



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 17, 2015

Re: CUP #343
Steve McCoy, applicant
Parcel ID# 54772

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 4, 2015.

REQUEST

The applicant is requesting a conditional use permit to allow a detached garage to be built in front of a house on a lot that's 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, except on lots that abut the lake where a conditional use permit is approved. The proposed garage would have a footprint of 960 square feet with a second floor for storage.

SITE AREA AND DESCRIPTION

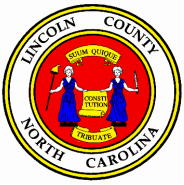
The 0.98-acre lot is located at 4846 Lynwood Road, on the south side of Lynwood Road about 600 feet west of Eastbrook Lane, in Catawba Springs Township. It is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF and by Lake Norman. Land uses in this area are predominately residential. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.

ORDINANCE STANDARDS

Minimum road yard setback: 30 feet from edge of right-of-way.

Minimum side yard setback: 10 feet.

Maximum size of accessory structure permitted on this lot: 1,694 square feet (three percent of the lot area over one-half acre, plus one-half the heated ground floor area of the principal structure).



County Of Lincoln, North Carolina

Planning Board

Applicant **Steve McCoy**

Application No. **CUP #343**

Location **4846 Lynwood Road**

Parcel ID# **54772**

Proposed Conditional Use **accessory structure located in front of the front 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 STEVE MCLOY

Applicant Address 4846 LYNWOOD ROAD

Applicant Phone Number 704-402-2493

Property Owner Name STEVE MCLOY

Property Owner Address 4846 LYNWOOD RD

Property Owner Phone Number 704-402-2493

PART II

Property Location SAME

Property ID (10 digits) 4605-78-6696 Property size 1.00 ACRE

Parcel # (5 digits) 54772 Deed Book(s) 2459 Page(s) 824

PART III

Existing Zoning District R-5F

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

ADD DETACHED GARAGE TO MATCH HOME

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

SEE ABOVE

\$750 APPLICATION FEE 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.

Steve Mcloy Applicant's Signature 3/8/2015 Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #343**

Applicant **Steve McCoy**

Property Location **4846 Lynwood Rd.**

Parcel ID# **54772**

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 garage 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 building is designed as a residential accessory structure. The proposed location meets the requirements for 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 accessory structure will be similar in appearance to the principal structure on this lot. An accessory structure on an adjoining lot is located in front of the front building line of the principal structure on that lot.

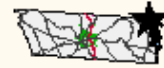
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

On other lots in this area, accessory structures are located in front of the front building line of the principal structures. The Land Use Plan designates this area as 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: 3/19/2015 Scale: 1 Inch = 200 Feet



