



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners

From: Jeremiah Combs, Planner

Date: August 20, 2021

Re: SUP #446
Graham Gott, applicant
Parcel ID# 93849

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 13, 2021.

REQUEST

The applicant is requesting a special use permit to include a garage apartment in a proposed detached garage as an accessory use to a single-family dwelling in the R-T (Transitional Residential) district. Under the Unified Development Ordinance, private residential quarters in the form a guest house or garage apartment may be permitted as a special use in any residential district, subject to certain standards. In this case, the applicant is proposing a 2,304-square-foot garage/workshop with a 768-square-foot apartment above it.

SITE AREA AND DESCRIPTION

The request involves a 5.3-acre lot located at 5706 Vesuvius Furnace Road in Ironton Township. The property is zoned R-T (Transitional Residential) and is surrounded by property zoned R-T. Land uses in this area are primarily residential and agricultural. This property is part of an area designated by the Lincoln County Land Use Plan as Large Lot Residential.

ORDINANCE STANDARDS

Under the UDO, the term used for a garage apartment or guest house is "private residential quarters." The following standards are set:

§4.6.5. Residential Accessory Use Standards

K. Private Residential Quarters

Private residential quarters may be permitted by conditional use permit (See §9.11) as an accessory use to a detached single-family dwelling, subject to the following requirements:

1. Private residential quarters approved as a conditional use shall be subject to annual review for continued compliance in accordance with the requirements of §9.11.
2. Private residential quarters may be attached to or detached from the principal dwelling in the form of a guest house or garage apartment.
3. Private residential quarters shall not be rented or occupied for gain.
4. The area of private residential quarters shall not exceed 1000 square feet or half the size of the principal dwelling, whichever is less.
5. Private residential quarters shall not have a separate electrical meter.
6. The owner of the property shall occupy either the primary structure or the private residential quarters.
7. One additional parking space on the same premises shall be required for the private residential quarters.
8. Private residential quarters shall be architecturally consistent with the principal structure.
9. Manufactured homes may not be used as private residential quarters.



BOARD OF COMMISSIONERS
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Applicant **Graham Gott**

Application No. **SUP #446**

Location **5706 Vesuvius Furnace Road**

Parcel # **93849**

Zoning District **R-T**

Proposed Use **garage apartment**

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 Board of Commissioners:





Special Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name GRAHAM GOTT

Applicant Address 5700 VESUVIUS FURNACE RD, IRON STATION 28090

Applicant Phone Number (419) 651-8640

Property Owner Name GRAHAM AND JULIE GOTT

Property Owner Address 5700 VESUVIUS FURNACE RD, IRON STATION

Property Owner Phone Number (419) 651-8640 (GRAHAM)
(330) 221-5774 (JULIE)

PART II

Property Location LOT #10 - THE ESTATES AT VESUVIUS RIDGE

Property ID (10 digits) 3673595584 Property size 5.347 ACRES

Parcel # (5 digits) 93849 Deed Book(s) 2086 Page(s) 685

PART III

Existing Zoning District R-7

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

SINGLE FAMILY RESIDENCE WITH 3400+ SQ FT HOME. NO
ACCESSORY BUILDINGS ON PROPERTY.

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

NEW ACCESSORY BUILDING FOR GARAGE/WORKSHOP WITH
APARTMENT. APARTMENT TO HAVE KITCHEN WITH OVEN & RANGE
TOTAL BUILDING SIZE TO BE 48'x48' (2304 SQ FT), APARTMENT SIZE
16'x48' (768 SQ FT)

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.

Graham Gott

Applicant's Signature

6/24/2021

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #446**

Applicant **Graham Gott**

Property Location **5706 Vesuvius Furnace Road** Parcel ID# **93849**

Existing District **R-T**

Proposed Use **garage apartment**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The proposed garage with living quarters will be constructed to meet the state building code. A septic permit will be obtained for the one-bedroom apartment.

2. The use meets all required conditions and specifications.

Private residential quarters in the form of a garage apartment as an accessory use to a single-family dwelling is a special use in the R-T district. The plan meets the Unified Development Ordinance's requirements for private residential quarters and for an accessory structure, including size limits and setbacks.

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 located on a 5.3-acre lot to the rear of the existing house. It will be complementary to the house.

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.

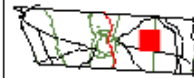
Land uses in this area are primarily residential. This property is part of an area designated by the Land Use Plan as Large Lot Residential.



