



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: January 15, 2016

Re: CUP #351
Chrissy Reed, applicant
Parcel ID# 87882

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on February 1, 2016.

REQUEST

The applicant is requesting a conditional use permit to build 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 952-square-foot guest house to go along with a planned two-story, 2,700-square-foot main house.

SITE AREA AND DESCRIPTION

The request involves a 10-acre parcel located at the end of Farm Bridge Lane about 1,200 feet south of Hallman Farm Lane in Ironton Township. The property is zoned R-T (Transitional Residential) and is surrounded by property zoned R-T. Land uses in this area are primarily residential, with some agricultural uses. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

ORDINANCE STANDARDS

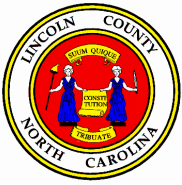
Under the UDO, the term used for a guest house is "private residential quarters." The following standards are set:

§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 **Chrissy Reed**

Application No. **CUP #351**

Parcel ID# **87882**

Zoning District **R-T**

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 Chrissy Reed

Applicant Address 4050 Hackberry Grove Cr. Apt #1435, Charlotte, NC 28269

Applicant Phone Number 515-480-8262

Property Owner Name Chrissy Reed

Property Owner Address 4050 Hackberry Grove Cr. Apt #1435, Charlotte, NC 28269

Property Owner Phone Number 515-480-8262

PART II

Property Location Tract 3 Farm Bridgeland, Iron Station, NC 28080

Property ID (10 digits) 3162634883 Property size 10.09 ac

Parcel # (5 digits) 87882 Deed Book(s) 2553 Page(s) 127

PART III

Existing Zoning District R-T

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

Residential - Building a small guest house

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

Guest house for guests - we both have family out of state.

\$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.

Chrissy Reed
Applicant's Signature

12/16/2015
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #351**

Applicant **Chrissy Reed**

Property Location **Farm Bridge Lane**

Parcel ID# **87882**

Existing District **R-T**

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.

The guest house will be built to meet the state building code. Permits have been approved for a well and septic systems that will serve the main house and the guest house.

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. The plans meet the Unified Development Ordinance's requirements for a guest house, including size and architectural consistency.

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

The two-story, 2,700-square-foot main house and the guest house will be located on a 10-acre tract in a rural area at the end of a private road.

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.

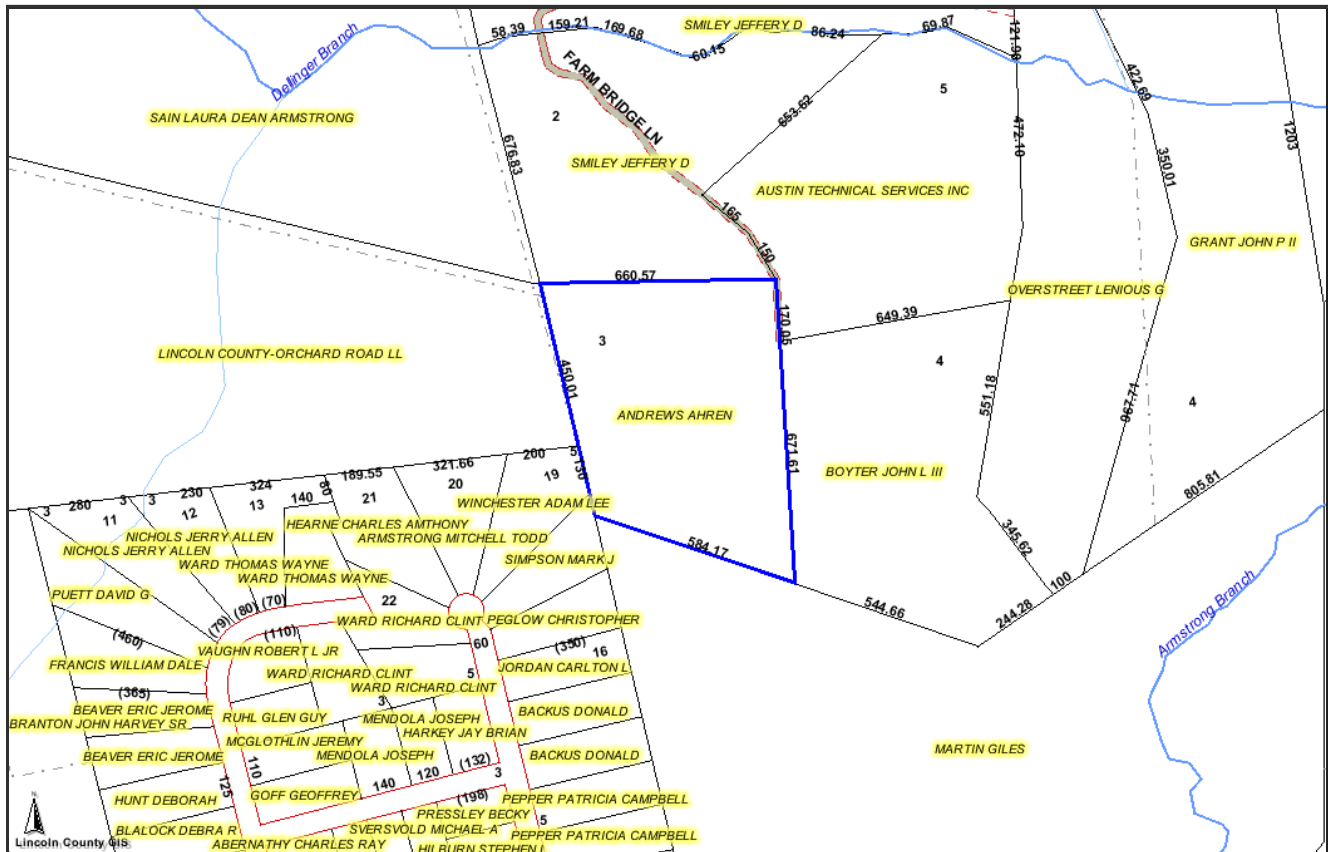
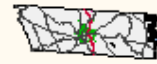
Land uses in this area are primarily residential. This property is part of an area designated by the Land Use Plan as Suburban Residential.



