

KARE PARTNERS, LLC
 PARCEL ID: 36331581160
 DEED BOOK/PAGE: 3019/937
 ZONING: G-B
 CURRENT USE: COMMERCIAL

VETERANS VICTORY GARDEN
 PARCEL ID: 3633145669
 DEED BOOK/PAGE: 2435/375
 ZONING: GMC
 CURRENT USE: VACANT

JENNIFER M. ALVAREZ
 PARCEL ID: 3633146415
 DEED BOOK/PAGE: 2435/375
 ZONING: GMC
 CURRENT USE: VACANT

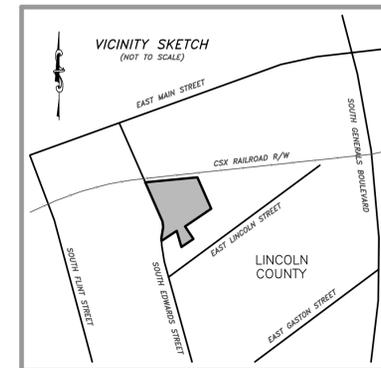
LINEBERGER PROPERTIES, INC.
 PARCEL ID: 3633147493
 DEED BOOK/PAGE: 3256/934
 ZONING: R-8
 CURRENT USE: VACANT

DOWNTOWN MINI STORAGE
 PARCEL ID: 3633148753
 DEED BOOK/PAGE: 3151/138
 ZONING: GMC
 CURRENT USE: VACANT

VERDABET, LLC
 PARCEL ID: 3633149581
 DEED BOOK/PAGE: 3256/934
 ZONING: R-8
 CURRENT USE: VACANT

LINEBERGER PROPERTIES, INC.
 PARCEL ID: 3633240599
 DEED BOOK/PAGE: 3256/934
 ZONING: R-8
 CURRENT USE: VACANT

HESSED HOUSE OF HOPE, INC.
 PARCEL ID: 3633240852
 DEED BOOK/PAGE: 3256/934
 ZONING: GMC
 CURRENT USE: VACANT



APPLICANT INFORMATION:

JONATHAN HOYLE
 1926 HWY. 73
 IRON STATION, NC 28080

CONTACTS: JONATHAN HOYLE
 (704) 576-6621
 hoyleandsons@gmail.com

PARCEL INFORMATION:

PARCEL ID #: 00621
 PARCEL PIN #: 3633148753
 OWNER: DOWNTOWN MINI STORAGE, LLC
 ADDRESS: SOUTH EDWARDS STREET
 LINCOLN, NC
 LINCOLN COUNTY

TOTAL ACREAGE: 3.05 AC.
 DEED BOOK: 3260 DEED PAGE: 636
 EXISTING ZONING: GMC
 PROPOSED ZONING: TID (CU)
 PROPOSED USE: SINGLE FAMILY DETACHED
 MINIMUM SETBACKS (TID):
 FRONT YARD SETBACK (INTERNAL) 0' MIN.
 SIDE YARD SETBACK 5' MIN.
 REAR YARD SETBACK 20' MIN.
 BUILDING / STRUCTURE TYPE:
 CONVENTION CONSTRUCTION
 BUILDING HEIGHT: MAX. +/- 20'
 WATERSHED DISTRICT:
 PROTECTED WATERSHED DISTRICT
 FLOOD PLAIN: NOT IN A FLOOD ZONE

LEGEND :

- : EXISTING CORNER; TYPE NOTED
- : IPF : IRON PIPE FD.
- : IRF : IRON ROD FD.
- ⊙ : CORNER SET; TYPE NOTED
- C.L. : CENTER LINE
- R/W : RIGHT OF WAY
- P : PROPERTY LINE
- PP : POWER POLE
- : POWER LINE
- - - : SETBACK LINE
- - - : EASEMENT
- C.M.P. : CORRUGATED METAL PIPE
- R.C.P. : REINFORCED CONCRETE PIPE



J. DAVID LEDFORD, RLA

LANDSCAPE ARCHITECTURE LAND PLANNING SEDIMENT EROSION CONTROL STORMWATER PLANNING
 2730 Maiden Highway
 Lincolnton, NC 28092
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PLAN DATE:	10/18/23
DRAWN BY:	JDL
CHECKED BY:	JDL
REVISIONS:	

PRELIMINARY SITE PLAN
EDWARD STREET COTTAGES
 SOUTH EDWARDS STREET, LINCOLN, NC

DRAWING NUMBER:
S1