Lincoln County, NC

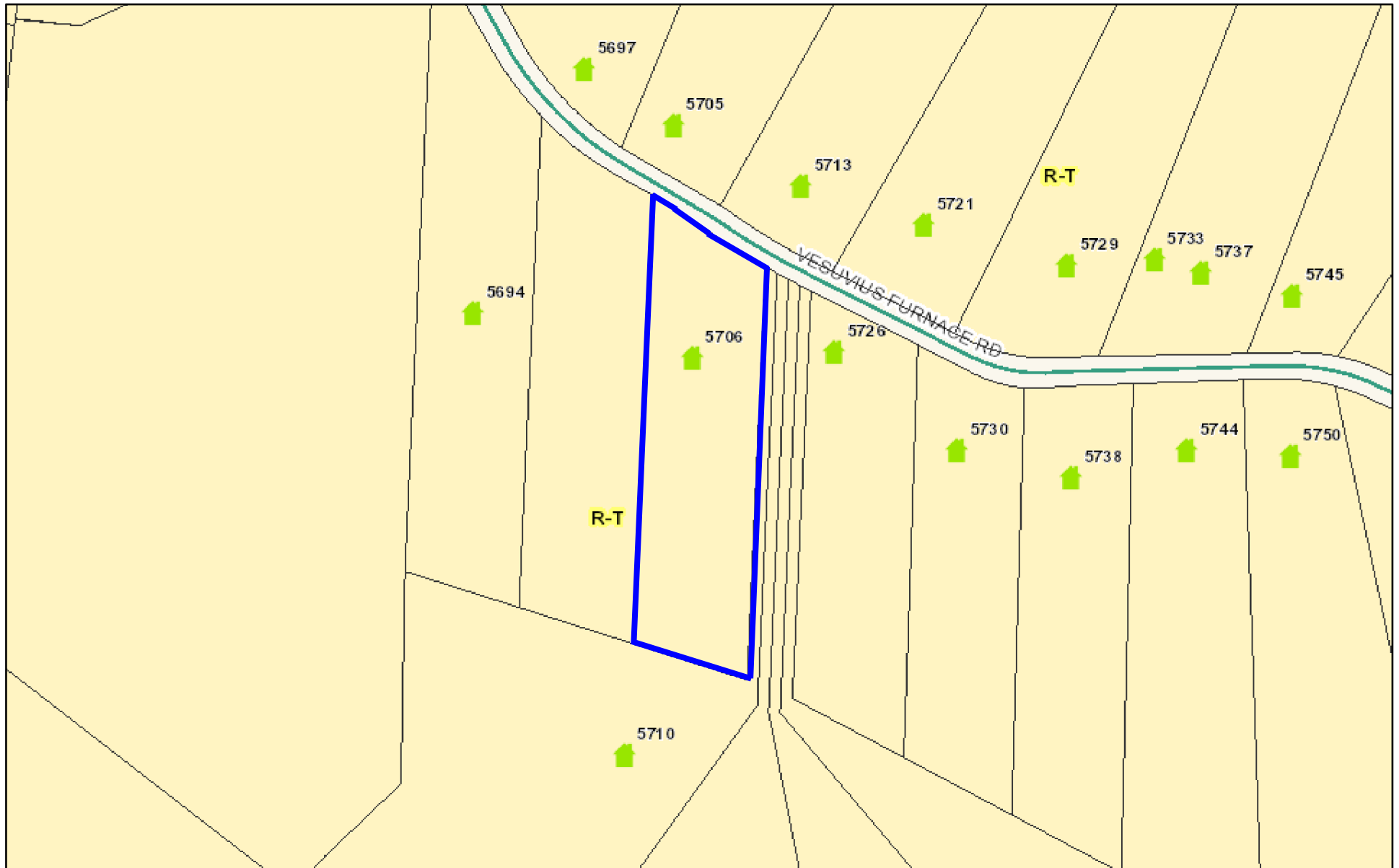
Office of the Tax Administrator, GIS Mapping Division

Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 8/6/2021 Scale: 1 Inch = 300 Feet

