



To: Board of Commissioners

From: Jordan Tubbs, Planner

Date: January 14, 2022

Re: SUP #457
Jessica Hill, applicant

Parcel ID# 33696

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on February 7, 2022.

Request

The applicant is requesting a special use permit to expand an existing detached garage in the road yard 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 special 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. A site plan submitted as part of the application shows the proposed garage would be located in compliance with the required setbacks.

Site Area and Description

The request involves a 0.89 -acre lot located at 7679 Rabbit Circle in the Catawba Springs Township. The property is zoned R-SF (Residential Single Family) and surrounded by property 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.



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 Jessica Hill & Derek Hill

Applicant Address 7679 Rabbit Circle Denver ,NC

Applicant Phone Number 336-803-0678

Property Owner Name Jessica Hill & Derek Hill

Property Owner Address 7679 Rabbit Circle Denver , NC

Property Owner Phone Number 336-803-0678

PART II

Property Location lincoln county

Property ID (10 digits) 4615570142 Property size .0888

Parcel # (5 digits) 33696 Deed Book(s) 3093 Page(s) 423

PART III

Existing Zoning District R-SF

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

See attachment

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

See attachment

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.

Jessica Hill
Applicant's Signature

11/09/2021

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #457**

Applicant **Jessica Hill**

Property Location **7679 Rabbit Cir**

Parcel ID# **33696**

Proposed Special Use

accessory structure located in front of the front building 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 structure will be built to code and be set back at least 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 special use on a lot abutting Lake Norman. This lot abuts Lake Norman. The proposed 625-square-foot garage meets the size limitation for residential accessory structures on this lot. The location of the accessory structure complies with the required road yard and side yard setbacks.

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

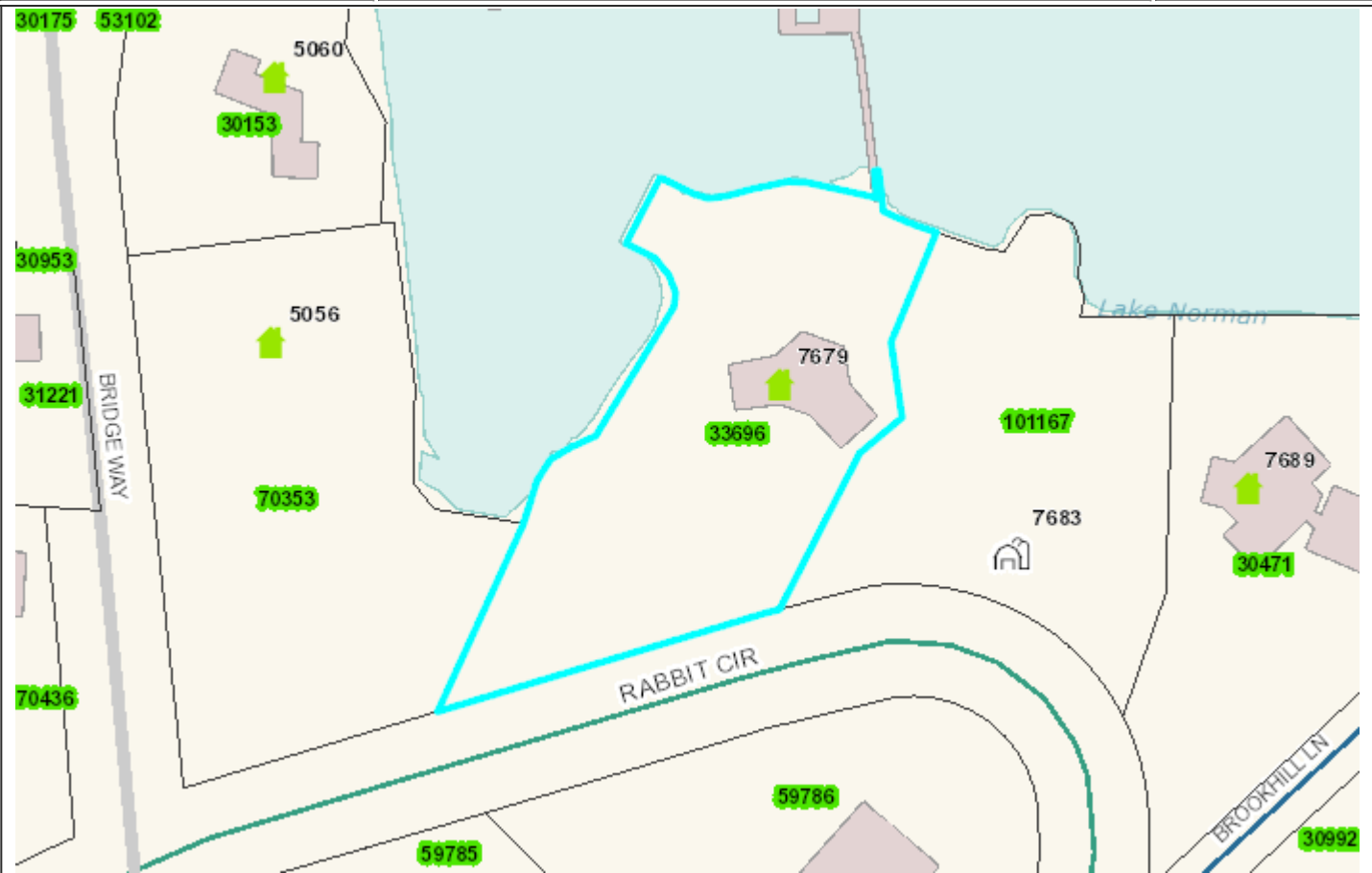
The garage will be similar in appearance to the house on this lot and is integrated with the design of the principle structure.

