



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: July 21, 2017

Re: CUP #369
Kimberly Snipes, applicant
Parcel ID# 53105

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 7, 2017.

REQUEST

The applicant is requesting a conditional use permit to place a residential accessory structure in front of the front building line 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, on lots less than one acre in size, 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 applicant is proposing to place a 12 x 20-foot storage building beside the driveway that leads to the house.

SITE AREA AND DESCRIPTION

The 0.84-acre lot is located at 4384 Pine Harbor Drive, about 400 feet east of Windy Pine Circle. The lot 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 residential. This property is part of an area designated by the Land Use Plan as Suburban Residential.



County Of Lincoln, North Carolina

Planning Board

Applicant **Kimberly Snipes**

Application No. **CUP #369**

Parcel ID# **53105**

Zoning District **R-SF**

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 Kimberly C. Snipes

Applicant Address 4384 Pine Harbor Drive Denver NC 28037

Applicant Phone Number 803-417-2609

Property Owner Name Stephen M. Gyles SR Deceased

Property Owner Address 26025 Misty Way Drive N Tega Bay SC 29108

Property Owner Phone Number _____

PART II

Property Location 4384 Pine Harbor Drive

Property ID (10 digits) 4605-85-5334 Property size _____

Parcel # (5 digits) 53105 Deed Book(s) 1185 Page(s) 169

PART III

Existing Zoning District R-5F

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

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.
To locate Storage Building in Roadyard

**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.

Kimberly C. Snipes
Applicant's Signature

6-21-17
Date

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

Application No. **CUP #369**

Applicant **Kimberly Snipes**

Property Location **4384 Pine Harbor Drive** Zoning District **R-SF**

Parcel ID# **53105**

Proposed 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 accessory structure (a storage building) will be built to comply with the State Building Code and will be set back more than 150 feet from the road.

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 significantly exceeds the minimum road yard setback of 30 feet.

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

An accessory structure is located in front of the house on the adjoining lot to the north, much closer to the road. This proposed accessory structure is a relatively small structure and will be buffered by trees.

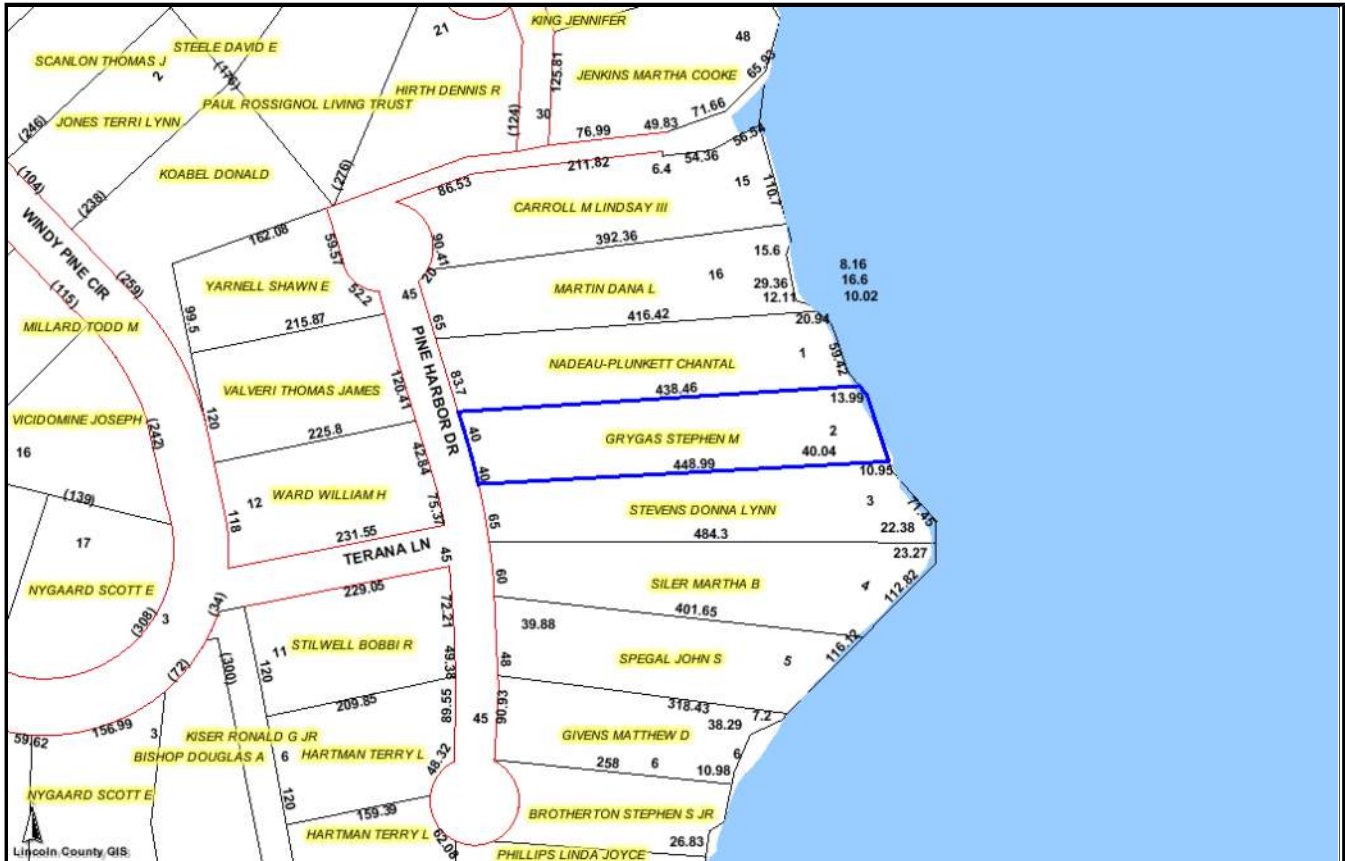
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