PHOTOS



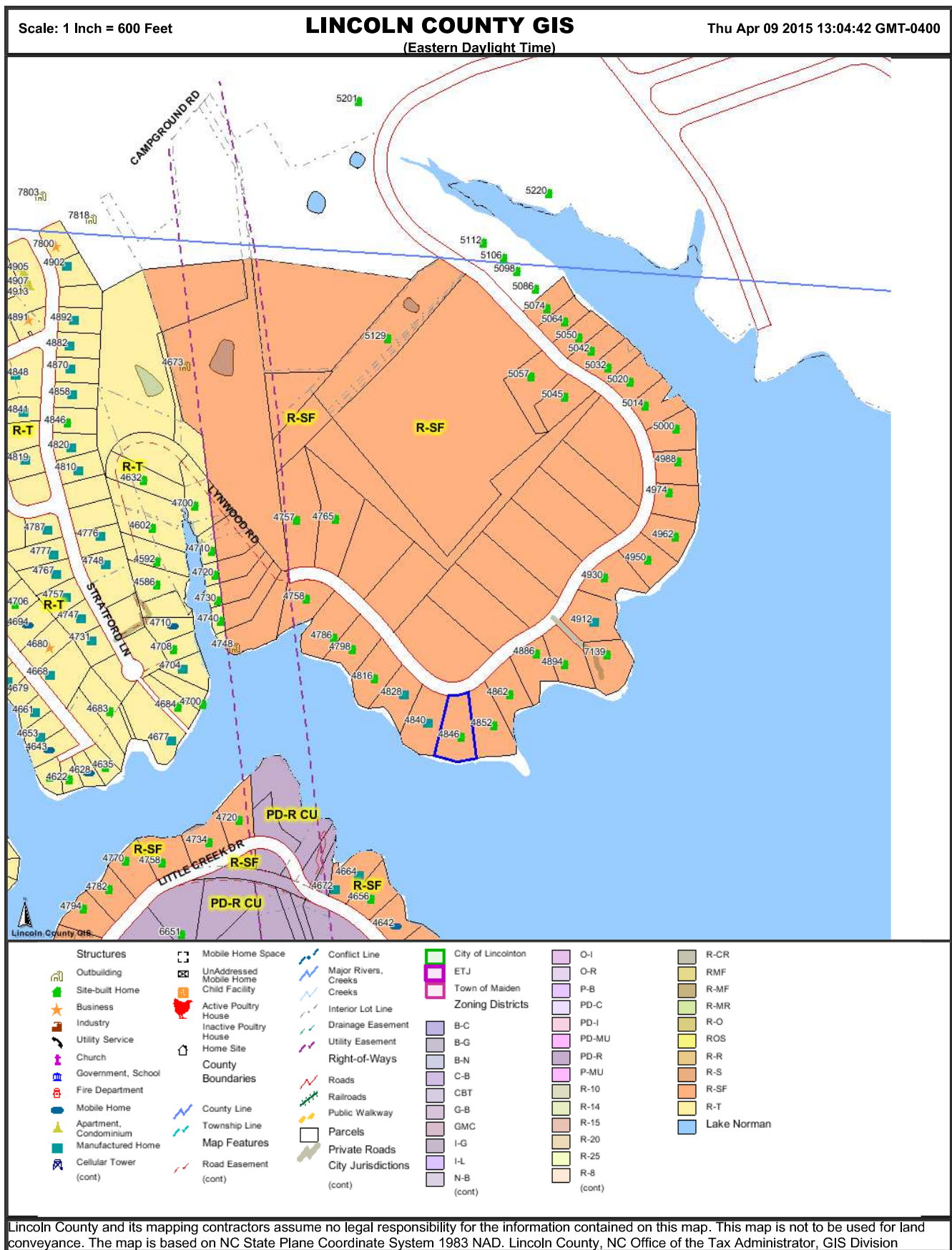
54772



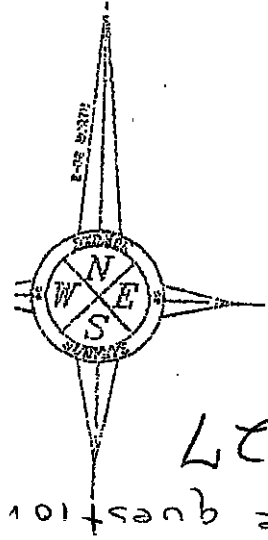
54772

PARCEL INFORMATION FOR 4605-78-6696

Parcel ID	54772	Owner	MCCOY STEVEN H
Map	4605-08	Mailing	4846 LYNWOOD ROAD
Account	0251905	Address	SHERRILLS FORD NC 28673
Deed	2459-824	Recorded	6/5/2014
Land Value	\$342,690	Total Value	\$572,762
----- All values are for tax year 2015. -----			
Subdivision	Lot 110 CRESCENT LAND & TIMBER CORP	Plat	E-39
Description	LOT #110 SECT 35 CRESCENT	Deed Acres	0
Address	4846 LYNWOOD RD	Tax Acres	0.98
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	CONVENTIONAL	Value	\$208,825
Main Sq Feet	2133	Stories	1
		Year Built	1975
Zoning District	R-SF	Voting Precinct	DENVER (DN29)
		Calculated Acres	0.98
Watershed Class	WS-IVC	Sewer District	Not in the sewer district
			0.98
2000 Census County	37109	Tract	071200
		Block	1033
FloodZone Description	AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR	Panel	37104605000.05
	X NO FLOOD HAZARD		37104605000.93