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: 12/29/2015 Scale: 1 Inch = 500 Feet



PHOTOS

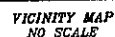


Photo Not Available

PARCEL INFORMATION FOR 3662-63-4883

Parcel ID	87882	Owner	ANDREWS AHREN REED CHRISTINA	
Map Account	3662-04 0256813	Mailing Address	201 HEATHERGATE LANE STANLEY NC 28164	
Deed	2553-127	Recorded	11/9/2015	Sale Price \$90,000
Land Value	\$87,940	Total Value	\$87,940	Previous Parcel
----- All values are for tax year 2015. -----				
Subdivision	Lot 3 HALLMAN FARM LANE ESTATES			Plat 14-405
Description	3 HALLMAN FARM LANE ESTAT			Deed Acres 10.08
Address	HALLMAN FARM LN			Tax Acres 10.08
Township	IRONTON		Tax/Fire District	ALEXIS
Improvement	No Improvements			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres	
R-T	10.09	IRON STATION SOUTH (IS20)	10.09	
Watershed Class		Sewer District		
Not in a watershed	10.09	Not in the sewer district	10.09	
2000 Census County		Tract	Block	
37109		071000	2005	10.09
Flood	Zone Description	Panel		
X	NO FLOOD HAZARD	3710366200		
		10.09		





N 89°43'26"E 635.57'

25.00

S 02°50'00"E 170.05'

FARM BRIDGE LANE

LOT 5

LOT 4

PLOT PLAN

FOI

FOR
ANDREW AHREN

HALLMAN FARM ROAD
DEED BOOK 2553-127, PIN 3662-63-48B3
LOT 3 MAP BOOK 14-405 HALLMAN FARM LANE ESTATES
IRONTON TOWNSHIP, LINCOLN COUNTY
NORTH CAROLINA
DECEMBER 2, 2015

FILE NAME: AMBROSIO-AMICH

GRAPHIC SCALE - FEET 1"=60'

PYRAMID



LAND SURVEYING
C-1341
RUFUS JACKSON LOVE
PROFESSIONAL LAND SURVEYOR L-2844
P.O. Box 11
Davidson, NC 28038
(704) 882-4249

REFERENCES:

DEEDS AND MAPS AS SHOWN

LEGEND:

PROPERTY LINE
TIE LINE
UNSURVEYED LINE
BACK OF CURB/EDGE OF PAVEMENT
SETBACK LINE
COMPUTED POINT
POWER POLE

NOTES:

1. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE.
2. AREA DETERMINED BY COORDINATE COMPUTATION.
3. CP DENOTES COMPUTED POINT, NO MONUMENT FOUND OR SET.
4. UNDERGROUND UTILITIES NOT LOCATED AS OF THIS DATE.
5. NO NCSS GRID MONUMENTS ARE WITHIN 200' OF SUBJECT PROPERTY.
6. ALL MONUMENTS ARE EXISTING UNLESS OTHERWISE NOTED.

