



**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.

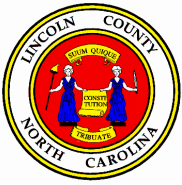
#### BED AND BREAKFAST STANDARDS

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 2800 LABORATORY ROAD, LINCOLNTON, N.C. 28092

Applicant Phone Number 704-732-2692

Property Owner Name MARNI S. & E. SCOTT CARPENTER

Property Owner Address 2800 LABORATORY ROAD, LINCOLNTON, N.C. 28092

Property Owner Phone Number 704-732-2692

### PART II

Property Location 2800 LABORATORY ROAD, LINCOLNTON, N.C. 28092

Property ID (10 digits) 3622-72-5428 Property size 4.72 ACRES \*TOTAL-  
2-3622-72-2401 2-5.914 " 10.745  
3-3622-72-2689 3-5.111 " ACRES  
Parcel # (5 digits) 71438 Deed Book(s) 1814 Page(s) 276  
2-74798  
3-74799

### PART III

Existing Zoning District R-S F

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. Suttle 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.

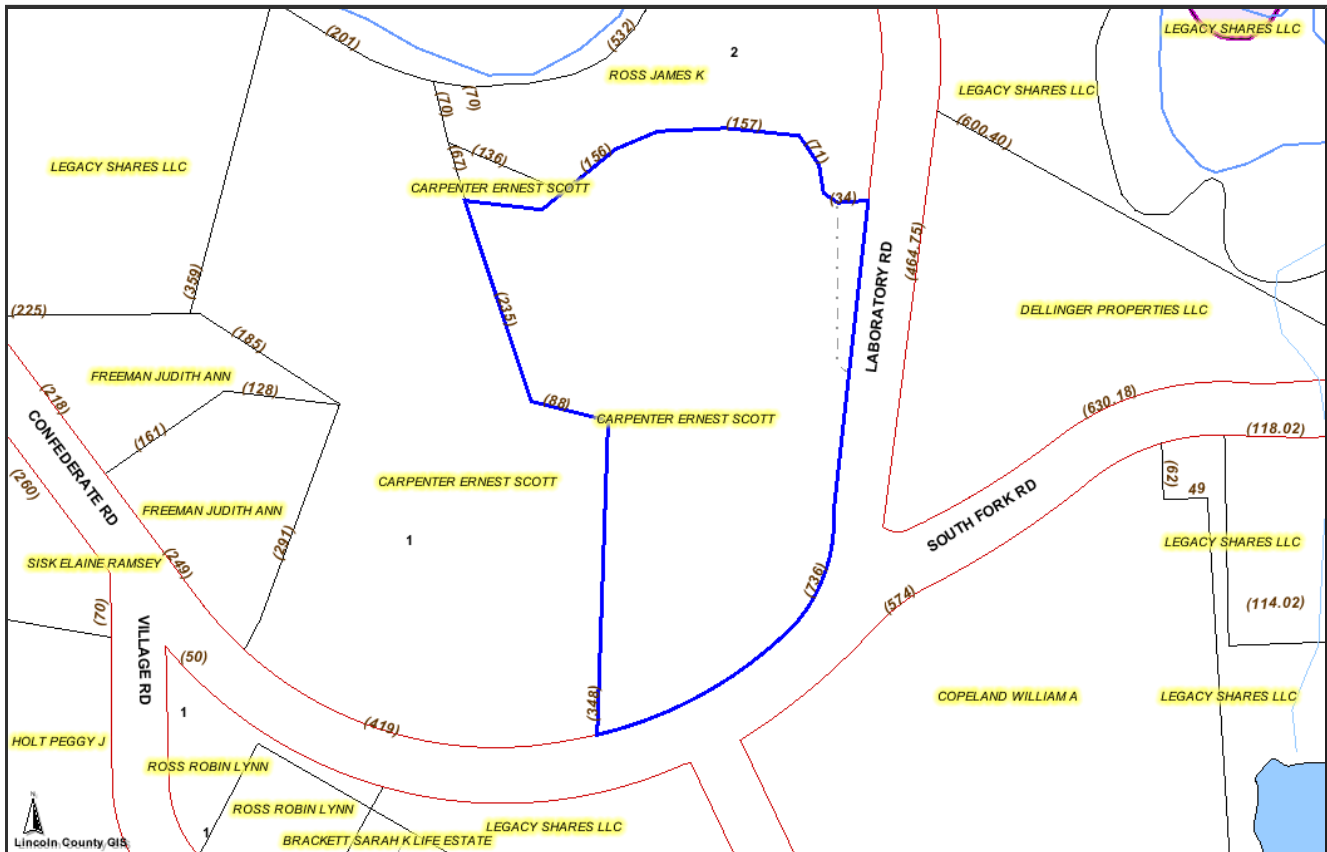
**This property is located across the road from a facility where weddings and other events attract guests. The use will not change the residential nature of this property.**