See quest 101
#27

neighbors
storage unit

ZONE: C

2 ft
at corner
N 13°30'48"E
283.30'

REVISED LOT #110
1.005 AC. +/-

GARAGE
40'
24'
SEPTIC TRENCH

WELL #20

WELL #1

1-STORY FRAME
Porch
DECK
FFE = 772.9

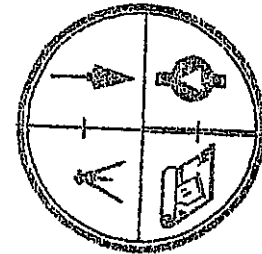
GRAVEL DRIVE

307.89'
S 07°42'00"E

LOT #111

LYNWOOD RD. 60' R/W

CHORD:
N 81°29'50"E
89.29'
R=190.96
A=90.12



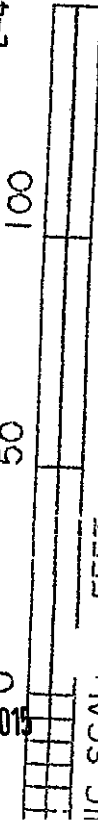
STATE OF NORTH CAROLINA
COUNTY OF Lincoln

Kelly Atkins
REVIEW OFFICER OF
Lincoln COUNTY, CERTIFY THAT THE
MAP OR PLAT TO WHICH THIS CERTIFICATION
AFFIXED MEETS ALL STATUTORY REQUIREMENTS
FOR RECORDING.

2-17-98
DATE

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 07°42'00"E	5.53'
L-2	S 84°19'40"W	91.57'
L-3	N 77°42'42"W	109.73'
L-4	N 13°30'48"E	7.95'