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 Land Use Plan designates this area as Single-Family Residential. The accessory structure is incidental and subordinate to the permitted principal use and is in keeping with other similar accessory structures in the area. The use of the accessory structure is consistent with the residential character of the area in question.



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: 12/17/2021 Scale: 1 Inch = 100 Feet



Parcel ID	33696	Owner	HILL DEREK HILL JESSICA C		
Map	4615	Mailing	7679 RABBIT CIRCLE		
Account	0287090	Address	DENVER, NC 28037		
Deed	3093 423	Last Transaction Date	10/08/2021	Sale Price	\$1,050,000
Plat	17 404	Subdivision	BILL KILE	Lot	1A
Land Value	\$453,274	Improvement Value	\$240,371	Total Value	\$693,645

Previous Parcel

-----All values for Tax Year 2021 -----

Description	#1A LT BILL KILE		Deed Acres	0.91	
Address	7679 RABBIT CIR		Tax Acres	0.888	
Township	CATAWBA SPRINGS		Tax/Fire District	DENVER	
Main Improvement	CUSTOM HOME		Value	\$183,666	
Main Sq Feet	1880	Stories	1	Year Built	1965

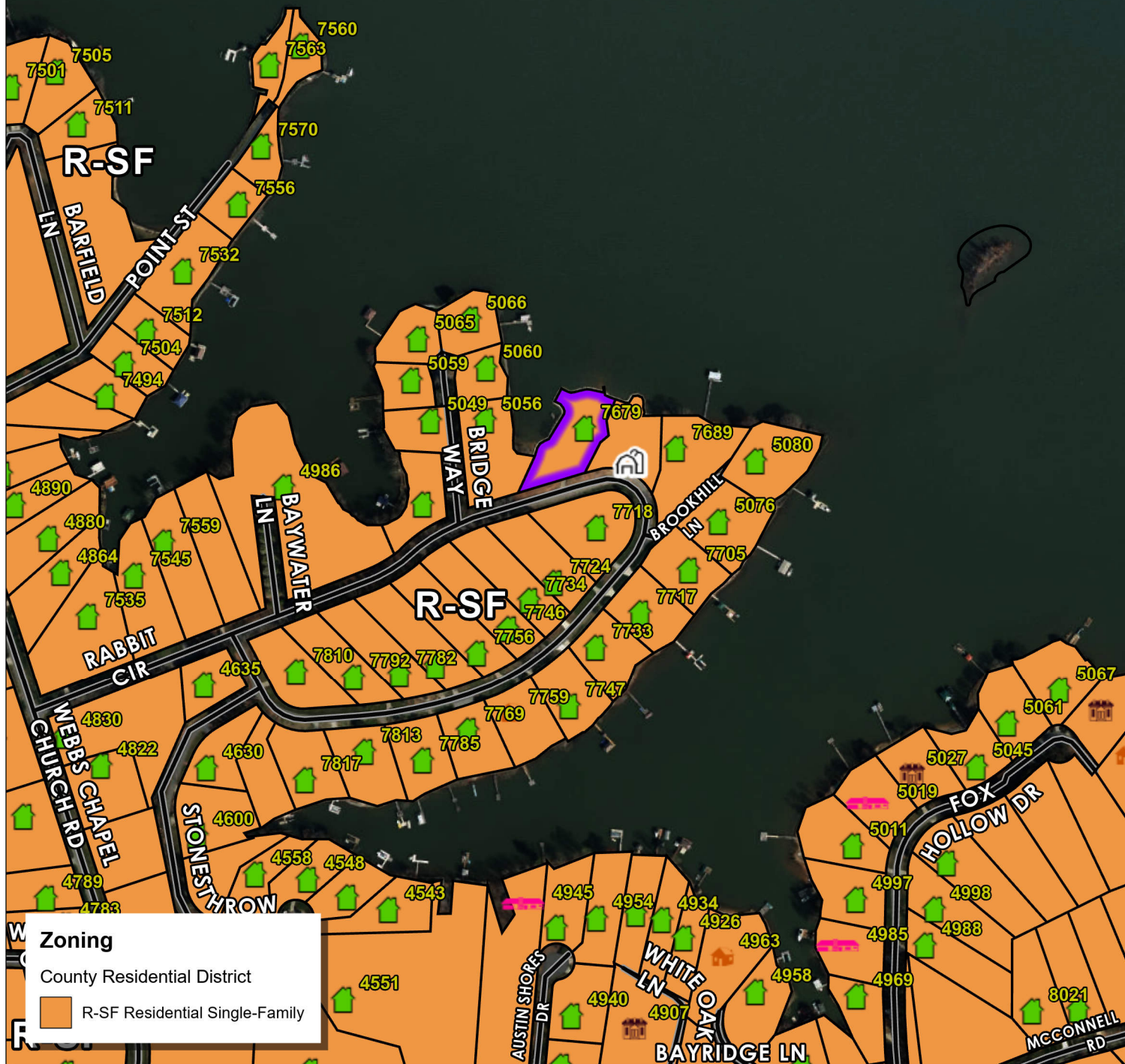
Zoning District	Calc Acres	Voting Precinct	Calc Acres
R-SF	0.89	DN29	0.89

Watershed	Sewer District
0.89	0.89

Census County	Tract	Block	
109	071203	1001	0.53
109	071203	1002	0.17
109	071203	1000	0.19

Flood Zone Description	Panel
AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	3710461500 0.13