## 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



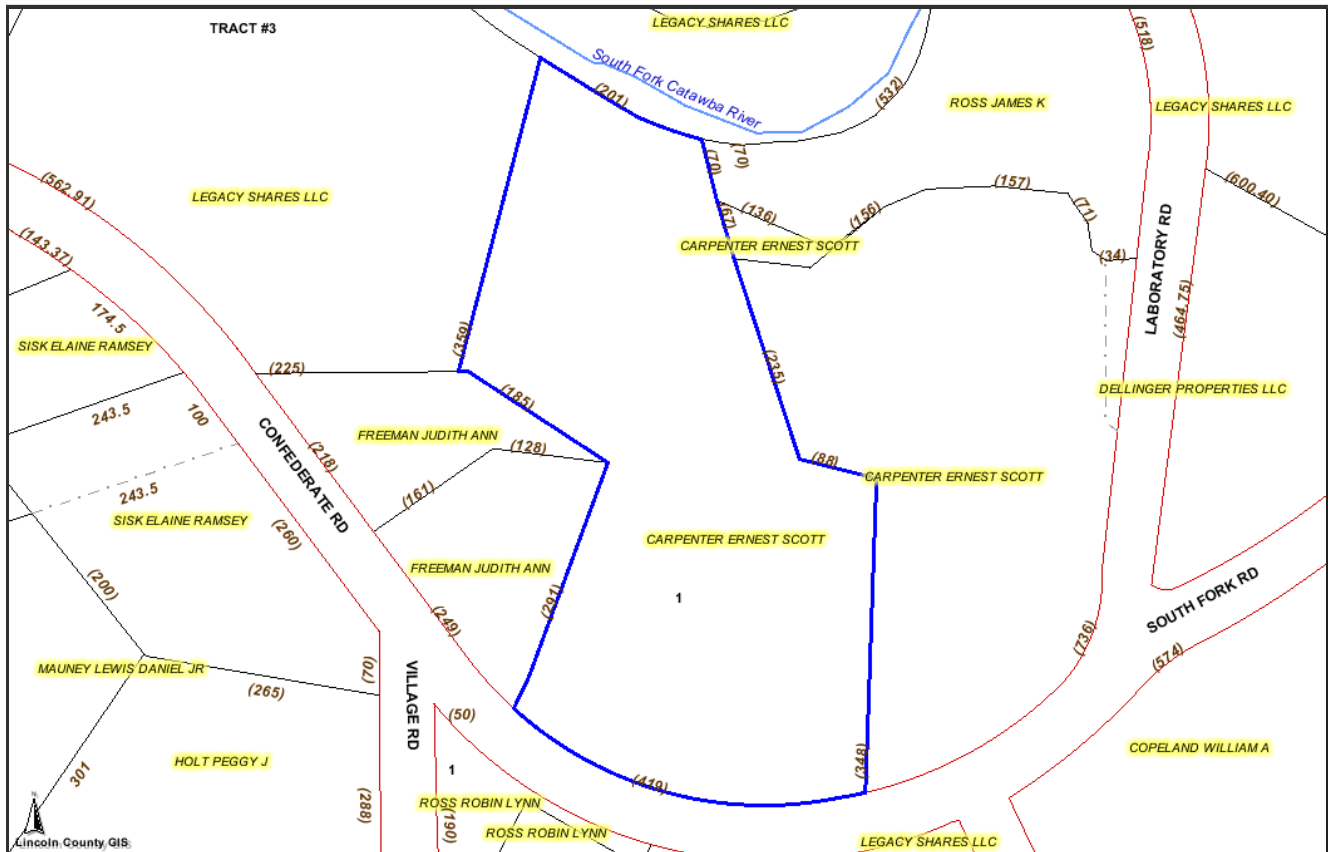
### PARCEL INFORMATION FOR 3622-72-5428

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



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### PHOTOS



Photo Not  
Available

### PARCEL INFORMATION FOR 3622-72-2401

<b>Parcel ID</b>	<b>74798</b>	<b>Owner</b>	CARPENTER ERNEST SCOTT CARPENTER MARY SUTTLE REVOCABLE LIVING TRUST
<b>Map</b>	<b>3622-04</b>	<b>Mailing Address</b>	2800 LABORATORY RD LINCOLNTON NC 28092
<b>Account</b>	0193625	<b>Recorded</b>	5/12/2006
<b>Deed</b>	1814-280	<b>Total Value</b>	\$38,606
<b>Land Value</b>	\$38,606	<b>Sale Price Previous Parcel</b>	0
----- All values are for tax year 2014. -----			
<b>Subdivision</b>	Lot 1 VIRGINIA GREENE RHYNE		
<b>Description</b>	#1 LOT V G RHYNE SUB		
<b>Address</b>	LABORATORY RD		
<b>Township</b>	LINCOLNTON		
<b>Improvement</b>	No Improvements		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-SF	5.29	LOVE MEMORIAL (LM16)	5.29
<b>Watershed Class</b>		<b>Sewer District</b>	
WS-IVP	5.29	Not in the sewer district	5.29
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070400	3001
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		37103622000.46
AEFW	FLOODWAY AREA - 100 YEAR FLOOD HAZARD		37103622000.01
SHADED	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD		37103622000.27
X	NO FLOOD HAZARD		37103622004.55