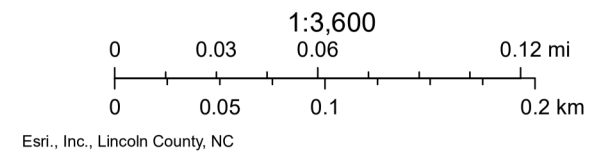


Parcel ID	93849	Owner	GOTT GRAHAM GOTT JULIE		
Map	3673	Mailing	5706 VESUVIUS FURNACE RD		
Account	0263626	Address	IRON STATION, NC 28080		
Deed	2686	Last Transaction	08/18/2017	Sale Price	\$75,500
	685	Date			
Plat	17 121	Subdivision	THE ESTATES AT VESUVIUS RIDGE PH II	Lot	10
Land Value	\$61,298	Improvement	\$413,397	Total	\$474,695
		Value		Value	
Previous	92529				
Parcel					
-----All values for Tax Year 2020 -----					
Description	#10 THE ESTATES AT			Deed	5.553
				Acres	
Address	5706 VESUVIUS FURNACE RD			Tax Acres	5.347
Township	IRONTON	Tax/Fire District			PUMPKIN CENTER
Main Improvement	CUSTOM HOME			Value	\$412,475
Main Sq Feet	3262.72	Stories	1.3	Year Built	2018
Zoning District	Calc Acres	Voting Precinct	Calc Acres		
R-T	5.35	OB21	5.35		
Watershed	5.35	Sewer District	5.35		
Census County		Tract	Block		
109		070902	1011	5.35	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710366400		0.16	
X	NO FLOOD HAZARD	3710366200		5.19	

Special Use Permit #446
subject property is outlined in blue



August 6, 2021



SUP #446 Graham Gott

1 in. = 300 ft.



LLR

VESUVIUS FURNACE RD

LLR

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)
- Town Home Community (THC)



Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

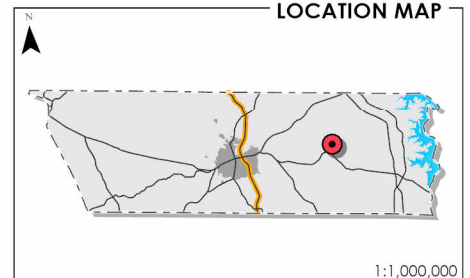
Parcel ID # 93849

 - Property Location(s)

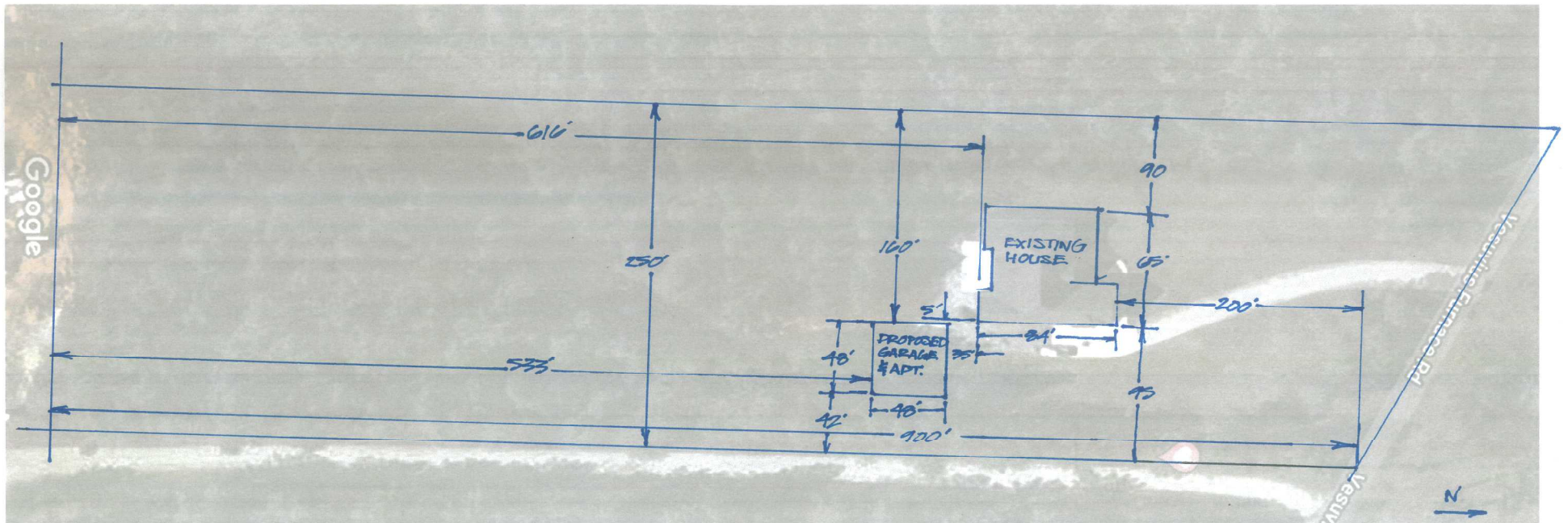
See Attached Application for Parcel Information

Property Location(s) Outlined in Green.

LOCATION MAP



 Property Location(s)



5706 VESUVIUS FURNACE RD.
SITE PLAN-PROPOSED GARAGE & APT.
G. GOTT 6/19/2021