



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of County Commissioners

From: Jeremiah Combs, Planner

Date: September 17, 2024

Re: SUP #516
Stephen Sharpe, applicant
Parcel ID# 107096

The following information is for use by the Lincoln County Board of Commissioners at their meeting/public hearing on October 7, 2024.

Request

The applicant is requesting a special use permit for a private storage building on a lot that is less than 2 acres in size without a principal residential structure in the R-T (Transitional Residential) district.

Site Area and Description

The request involves a 1.08-acre parcel located on the east side of Beth Haven Church Road approximately 3/4 of a mile south of Vesuvius Furnace Road in Catawba Springs Township. The subject property is surrounded by property zoned R-T (Transitional Residential). Land uses in this area include residential and agricultural uses. This property is located within an area that is designated by the Lincoln County Land Use Plan as Large Lot Residential, suitable for single-family homes at densities of 0.2 to 1.35 units per acre.

Additional Information

The Lincoln County Unified Development Ordinance defines Private Storage as a structure used for storage, consistent with the type of storage allowed in a residential accessory structure. The structure must be residential in character and must be owned and used solely by the owner of the property on which it is located. The structure cannot be rented. The structure shall not be used in any manner that would not be allowed in the zoning district in which it is located. This structure shall become an accessory structure immediately following the placement of a principal residential structure on the property.



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 Stephen Sharpe
Applicant Address 1088 Beth Haven Ch. Rd Denver NC 28037
Applicant Phone Number 704-651-0350
Property Owner Name Stephen Sharpe
Property Owner Address 1072 Beth Haven Ch. Rd. Denver NC 28037
Property Owner Phone Number 704-651-0350

PART II

Property Location 1088 Beth Haven Church Road. Denver NC 28037
Property ID (10 digits) 3683584087 Property size 1.203
Parcel # (5 digits) 107096 Deed Book(s) 1155 Page(s) 786

PART III

Existing Zoning District R-T

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

Lot has 4 small Storage buildings.

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

I am placing a 40'x28' garage for our cars to be stored in

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.

Stephen Sharpe
Applicant's Signature

8-23-2024
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **SUP #516**

Applicant **Stephen Sharpe**

Property Location **Beth Haven Church Rd.** Parcel ID# **107096**

Proposed Special Use **Garage / Storage on lot less than 2 acres**

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 in the same location where a double wide mobile home was just removed recently.

2. The use meets all required conditions and specifications.

The proposed structure meets all regulatory requirements except for the 2-acre rule.

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

The proposed structure will add value.

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 structure will be in harmony with the character of the area (rural) in which it is to be located. It is a great looking structure for the area.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 9/13/2024 Scale: 1 Inch = 200 Feet

