



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: May 18, 2018

Re: CUP #378
Ralph Starling, applicant
Parcel ID# 56263

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 4, 2018.

REQUEST

The applicant is requesting a conditional use permit to build a private residential storage building on a lot less than two acres in size prior to the construction of a house. Under the Unified Development Ordinance, a private residential storage building is a conditional use on a lot less than two acres in size that does have a home on it. The applicant is proposing to build a 1,255-square-foot garage that would serve as an accessory structure once a house is built. He and his wife own and reside on a lot that's located across the road from the subject property.

SITE AREA AND DESCRIPTION

The request involves a 0.78-acre lot located on the west side of Bayridge Lane about 400 feet north of McConnell Road in Catawba Springs Township. It is zoned R-SF (Residential Single-Family) and is surrounded by properties zoned R-SF. 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.

ORDINANCE STANDARDS

Section 4.6.5.L of the UDO defines and sets standards for a private residential storage building as follows:

Private Residential Storage Building

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 buildings may be built prior to the completion of the principal residential structure and the building shall become an accessory structure immediately following the placement of a principle residential structure on the property. Pods and similar detached shipping containers are prohibited for use as private residential storage buildings.



County Of Lincoln, North Carolina

Planning Board

Applicants **Ralph Starling**

Application No. **CUP #378**

Parcel ID# **56263**

Zoning District **R-SF**

Proposed Conditional Use **private residential storage building**

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 Ralph E. Starling

Applicant Address 4958 BAYRIDGE LANE DENVER, NC 28037

Applicant Phone Number 704-651-5835

Property Owner Name Ralph E. Starling

Property Owner Address Parcel 56263 Plat 995 Bayridge Ln. Denver, NC 28037

Property Owner Phone Number 704-651-5835

PART II

Property Location Bayridge Ln Denver, NC parcel 56263, Plat 995

Property ID (10 digits) 4615-55-4304 Property size .78 acres

Parcel # (5 digits) 56263 Deed Book(s) 2682 Page(s) 513

PART III

Existing Zoning District R-SF

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

NO STRUCTURES AT THIS TIME

THIS PROPERTY HAS BEEN CLEANED UP AND DEAD TIMBER REMOVED. PROPERTY IS READY FOR GRADING.

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

TO BUILD A GARAGE FIRST TO LATER ATTACH TO A HOUSE VIA DREESWAY

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.

Ralph Starling
Applicant's Signature

2/28/18

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #378**

Applicant **Ralph Starling**

Property Location **Bayridge Lane**

Parcel ID# **56263**

Existing District **R-SF**

Proposed Conditional Use **private residential storage building (garage)**

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 built to meet the state building code. It will meet the minimum road yard setback of 30 feet.

