



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: August 24, 2018

Re: CUP #381
Roddey Edwards, applicant
Parcel ID# 29828 and 29833

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 10, 2018.

REQUEST

The applicant is requesting a conditional use permit to locate a detached garage in front of the front building line of a house on a lot adjacent to Lake Norman. Under Section 4.6.2.C.2(a) of the Unified Development Ordinance, an accessory structure cannot extend in front of the front line of the principal structure unless it is set back a minimum of 100 feet from the edge of the road right-of-way; or, in the case of a lot adjacent to Lake Norman, the Board of Commissioners may approve a conditional use permit to allow an accessory structure to be located in the road yard, a minimum of 30 feet from the edge of the road right-of-way. The applicant is proposing to build a 720-square-foot garage.

SITE AREA AND DESCRIPTION

The 0.45-acre lot is located at 2163 Willow Cove Lane, about 600 feet west of Camelia Lane. It 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 primarily residential. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood.



County Of Lincoln, North Carolina

Planning Board

Applicant **Roddey Edwards**

Application No. **CUP #381**

Property Location **2163 Willow Cove Lane**

Parcel ID# **29828 and 29833**

Zoning District **R-SF**

Proposed Conditional Use **locate residential accessory structure (detached garage) in road yard of 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 LYLE RoddEY EDWARDS II

Applicant Address 2163 Willow Cone Lane Denver, NC
28037

Applicant Phone Number 864-494-3753

Property Owner Name same AS ABOVE

Property Owner Address " " "

Property Owner Phone Number " " "

PART II

Property Location 2163 Willow Cone Lane Denver, NC 28037

Property ID (10 digits) 4613-14-5230 Property size .037 Acres

Parcel # (5 digits) 29828 Deed Book(s) 1191 Page(s) 374
29833

PART III

Existing Zoning District _____

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

Residential

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

24' x 30' detached GARAGE

220 SF

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

Lyle RoddEY Edwards II

Applicant's Signature

Date

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

Application No. **CUP #381**

Applicant **Roddey Edwards**

Property Location **2163 Willow Cove Lane** Zoning District **R-SF**

Parcel ID# **29828, 29833**

Proposed Use **locate residential accessory structure (detached garage) in road yard of 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 (detached garage) will be built to the State Building Code and will be set back 30 feet from the edge of the road right-of-way.

2. The use meets all required conditions and specifications.

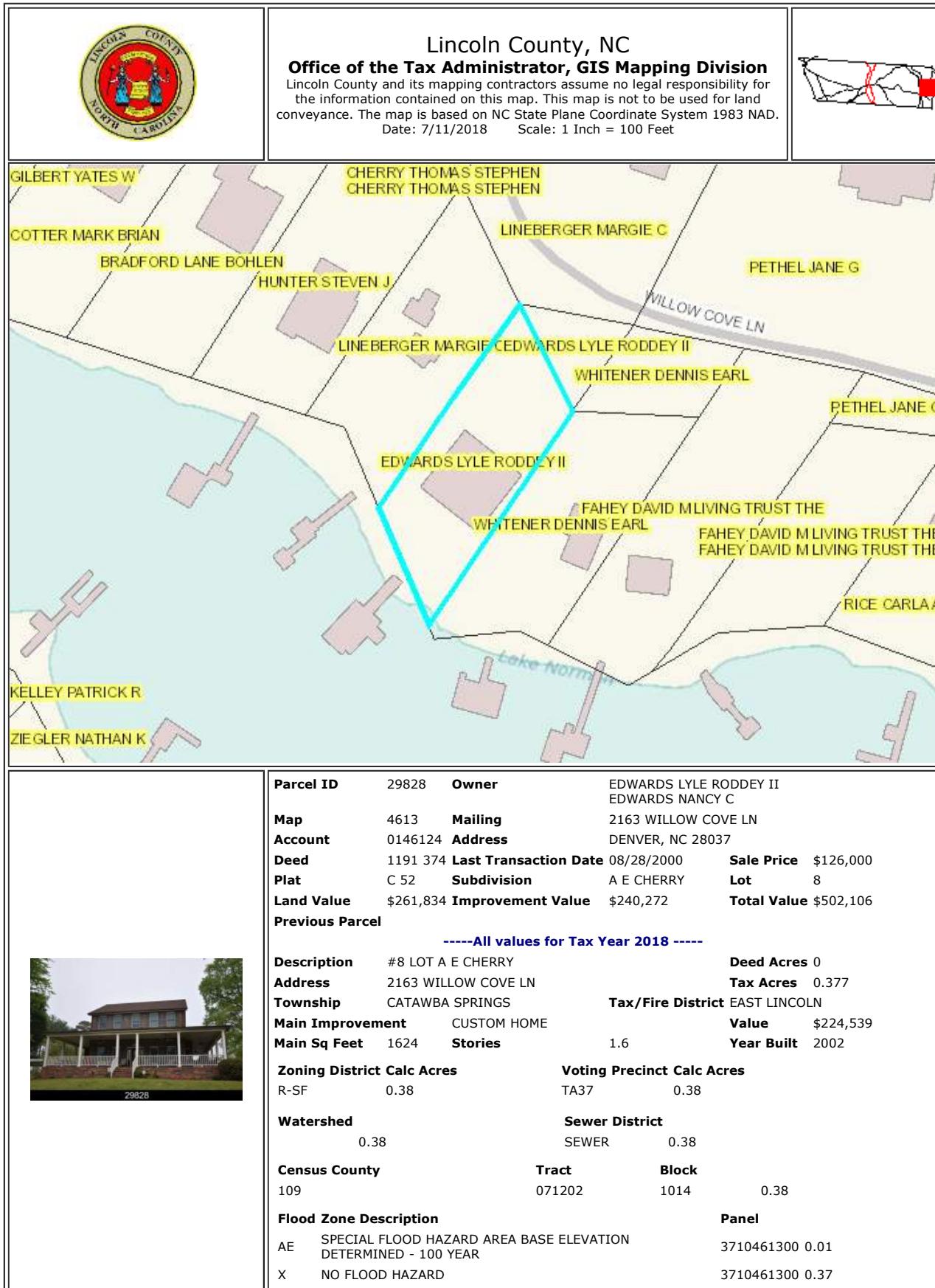
An accessory structure located in front of the front building line of the principal structure is a conditional use on lots abutting Lake Norman. This lot abuts Lake Norman. The proposed location meets the minimum road yard setback of 30 feet and the minimum side yard setback of 10 feet.