On other lots abutting Lake Norman 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: 6/22/2017 Scale: 1 Inch = 200 Feet



PHOTOS

PARCEL INFORMATION FOR 4605-85-5334



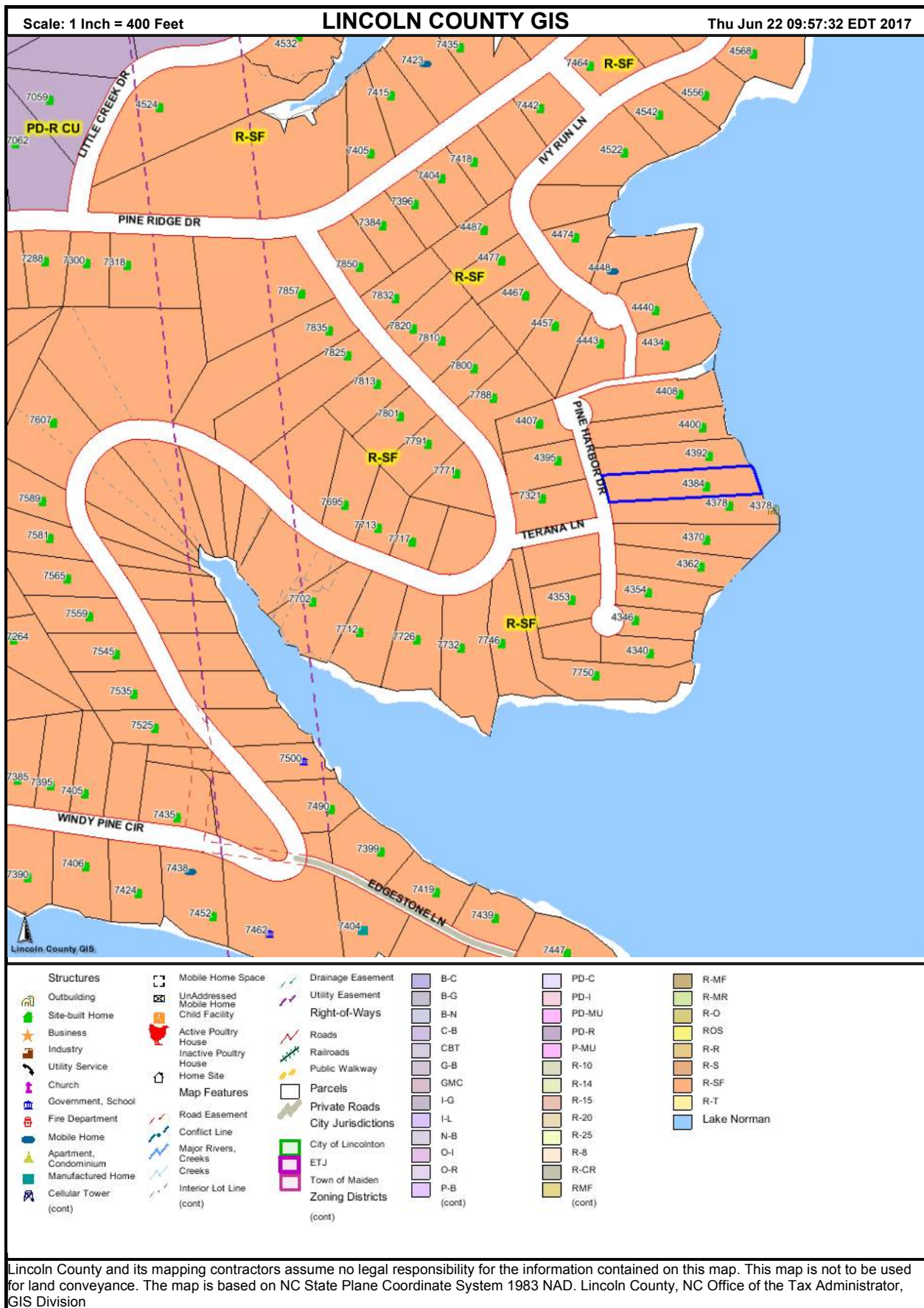
53105



53105

Parcel ID	53105	Owner	GRYGAS STEPHEN M		
Map	4605-12	Mailing Address	26025 MISTY WAY TEGA CAY SC 29708		
Account	014520	Deed	1185-189	Last Transaction Date	7/21/2000
Land Value	\$337,942	Total Value	\$604,112	Sale Price	\$135,000
----- All values are for tax year 2017. -----					
Subdivision	Lot 2 PINE HARBOR			Plat	F-151
Description	#2 PINE HARBOR			Deed Acres	0
Address	4384 PINE HARBOR DR			Tax Acres	0.84
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement	CUSTOM HOME			Value	\$239,783
Main Sq Feet	2501	Stories	1	Year Built	2011
Zoning District	R-SF	Calculated Acres	0.84	Voting Precinct	DENVER (DN29)
Watershed Class	WS-IVC	Calculated Acres	0.84	Sewer District	Not in the sewer district
2000 Census County	37109	Tract	071200	Block	1040
	37109		071200		1998
FloodZone Description	AE SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR			Panel	37104605000.05
	X NO FLOOD HAZARD				37104605000.79

Conditional Use Permit #369
subject property is outlined in blue



CUP #369 site plan

