



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: May 18, 2018

Re: CUP #378
Ralph Starling, applicant
Parcel ID# 56263

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on June 4, 2018.

REQUEST

The applicant is requesting a conditional use permit to build a private residential storage building on a lot less than two acres in size prior to the construction of a house. Under the Unified Development Ordinance, a private residential storage building is a conditional use on a lot less than two acres in size that does not have a home on it. The applicant is proposing to build a 1,255-square-foot garage that would serve as an accessory structure once a house is built. He and his wife own and reside on a lot that is located across the road from the subject property.

SITE AREA AND DESCRIPTION

The request involves a 0.78-acre lot located on the west side of Bayridge Lane about 400 feet north of McConnell Road in Catawba Springs Township. It is zoned R-SF (Residential Single-Family) and is surrounded by properties zoned R-SF. 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.

ORDINANCE STANDARDS

Section 4.6.5.L of the UDO defines and sets standards for a private residential storage building as follows:

Private Residential Storage Building

A structure to be used for storage, consistent with the type of storage allowed in a residential accessory structure, may be permitted provided the structure is residential in character, owned and used solely by the owner of the property on which it is to be located. Such buildings cannot be rented and shall not be used in any manner that would not be allowed in the zoning district in which it is located. Such buildings may be built prior to the completion of the principal residential structure and the building shall become an accessory structure immediately following the placement of a principle residential structure on the property. Pods and similar detached shipping containers are prohibited for use as private residential storage buildings.



County Of Lincoln, North Carolina

Planning Board

Applicants **Ralph Starling**

Application No. **CUP #378**

Parcel ID# **56263**

Zoning District **R-SF**

Proposed Conditional Use **private residential storage building**

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 Ralph E. Starling
Applicant Address 4958 BAYRIDGE LANE DENVER, NC 28037
Applicant Phone Number 704-651-5835
Property Owner Name Ralph E. Starling
Property Owner Address Parcel 56263 Plat 995 Bayridge Ln. Denver, NC 28037
Property Owner Phone Number 704-651-5835

PART II

Property Location Bayridge Ln Denver, NC parcel 56263, Plat 995
Property ID (10 digits) 4615-55-4304 Property size .78 acres
Parcel # (5 digits) 56263 Deed Book(s) 2682 Page(s) 513

PART III

Existing Zoning District R-SF

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

NO STRUCTURES AT THIS TIME
THIS PROPERTY HAS BEEN CLEANED UP AND DEAD TIMBER
REMOVED. PROPERTY IS READY FOR GRADING.

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

TO BUILD A GARAGE FIRST TO LATER ATTACH TO
A HOUSE VIA DREESEWAY

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.

Applicant's Signature Date 2/28/18

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. **CUP #378**

Applicant **Ralph Starling**

Property Location **Bayridge Lane**

Parcel ID# **56263**

Existing District **R-SF**

Proposed Conditional Use **private residential storage building (garage)**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The garage will be built to meet the state building code. It will meet the minimum road yard setback of 30 feet.

2. The use meets all required conditions and specifications.

A private residential storage building is a conditional use in the R-SF district. An improvement permit has been obtained to locate a septic system on this lot to serve a house. The proposed location of the garage will allow room for the installation of a septic system and for the construction of a house. The garage will meet the minimum required setback from property lines.

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

The garage will be used for private residential storage. It will be built to appear residential in character.

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.

Land uses in this area are primarily residential. The subject property is part of an area designated by the Land Use Plan as Single-Family Neighborhood.



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: 4/25/2018 Scale: 1 Inch = 100 Feet