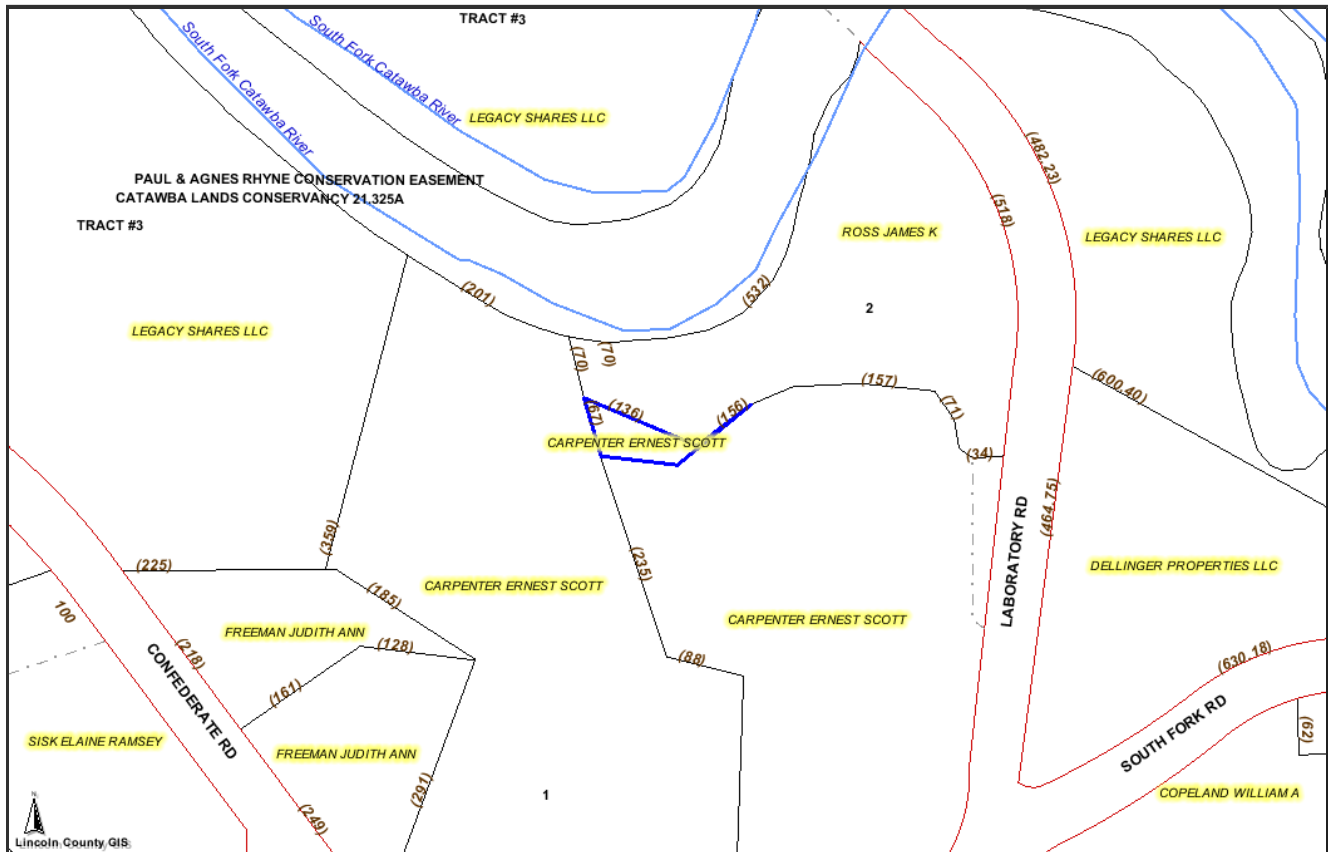




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