



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: Jeremiah Combs, Planner I

Date: March 18, 2016

Re: CUP #352
Tommy Richardson, applicant
Parcel ID# 10632

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on April 4, 2016.

REQUEST

The applicant is requesting a conditional use permit to allow a Class C manufactured home to remain in the R-S (Residential Suburban) district. A Class C manufactured home is a singlewide that meets the Unified Development Ordinance's appearance standards. Under the UDO, a Class C manufactured home is permitted in the R-S district subject to the issuance of a conditional use permit.

A temporary use zoning permit was issued on September 24, 2003, to permit the Class C manufactured home that is currently located on the property as a care provider housing unit. This home is no longer being used as a care provider housing unit; therefore, the temporary use permit is no longer effective.

SITE AREA AND DESCRIPTION

The 0.9-acre parcel is located on the east side of Hulls Grove Church Road in North Brook Township. It is adjoined by property zoned R-S. Land uses in this area include residential, agricultural and institutional (church). Manufactured homes are located in this area. County water is available at this location. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Preservation, suitable for low-density residential uses.



County Of Lincoln, North Carolina

Planning Board

Applicant **Tommy Richardson**

Application No. **CUP #352**

Parcel ID# **10632**

Zoning District **R-S**

Proposed Conditional Use **Class C singlewide manufactured home**

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 TOMMY RICHARDSON

Applicant Address 803 HULLS GROVE CH. RD., VALE, NC 28168

Applicant Phone Number 704-276-2583

Property Owner Name TOMMY RICHARDSON

Property Owner Address 803 HULLS GROVE CH. RD., VALE, NC 28168

Property Owner Phone Number 704-276-2583

PART II

Property Location 786 HULLS GROVE CH. RD., VALE, NC 28168

Property ID (10 digits) 10632 Property size 1 AC.

Parcel # (5 digits) 10632 Deed Book(s) 410 Page(s) 261

PART III

Existing Zoning District R-S

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

CURRENTLY BEING USED AS RESIDENTIAL PARCEL.
SINGLE WIDE MOBILE HOME, FORMERLY USED
AS ACCESSORY CARE PROVIDER HOUSING.

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

SINGLE WIDE MOBILE HOME IN R-S DISTRICT

\$750 APPLICATION FEE 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.

Tommy Richardson
Applicant's Signature

2-16-2016
Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Applicant TOMMY RICHARDSON
Applicant's Address 803 HULLS GROVE CH. RD. VALE, NC 28168
Property Location 186 HULLS GROVE CH. RD. Zoning District R-S
Proposed Conditional Use SINGLE WIDE MOBILE HOME

PROPOSED FINDINGS

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

SEPTIC SYSTEM PERMIT OBTAINED AND
HOME WAS SET UP IN COMPLIANCE WITH
BUILDING PERMIT.

2. The use meets all required conditions and specifications.

THE HOME WAS PLACED ON THE LOT IN
COMPLIANCE WITH BUILDING SPECIFICS. CLASS
"C" MOBILE IS A CONDITIONAL USE IN
THE R-S DISTRICT.

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

THIS HOME HAS VINYL SIDING AND A
SHINGLE ROOF. THERE ARE OTHER MANUFACTURED
IN THE IMMEDIATE AREA.