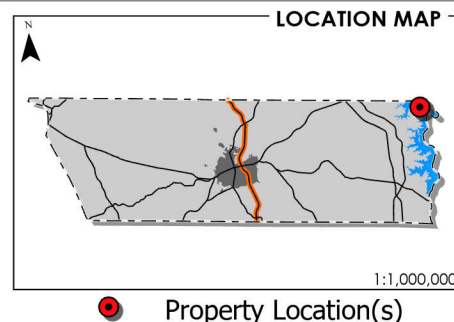
	X	NO FLOOD HAZARD	3710461500 0.76
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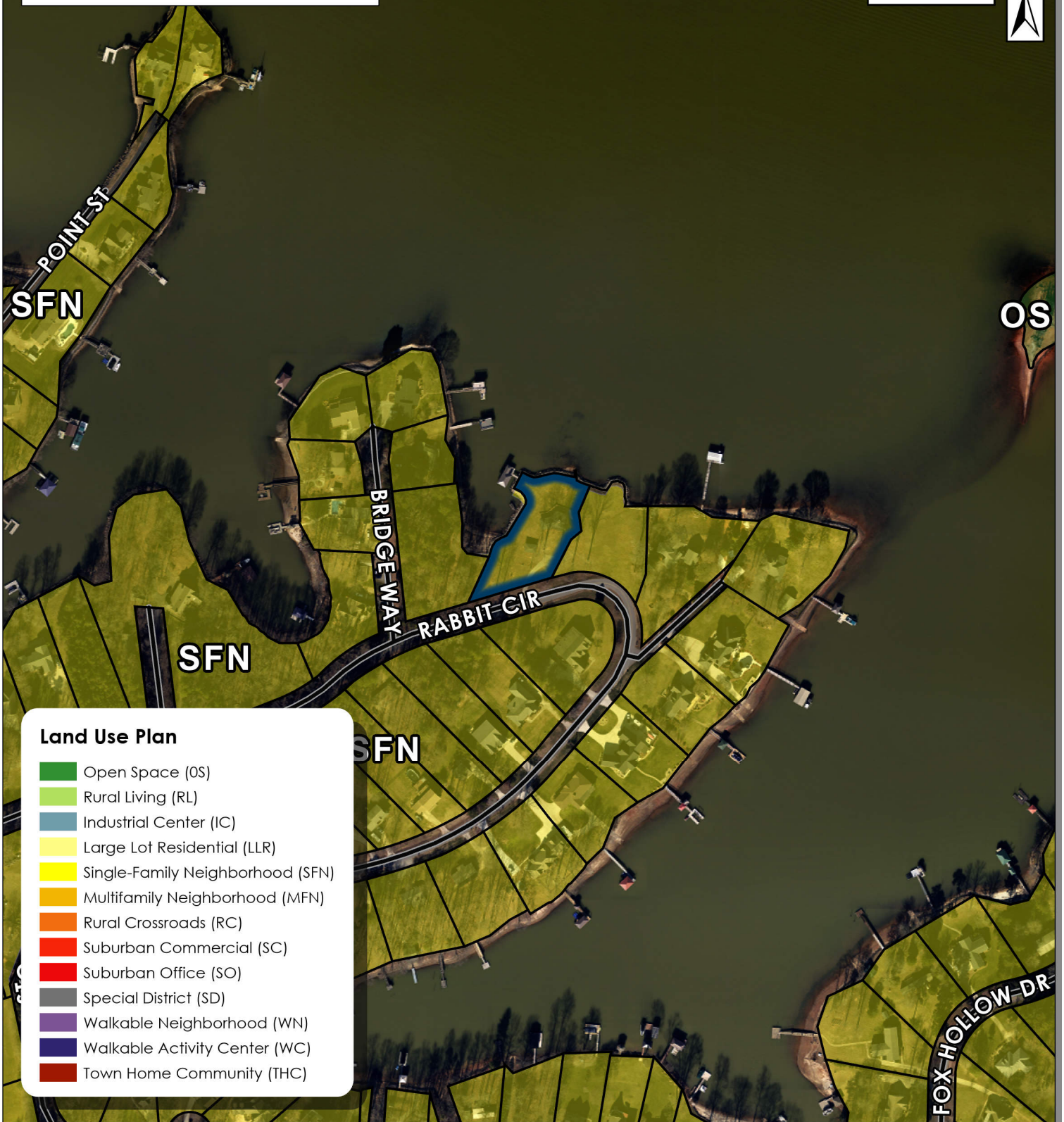


Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.





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)



