



**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 21, 2017

Re: CUP #369  
Kimberly Snipes, applicant  
Parcel ID# 53105

*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 place a residential accessory structure in front of the front building line of a house on a lot that's adjacent to Lake Norman. Under Section 4.6.2.C.2(a) of the Unified Development Ordinance, on lots less than one acre in size, an accessory structure cannot extend in front of the front line of the principal structure, except on lots that abut the lake where a conditional use permit is approved. The applicant is proposing to place a 12 x 20-foot storage building beside the driveway that leads to the house.

**SITE AREA AND DESCRIPTION**

The 0.84-acre lot is located at 4384 Pine Harbor Drive, about 400 feet east of Windy Pine Circle. The lot is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF and by Lake Norman. Land uses in this area are residential. This property is part of an area designated by the Land Use Plan as Suburban Residential.



# County Of Lincoln, North Carolina

## Planning Board

Applicant **Kimberly Snipes**

Application No. **CUP #369**

Parcel ID# **53105**

Zoning District **R-SF**

Proposed Conditional Use **accessory structure located in front of the front line of principal structure on lot abutting Lake Norman**

### **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 Kimberly C. Snipes

Applicant Address 4381 Pine Harbor Drive Denver NC 28037

Applicant Phone Number 803-417-2109

Property Owner Name Stephen M. Gryff SR Decedased

Property Owner Address 26025 Misty Way Drive N Tega Cay SC 29718

Property Owner Phone Number \_\_\_\_\_

### PART II

Property Location 4384 Pine Harbor Drive

Property ID (10 digits) 4605-85-5334 Property size \_\_\_\_\_

Parcel # (5 digits) 53105 Deed Book(s) 1185 Page(s) 169

### PART III

Existing Zoning District R-SF

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

Residents

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

To locate Storage Building in Roach yard

**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.

Kimberly C. Snipes 6-21-17  
Applicant's Signature Date

**APPLICANT'S PROPOSED FINDINGS OF FACT**  
**FOR A CONDITIONAL USE PERMIT**

Application No. **CUP #369**

Applicant **Kimberly Snipes**

Property Location **4384 Pine Harbor Drive** Zoning District **R-SF**

Parcel ID# **53105**

Proposed Use **accessory structure located in front of the front line of principal structure on lot abutting Lake Norman**

**PROPOSED FINDINGS**

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

**The proposed accessory structure (a storage building) will be built to comply with the State Building Code and will be set back more than 150 feet from the road.**

2. The use meets all required conditions and specifications.

**An accessory structure located in front of the front building line of the principal structure is a conditional use on lots abutting Lake Norman. This lot abuts Lake Norman. The proposed building is designed as a residential accessory structure. The proposed location significantly exceeds the minimum road yard setback of 30 feet.**

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

**An accessory structure is located in front of the house on the adjoining lot to the north, much closer to the road. This proposed accessory structure is a relatively small structure and will be buffered by trees.**

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.

**On other lots abutting Lake Norman in this area, accessory structures are located in front of the front building line of the principal structures. The Land Use Plan designates this area 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: 6/22/2017 Scale: 1 Inch = 200 Feet