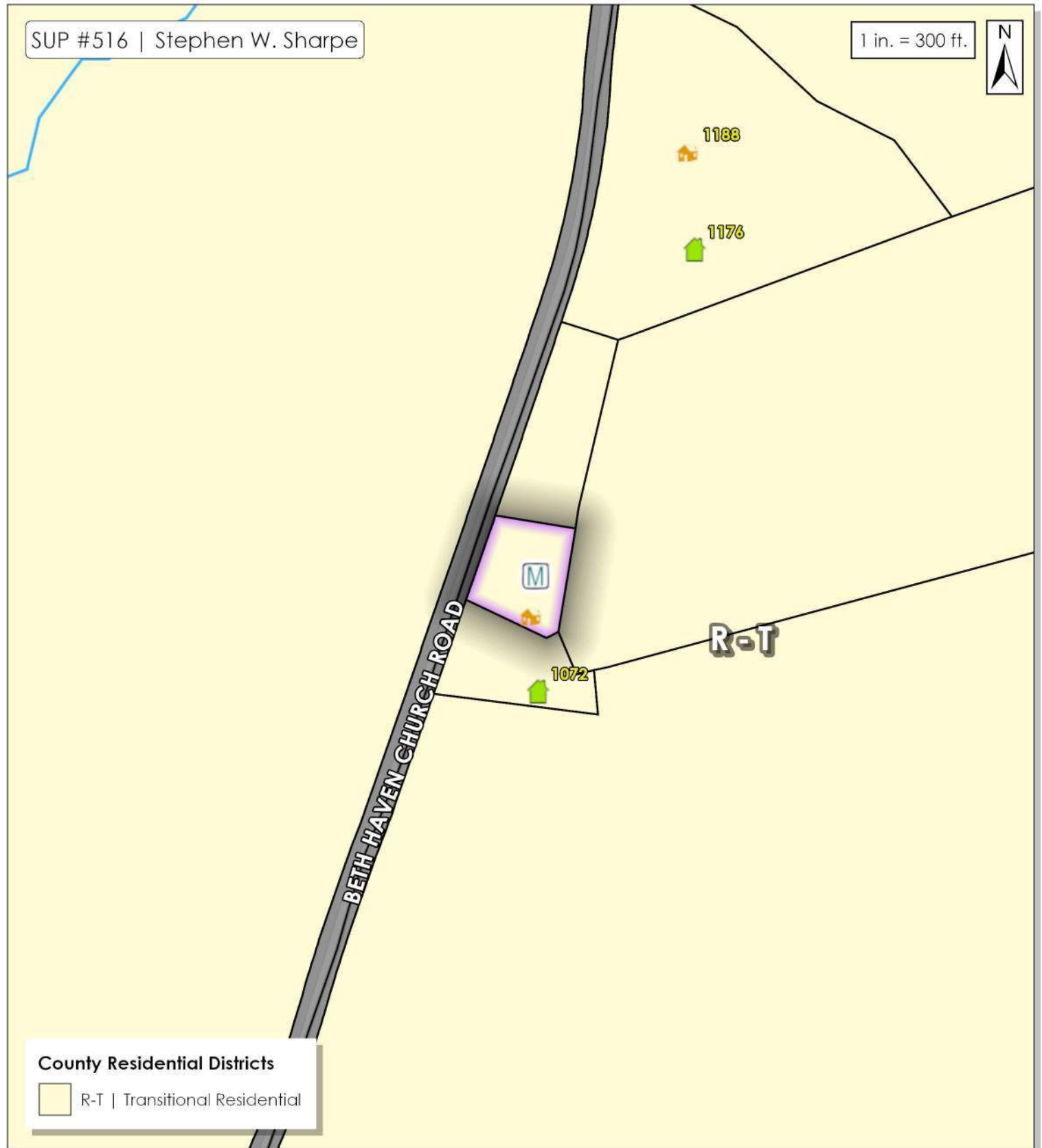


Photo Not
Available

| | | | | | |
|---|---------------------------|-----------------------|-------------------------------|----------------|------------------|
| Parcel ID | 107096 | Owner | SHARPE STEPHEN WAYNE | | |
| Map | 3683 | Mailing | 1072 BETH HAVEN CHURCH RD | | |
| Account | 0101622 | Address | DENVER, NC 28037-8126 | | |
| Deed | 1155 786 | Last Transaction Date | 02/08/2024 | Sale Price | \$0 |
| Plat | 25 80 | Subdivision | STEPHEN WAYNE SHARPE PROPERTY | Lot | A |
| Land Value | Work in Progress | Improvement Value | Work in Progress | Total Value | Work in Progress |
| Previous Parcel | 32345 | | | | |
| -----All values for Tax Year 2024 ----- | | | | | |
| Description | LOT A STEPHEN WAYNE | | | Deed Acres | 1.214 |
| Address | 1088 BETH HAVEN CHURCH RD | | | Tax Acres | 1.079 |
| Township | CATAWBA SPRINGS | | Tax/Fire District | DENVER | |
| Main Improvement | | | | Value | |
| Main Sq Feet | | | Stories | Year Built | |
| Zoning District | | Calc Acres | Voting Precinct | | Calc Acres |
| | | | DW28 | 1.08 | |
| Watershed | | | | Sewer District | |
| 1.08 | | | | 1.08 | |

SUP #516 | Stephen W. Sharpe

1 in. = 300 ft.



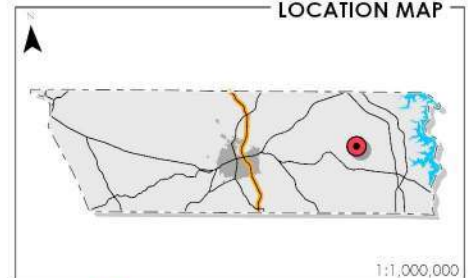
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID # 107096

 - Property Location(s)

See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)

SUP #516 | Stephen W. Sharpe

1 in. = 300 ft.

