



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: July 19, 2018

Re: CUP #379
Herbert and Priscilla Vollmann, applicant
Parcel ID# 31654

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 6, 2018.

REQUEST

The applicants are requesting a conditional use permit to operate a bed and breakfast with one guest bedroom 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 0.53-acre parcel is located 1876 Hagers Point Lane, on the east side of Hagers Point Lane about 600 feet north of the end of Hagers Ferry Road. The applicants own and reside in a single-family house on this parcel. Hagers Point Lane is a private road. The subject property is adjoined by property zoned R-SF and by Lake Norman. Land uses in this area are primarily residential. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood.

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

Applicants **Herbert and Priscilla Vollmann** Application No. **CUP #379**

Parcel ID# **31654** Zoning District **R-SF**

Proposed Conditional Use **bed and breakfast with one guest bedroom**

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 Herbert & Priscilla Vollmann

Applicant Address 1876 Hagers Pt La, Denver, NC 28037

Applicant Phone Number 704-966-0237

Property Owner Name Herbert & Priscilla Vollmann

Property Owner Address 1876 Hagers Pt La, Denver, NC, 28037

Property Owner Phone Number 704-966-0237

PART II

Property Location 1876 Hagers Pt La, Denver, NC, 28037

Property ID (10 digits) 462691487 Property size 0.5427 AC

Parcel # (5 digits) 31654 Deed Book(s) 985 Page(s) 350

PART III

Existing Zoning District R-SF

Briefly describe how the property is being used and any existing structures.
Property is being used as a single family residence. The existing structures are a 1 1/2 story frame house and a detached 2-car carport with attached storage building.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
Proposed Conditional use is a bed & breakfast. Shall have one rental bedroom and attached sitting area with separate entrance in lower level of house. There will be a maximum of 2 guests with breakfast served and no additional visitors allowed.

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.

Herbert Vollmann Priscilla Vollmann
Applicant's Signature

06/14/2018
Date

Applicant's Proposed Findings Of Fact For Commisioners To Consider:

1. Health and safety:

Guests are vetted through the airbnb program before being able to make a reservation. The maximum number of guests allowed (2) is stipulated on the website. No visitors are allowed. Applicant will personally welcome arriving guests and be present to monitor activities. Guests are given clear specific directions to drive to the house as part of a welcome letter sent days before the arrival date. Guests will park off street in our circular driveway.

2. Meeting all required conditions and specifications:

Applicant will comply with all Lincoln County Environmental Health Division Standards as required for a bed and breakfast use.

3. Will not substantially injure the value of adjoining or abutting property:

The property will appear no different than it appears now. There will be no signage on property to indicate that it is anything but a single family dwelling. There is a buffer of green trees and planting on both sideyards that screen the rear yard where guests may be present.

4. Will be in harmony with the Land Use Plan:

There will be no change in the street view appearance of the property. Except for the guests parked car in the driveway the property will continue to visually remain as a single family residence.