1" = 50' SCALE - FEET

RECEIVED MAR 09 2015

McCoy Garage

ENGINEER

PROJECT: MCCOY GARAGE

JOB NUMBER: -

DRAWN BY: -

PRELIMINARY DATE: -

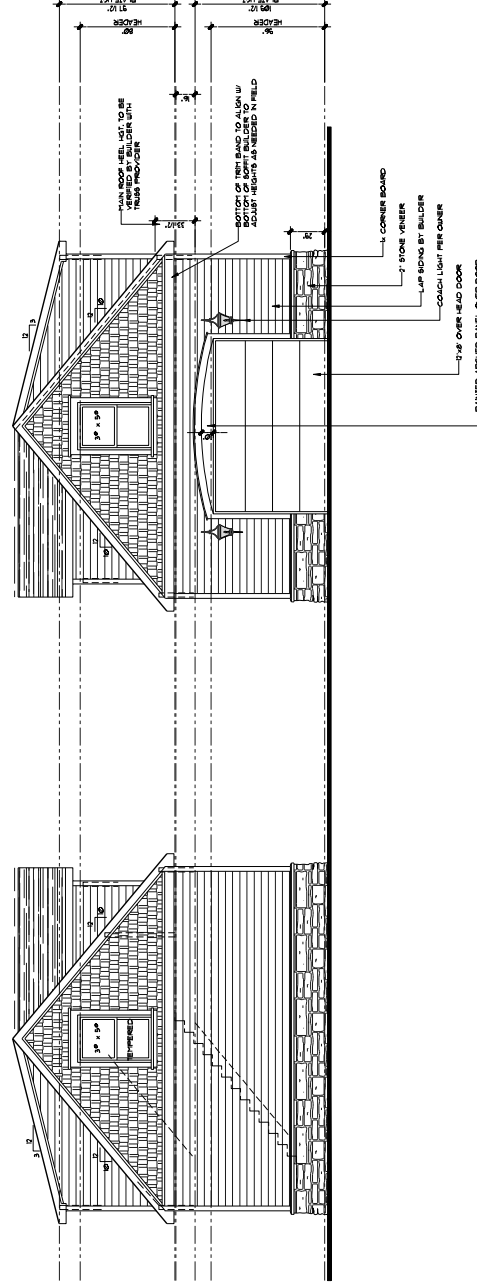
DATE: FEBRUARY 22, 2015

SHEET

4

OF 5 SHEETS

NOTES: NOTE ABOUT PLAN
USABILITY
THESE PLANS HAVE BEEN PREPARED BY AN ARCHITECT
WHOSE SKILL IN PREPARATION AND
COMPLETION OF THESE PLANS IS NOT
GUARANTEED. THE ARCHITECT MAKES NO
WARRANTY OR GUARANTEE OF ANY KIND
FOR THE ACCURACY OF THESE PLANS.
THESE PLANS ARE FOR GENERAL
REFERENCE ONLY. THE ARCHITECT
TAKES NO RESPONSIBILITY FOR THE
USE OF THESE PLANS FOR ANY OTHER
PURPOSE. THE ARCHITECT'S
RESPONSIBILITY FOR THEM
ENDS WITH THE DATE OF
CONSTRUCTION.



FRONT & REAR ELEVATIONS
SCALE 1/4" = 1'-0"

ENGINEER-

PROJECT: WCOY GARAGE

JOB NUMBER:

DRAWN BY:

PRELIMINARY DATE:

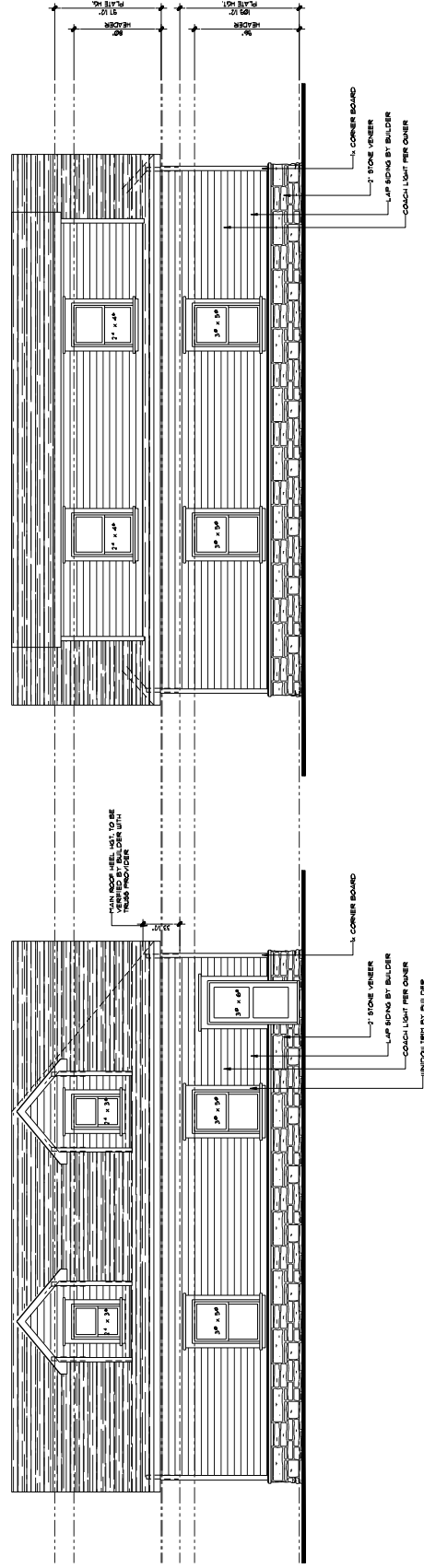
DATE: _____

SHEET



OF 5 SHEETS

IMPORTANT NOTE ABOUT PLAN LIABILITY: THERE HAS BEEN REASONABLE CARE AND PROFESSIONAL SKILL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS (BUT NO GUARANTEE OF "PERFECT" DOCUMENTS OR FLAWLESS JUDGMENT, BUILDERS & TRADERS MUST CAREFULLY INSPECT ALL DIMENSIONS & DETAILS FOR ACCURACY AND ASSUMES COMPLETE RESPONSIBILITY FOR THEM. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF S.C. PRIOR TO CONSTRUCTION.



SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"