



**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 15, 2019

Re: CUP #400  
Timothy Covington, applicant  
Parcel ID# 31742

*The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on May 6, 2019.*

REQUEST

The applicant is requesting a conditional use permit to allow a detached garage to be located in front 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 less than 100 feet but no closer than 30 feet from the edge of the road right-of-way. The applicant is proposing to build a 1,280-square-foot, side-entry garage that would be located directly in the front of an existing houses (see site plan). Two existing accessory structures would be removed to make way for the proposed garage.

SITE AREA AND DESCRIPTION

The 0.8-acre lot is located at 8078 McConnell Road. It is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF and by Lake Norman. 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 **Timothy Covington**

Application No. **CUP #400**

Parcel ID# **31742**

Zoning District **R-SF**

Proposed Conditional Use **accessory structure located in front of a house on a 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 Timothy W. Covington  
Applicant Address 3566 Mack Ballard Rd Maiden NC 28650  
Applicant Phone Number 980.722.4127  
Property Owner Name Elizabeth R. Covington  
Property Owner Address 8078 McConnell Rd Denver NC 28037  
Property Owner Phone Number 704.483.2175

**PART II**

Property Location 8078 McConnell Rd Denver NC 28037  
Property ID (10 digits) 4615-75 0407 Property size 0.8  
Parcel # (5 digits) 31742 Deed Book(s) 14E Page(s) 530

**PART III**

Existing Zoning District R-SF

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

Single family home 1836 sq. ft. single story  
metal carport + storage building (to be removed)

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

Detached garage 32 x 40  
located in front of house

**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.

Timothy W. Covington  
Applicant's Signature

2/15/19  
Date

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

Application No. CUP #400

Applicant Timothy Covington

Property Location 8078 McConnell Road

Zoning District R-SF

Parcel ID# 31742

Proposed Use **accessory structure located in front of a house on a 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 will be built in compliance with the State Building Code and will be set back a minimum of 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 the road yard less than 100 feet from the road right-of-way is a conditional use on lots abutting Lake Norman. This lot abuts Lake Norman. The proposed location complies with the minimum road yard setback of 30 feet and the minimum side yard setback of 20 feet (for an accessory structure of this size). The proposed 1,280-square-foot garage complies with the size limitation for an accessory structure based on the lot area and heated ground floor area of the house.**

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

**The proposed accessory structure is a side-entry garage with a pitched roof and windows on the side facing the road. It will replace two smaller accessory structures that are located in front of the house on this 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.

**The proposed garage will be residential in appearance with siding to match the house. The Land Use Plan designates this area as residential.**

	<p><b>Lincoln County, NC</b>  <b>Office of the Tax Administrator, GIS Mapping Division</b>                  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: 2/25/2019    Scale: 1 Inch = 100 Feet</p>																																																																																																
																																																																																																	
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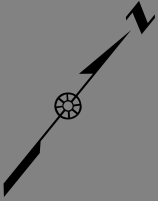




February 25, 2019

0 100 200 Feet  
1 inch = 150 feet

Winnell Rd SR2378 60' r/w



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