2. The use meets all required conditions and specifications.

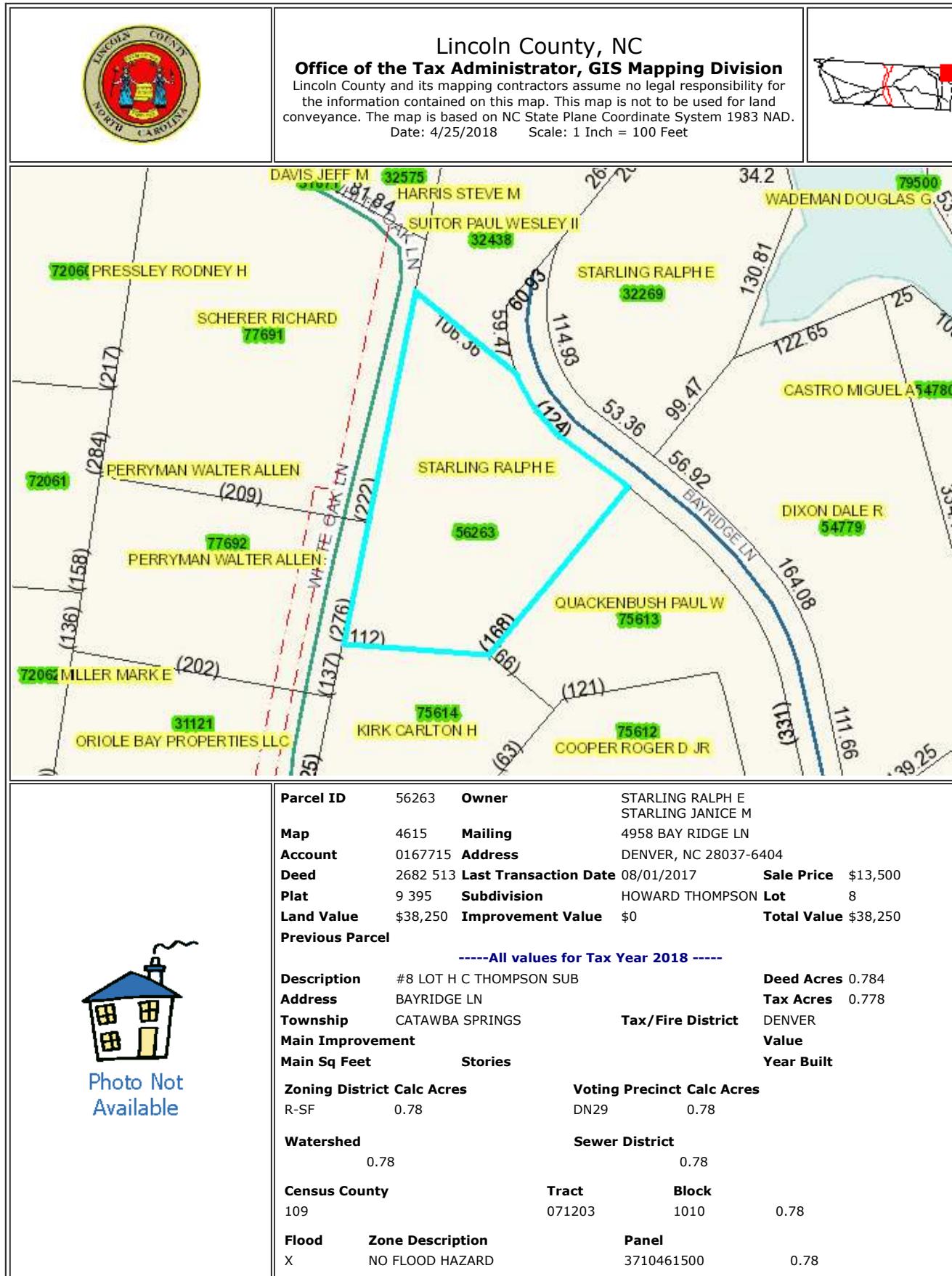
A private residential storage building is a conditional use in the R-SF district. An improvement permit has been obtained to locate a septic system on this lot to serve a house. The proposed location of the garage will allow room for the installation of a septic system and for the construction of a house. The garage will meet the minimum required setback from property lines.

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

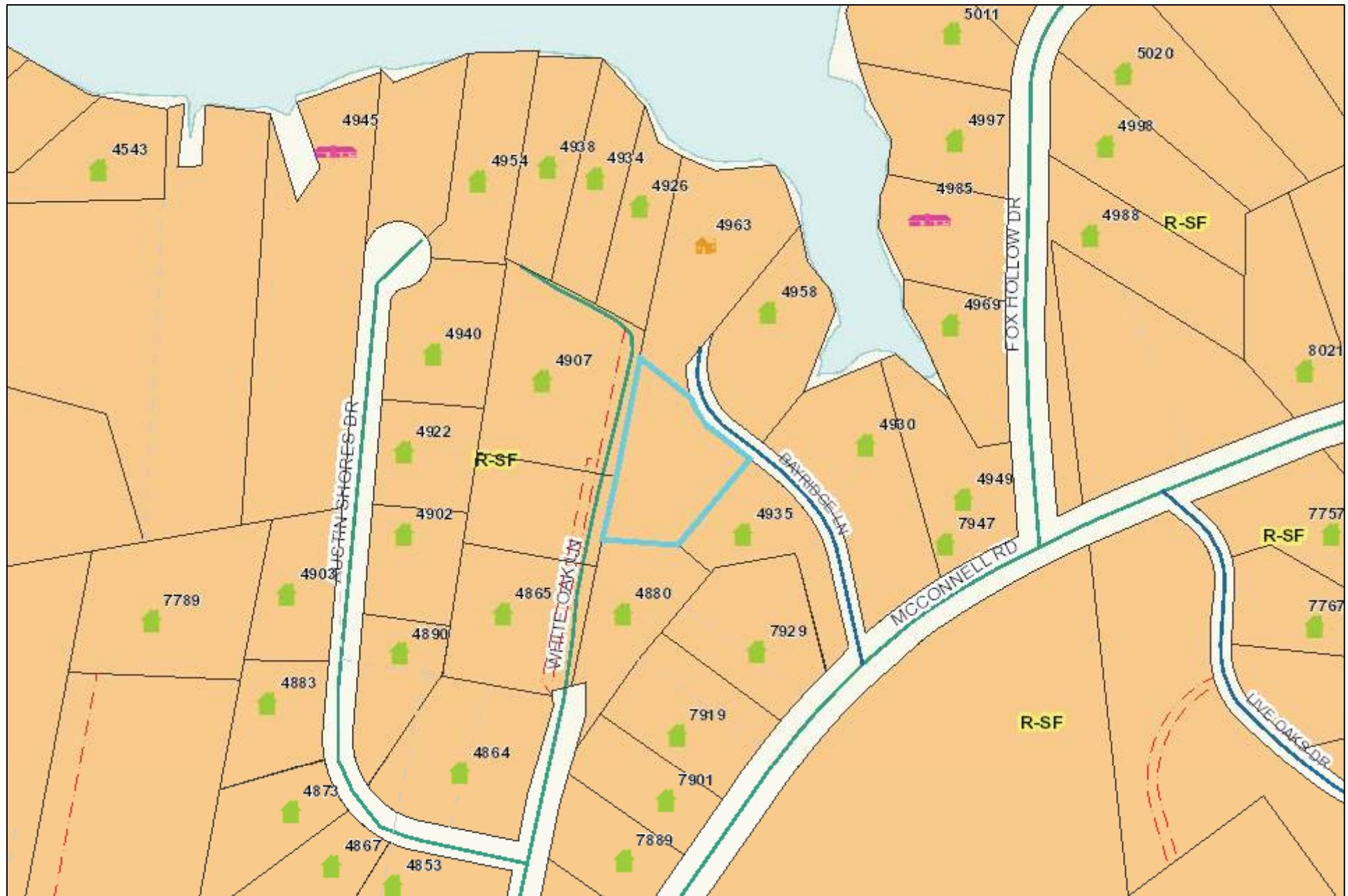
The garage will be used for private residential storage. It will be built to appear residential in character.