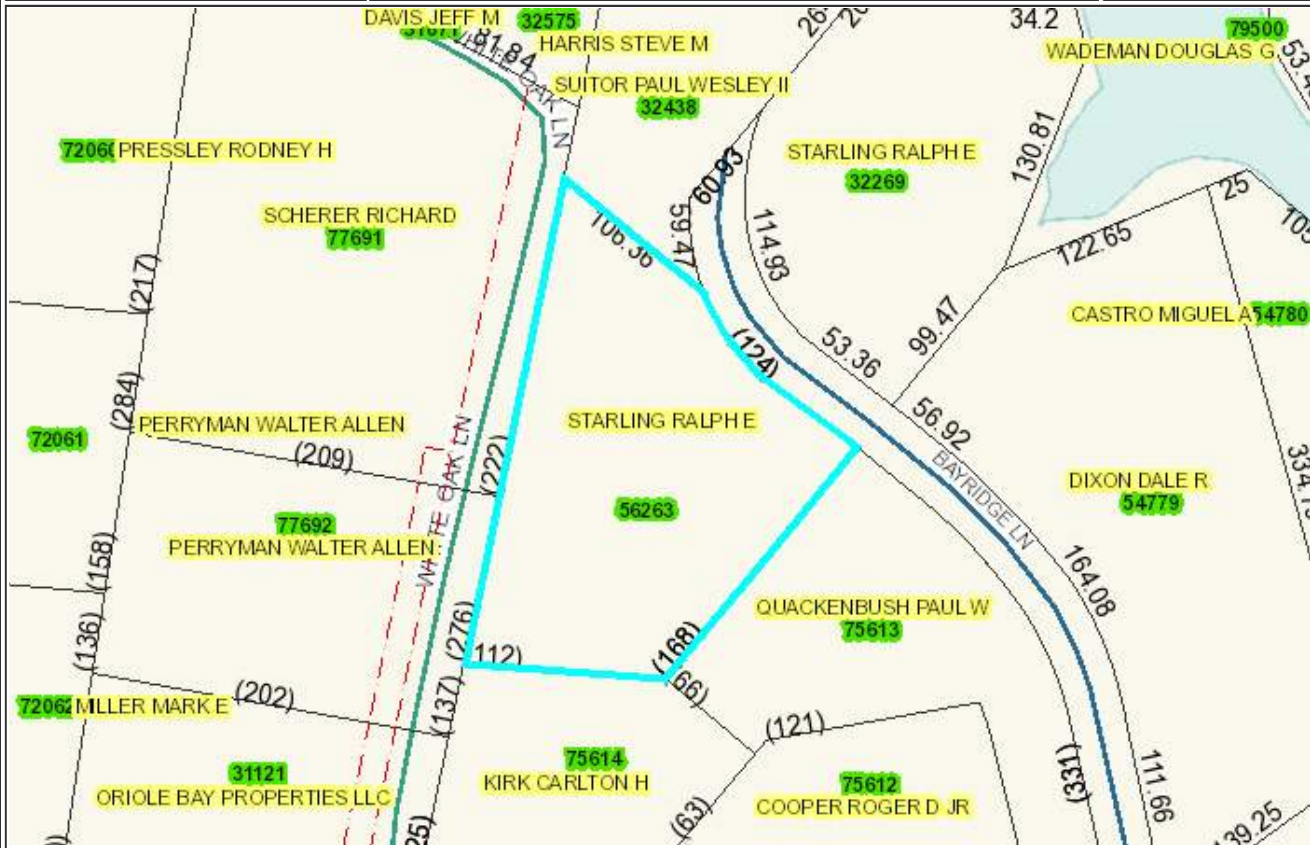


Photo Not Available

Parcel ID	56263	Owner	STARLING RALPH E STARLING JANICE M
Map	4615	Mailing Address	4958 BAY RIDGE LN DENVER, NC 28037-6404
Account	0167715	Last Transaction Date	08/01/2017
Deed	2682 513	Sale Price	\$13,500
Plat	9 395	Subdivision	HOWARD THOMPSON
Land Value	\$38,250	Improvement Value	\$0
		Total Value	\$38,250

Previous Parcel

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

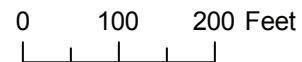
Description	#8 LOT H C THOMPSON SUB	Deed Acres	0.784
Address	BAYRIDGE LN	Tax Acres	0.778
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement		Value	
Main Sq Feet		Year Built	
Zoning District	R-SF	Calc Acres	0.78
		Voting Precinct	DN29
		Calc Acres	0.78
Watershed	0.78	Sewer District	0.78
Census County	109	Tract	071203
		Block	1010
			0.78
Flood	X	Zone Description	NO FLOOD HAZARD
		Panel	3710461500
			0.78