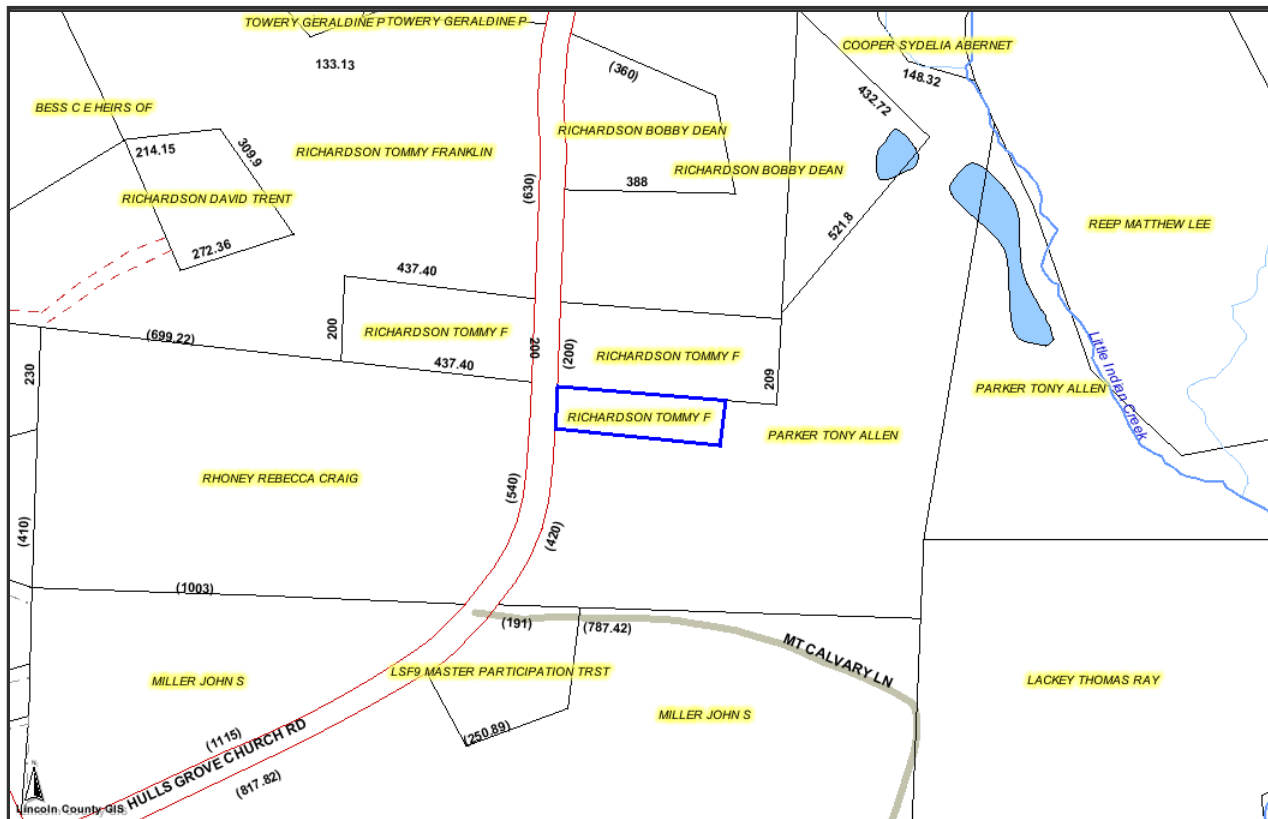
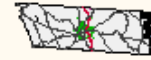
4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

THERE IS ALREADY MANUFACTURED HOMES
IN THE AREA. THE COUNTY PLAN CALLS FOR
LOW DENSITY HOUSING.



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: 3/14/2016 Scale: 1 Inch = 400 Feet



PHOTOS



M34251

PARCEL INFORMATION FOR 2675-34-1274

Parcel ID	10632	Owner	RICHARDSON TOMMY F RICHARDSON SHASTA L
Map	2675-00	Mailing Address	803 HULLS GRV CHURCH RD VALE NC 28168-0000
Account	00737	Recorded	
Deed	410-261	Total Value	\$19,672
Land Value	\$19,000	Sale Price Previous Parcel	0
----- All values are for tax year 2016. -----			
Description	HOYLE LOT RD 1111		
Address	HULLS GROVE CHURCH RD		
Township	NORTH BROOK		
Main Improvement		Tax/Fire District	NORTH BROOK
Main Sq Feet	576	Stories	0
		Year Built	1970
Parcel ID	M34251	Owner	RICHARDSON TOMMY F RICHARDSON SHASTA L
Map	2675-00	Mailing Address	803 HULLS GRV CHURCH RD VALE NC 28168-0000
Account	00737	Recorded	9/29/2003
Deed	-	Total Value	\$9,633
Land Value	\$0	Sale Price Previous Parcel	\$24,000
----- All values are for tax year 2016. -----			
Description	2003 14 X 48 GILES		
Address	786 HULLS GROVE CHURCH RD		
Township	NORTH BROOK		
Main Improvement		Tax/Fire District	NORTH BROOK
Main Sq Feet	672	Value	\$9,633
		Total Value	\$9,633
Zoning District	Calculated Acres	Voting Precinct	Calculated Acres
R-S	0.9	NORTH BROOK (NB09)	0.9
Watershed Class		Sewer District	
WS-IIP	0.9	Not in the sewer district	0.9
2000 Census County		Tract	Block
37109		070600	2019
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710266400	0.9