LLR



LLR

LLR

LLR

BETH-HAVEN-CHURCH-ROAD

Land Use Plan

Large Lot Residential (LLR)



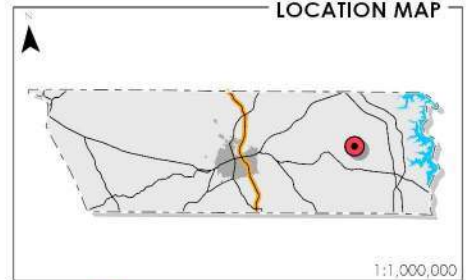
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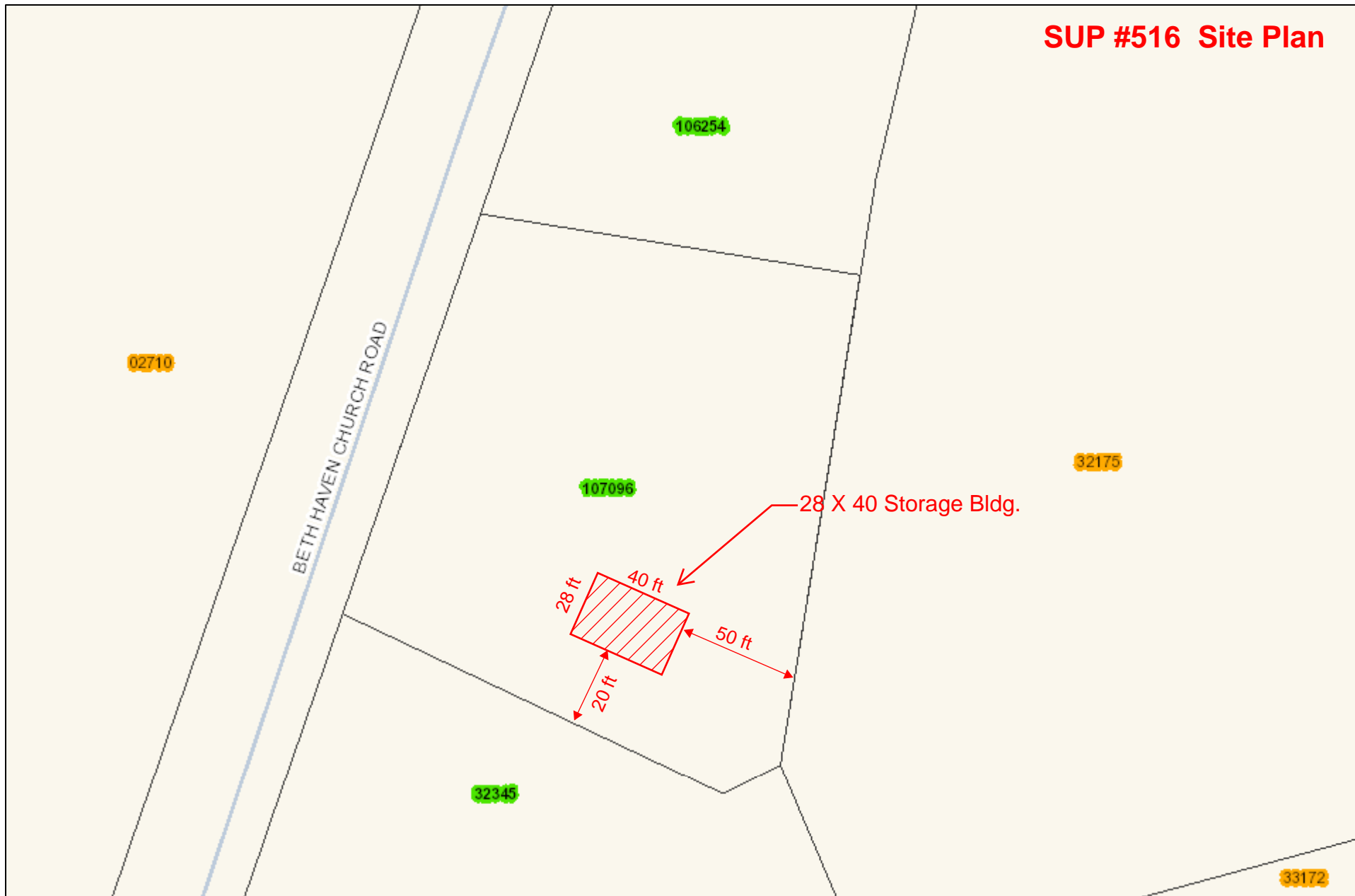
See Attached Application for Parcel Information

LOCATION MAP



 Property Location(s)

SUP #516 Site Plan



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division



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September 17, 2024

