



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: November 13, 2018

Re: CUP #390
Andy Bell, applicant
Parcel ID# 31342

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 3, 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 an 800-square-foot storage building. He owns and resides on an adjacent lot.

SITE AREA AND DESCRIPTION

The request involves a 0.22-acre lot located on the north side of Sarah Drive about 1,600 feet east of N.C. 16 Business in the Lakehaven Estates subdivision 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 **Andy Bell**

Application No. **CUP #390**

Parcel ID# **31342**

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

Andy Bell

Applicant Address

7595 Sarah dr. Denver, NC 28037

Applicant Phone Number

(828) 244-0038

Property Owner Name

(Same as Above)

Property Owner Address

" " "

Property Owner Phone Number

" " "

PART II

Property Location

Lake Haven Estates (Lot 100)

Property ID (10 digits)

4604-58-5626

Property size

.22 acres

Parcel # (5 digits)

31342

Deed Book(s)

2583

Page(s)

350

PART III

Existing Zoning District

R-SF

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

NOT Being used, NO structures.

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

USE AS a Garage / Storage Building

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.

Applicant's Signature

10/10/18

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #390**

Applicant **Andy Bell**

Property Location **Sarah Drive**

Parcel ID# **31342**

Existing District **R-SF**

Proposed Conditional Use **private residential storage building**

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 be located approximately 70 feet from the edge of the road right-of-way.

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 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.

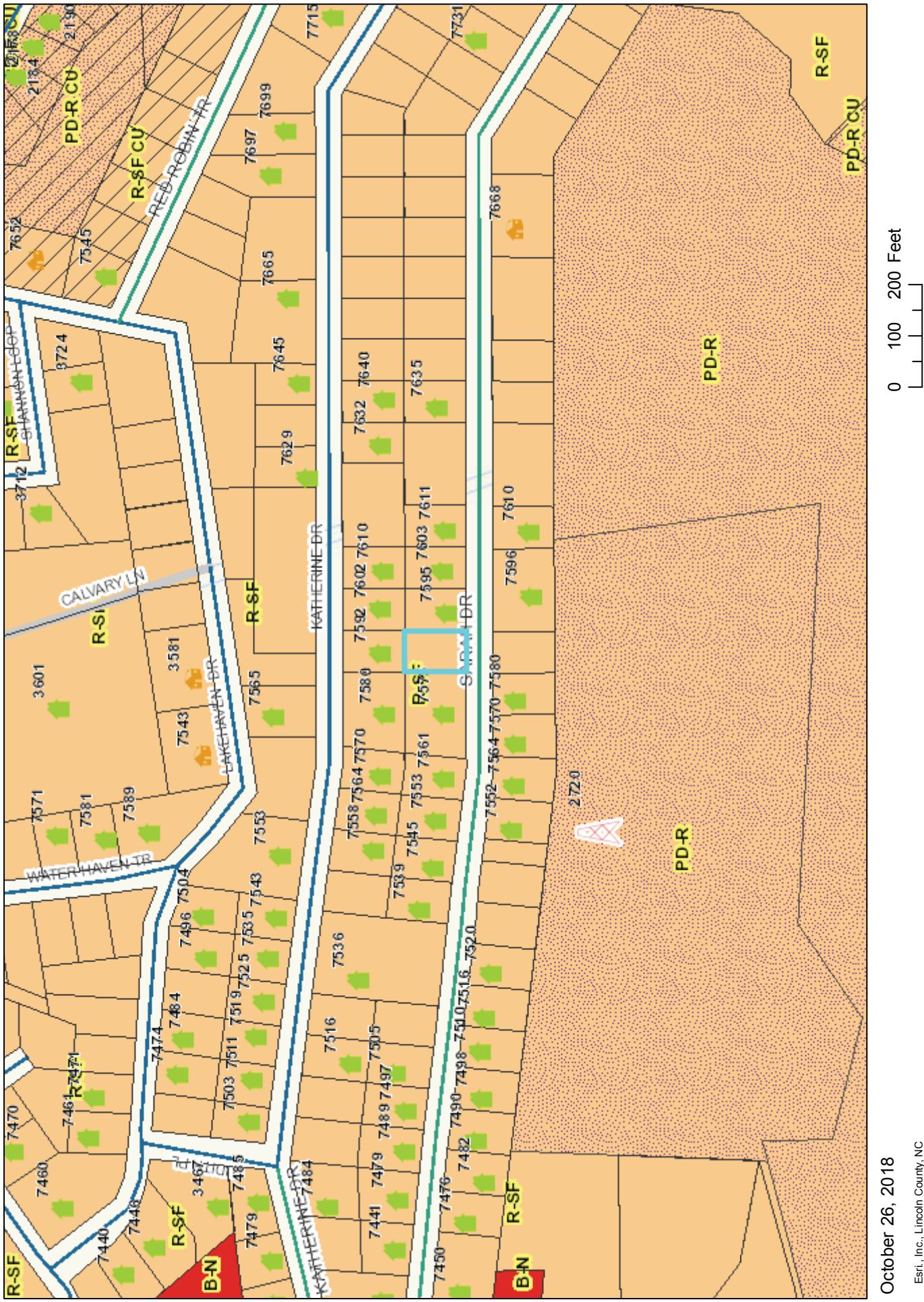
The applicant owns and resides on an adjoining lot. The building will be used for private residential storage. It will be built to appear residential in character.

