



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: April 15, 2019

Re: CUP #400
Timothy Covington, applicant
Parcel ID# 31742

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 6, 2019.

REQUEST

The applicant is requesting a conditional use permit to allow a detached garage to be located in front 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 less than 100 feet but no closer than 30 feet from the edge of the road right-of-way. The applicant is proposing to build a 1,280-square-foot, side-entry garage that would be located directly in the front of an existing houses (see site plan). Two existing accessory structures would be removed to make way for the proposed garage.

SITE AREA AND DESCRIPTION

The 0.8-acre lot is located at 8078 McConnell Road. It is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF and by Lake Norman. 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 **Timothy Covington**

Application No. **CUP #400**

Parcel ID# **31742**

Zoning District **R-SF**

Proposed Conditional Use **accessory structure located in front of a house on a 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 Timothy W. Covington

Applicant Address 3566 Mack Ballard Rd Maiden NC 28650

Applicant Phone Number 980.122.4127

Property Owner Name Elizabeth R. Covington

Property Owner Address 8078 McConnell Rd Denver NC 28037

Property Owner Phone Number 704.483.2175

PART II

Property Location 8078 McConnell Rd Denver NC 28037

Property ID (10 digits) 4615-75 0407 Property size 0.8

Parcel # (5 digits) 31742 Deed Book(s) 14E Page(s) 530

PART III

Existing Zoning District R-SF

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

Single Family home 1836 Sq. ft. Single story
metal carport + storage building (To be removed)

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

Detached garage 32 x 40
located in front of house

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.

Timothy W. Covington
Applicant's Signature

2/15/19
Date

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

Application No. **CUP #400**

Applicant **Timothy Covington**

Property Location **8078 McConnell Road**

Zoning District **R-SF**

Parcel ID# **31742**

Proposed Use **accessory structure located in front of a house on a 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 will be built in compliance with the State Building Code and will be set back a minimum of 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 the road yard less than 100 feet from the road right-of-way is a conditional use on lots abutting Lake Norman. This lot abuts Lake Norman. The proposed location complies with the minimum road yard setback of 30 feet and the minimum side yard setback of 20 feet (for an accessory structure of this size). The proposed 1,280-square-foot garage complies with the size limitation for an accessory structure based on the lot area and heated ground floor area of the house.

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

The proposed accessory structure is a side-entry garage with a pitched roof and windows on the side facing the road. It will replace two smaller accessory structures that are located in front of the house on this lot.

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 garage will be residential in appearance with siding to match the house. The Land Use Plan designates this area as residential.



Conditional Use Permit #400
Subject property is outlined in blue

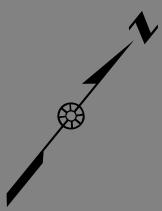




February 25, 2019

0 100 200 Feet
1 inch = 150 feet

Brannon Rd SR-378 60' r/w



A
B
#

A
B
2

1
2
3



Lake Norman



1
2
3
B