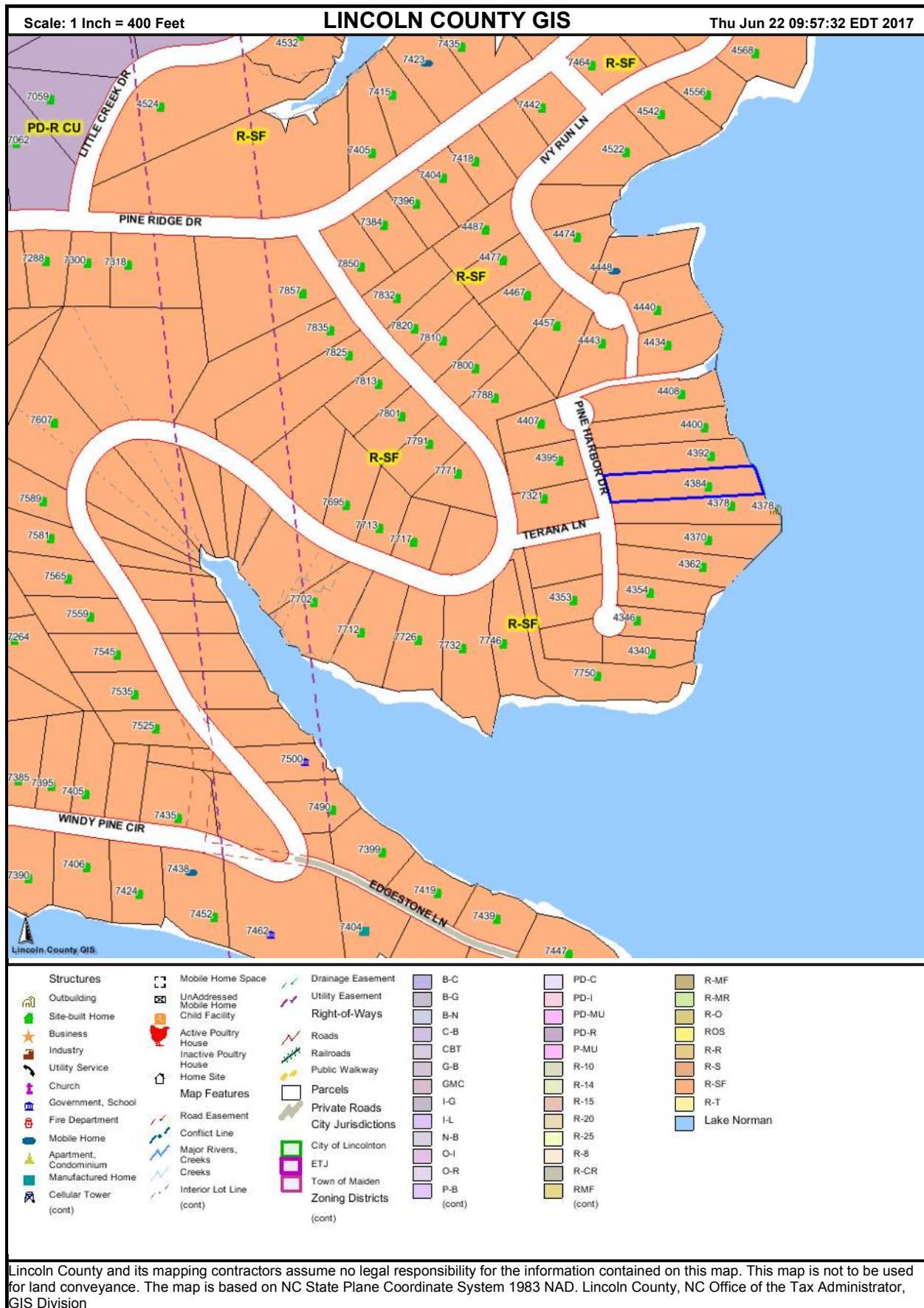
### PHOTOS



### PARCEL INFORMATION FOR 4605-85-5334

Parcel ID	53105	Owner	GRYGAS STEPHEN M
Map Account	4605-12 Mailing Address	26025 MISTY WAY TEGA CAY SC 29708	
Deed	1185-189	Last Transaction Date	7/21/2000
Land Value	\$337,942	Total Value	\$604,112
----- All values are for tax year 2017. -----			
Subdivision	Lot 2 PINE HARBOR	Plat	F-151
Description	# 2 PINE HARBOR	Deed Acres	0
Address	4384 PINE HARBOR DR	Tax Acres	0.84
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		CUSTOM HOME	Value
Main Sq Foot	2501	Stories	\$239,783
1 Year Built			
2011			
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-SF	0.84	DENVER (DN29)	0.84
Watershed Class		Sewer District	
WS-IVC	0.84	Not in the sewer district	0.84
2000 Census County		Tract	Block
37109		071200	1040
37109		071200	1998
FloodZone Description		Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED -	37104605000.05	
100 YEAR		37104605000.79	
X	NO FLOOD HAZARD		

Conditional Use Permit #369  
subject property is outlined in blue



# CUP #369 site plan