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.



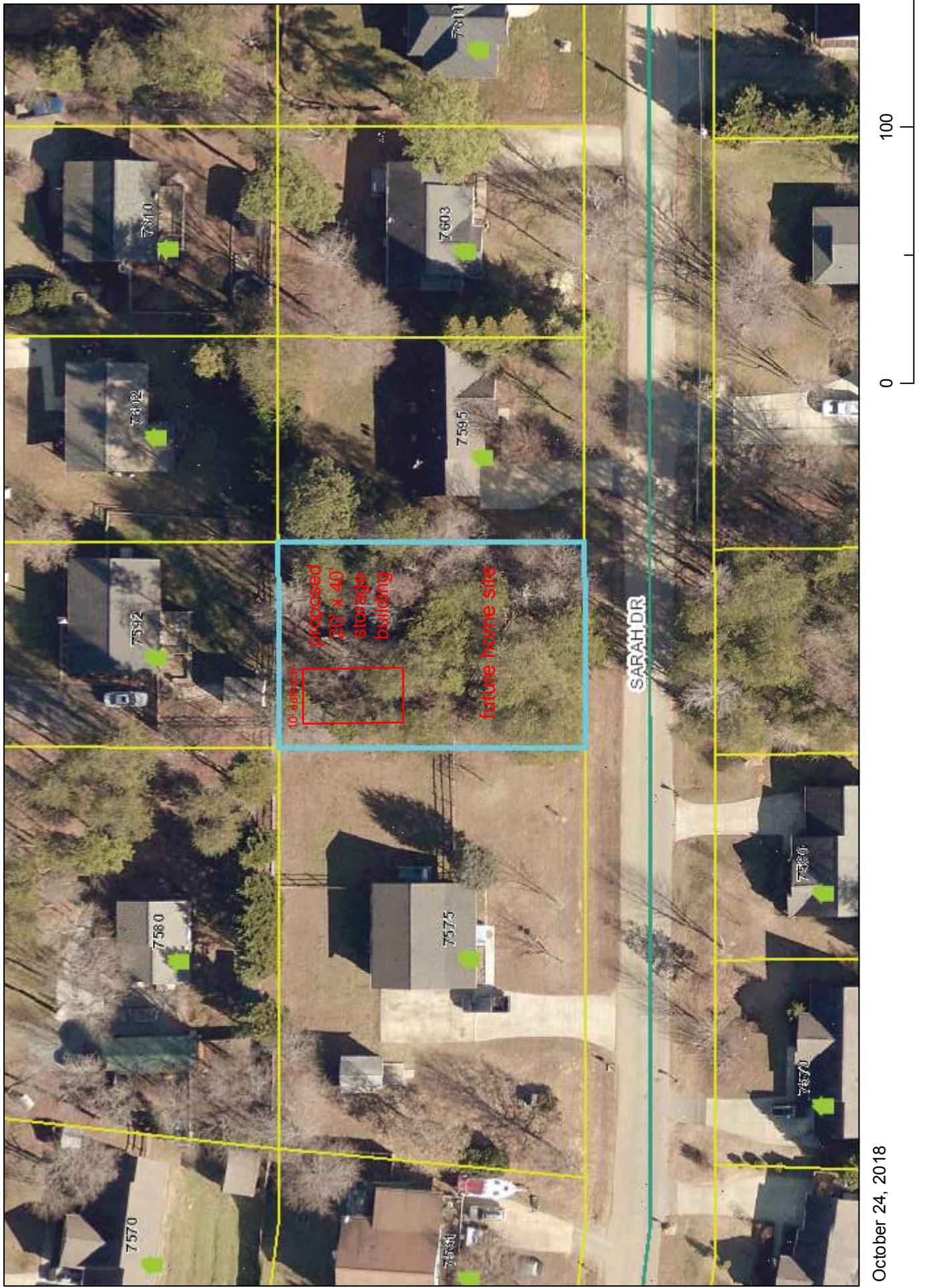
CUP #390
subject property is outlined in blue





October 26, 2018

CUP #390 site plan



October 24, 2018