



**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 186 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 HILLS GROVE CH. RD. VALE, NC 28168  
Property Location 186 HILLS 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 SECRETS. CLASS  
"C" MOBILE HOME 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  
SINGLE 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.

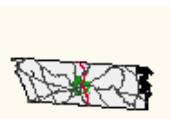
THERE IS ALREADY MANUFACTURED HOMES  
IN THE AREA. THE COUNTY PLAN CALLS FOR  
LOW DENSITY HOUSING.



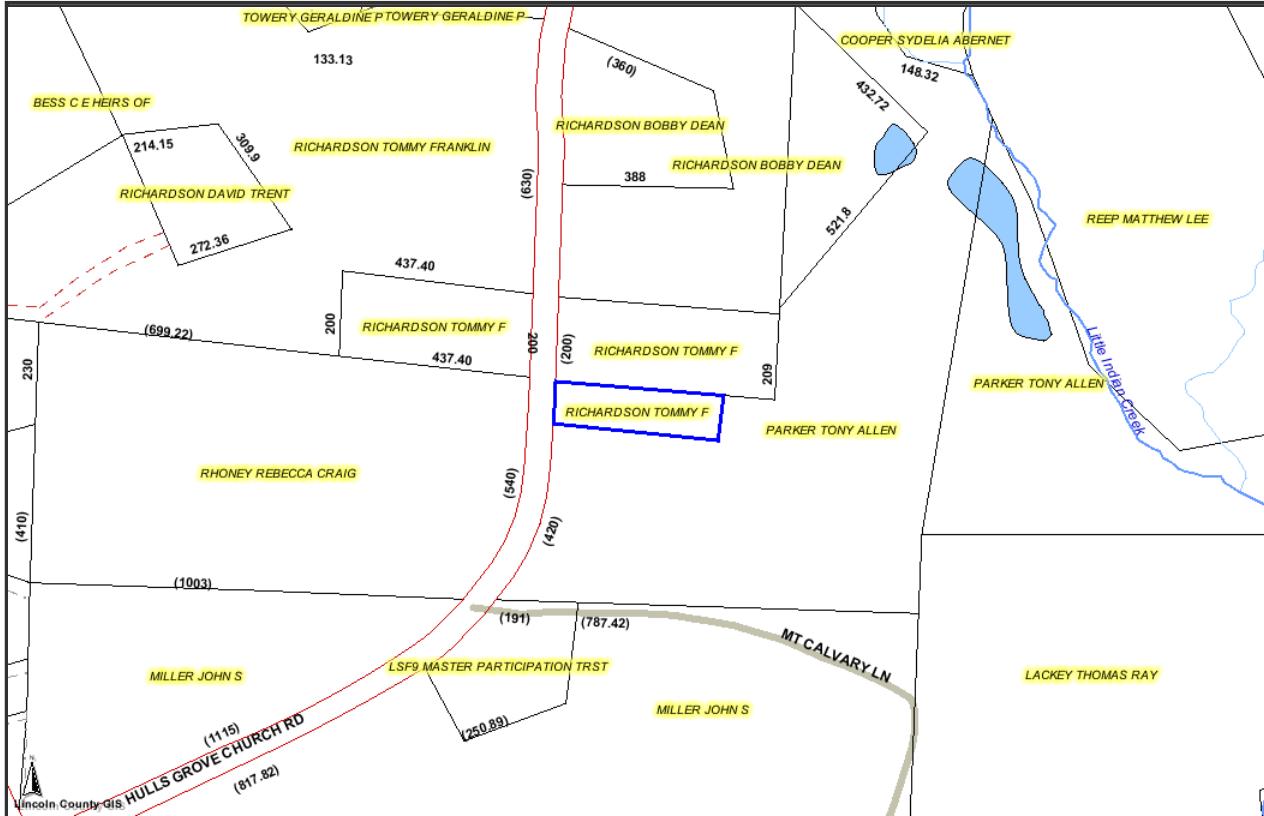
## Lincoln County, NC

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		PARCEL INFORMATION FOR 2675-34-1274							
 M34251		Parcel ID <b>10632</b> Owner <b>RICHARDSON TOMMY F</b> RICHARDSON SHASTA L Map <b>2675-00</b> Mailing Address <b>803 HULLS GRV CHURCH RD</b> VALE NC 28168-0000 Account <b>00737</b> Deed <b>410-261</b> Recorded Land Value <b>\$19,000</b> Total Value <b>\$19,672</b> Sale Price Previous Parcel <b>0</b> <b>----- All values are for tax year 2016. -----</b> Description <b>HOYLE LOT RD 1111</b> Deed Acres <b>1</b> Address <b>HULLS GROVE CHURCH RD</b> Tax Acres <b>0.89</b> Township <b>NORTH BROOK</b> Tax/Fire District <b>NORTH BROOK</b> <b>Main Improvement</b> SHED OPEN POLE Value <b>\$672</b> <b>Main Sq Feet</b> <b>576</b> <b>Stories</b> <b>0</b> <b>Year Built</b> <b>1970</b>  Parcel ID <b>M34251</b> Owner <b>RICHARDSON TOMMY F</b> RICHARDSON SHASTA L Map <b>2675-00</b> Mailing Address <b>803 HULLS GRV CHURCH RD</b> VALE NC 28168-0000 Account <b>00737</b> Deed <b>-</b> Recorded <b>9/29/2003</b> Sale Price Previous Parcel <b>\$24,000</b> Land Value <b>\$0</b> Total Value <b>\$9,633</b> <b>----- All values are for tax year 2016. -----</b> Description <b>2003 14 X 48 GILES</b> Deed Acres <b>0</b> Address <b>786 HULLS GROVE CHURCH RD</b> Tax Acres <b>0</b> Township <b>NORTH BROOK</b> Tax/Fire District <b>NORTH BROOK</b> <b>Main Improvement</b> MANUFACTURED HOME Value <b>\$9,633</b> <b>Main Sq Feet</b> <b>672</b> <b>Stories</b> <b>1</b> <b>Year Built</b> <b>2003</b> <b>Total Value</b> <b>\$9,633</b>  Zoning District Calculated Acres Voting Precinct Calculated Acres R-S 0.9 NORTH BROOK (NB09) 0.9 Watershed Class WS-IIP 0.9 Sewer District Not in the sewer district 0.9 2000 Census County 37109 Tract 070600 Block 2019 0.9 Flood Zone Description Panel X NO FLOOD HAZARD 3710266400 0.9							