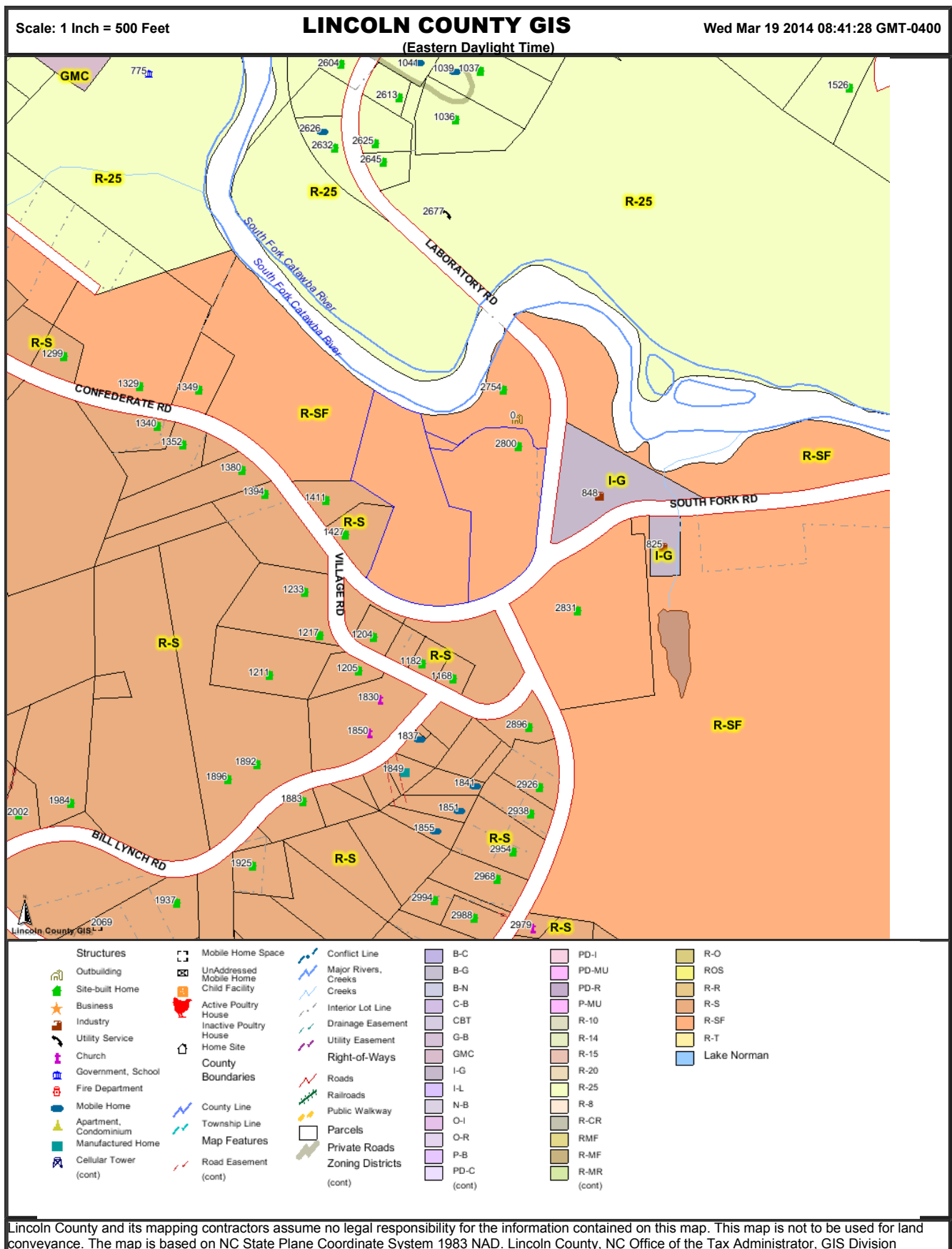
### PHOTOS