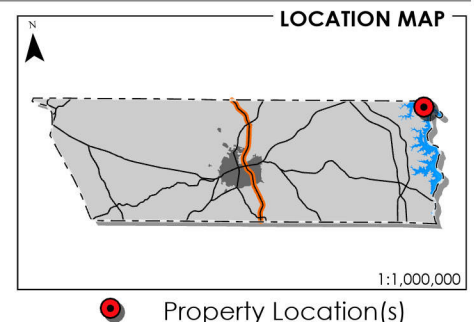
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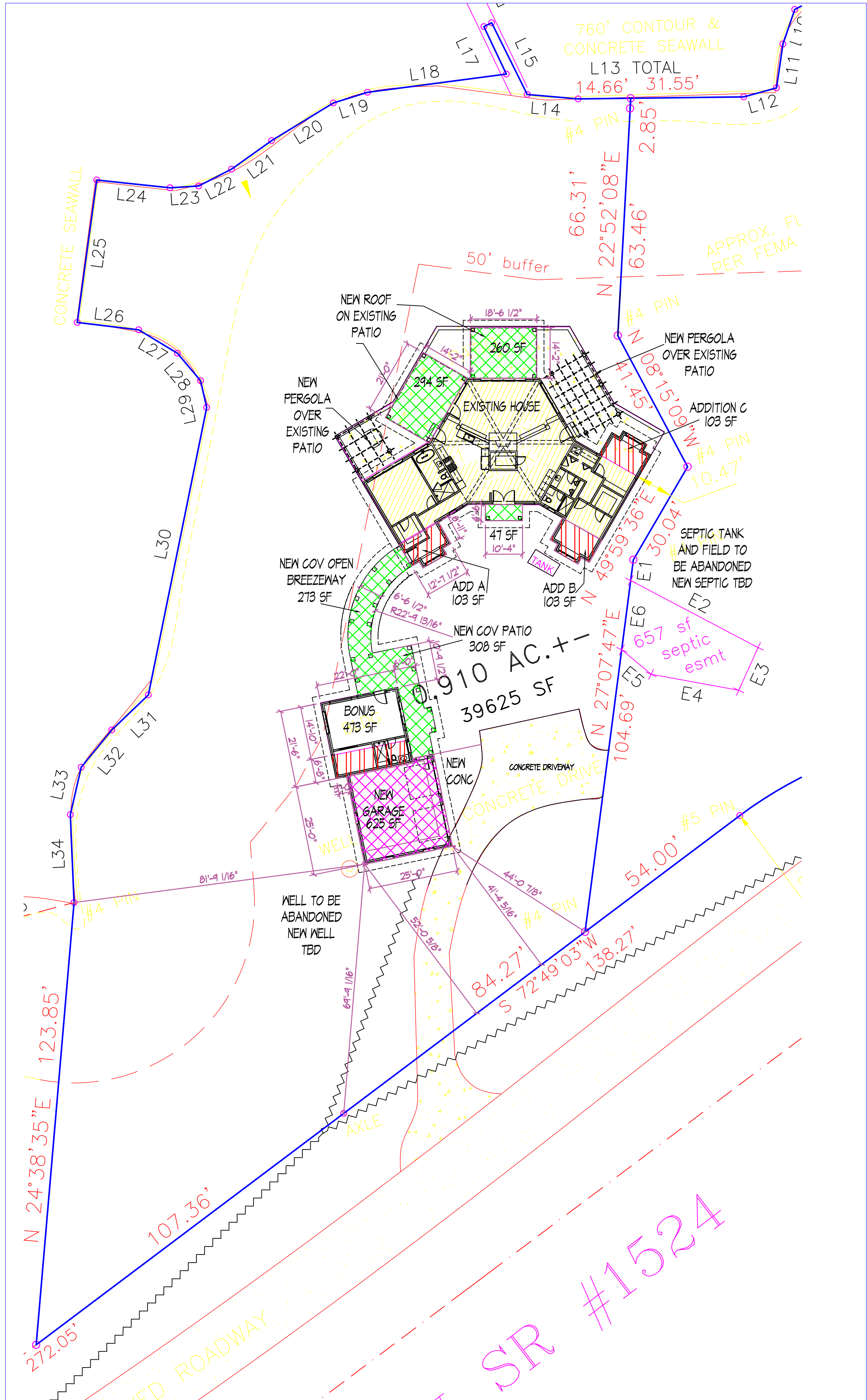
Parcel ID # 33696

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Blue.



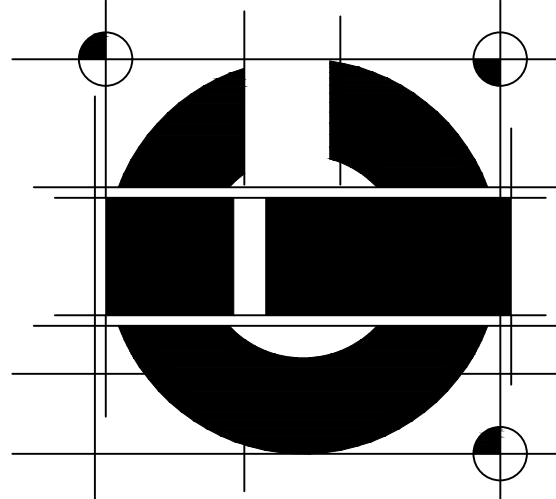


** PENDING ENGINEERING **

SHEET		G-1	
OF PROJECT		7121	

REVISION	
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DRAWN BY	AV
DATE	11-17-2021
SCALE	1" = 10'-0"



CHARLOTTE IN-VIRONMENTS INC.
 4730-D PARK ROAD
 CHARLOTTE, NC 28209
 (704) 527-7700

HILL RESIDENCE
 7679 RABBIT CIRCLE
 DENVER, NC 28037

** PENDING ENGINEERING **

7121