



**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: Jordan Tubbs, Planner II

Date: July 20, 2017

Re: CUP #367  
Matthew Sorensen, applicant  
Parcel ID# 55661

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 7, 2017.*

**REQUEST**

The applicant is requesting a conditional use permit to allow a private residential storage building (a garage) to be built on a lot in the R-SF (Residential Single-Family) district prior to the construction of a house. The applicant is proposing to build a 900-square-foot garage.

Section 4.6.5 of the Unified Development Ordinance defines a private residential storage building as, "a structure to be used for storage, consistent with the type of storage allowed in a residential accessory structure, may be permitted provided the structure is residential in character, owned and used solely by the owner of the property on which it is to be located. Such buildings cannot be rented and shall not be used in any manner that would not be allowed in the zoning district in which it is located. Such structures may be built prior to the completion of the principal residential structure and shall become an accessory structure immediately following the placement of a principal residential structure on the property."

A private residential storage building is a conditional use in the R-SF district.

**SITE AREA AND DESCRIPTION**

The proposed 1.41-acre site is located on the north side of Osprey Trail about 400 feet south of Campground Rd. This property is adjoined by property zoned R-SF and R-T. Land uses in this area include residential. The Lincoln County Land Use plan designates this area as Suburban Residential.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Matthew Sorensen**

Application No. **CUP #367**

Parcel ID# **55661**

Zoning District **R-SF**

Proposed Conditional Use **Accessory Structure**

### **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:

\_\_\_\_\_  
\_\_\_\_\_

Christine Poinsette, Chair ♦ Dr. Crystal Mitchem, Vice Chair ♦ Todd Burgin, Secretary

302 North Academy Street, Suite A, Lincolnton, North Carolina 28092 • Telephone (704)736-8440 • Fax (704)732-9010



### 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 Matthew Sorensen  
Applicant Address 20604 Church St Cornelius NC 28031  
Applicant Phone Number 704-458-2032  
Property Owner Name Matthew Sorensen  
Property Owner Address email: rlmatt1000@gmail.com  
Property Owner Phone Number 704-458-2032

#### PART II

Property Location Osprey trl. Denver, NC Lot # 9  
Property ID (10 digits) 3695-86-1906 Property size 1.28 ac  
Parcel # (5 digits) 55661 Deed Book(s) 2387 Page(s) 92

#### PART III

Existing Zoning District R-SF

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

N/A It is currently raw land

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

It would be a garage approximately 20' x 30' used for my personal things such as a car and other personal belongings. The garage would be built out of block/stone or wood.

**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.

[Signature]  
Applicant's Signature

6-12-17

Date

## **APPLICANT'S PROPOSED FINDINGS OF FACT**

Application No. **CUP #367**

Applicant **Matt Sorenson**

Property Location **off Osprey Trail**

Parcel ID# **55661**

Existing District **R-SF**

Proposed Use **private residential storage building**

### **PROPOSED FINDINGS**

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

**The garage will be constructed to meet the State Building Code.**

2. The use meets all required conditions and specifications.

**The plan shows the garage will meet the setback and size requirements of the Lincoln County Unified Development Ordinance. A private residential storage building on a lot less than two acres in size is a conditional use in the R-SF district.**

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

**The use is not a public necessity. The garage will be used for storage of personal property and will not be rented out to the public.**