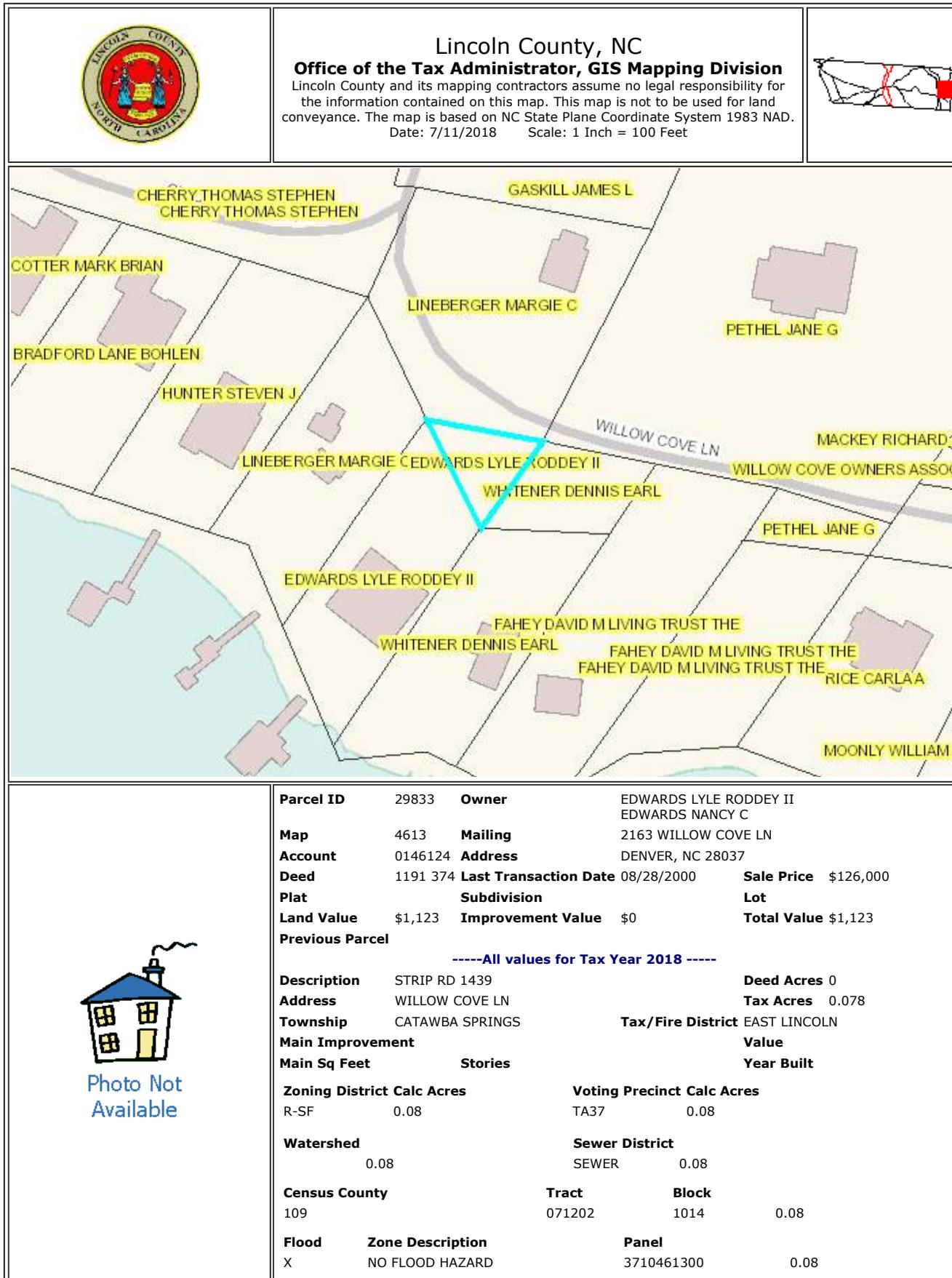
3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The proposed garage will be similar in appearance to the house on this lot. It will have dormers on the front.

