



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLN TON, 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: August 24, 2018

Re: CUP #381
Roddey Edwards, applicant
Parcel ID# 29828 and 29833

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on September 10, 2018.

REQUEST

The applicant is requesting a conditional use permit to locate a detached garage in front of the front building line of a house 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 conditional 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. The applicant is proposing to build a 720-square-foot garage.

SITE AREA AND DESCRIPTION

The 0.45-acre lot is located at 2163 Willow Cove Lane, about 600 feet west of Camelia Lane. 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 primarily residential. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood.



County Of Lincoln, North Carolina

Planning Board

Applicant **Roddey Edwards**

Application No. **CUP #381**

Property Location **2163 Willow Cove Lane**

Parcel ID# **29828 and 29833**

Zoning District **R-SF**

Proposed Conditional Use **locate residential accessory structure (detached garage) in road yard of 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 LYLE Roddey EDWARDS II

Applicant Address 2163 Willow Cone Lane DENVER, NC 28037

Applicant Phone Number 864-494-3753

Property Owner Name SAME AS ABOVE

Property Owner Address " " "

Property Owner Phone Number " " "

PART II

Property Location 2163 Willow Cone Lane DENVER, NC 28037

Property ID (10 digits) 4613-14-4171 Property size .037 acres
4613-14-5230

Parcel # (5 digits) 29828 Deed Book(s) 1191 Page(s) 374
29833

PART III

Existing Zoning District _____

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

Residential

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

24' x 30' detached GARAGE
720 SF

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

Lyle Roddey Edwards II
Applicant's Signature Date

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

Application No. **CUP #381**

Applicant **Roddey Edwards**

Property Location **2163 Willow Cove Lane** Zoning District **R-SF**

Parcel ID# **29828, 29833**

Proposed Use **locate residential accessory structure (detached garage) in road yard of 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 (detached garage) will be built to the State Building Code and will be set back 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 location meets the minimum road yard setback of 30 feet and the minimum side yard setback of 10 feet.

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

The proposed garage will be similar in appearance to the house on this lot. It will have dormers on the front.

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 building is designed as a residential accessory structure. 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: 7/11/2018 Scale: 1 Inch = 100 Feet



Parcel ID	29828	Owner	EDWARDS LYLE RODDEY II EDWARDS NANCY C	
Map	4613	Mailing	2163 WILLOW COVE LN	
Account	0146124	Address	DENVER, NC 28037	
Deed	1191 374	Last Transaction Date	08/28/2000	Sale Price \$126,000
Plat	C 52	Subdivision	A E CHERRY	Lot 8
Land Value	\$261,834	Improvement Value	\$240,272	Total Value \$502,106

Previous Parcel

-----All values for Tax Year 2018 -----

Description	#8 LOT A E CHERRY	Deed Acres	0
Address	2163 WILLOW COVE LN	Tax Acres	0.377
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CUSTOM HOME	Value	\$224,539
Main Sq Feet	1624	Stories	1.6
		Year Built	2002
Zoning District	R-SF	Calc Acres	0.38
		Voting Precinct	TA37
		Calc Acres	0.38
Watershed	0.38	Sewer District	SEWER
		Calc Acres	0.38
Census County	109	Tract	071202
		Block	1014
		Calc Acres	0.38
Flood Zone Description		Panel	
AE	SPECIAL FLOOD HAZARD AREA BASE ELEVATION DETERMINED - 100 YEAR		3710461300 0.01
X	NO FLOOD HAZARD		3710461300 0.37



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 Date: 7/11/2018 Scale: 1 Inch = 100 Feet



Photo Not Available

Parcel ID	29833	Owner	EDWARDS LYLE RODDEY II EDWARDS NANCY C
Map	4613	Mailing Address	2163 WILLOW COVE LN DENVER, NC 28037
Account	0146124	Deed	1191 374
Deed	1191 374	Last Transaction Date	08/28/2000
Plat		Subdivision	
Land Value	\$1,123	Improvement Value	\$0
Previous Parcel		Total Value	\$1,123

-----All values for Tax Year 2018 -----

Description	STRIP RD 1439	Deed Acres	0
Address	WILLOW COVE LN	Tax Acres	0.078
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	R-SF	Calc Acres	0.08
Voting Precinct	TA37	Calc Acres	0.08
Watershed		Sewer District	
	0.08	SEWER	0.08
Census County	109	Tract	071202
		Block	1014
Flood	X	Panel	3710461300
Zone Description	NO FLOOD HAZARD		0.08