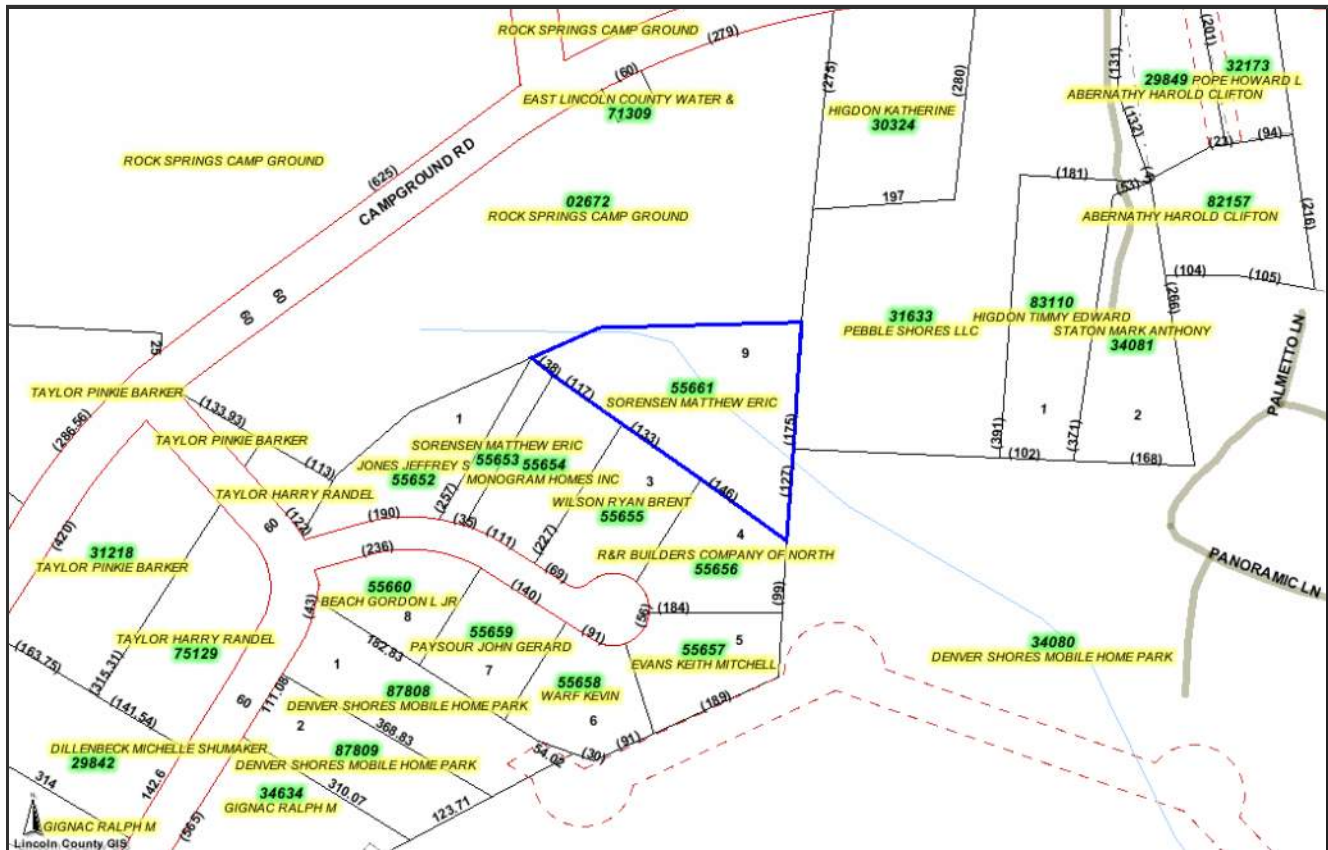
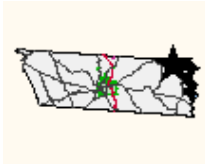
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

**This is a residentially zoned lot. It is located in an area that is designated by the Land Use Plan as 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: 7/21/2017      Scale: 1 Inch = 250 Feet**




