	9-236	
		Description	#3 LOT V G RHYNE SUB		Deed Acres	0.11	
		Address	LABORATORY RD		Tax Acres	0.1	
		Township	LINCOLNTON		Tax/Fire District	SOUTH FORK	
		Improvement			No Improvements		
		Zoning District		Calculated Acres		Calculated Acres	
		R-SF		0.11		0.11	
		Watershed Class					
		WS-IVP					
		2000 Census County					
		37109					
		Flood	Zone Description		Tract		
		AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED -		070400		
			100 YEAR				
		SHADED	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD				
		X					
		X	NO FLOOD HAZARD				