Conditional Use Permit #381
subject property is outlined in red

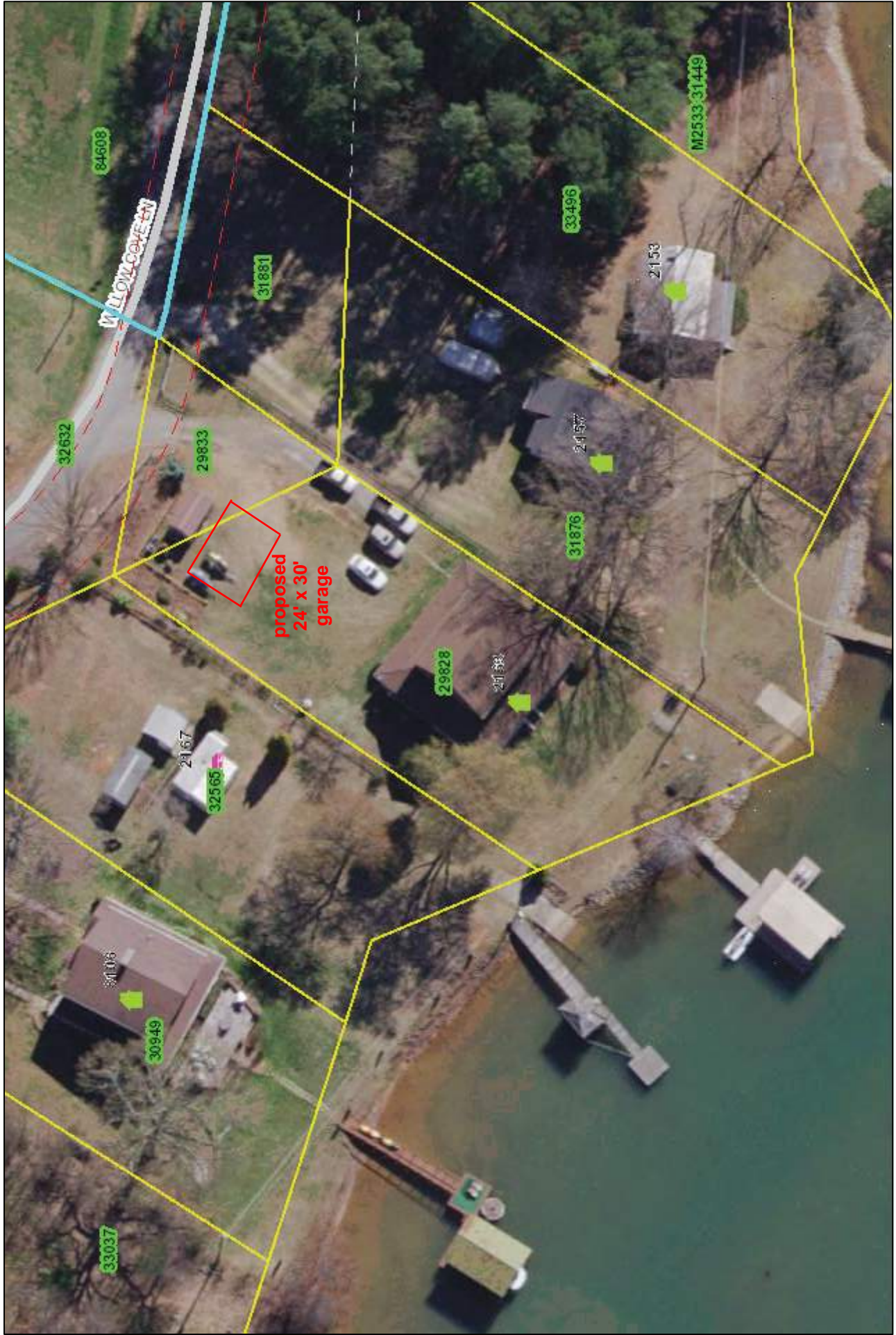


July 20, 2018

Esri, Inc., Lincoln County, NC

1 inch = 200 feet

CUP #381 site plan
Parcels 29828 and 29833 to be combined
small storage building to be removed



July 11, 2018

1 inch = 50 feet