Photo Not  
Available

### PARCEL INFORMATION FOR 3622-72-2689

<b>Parcel ID</b>	<b>74799</b>	<b>Owner</b>	CARPENTER ERNEST SCOTT CARPENTER MARY SUTTLE REVOCABLE LIVING TRUST
<b>Map</b>	<b>3622-04</b>	<b>Mailing Address</b>	2800 LABORATORY RD LINCOLNTON NC 28092
<b>Account</b>	0193625	<b>Recorded</b>	5/12/2006
<b>Deed</b>	1814-280	<b>Total Value</b>	\$263
<b>Land Value</b>	\$263	<b>Previous Parcel</b>	0
----- All values are for tax year 2014. -----			
<b>Subdivision</b>	Lot 3 VIRGINIA GREENE RHYNE		
<b>Description</b>	#3 LOT V G RHYNE SUB		
<b>Address</b>	LABORATORY RD		
<b>Township</b>	LINCOLNTON		
<b>Improvement</b>	No Improvements		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-SF	0.11	LOVE MEMORIAL (LM16)	0.11
<b>Watershed Class</b>		<b>Sewer District</b>	
WS-IVP	0.11	Not in the sewer district	0.11
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		070400	3001
<b>Flood</b>	<b>Zone Description</b>		<b>Panel</b>
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		37103622000.04
SHADE	OTHER FLOOD AREA - 500 YEAR FLOOD HAZARD		37103622000.05
X	NO FLOOD HAZARD		37103622000.01





Scale: 1 Inch = 200 Feet

**LINCOLN COUNTY GIS**

Wed Mar 19 2014 08:36:18

GMT-0400 (Eastern Daylight Time)

County  
Boundaries

County Line  
Township Line

**Map Features**

Road Easement  
Conflict Line  
Major Rivers,  
Creeks  
(cont)

**Creeks**

Interior Lot Line  
Drainage Easement  
Utility Easement

**Right-of-Ways**

Roads  
Railroads  
Public Walkway

**Parcels**

Private Roads  
Lake Norman  
2010 State Ortho

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