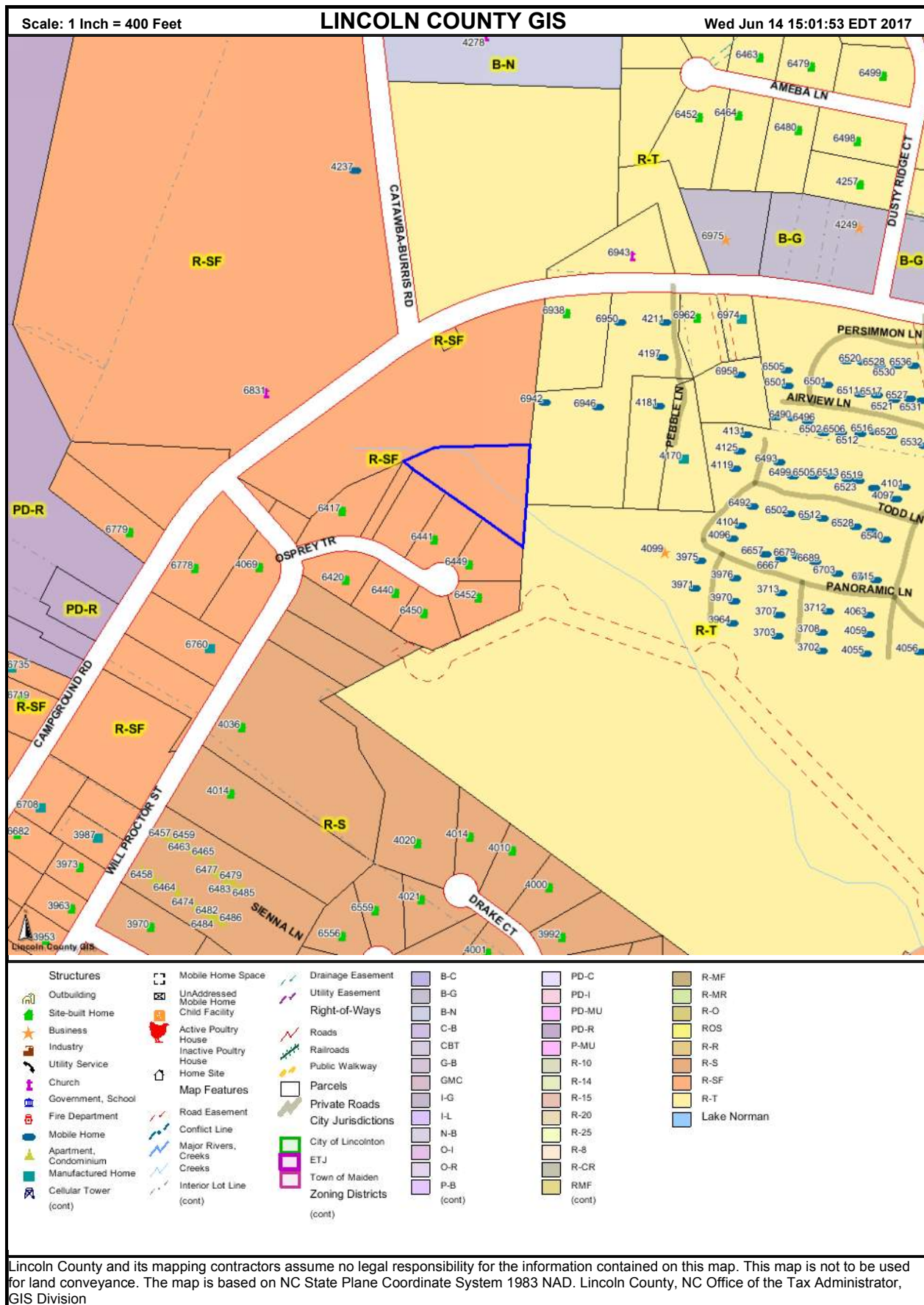


Photo Not Available

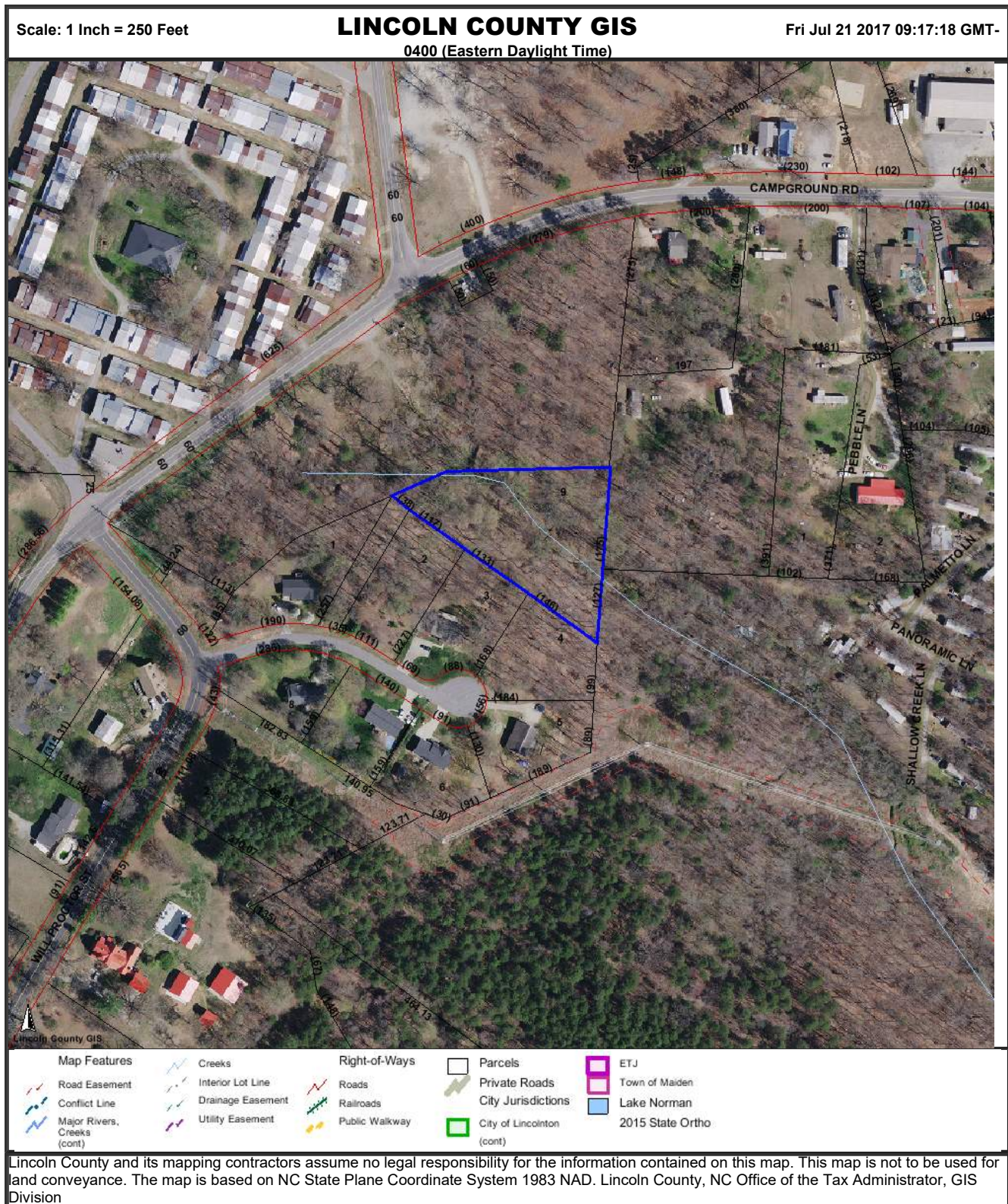
PARCEL INFORMATION FOR 3695-86-1906			
<b>Parcel ID</b>	<b>55661</b>	<b>Owner</b>	SORENSEN MATTHEW ERIC
<b>Map</b>	<b>3695-12</b>	<b>Mailing</b>	20604 CHURCH STREET
<b>Account</b>	0262914	<b>Address</b>	CORNELIUS NC 28031
<b>Deed</b>	2671-479	<b>Last Transaction Date</b>	6/12/2017
<b>Land Value</b>	\$22,946	<b>Total Value</b>	\$22,946
		<b>Sale Price</b>	\$10,000
		<b>Previous Parcel</b>	
----- All values are for tax year 2017. -----			
<b>Subdivision</b>	Lot 9 SPRING HILL		<b>Plat</b>
<b>Description</b>	SPRING HILL 9		<b>Deed Acres</b>
<b>Address</b>	OSPREY TR		<b>Tax Acres</b>
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER
<b>Improvement</b>	No Improvements		
<b>Zoning District</b>	<b>Calculated Acres</b>	<b>Voting Precinct</b>	<b>Calculated Acres</b>
R-SF	1.42	DENVER (DN29)	1.42
<b>Watershed Class</b>		<b>Sewer District</b>	
WS-IVP	1.42	Not in the sewer district	0.03
		In the sewer District	1.38
<b>2000 Census County</b>		<b>Tract</b>	<b>Block</b>
37109		071100	1023
<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>	
X	NO FLOOD HAZARD	3710369500	1.42

Conditional Use Permit #367  
subject property is outlined in blue





## CUP 367 Highlighted in Blue





**LINCOLN COUNTY GIS**  
0400 (Eastern Daylight Time)

Thu Jun 22 2017 09:14:56 GMT-