Conditional Use Permit #378
subject property is outlined in blue



April 25, 2018

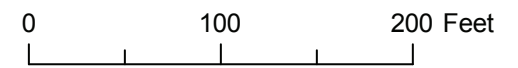
Esri, Inc., Lincoln County, NC



1 inch = 200 feet

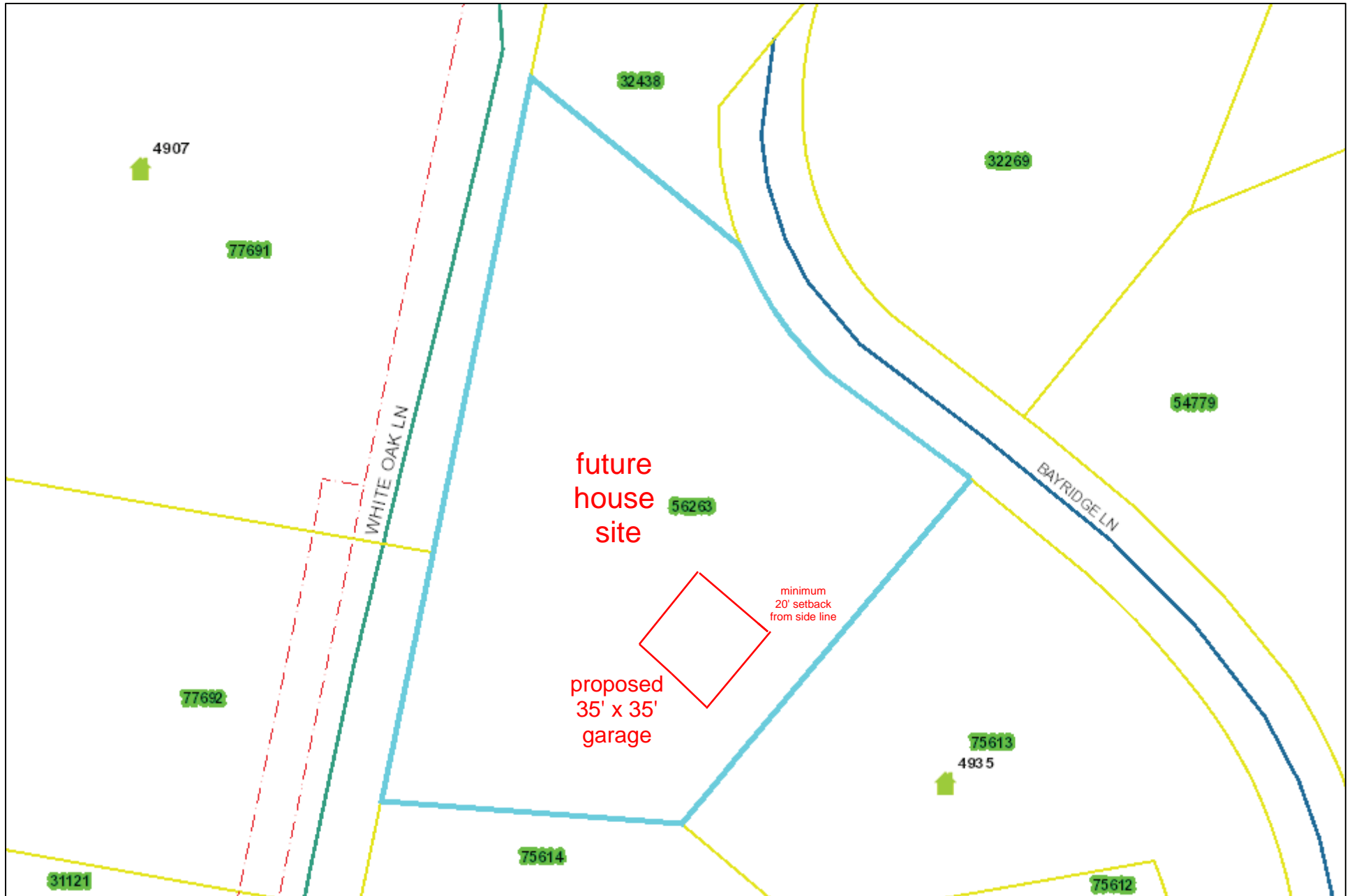


April 25, 2018



1 inch = 100 feet

CUP #378 site plan



April 25, 2018

0 100

1 inch = 50 feet