



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 Richie Road
Applicant Phone Number 704 507-2747
Property Owner Name Tracy Godfrey
Property Owner Address 4242 John Richie 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 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.

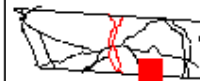
The guest house will be located on a 20-acre tract in a largely rural area.

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.

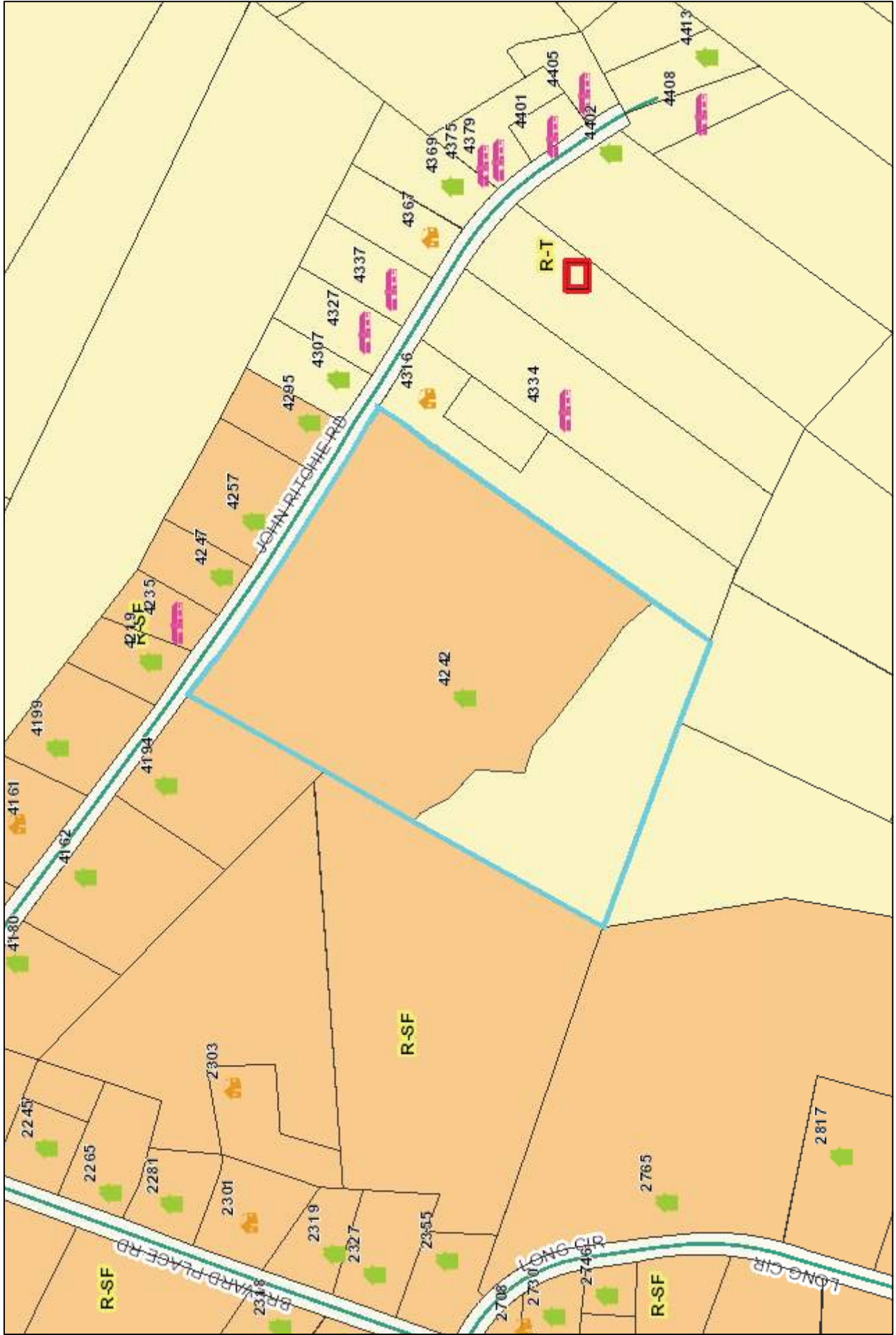


Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 9/21/2018 Scale: 1 Inch = 300 Feet



Parcel ID	23332	Owner	GODFREY TRACY A	
Map	3661	Mailing	4242 JOHN RITCHIE RD	
Account	0142114	Address	IRON STATION, NC 28080	
Deed	1161 149	Last Transaction Date	02/28/2000	Sale Price \$295,000
Plat		Subdivision	COUNTRY ACRES	Lot
Land Value	\$212,071	Improvement Value	\$168,960	Total Value \$381,031
Previous Parcel				
-----All values for Tax Year 2018 -----				
Description	BEAL LAND RD 1360		Deed Acres	23.06
Address	4242 JOHN RITCHIE RD		Tax Acres	22.217
Township	IRONTON		Tax/Fire District	ALEXIS
Main Improvement	RANCH		Value	\$138,700
Main Sq Feet	1554	Stories	1	Year Built 1991
Zoning District Calc Acres		Voting Precinct Calc Acres		
R-SF	15.89	IS20	22.22	
R-T	6.32			
Watershed		Sewer District		
22.22		22.22		
Census County	109	Tract	071002	Block 1007 22.22
Flood	X	Zone Description	NO FLOOD HAZARD	
		Panel	3710366000	22.22

Conditional Use Permit #388
subject property is outlined in blue



1 inch = 350 feet

October 9, 2018

Esri, Inc., Lincoln County, NC



0 100200 Feet
| | | | |

1 inch = 500 feet

October 9, 2018

Conditional Use Permit #388
site plan



0 100 200 Feet

1 inch = 200 feet

September 21, 2018