I, RUFUS JACKSON LOVE CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY UNDER MY DIRECT SUPERVISION, THAT THE RATIO OF PRECISION IS 1:50,000+ BEFORE ADJUSTMENTS; AND THAT THE ANGULAR ERROR WAS < 7.5 SECONDS PER TURN.

REV.	DATE	DESCRIPTION

Ahren Andrews &
Chrissy Reed Residence
Faith Model

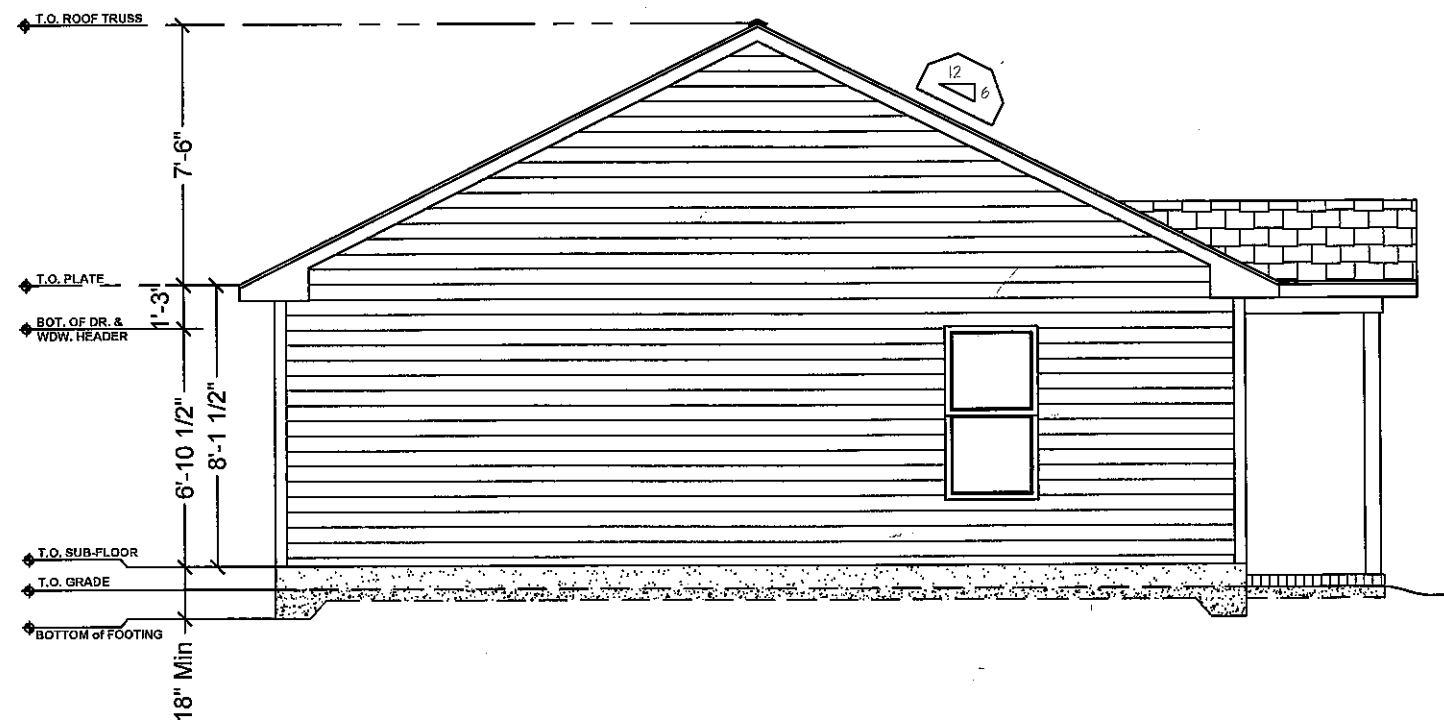
Revised November 16, 2015

Drawn by: GVH

A3.1
Elevation Plan



1 FRONT EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT SIDE EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NOTES:

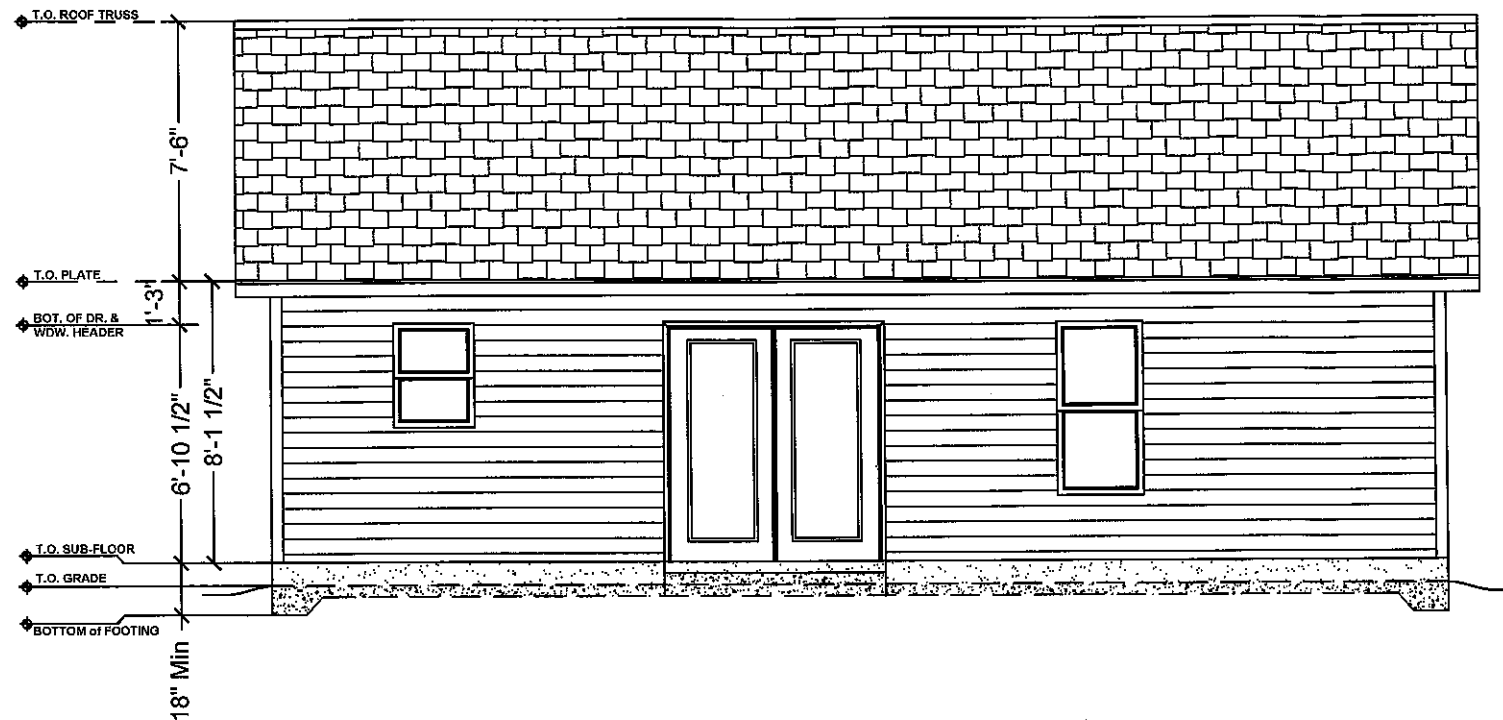
- ALL ASPECTS OF CONSTRUCTION PER G.C. & TO COMPLY w/ LOCAL BUILDING CODES.
- STRUCTURAL ASPECTS SUBJECT TO CHANGE & IS THE RESPONSIBILITY OF THE G.C.
- ALL EXTERIOR APPEARANCE & FINISHES PER G.C. & OWNER.
- ALL EXTERIOR WINDOW & DOOR STYLES PER G.C. & OWNER.
- REFER TO SHEETS L1.1, L1.2 & L1.3 FOR DOOR AND WINDOW SCHEDULE.
- TOP OF PORCH TO TOP OF GRADE. IF EXCEEDS 30" HANDRAILS ARE REQUIRED.
- GARAGE & EXTERIOR STEP RISER TOTAL T.B.D.