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. The subject property is part of an area designated by the Land Use Plan as Single-Family Neighborhood.



Conditional Use Permit #378
subject property is outlined in blue

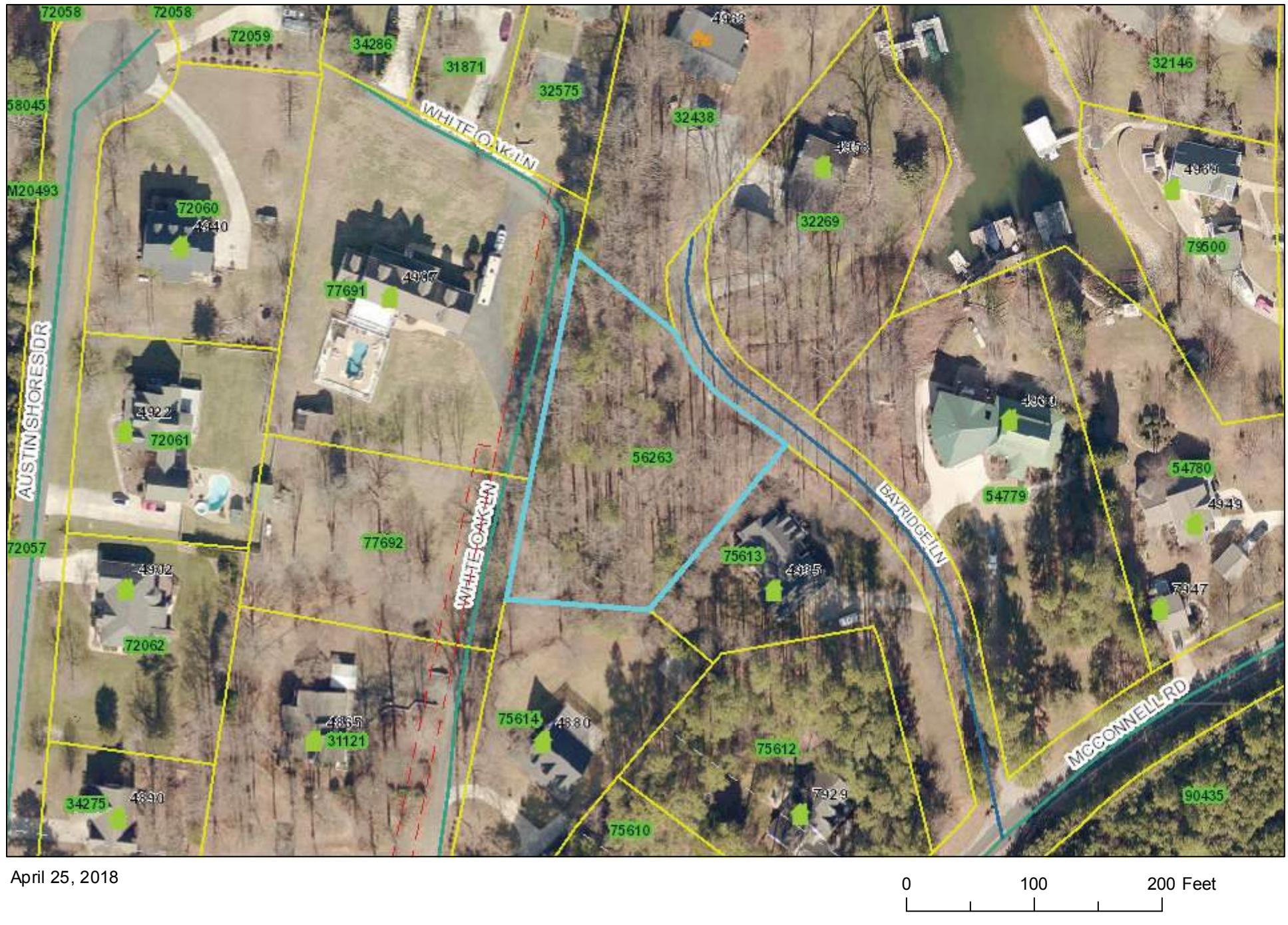


April 25, 2018

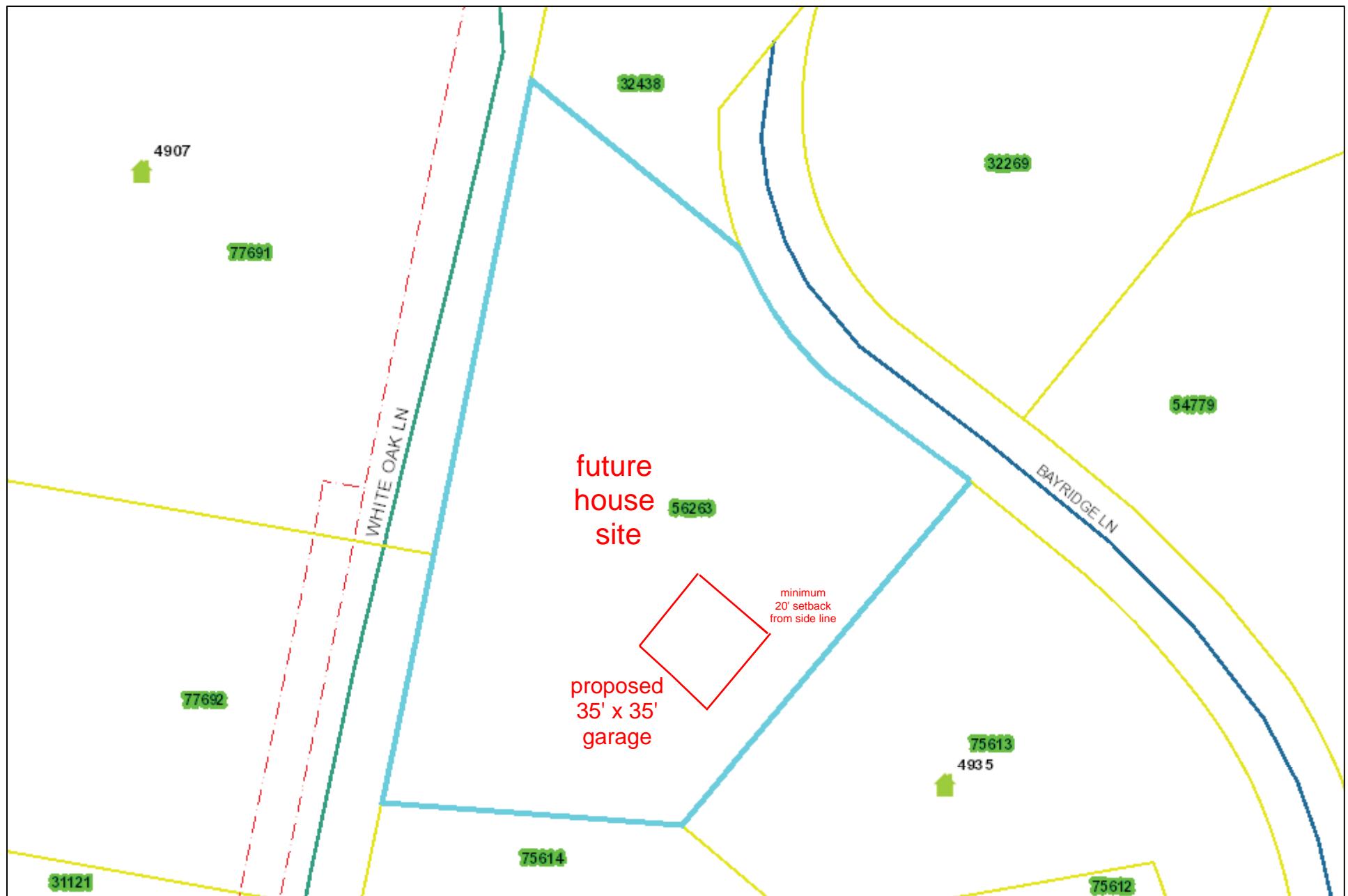
Esri, Inc., Lincoln County, NC

0 100 200 Feet
1 inch = 200 feet

1 inch = 200 feet



CUP #378 site plan



April 25, 2018

0 100
1 inch = 50 feet

1 inch = 50 feet