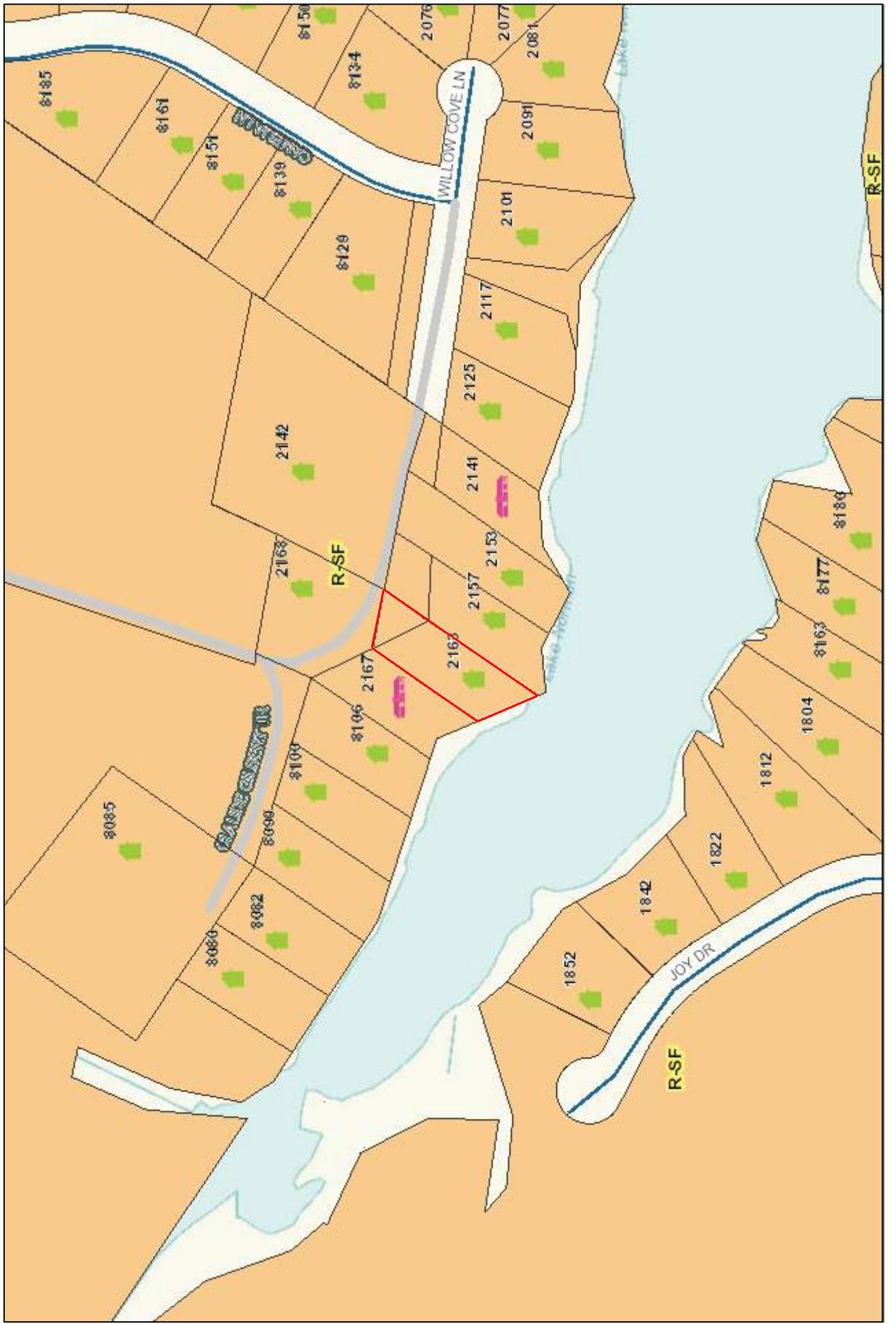
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

The proposed building is designed as a residential accessory structure. The Land Use Plan designates this area as residential.





Conditional Use Permit #381
subject property is outlined in red



July 20, 2018

Esri, Inc., Lincoln County, NC

1 inch = 200 feet

CUP #381 site plan

Parcels 29828 and 29833 to be combined
small storage building to be removed



July 11, 2018