REVISION
BLOCK

REV.	DATE	DESCRIPTION

**Ahren Andrews &
Chrissy Reed Residence
Faith Model**
Revised November 16, 2015
Drawn by: GVH

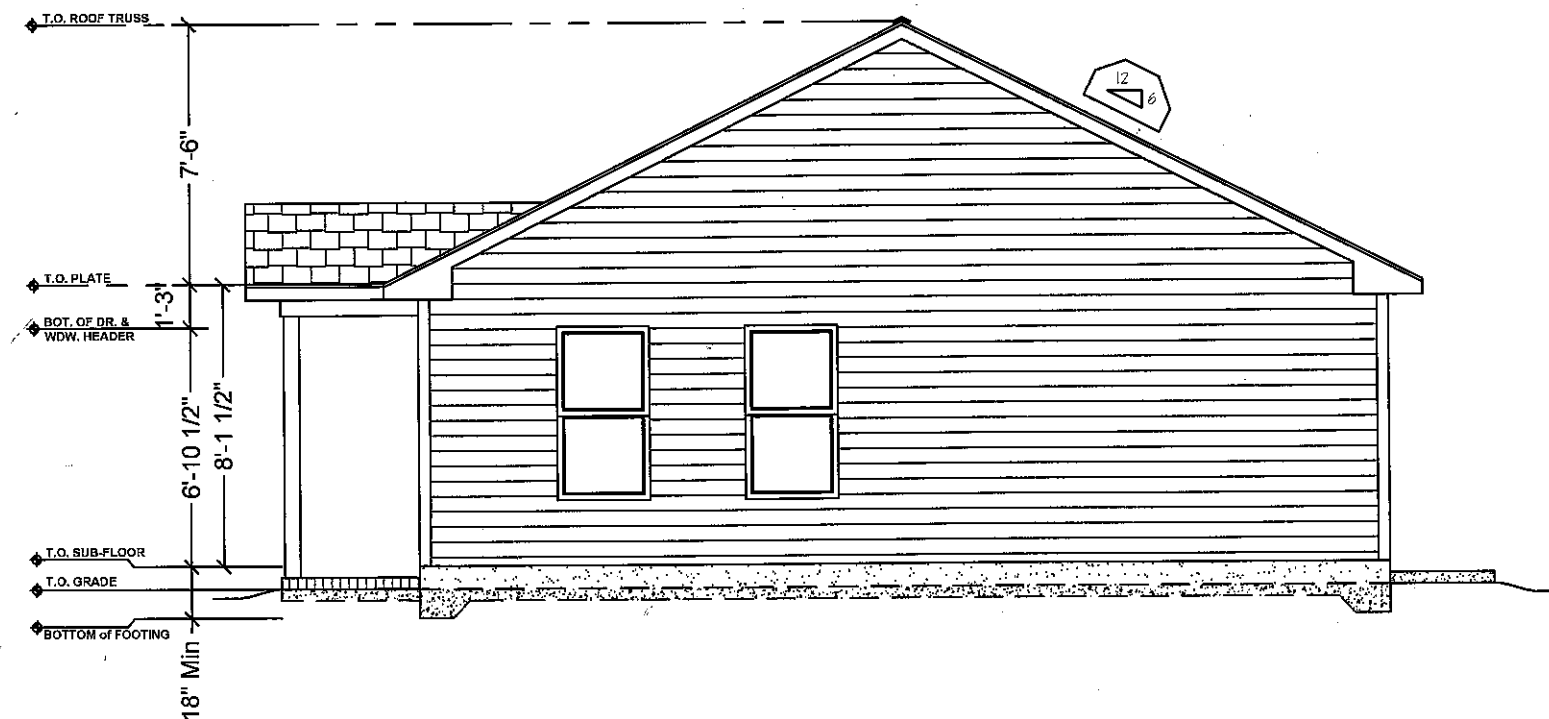
A3.2
Elevation Plan



1 REAR EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

NOTES:

- ALL ASPECTS OF CONSTRUCTION PER G.C. & TO COMPLY w/ LOCAL BUILDING CODES.
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- GARAGE & EXTERIOR STEP RISER TOTAL T.B.D.



2 RIGHT SIDE EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"