



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., 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: December 13, 2019

Re: CUP #414
Karen Katalie, applicant
Parcel ID# 30002

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 6, 2020.

REQUEST

The applicant is requesting a conditional use permit to build 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 proposed 621-square-foot garage would be located 36 feet from the edge of the road right-of-way, according to a site plan submitted as part of the application.

SITE AREA AND DESCRIPTION

The 0.77-acre lot is located at 5000 Lynwood Road. 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 **Karen Katalie**

Application No. **CUP #414**

Parcel ID# **30002**

Zoning District **R-SF**

Proposed Conditional Use **accessory structure located in front of front building 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 Karen Kettlie

Applicant Address 5000 Lynwood Rd Sherrills Ford, NC 28673

Applicant Phone Number 703-470-4974

Property Owner Name John & Karen Kettlie

Property Owner Address 5000 Lynwood Rd Sherrills Ford, NC 28673

Property Owner Phone Number 703-200-2361 / 703-470-4974

PART II

Property Location Denver, NC

Property ID (10 digits) 4606 20 80 6080 Property size 769

Parcel # (5 digits) 30002 Deed Book(s) 2557 Page(s) 724

PART III

Existing Zoning District Z4019

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

Property is residential. A house currently stands on the property.

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

We would like to build a garage in front of the house. The property is waterfront parcel on Lake Norman.

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.

Karen Kettlie
Applicant's Signature

10/28/19
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #414**

Applicant **Karen Katilie**

Property Location **5000 Lynwood Road**

Parcel ID# **30002**

Proposed Conditional 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 structure will be built to code and will be set back more than 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 for the accessory structure complies with the required road yard and side yard setbacks. The proposed 621-square-foot garage meets the size limitation for residential accessory structures.

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

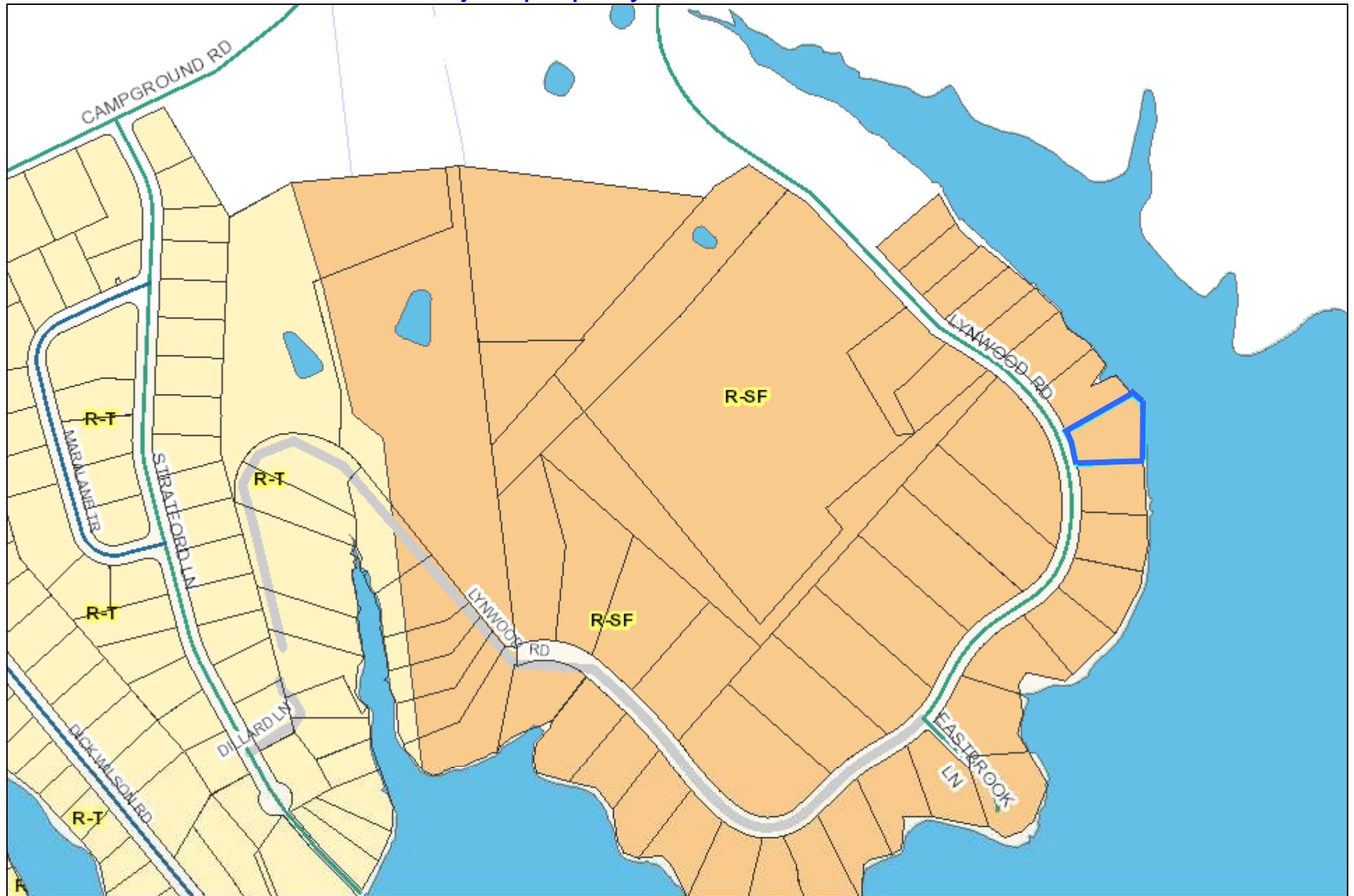
The accessory structure will be similar in appearance to the principal structure on this lot. The proposed building will be used as a residential garage.

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 in this area, accessory structures are located in front of the front building line of the principal structure. The Land Use Plan designates this area as residential.



Conditional Use Permit #414
subject property is outlined in blue



November 14, 2019

Esri, Inc., Lincoln County, NC

0 100 200 Feet
[Scale bar]

1 inch = 400 feet

CUP #414 Karen Katilie

1 in. = 300 ft.



CATAWBA
COUNTY

SFN

SFN

LAKE
NORMAN

Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)

Parcel ID# 30002

- Property Location(s)

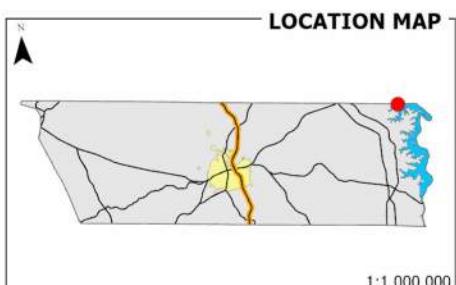
See Attached Application for Parcel Information

Property Location(s) Outlined in Purple



Lincoln County
Planning & Inspections
302 N. Academy St.
Suite A
Lincolnton, NC 28092

LOCATION MAP



1:1,000,000

Property Location(s)