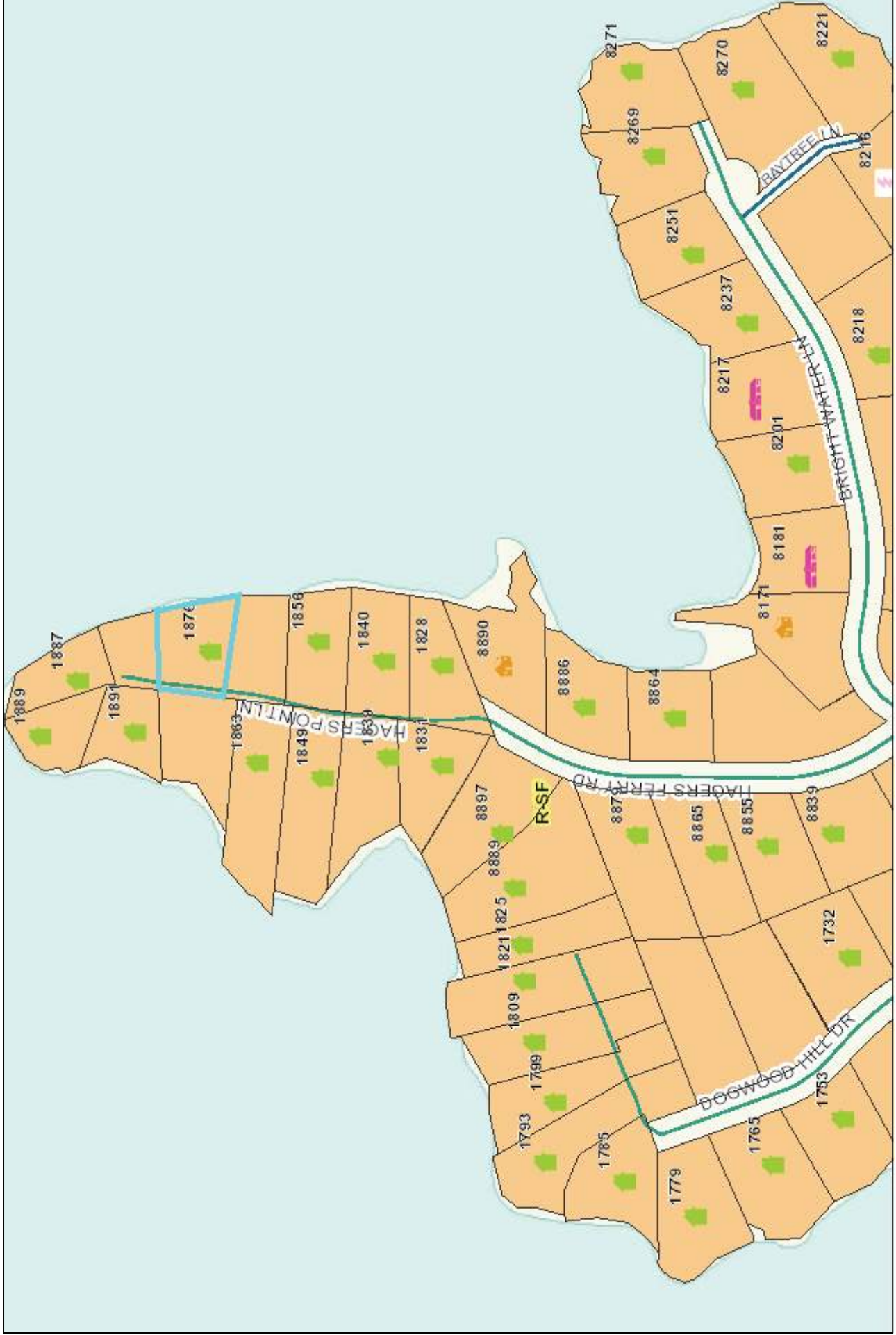
Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
 Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
 Date: 6/14/2018 Scale: 1 Inch = 200 Feet



31654

Parcel ID	31654	Owner	VOLLMANN HERBET VOLLMANN PRISCILLA	
Map	4612	Mailing	1876 HAGERS POINT LN	
Account	0240711	Address	DENVER, NC 28037	
Deed	2377 852	Last Transaction Date	07/10/2012	Sale Price \$654,000
Plat		Subdivision	JOHN D GRAHAM EST	Lot PT 2
Land Value	\$396,468	Improvement Value	\$247,722	Total Value \$644,190
Previous Parcel				
-----All values for Tax Year 2018 -----				
Description	PT.#2 GRAHAMOFF 1393		Deed Acres	0
Address	1876 HAGERS POINT LN		Tax Acres	0.529
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN	
Main Improvement	CAPE COD		Value	\$197,898
Main Sq Feet	1572	Stories	1.5	Year Built 1966
Zoning District	R-SF	Calc Acres	0.53	Voting Precinct CF19
Watershed	0.53	Sewer District	SEWER	0.53
Census County	109	Tract	071201	Block 1025
				0.53
Flood Zone Description			Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710461200	0.03
X	NO FLOOD HAZARD		3710461200	0.5

Conditional Use Permit #379
subject property is outlined in blue



June 14, 2018

Esri, Inc., Lincoln County, NC

1 inch = 250 feet



0 100

1 inch = 50 feet

June 14, 2018